



City of Madison

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

Monday, June 4, 2012

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room 313 (Madison Municipal Building)

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

SCHEDULED MEETINGS

Allied Development Subcommittee: Tues., June 12, Noon, LL-130 MMB
Housing Operations Subcommittee: Wed., June 13, 4:30 p.m., EMCC
CDA Regular Meeting: Thurs., June 14, 4:30 p.m., 260 MMB
CDA Special Meeting: Thurs., June 28, 4:30 p.m., 313 MMB
Community Development Subcommittee: Mon., July 9, Noon, 313 MMB

CALL TO ORDER / ROLL CALL

Present: 2 -

Tim Bruer and Daniel G. Guerra, Jr.

Excused: 5 -

Sue Ellingson; Gregg T. Shimanski; Sariah J. Daine; Stuart Levitan and Kelly A. Thompson-Frater

1 APPROVAL OF MINUTES: May 7, 2012

A motion was made by Guerra, Jr., seconded by Bruer, to Approve the Minutes.
The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 25013 CDA EXECUTIVE DIRECTOR'S REPORT

Erdman reviewed the Executive Director's Report:

- One vacant unit left at Burr Oaks.*
- Access Community Health land sale is progressing with a closing scheduled for November 1.*
- Hope to have the Letter of Intent to Madison College resolved in 30 days.*
- Next round of tax credit funding for Burr Oaks Phase II is February 2013. Staff will be speaking with other service providers. Explore possibility of deep subsidy for assisted living. Will rely upon supportive services from Access Community Health, MATC, etc. Guerra noted that we need to pull a lot of information together.*

• Erdman briefly reviewed a tentative list of the priorities for 2012:

1. The Village on Park
2. Access Community Health
3. Roof replacement at The Village on Park
4. Allied Drive Phase II
5. Truax Park Phase II
6. Filling the Housing Strategy position.

Bruer expressed support for making Burr Oaks Phase II a priority and securing additional staff support from persons such as Brown, Marx and Rolfs who have historically been involved in CDA projects. Erdman noted that Brown, in particular, was currently providing key staff support to the CDA in a number of areas in addition to his responsibilities as Manager of the Office of Economic Revitalization within the Economic Development Division. Erdman will present the 2012 priorities as an item for discussion at the June 14 CDA Board meeting. Once the CDA has established its 2012 priorities, Erdman will follow up with Cover, the Director of the Department of Planning & Community & Economic Development, and Olver, the Director of the Economic Development Division, to discuss additional staff support as may become necessary for the 2012 priorities.

5 25491 **CAPITAL REVOLVING FUND UPDATE**

Erdman provided the update:

- The Clark gas station proposal is pending.
- Urban Land Interests might be coming in with a proposal which might call for a budget amendment.

6 19141 **TRUMAN OLSON UPDATE**

There was discussion on the Truman Olson update:

- Funds in the 2013 Capital Budget for road extension.
- Erdman will follow up with Steve Cover regarding the status of the Wingra Build Concept Plan.
- Moving ahead with meetings with St. Mary's Senior Management.
- Following discussions with adjacent land owners, there may be talks of land swap.

7 20808 **THE VILLAGE ON PARK UPDATE**

Erdman provided The Village on Park update:

- Will be asking for funding for a variety of items in the 2013 Capital Budget. A budget report update will be provided at the June 14 CDA Board meeting.
- Have received three proposals for owner's representation services for construction oversight, which are being reviewed by staff.

A motion was made by Guerra, seconded by Bruer, to request the Executive Director to prepare a resolution authorizing the CDA to enter into a contract for owner's representation services, to be presented at the June 14 CDA Board meeting. The motion passed by voice vote.

7a Retail Marketing Update

7b Construction Management Contract

8 LAKE POINT TIF EXTENSION UPDATE

Erdman provided the Lake Point TIF Extension update:

- *Proceeding with acquisition.*
- *Included \$425,000 in 2013 Capital Budget.*
- *Need agreement on planning process/creating new Redevelopment District.*

9 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:25 p.m.