



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Tuesday, May 22, 2012

3:30 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-120 (Madison Municipal Building)

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### ~ ALLIED DEVELOPMENT SUBCOMMITTEE SPECIAL MEETING ~

#### SCHEDULED MEETINGS

*CDA Special Meeting, Tues., May 22, 2012, 5 p.m., LL-120 MMB*  
*Community Development Subcommittee: Mon., June 11, 2012, Noon, 313 MMB*  
*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*

#### CALL TO ORDER / ROLL CALL

*Consultant Present: Robin Pharo*

**Present:** 3 -

Gregg T. Shimanski; Stuart Levitan and Kelly A. Thompson-Frater

**Excused:** 4 -

Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr. and Sariah J. Daine

#### 1 PUBLIC COMMENT

*None*

#### 2 DISCLOSURES AND RECUSALS

*None*

#### 3 26469

Presentation by Operation Fresh Start of response to the Request for Qualifications for Joint Venture at Mosaic Ridge

*The following persons, representing Operation Fresh Start, registered and made a presentation regarding their response to the RFQ:*

- 1. Gregory Markle, wishing to speak.*
- 2. Laurie Logan, support and wishing to speak.*
- 3. Brian McMahon, support and wishing to speak.*

*Highlights of the presentation are as follows:*

- Forty-two years of experience in building affordable homes, employing young people 18-24 years of age.*
- Build an average of 6-8 homes a year of different shape and sizes with Energy Star rating.*
- Takes from 8 months to a year to build a home.*

- *Is limited to building affordable homes targeted to households at or below 80% of the Dane County Median Income.*
- *Realtor services will be provided by Laurie Logan who has over 15 years of experience in working with first-time moderate- and low-income home buyers.*

4 26470

Presentation by Kegonsa Builders of response to the Request for Qualifications for Joint Venture at Mosaic Ridge

*Christopher Engstrom, Peter Sveum, and Sid Bousma, representing Kegonsa Builders, registered, available to answer questions and made the presentation regarding their response to the RFQ. Highlights of the presentation are:*

- *Twenty years old and largest single-family builder in Dane County, having built over 1,000 new single-family homes.*
- *Taking care of the customer is key.*
- *Provide new owners with home owner's manual, one-year warranty, six-month and one-year inspections and customer satisfaction survey.*
- *Offer Energy Star and Green Built certification as a standard feature.*
- *Stated that they have the capacity to build all the homes at Mosaic Ridge if offered the opportunity.*
- *Extended the opportunity for members to see a home they have built.*
- *Will work with Caldwell banker Success Agents, utilizing their expertise to fully assist buyers throughout the home building process from qualification, selection, closing and everything in between.*

## 5 CLOSED SESSION NOTICE

**Levitan made a public disclosure. A motion was made by Levitan, seconded by Shimanski, to Convene into Closed Session pursuant to Section 19.85(1)(e), Wisconsin Statutes. The motion passed by the following vote:**

**Ayes:** 3 -

Gregg T. Shimanski; Kelly A. Thompson-Frater and Stuart Levitan

**Excused:** 4 -

Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr. and Sariah J. Daine

5a 25897

Discussion of Responses to Request for Qualifications for Joint Venture Partner at Mosaic Ridge

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

**Ayes:** 3 -

Gregg T. Shimanski; Kelly A. Thompson-Frater and Stuart Levitan

**Excused:** 4 -

Tim Bruer; Daniel G. Guerra, Jr.; Sariah J. Daine and Sue Ellingson

*A decision was made to pursue formalizing a possible role for Operation Fresh Start and follow up with Kegonsa with additional questions and discussion.*

## 6 ADJOURNMENT

**A motion was made by Levitan, seconded by Shimanski, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:00 p.m.**