



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, September 1, 2011

12:00 PM

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

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### ~ ALLIED DEVELOPMENT SUBCOMMITTEE MEETING ~

#### SCHEDULED MEETINGS:

Community Development Subcommittee: Tues., Sept. 6, 4:30 PM, 313 MMB

Housing Operating Subcommittee: Wed., Sept. 7, 4:30 PM, 120 MMB

CDA Regular Meeting: Thurs., Sept. 8, 4:30 PM, 260 MMB

CDA Special Meeting: Thurs., Sept. 22, 4:30 PM, 313 MMB

Allied Development Subcommittee: Mon., Oct. 10, Noon, 313 MMB

#### CALL TO ORDER / ROLL CALL

**Present:** 3 -

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

**Excused:** 4 -

Ald. Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr. and Alice J. Fike

#### 1 APPROVAL OF MINUTES

1a August 8, 2011: <http://legistar.cityofmadison.com/calendar/#current>

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

1b July 11, 2011: <http://legistar.cityofmadison.com/calendar/#current>

**A motion was made by Levitan, seconded by Shimanski, to Approve the Minutes with the following changes:**

**1. Under Discussion of TIF Status, add "The assessed value is meeting or exceeding its projection based on our original performance," subject to concurrence by Gromacki. The motion passed by voice vote.**

#### 2 PUBLIC COMMENT: None

#### 3 DISCLOSURES AND RECUSALS: None

4        23287        **CDA EXECUTIVE DIRECTOR'S REPORT**

Erdman reviewed the Executive Director's Report:

- Work on safety and security is proceeding.
- We have decided not to institute limited hours in the courtyard at this time.

5        **ALLIED DRIVE REDEVELOPMENT**

6        **REVIVAL RIDGE**

6a       Public Safety

6b       23788        Allied Quarterly Financials

Erdman reviewed the Financials:

- Doing better than projected on the revenue side.
- Over budget on a few line items such as security as expected.
- Increased security.
- Only slightly off on overall projection.
- Covering debt service and replacement reserve.
- Should be excess cash flow next year.

7        23519        **ALLIED DRIVE PHASE 2 (AKA MOSAIC RIDGE)**

Erdman reported that no significant progress had been made on Mosaic Ridge since our last meeting as The Village on Park was taking most of her time, although Mosaic Ridge is among her top three priorities. Also, emerging from the discussion was the idea of issuing an RFP for a construction manager for building three or four homes in Mosaic Ridge. Habitat for Humanity has expressed an interest in purchasing a couple of lots, but will bring their own development team, qualified buyers and financing. Subcommittee members were supportive of exploring the idea of issuing an RFP for a joint public-private venture in Mosaic Ridge. The Subcommittee requested staff to place this item on the agenda for discussion at the September 6 Community Development Subcommittee meeting as well as under the Allied Development Subcommittee report at the September 8 CDA Board meeting.

8        **ADJOURNMENT**

**A motion was made by Shimanski, seconded by Levitan, to Adjourn. The motion passed by voice vote. The meeting adjourned at 12:45 P.M.**