



City of Madison

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

Monday, September 10, 2012

12:00 PM

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

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

CALL TO ORDER / ROLL CALL

Also Present: Don Marx, Office of Real Estate Services

The meeting was called to order by the Chair, Ald. Tim Bruer, at 12:11 p.m.

1 APPROVAL OF MINUTES: August 6, 2012

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

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

Guerra disclosed that he has a client interested in submitting a proposal for The Villager on Park (Item #7).

4 25013 CDA EXECUTIVE DIRECTOR'S REPORT

Erdman reviewed the Executive Director's Report (see attached).

5 25491 CAPITAL REVOLVING FUND UPDATE

Erdman reviewed the Capital Revolving Fund Update:

- ULI received Letter of Intent from CDA for \$250,000, but it has not been executed yet.
- Gas station on Park Street waiting for appraisal.

6 19141 TRUMAN OLSON UPDATE

Don Mark provided the Truman Olson Update.

- Circulating documents for signature with City. Need back to them by Friday.
- Will close this month.

- Demo can start end of October or early November.
- Currently going through Bid process.
- Ald. Bruer thanked staff for their hard work.

7 20808 THE VILLAGE ON PARK UDPATE

See CDA Executive Director's Report (Item 4).

7a Retail Marketing Update

See Item #4-CDA Executive Director's Report

7b Discussion of Commercial Leasing Services

See Item #4 (CDA Executive Director's Report)

7c 27607 CDA Resolution No. 4001 - Extension and expansion of lease with Madison College for space at The Village on Park.

Erdman stated the lease will cost the CDA \$90,000 out of pocket. Cash is available.

A motion was made by Guerra, seconded by Bruer, to recommend approval. The motion passed by voice vote.

7d 27609 CDA Resolution No. 4002 - Approval of lease with Yue Wah Grocery for space at The Village on Park.

Erdman stated they are converting to a gross lease from net.

A motion was made by Guerra, seconded by Bruer, to recommend approval. The motion passed by voice vote.

7e Construction Update

See Item #4-CDA Executive Director's Report

7f 27611 CDA Resolution No. 4003 authorizing the Community Development Authority of the City of Madison (CDA) to enter into a construction contract with Tri-North Builders for work relating to Phase Two Site/Facade Improvements.

Erdman said that we have the construction documents for demolition of the south building. There will be 90 additional parking spaces. Tri-North Builders met the bid requirements. There were two bidders; neither bid met SBE requirements. Tri-North met the good faith effort.

Brown stated that they have had positive experiences with Tri-North in the past.

Guerra suggested inviting the Civil Rights Director to talk with the CDA.

A motion was made by Guerra, seconded by Bruer, to recommend approval.

Guerra suggested that the CDA send a letter to Joe Daniels explaining why he was not chosen.

Erdman stated that the bid is within the budgeted amount. There is also a

deductive change order in the amount of \$24,600, eliminating connection of electrical service at the main panel for the Yue Wah Grocery and providing for a dedicated electrical service

The motion passed by voice vote.

7g 27692 Update on Sale of Land to Access Community Health

Don Marx provided the update on the sale of land to Access Community Health:

- Most contingencies will be satisfied for the Purchase & Sales Agreement.
- Currently working on CSM.
- They're working on their design. Need schematics prior to closing. Met with UDC on September 5th. Erdman stated that UDC turned them down.
- Want to close by December 1st. They want to push it back to December 15th. Erdman has a conflict with this. Not meeting their time frame for design work. They now have a Design-Build Contractor. They need to get through UDC. Tell them they have until December 1. Goal is to close before end of year. Start construction in March.
- Don said we will not consider any extension until plans are submitted.

8 27357 LAKE POINT TIF EXTENSION UPDATE

Erdman provided the Lake Point TIF Extension Update:

- The blight study has been done. A presentation will be heard at next month's CDA Board meeting. Erdman stated that Dan Rolfs and Joe Gromacki have asked for our input on the Redevelopment Plan. Steve Cover and the Mayor need to okay it. Meet with Alders.
- Hesitant about resolution until we find out about daycare. Marx said they have a lease until next Fall.

8a Redevelopment Area

8b Building Acquisition

9 TID #35 (TODD DRIVE-WEST BELTLINE) UPDATE

Erdman provided the TIF #5 (Todd Drive-West Beltline) Update:

- No money in Capital Budget.
- Bruer will meet with owners and Mayor's Office. Erdman stated it needs to be a building improvement plan, not a Small Cap TIF. Would like some direction. TIF gets handled in the Mayor's Office.

10 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 12:59 p.m.