



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, June 12, 2014

4:30 PM

210 Martin Luther King, Jr. Blvd.
Room 108 (City-County Building)
Parks Dept. Conf. Rm.

SCHEDULED MEETINGS:

CDA Special Meeting: Thurs., June 26, 4:30pm - 313 MMB
Community Development Subcommittee: Thurs., July 3, Noon - 313 MMB
CDA Regular Meeting: Thurs., July 10, 4:30pm - 260, MMB

CALL TO ORDER / ROLL CALL

Staff Present: Tom Conrad, Natalie Erdman, and Matthew Wachter

The meeting was called to order at 4:31 p.m.

Present: 6 - Lucas Dailey; Larry Palm; Lauren K. Lofton; Sariah J. Daine; Dean Brasser and Kelly A. Thompson-Frater

Absent: 1 - Daniel G. Guerra, Jr.

1 APPROVAL OF MINUTES: May 8, 2014

A motion was made by Daine, seconded by Thompson-Frater, to Approve the Minutes of the meeting of May 8, 2014. The motion passed by voice vote.

2 PUBLIC COMMENT

2A [34491](#) Jonathan Bedford Complaint

Jonathan Bedford appeared before the Board. He wished to file a complaint about the CDA and how they're running their business in terms of payments, and the collection of such payments. He wrote a complaint to Mr. Olvera and Mr. Olvera gave this complaint to a woman, Lauren Anderson, and had her investigate the complaint. Ms. Anderson called him on the phone on December 19, 2013. They were supposed to have a meeting and she didn't show up. He presented a letter to the Board, dated December 23, 2013, stating that the complaint was not in his favor. Ms. Gavin took him to court last week and said that Ms. Anderson never talked to her either. If Ms. Anderson didn't talk to either of them, how did she gather the information? His payment was supposed to be \$355. Payments are \$373 and have been for the last two years. Ms. Gavin raised his rent illegally. He did not receive a raise from the government, but rent was raised anyway. It's against the CDA policy. Ms. Gavin says he is making more money than he is receiving.

Receiving \$1200 less than what was Ms. Gavin says he is making. He would like the two put on leave while this is investigated. Ms. Gavin also raised his security deposit when he moved from one apartment to another.

Thompson-Frater asked for Mr. Bedford's permission to look into the matter. Mr. Bedford gave his permission for the Board to do so. Thompson-Frater said she will get back to him.

Erdman said there a number of processes to avail himself. She asked Mr. Bedford if he has taken this complaint to a hearing examiner. Mr. Bedford said he was not told of that process. Mr. Bedford gave two original letters to Nancy Prusaitis, Recording Secretary, who will make copies and return the originals to Mr. Bedford.

3 DISCLOSURES AND RECUSALS

None

4 [32700](#) COMMUNICATIONS

Erdman reported that the Section 8 Lottery was open. Conrad said they received 1274 applications by 4:30 on the first day. By Sunday night, there were 4000 entries to the lottery. Erdman said there was an article in the Miami Herald - Miami Housing Authority opened their wait list for a day and they crashed all their systems. People lined up, it was a crisis. There Miami had a line of people waiting to get into the Library to use the computers. Erdman is happy to report that we have such great staff that came up with a system that is working well.

Daine asked how the lottery works. Conrad said the names will be chosen electronically. Hired City's Accounting company last time we did this. IT said they were capable of doing a random selection. Process closes on July 2. Haven't picked a number yet.

Conrad said in the year 2000, the total number of entries was 2,007.

PRESENTATION OF CONSENT AGENDA

At this time, a consent agenda will be moved with the recommendation to approve each item EXCEPT: Items 5A, 5B, 5C, 7B, 10B, 10C, 11 and 12

- 1) Items which have registrants wishing to speak.
- 2) Items which require an extraordinary or roll call vote and are not included on the consent agenda by unanimous consent.
- 3) Items which commissioner(s) have separated out for discussion/debate purposes.

A motion was made by Brassler, seconded by Lofton, to Adopt the Consent Agenda. The motion passed by voice vote.

5 [17719](#) **HOUSING OPERATIONS MONTHLY REPORT**

5A [29695](#) Housing Operations Subcommittee Report

Erdman said Housing Operations has 98% occupancy, our goal for HUD. Great job on that.

Thompson-Frater suggested that Dailey and Palm to sit down with Natalie and Augie to get the basic information about Housing Operations and the strategic planning operation.

Brasser said he and Augie have been talking about the year to date budget and coming up with a report each quarter. Management tool for Augie and Housing Operations staff.

5B [34368](#) First Quarter Financials

5C [34380](#) CDA Resolution No. 4085, disallowance of claim made by Gloria Johnson, Insurance Claim 2014076386

Erdman said this was a slip and fall. Turned over to City's Risk Management and there was no negligence in plowing. Denying the claim. Never needed a resolution before. She was a visitor, not a resident.

A motion was made by Palm, seconded by Daine, to Approve. The motion passed by voice vote.

6 [32701](#) ECONOMIC DEVELOPMENT STATUS REPORT

7 [32706](#) COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT

7A [32703](#) CDA EXECUTIVE DIRECTOR'S REPORT

7B [34381](#) Update on Monona Shores

Wachter provided the update (please see attached). Monona Shores is a tax credit property hitting end of compliance period. Recommended by Accountants to unwind the deal. Started the process. Monona Shores, the property, owned by Monona Shores LLC. The equity for that is 99.9% held by tax credit investor, We own .01% through MR CDC. WHEDA has a third. Monona Shores would be completely owned by CDA. MR CDC takes ownership. Transfer out of LLC into CDA. No longer pay property taxes (\$100,000).

Thompson-Frater said we need to have an MR CDC meeting soon. Erdman said we should have a deal worked out before we have the meeting. The MR CDC consists of a minimum of three CDA members and people from the neighborhood. Brasser asked if this was MR CDC's only project and Erdman

responded yes.

8 [32702](#) ALLIED DEVELOPMENT SUBCOMMITTEE REPORT

9 [25012](#) **MOSAIC RIDGE UPDATE**

9A [33964](#) CDA Resolution 4082, Approving Mosaic Ridge Lot Pricing

A motion was made by Brassler, seconded by Lofton, to Approve. The motion passed by voice vote.

9B [33963](#) CDA Resolution No. 4086, approving the Architectural and Landscape Guidelines for Mosaic Ridge.

A motion was made by Brassler, seconded by Lofton, to Approve. The motion passed by voice vote.

10 [33361](#) TRUAX PARK REDEVELOPMENT

10A [33663](#) Revised Site Plan

10B [34356](#) CDA Resolution No. 4083, approval of a contract by and between the CDA and Dimension Development, LLC for development services.
Erdman said the consultant was selected through an RFP process.

A motion was made by Dailey, seconded by Brassler, to Approve. The motion passed by voice vote.

10C [34357](#) CDA Resolution No. 4084, affirming and authorizing the submission to HUD of a Demolition Disposition Application and a Mixed Finance Application for Truax Park Development Phase 2.

A motion was made by Dailey, seconded by Brassler, to Approve. The motion passed by voice vote.

11 [31814](#) Review of CDA Work Plan 2014

Thompson-Frater said the Board went through a lot of work at the beginning of last year to do some strategic planning. We look at the plan once in awhile on a regular basis to keep it in our vision. Erdman said the strategic priorities are: Redevelopment of owned property (most is public housing), revitalization of neighborhoods, maintaining a financial stability without decreasing services, increasing capacity through partnership, increase access to supportive services for our residents. This year's work plan is attached.

Eighty VASH Vouchers have been utilized. Will receive another 22 Walking (can choose where they live) Vash vouchers and 25 project-based.

Daine asked about the neighbors on Rethke that are opposed to the proposed apartment building for the homeless. Erdman said Heartland has done outreach to service providers. Will go back to the neighborhood before the conditional use process (then neighbors can voice their concerns). Daine suggested maybe a big fence between the property and the daycare would help. Erdman said the Design review will come out in the land use approval process.

Daine asked about the Park/Drake Project and whether this was just for student housing. Wachter said the owner has to prove it's rental housing.

Daine asked if there will be another class for potential homeowners at Mosaic Ridge. Wachter said he isn't sure yet. Seventeen of original 19 are still in class and making progress. It's a year-long process.

Brasser said this is a really aggressive plan. Planning process looks like it was helpful. Good plan.

12 [33978](#)

Election of Officers

A motion was made by Thompson-Frater, seconded by Brasser, to nominate Lauren Lofton as Chair and Dan Guerra as Vice Chair. The motion passed by voice vote.

13 **ADJOURNMENT**

A motion was made by Daine, seconded by Lofton, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:33 p.m.