



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, August 12, 2010

4:30 PM

Madison Municipal Bldg., Rm. 313
215 Martin Luther King, Jr. Blvd.

CALL TO ORDER / ROLL CALL

Present: 4 -

Gregg T. Shimanski; Julia S. Kerr; Alice J. Fike and Stuart Levitan

Excused: 3 -

Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

SCHEDULED MEETINGS:

Allied Development Subcommittee: Mon., Aug. 16, 4:30 pm, LL-120 MMB

Community Development Subcommittee: Tues., Aug. 24, Noon, 313 MMB

CDA Special Meeting: Thurs., Aug. 26, 4:30 pm, 313 MMB

Housing Operations Subcommittee: Tues., Sept. 7, 4:30 pm, 120 MMB

CDA Regular Meeting: Thurs., Sept. 16, 4:30 pm, 260 MMB

CDA BOARD MEMBERS: If you are unable to attend any of these meetings, please contact Percy Brown @ 266-6558 or pbrown@cityofmadison.com

1 APPROVAL OF MINUTES: July 8, 2010

A motion was made by Fike, seconded by Levitan, to Approve the Minutes.
The motion passed by voice vote.

2 PUBLIC COMMENT: None

3 COMMUNICATIONS

3a [19518](#) Committee Member Training; New or Refresher Training

The first training session will be held on Saturday, August 14 from 9:30 a.m. to 12:00 p.m. at the Madison Public Library, 201 West Mifflin Street, Room 202

The second training session will be held on Wednesday, August 18 from

6:30 p.m. to 9:00 p.m. in Room GR-22 in the City-County Building, 210 Martin Luther King, Jr. Boulevard.

The CDA received the invitation from the Mayor regarding the training.

4 HOUSING OPERATIONS SUBCOMMITTEE REPORT

4a [17719](#) Housing Operations Monthly Report

Olvera announced that the CDA had recently received an additional 50 Section 8 Family Unification Vouchers. When combined with the other vouchers received over the last year, this brings the total number of new vouchers received for targeted programs to 135 - approximately \$1.0 million. The CDA commended staff for a good job.

5 [17652](#) ECONOMIC DEVELOPMENT STATUS REPORT

Brown presented the Economic Development Status Report:

- Lake Point Condominiums had two new offers, one contract and one conversion unit closed.
- There is one vacancy at the Revival Ridge Apartments due to an eviction for no payment of rent. The unit has been leased with a scheduled move-in for September 1.

6 DETAILED BUSINESS

6a [19055](#) Adopting the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* as a supplement to the Greenbush Neighborhood Plan.

Jule Stroick of the Planning Division and Melissa Huggins, Project Manager, made a brief presentation regarding the Revitalization Strategy Report. Huggins also registered in support of adoption. The Plan contains three broad strategies.

1. Small Scale: Rehab of existing buildings and conversion back to single-family.
2. Medium Scale: Townhouses, courtyards, and clusters, ranging from a single to ½ block and green streets, modeling after Minneapolis, MN.
3. Large Scale: More intense development (larger projects) is appropriate along Mills Street, north of Mound Street.

Huggins stated that this effort has brought together the neighborhood, private sector and City. Stroick noted that a proposal for a Work Force Housing Initiative, involving collaboration between Meriter and other employers in the area, the City and WHEDA, has emerged. The Mayor supports the idea and has asked staff to pursue the concept.

A motion was made by Kerr, seconded by Fike, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote.

6b [19454](#) Amended CDA Resolution No. 2974, accepting an Affordable Housing Trust Fund Loan from the City of Madison in the amount of \$1,025,000 for the Truax Park Apartments Project and authorizing the Chair and Executive Director to execute loan documentation as required by the City. A motion was made by Kerr, seconded by Shimanski, to refer to the next CDA meeting. The motion passed by voice vote.

6c [18937](#) Resolution authorizing the Mayor and City Clerk to execute a Termination of Agreement with Bayview Foundation, Inc. to release the City's future ownership rights in the Bayview Foundation's property located in the Triangle Plat in the City of Madison. A motion was made by Kerr, seconded by Levitan, to refer to the September 16 CDA meeting. The motion passed by voice vote.

7 BUSINESS BY THE COMMISSIONERS

7a Housing Merger Planning Committee Final Report

Referred to the September 16 meeting.

7b Appointment of alternate member to the Community Development Subcommittee

The Chair appointed himself to the Community Development Subcommittee as an alternate member.

7c Appointment of Directors to the Madison Revitalization and Community Development Corporation Board

A motion was made by Levitan, seconded by Kerr, to recommend to the Mayor the appointment of the following persons as Directors to the Madison Revitalization and Community Development Corporation:

1. Stuart Levitan, CDA member
2. Timothy Bruer, CDA member
3. Gregg Shimanski or Kelly Thompson-Frater, CDA members
4. Earle Edwards, citizen member
5. Bettye Lawrence, citizen member

The motion passed by voice vote.

8 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - July 2010

No report

8a Considering naming the Allied Drive Phase II Plat "Dunn's Marsh Terrace"

Referred to the September 16 CDA meeting pending Levitan to talk with Alder Brian Solomon.

9 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - July 2010

No report

9a Truax Park Update

No report

TRUMAN OLSON UPDATE

- 9b** [19215](#) Accepting the terms and conditions outlined within a Letter of Intent (“LOI”), authorizing the execution of a Purchase and Sale Agreement (“Agreement”), and adopting the final Legally Binding Agreement (“LBA”) to accommodate Porchlight Inc. (“Porchlight”) at 4002 Nakoosa Trail; and, amending the City’s previously submitted Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property accordingly, authorizing submission by the Community Development Authority of said revised documents to the Federal Government, and execution of the LBA by the Community Development Authority upon acceptance by the United States Department of Housing and Urban Development.

A motion was made by Kerr, seconded by Fike, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote.

THE VILLAGER UPDATE

- 9c** [19052](#) CDA Resolution No. 2965, authorizing the extension of and amendments to the Property Management Agreement executed between the CDA and Siegel-Gallagher Management Company for the provision of property management services for The Villager.

A motion was made by Shimanski, seconded by Fike, to Approve. The motion passed by voice vote.

- 9d** [19478](#) CDA Resolution No. 2975, authorizing an amendment to the lease between the Community Development Authority of the City of Madison and Madison Urban Ministry (“MUM”) providing for the expansion of MUM’s leased premises within The Villager.

A motion was made by Levitan, seconded by Kerr, to Approve. The motion passed by voice vote.

- 9e** [19531](#) CDA Resolution No. 2977, authorizing the execution of contracts with J.H. Findorff & Son, Inc. and Advanced Health & Safety LLC for pre-construction

investigative and pre-demolition asbestos inspection services related to the redevelopment of the southern portion of The Villager.

A motion was made by Fike, seconded by Kerr, to Approve. The motion passed by voice vote.

BURR OAKS SENIOR HOUSING UPDATE

- 9f [19534](#) Amended CDA Resolution No. 2976, approving the amendment of the term of a Letter of Intent and Development Agreement with Burr Oaks Senior Housing, LLC to redevelop CDA-owned property in the Badger-Ann-Park Redevelopment Area.
- A motion was made by Levitan, seconded by Fike, to refer to the September 16 meeting with a note to add the word "own" in front of "construct" in line six of the Preamble.

CLOSED SESSION NOTICE

Pursuant to Section 19.85(1)(e), Wisconsin Statutes, a motion was made by Kerr, seconded by Levitan, to Convene into Closed Session. The motion passed by the following vote:

- Excused:** 3 -
 Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater
- Ayes:** 4 -
 Gregg T. Shimanski; Julia S. Kerr; Alice J. Fike and Stuart Levitan

- 9g Discussion of Settlement-Badger Trust vs. CDA

A motion was made by Levitan, seconded by Fike, to Reconvene. The motion passed by the following vote:

- Excused:** 3 -
 Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater
- Ayes:** 4 -
 Julia S. Kerr; Alice J. Fike; Gregg T. Shimanski and Stuart Levitan

10 ADJOURNMENT

A motion was made by Levitan, seconded by Kerr, to Adjourn. The motion passed by voice vote. The meeting adjourned at 7:05 p.m.