



City of Madison

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

Agenda - Amended COMMUNITY DEVELOPMENT AUTHORITY

Thursday, July 8, 2010

4:30 PM

Madison Municipal Bldg., Room 260
215 Martin Luther King, Jr. Blvd.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.

Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.

CALL TO ORDER / ROLL CALL

SCHEDULED MEETINGS:

Allied Development Subcommittee: Thurs., July 15, 4:30 p.m., 313 MMB
Community Development Subcommittee: Tues., July 20, Noon, 313 MMB
CDA Special Meeting: Thurs., July 22, 4:30 p.m., 313 MMB
Housing Operations Subcommittee: Wed., Aug. 11, 4:30 p.m., 120 MMB

CDA REGULAR MEETING: Thurs., Aug. 12, 4:30 p.m., 260 MMB

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

CLOSED SESSION NOTICE

When the Community Development Authority considers the following item, it may go into closed session pursuant to Sections 19.85(1)(c), Wisconsin Statutes, which reads as follows: Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. If the CDA does convene in closed session as described above, upon completion of the closed session, notice is hereby given that it may reconvene in open session to consider the following items without waiting 12 hours, pursuant to Wisconsin Statutes, Section 19.85(2).

1 DISCUSSION REGARDING THE HIRING OF THE CDA EXECUTIVE DIRECTOR

2 APPROVAL OF MINUTES

June 10, 2010: <http://legistar.cityofmadison.com/calendar/#current>

3 PUBLIC COMMENT

4 COMMUNICATIONS

5 HOUSING OPERATIONS SUBCOMMITTEE REPORT

5a [17719](#) Housing Operations Monthly Report

5b [19090](#) CDA Resolution No. 2966 - Authorizing the filing of the Capital Fund Final Annual Statement / Performance and Evaluation Report for grant year 2006

5c [19091](#) CDA Resolution No. 2967 - Authorizing the filing of the Capital Fund Annual Statement / Performance Evaluation Report for grant years 2007, 2008, 2009

5d [19092](#) CDA Resolution No. 2968 - Authorizing the filing of the 2010 Initial Capital Fund Annual Statement / Performance Evaluation Report

5e [19093](#) CDA Resolution No. 2969 - Authorizing the acceptance of 2010 Capital Fund Program grant award under the Low Rent Public Housing program

5f [19094](#) CDA Resolution No. 2970 - Authorizing the filing of the revised Capital Fund Program - Five Year Action Plan.

5g [19095](#) CDA Resolution No. 2971 - Authorizing the signing of a contract for 3-04 / Bjarne Romnes / Elevator Car Interior upgrades. This line item has been budgeted for and is included in the 2008 Capital Fund Grant.

6 [17652](#) ECONOMIC DEVELOPMENT STATUS REPORT

7 DETAILED BUSINESS

7a Discussion of CDA 2011 Capital Budget

- 7b** [18565](#) SUBSTITUTE - Accepting the 2010 Madison Public Market (MPM) Site Analysis for locating a Madison Public Market and the Economic Contribution of the Proposed Madison Public Market to the Regional Economy Reports (collective "the Reports"), and the Recommendation that the Government East Parking Ramp be selected as the preferred site for the development of a Madison Public Market, and authorizing the Mayor and City Clerk to enter into an agreement with Common Wealth Development, Inc., to provide \$100,000 in funds to proceed with the preparation of documents and materials for the preliminary architectural and engineering services; management of budget, fundraising, and outreach; market operations; and updates to tenant leasing reports.

8 BUSINESS BY THE COMMISSIONERS

8a Housing Merger Planning Committee Final Report

by Kevin O'Driscoll, CDA Vice-Chair

8b July 22 CDA Special Meeting to discuss ONLY the CDA Budget and 2010 Work Plan

9 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - June 2010

by Kelly Thompson-Frater, Subcommittee Chair

- 9a** [19007](#) CDA Resolution No. 2972, authorizing the Chair and Secretary of the Community Development Authority to negotiate a contract with TCG Development, LLC, for consultant services to implement a planning process for a HOPE VI application as the next phase of implementation for the redevelopment of Truax Park/Wright-Anderson/Webb-Rethke Apartments.

10 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - June 2010

by Timothy Bruer, Subcommittee Chair

10a Truax Park Update

- WHEDA Update
- Gap Financing Results
- Section 8 Voucher Program
- Financing Plan

10b [19141](#) **Truman Olson Update**

- Status of Legally Binding Agreement between the CDA and Porchlight, Inc.
- Status of Letter of Intent between the City and Porchlight, Inc.

THE VILLAGER UPDATE

- 10c [18938](#) CDA Resolution No. 2964, authorizing a change order to a contract with J. H. Findorff and Son, Inc. for Phases B, C, and D for the remodeling of the Atrium at The Villager.
- 10d [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.
- 10e **Discussion of Retail Strategy for The Villager**

BURR OAKS SENIOR HOUSING UPDATE

- 10f [19136](#) **Burr Oaks Senior Housing Update**
- Informational presentation by Horizon

CLOSED SESSION NOTICE

When the Community Development Authority considers the following item, it may go into closed session pursuant to Section 19.85(1)(e), Wisconsin Statutes, which reads as follows: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session. If the CDA does convene in closed session as described above, upon completion of the closed session, notice is hereby given that it may reconvene in open session to consider the following items without waiting 12 hours, pursuant to Wisconsin Statutes, Section 19.85(2).

- 10g **Discussion of Settlement - Badger Trust vs. CDA**

- 11 **ADJOURNMENT**