



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, July 8, 2010

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 6 -
Gregg T. Shimanski; Julia S. Kerr; Tim Bruer; Alice J. Fike; Stuart Levitan
and Kelly A. Thompson-Frater

Excused: 1 -
Kevin M. O'Driscoll

CLOSED SESSION NOTICE

A motion was made by Fike, seconded by Thompson-Frater, to Convene into Closed Session. Levitan expressed opposition to the motion, stating that it should not be the first item on the Agenda because it was inappropriate to have the public wait. Kerr checked outside and noted that no one was waiting except for a couple of staff persons. The motion passed by the following vote:

Excused: 1 -
Kevin M. O'Driscoll

Ayes: 5 -
Gregg T. Shimanski; Julia S. Kerr; Tim Bruer; Alice J. Fike and Kelly A. Thompson-Frater

Noes: 1 -
Stuart Levitan

1 DISCUSSION REGARDING THE HIRING OF THE CDA EXECUTIVE DIRECTOR

A motion was made by Bruer, seconded by Thompson-Frater, to Reconvene. The motion passed by the following vote:

Excused: 1 -
Kevin M. O'Driscoll

Ayes: 6 -
Julia S. Kerr; Tim Bruer; Alice J. Fike; Kelly A. Thompson-Frater; Gregg T. Shimanski and Stuart Levitan

A motion was made by Bruer, seconded by Kerr to offer the CDA Executive Director position to Ms. Natalie Bock Erdman, pending concurrence by the Mayor. The motion passed by the following vote:

Excused: 1 - O'Driscoll

Ayes: 5 - Shimanski, Bruer, Kerr, Fike & Thompson-Frater

Nays: 1 - Levitan

Ms. Erdman was introduced by Shimanski and appeared briefly to express her thanks and appreciation to the Board for selecting her for the position. She stated that she was humbled by the Board's decision and looks forward to working with the CDA.

2 APPROVAL OF MINUTES: June 10, 2010

A motion was made by Thompson-Frater, seconded by Kerr, to Approve the Minutes. The motion passed by voice vote.

3 PUBLIC COMMENT: None

4 COMMUNICATIONS: None

5 HOUSING OPERATIONS SUBCOMMITTEE REPORT

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

Olvera presented the Housing Operations Monthly Report.

A motion was made by Fike, seconded by Kerr, to Accept. The motion passed by voice vote.

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

A motion was made by Thompson-Frater, seconded by Bruer, to Approve. The motion passed by voice vote.

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

A motion was made by Thompson-Frater, seconded by Bruer, to Approve. The motion passed by voice vote.

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

A motion was made by Thompson-Frater, seconded by Bruer, to Approve. The motion passed by voice vote.

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

A motion was made by Thompson-Frater, seconded by Bruer, to Approve. The motion passed by voice vote.

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

A motion was made by Thompson-Frater, seconded by Bruer, to Approve. The motion passed by voice vote.

- 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.

A motion was made by Thompson-Frater, seconded by Kerr, to Approve. The motion passed by voice vote.

- 6 [17652](#) **ECONOMIC DEVELOPMENT STATUS REPORT**

Brown presented the Economic Development Status Report:

- One town home closing, leaving 18 unsold units at Lake Point Condominiums.
- The Madison Revitalization and Community Development Corporation (MRCDC) Board meeting on June 21 went well.
- The CDA will be considering recommending the appointment of MRCDC Board members for the 2010-2011 term to the Mayor at the August 12 meeting.

A motion was made by Kerr, seconded by Thompson-Frater, to Accept. The motion passed by voice vote.

- 7 **DETAILED BUSINESS**

- 7a **Discussion of CDA 2011 Capital Budget**

Referred to the July 22 special meeting.

- 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.

A motion was made by Kerr, seconded by Bruer, to Return to Lead with the Recommendation for Approval. The motion passed by voice vote.

Michael Gay and Don Marx of the Economic Development Division reviewed the Madison Public Market 2010 site. Gay noted that the CDA could be an important redevelopment player. Bruer and Kerr raised questions about who will be vetting the consultant and reviewing what the consultant does. Marx responded that Real Estate Services might be involved to some extent. Gay noted that the consultant was a well known national firm, which comes highly recommended.

8 BUSINESS BY THE COMMISSIONERS

8a Housing Merger Planning Committee Final Report

Referred to the August 12 meeting.

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

Shimanski noted this item and urged commissioners to attend.

9 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - June 2010

Thompson-Frater presented the Allied Development Subcommittee Report:

- Architectural Design Guidelines are progressing well.
- Neighborhood meeting to discuss guidelines was well attended and went well.
- Task Force adopted Olinger's Live-Work Analysis.
- Working on home buyer education for residents.
- Fike suggested that the opportunities for home ownership should be extended to the CDA-Triangle residents. CDA members concurred.

- 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.

A motion was made by Thompson-Frater, seconded by Fike, to Approve with the noted corrections in the first WHEREAS of the resolution. The motion passed by voice vote.

10 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - June 2010: No report

10a Truax Park Update

Shimanski provided a brief Truax Park update:

- Progressing toward a closing this fall.
- Proposal for Affordable Housing Trust Funds is working its way through Housing and CDBG Committees.

10b [19141](#) Truman Olson Update

Marx provided the Truman Olson update:

- Marx reported on the status of the Legally Binding Agreement between the CDA and Porchlight, Inc., and the Letter of Intent between the City and Porchlight, Inc.
- Will come back in September.
- Bruer commended and extended appreciation to staff for good job.

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.

A motion was made by Thompson-Frater, seconded by Fike, to Approve. The motion passed by voice vote.

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.

A motion was made by Thompson-Frater, seconded by Bruer, to refer to the August 12 meeting with a provisional approval of No. 4 of the resolution. The motion passed by voice vote.

10e Discussion of Retail Strategy for The Villager

John Matheson and John Bergh of Siegel-Gallagher provided an overview of the Retail Strategy:

- Working with three candidates for coffee shop and restaurant.

- Daisy Café is recipient of loan from MDC.
- R. G. Harriman, General Contractor, has provided cost estimates and layout for the coffee shop on a pro bono basis.
- CDA will provide Mr. Harriman with a letter of appreciation for his services.
- Currently exploring a potential solution with Yue Wah on south end of The Villager.

BURR OAKS SENIOR HOUSING UPDATE

10f [19136](#) **Burr Oaks Senior Housing Update**

John Gersich and John Thoede, representing Horizon, made a presentation regarding the Burr Oaks Senior Housing Project.

- Anticipate breaking ground this year.
- Planning a neighborhood meeting to discuss latest drawings with residents.
- Plans in conceptual phase; yet to go to Plan Commission.
- Will feature drive-through canopy, underground parking, laundry in each unit and community room.
- Mr. Gersich presented elevations, floor plans and a rendering.

CLOSED SESSION NOTICE: No closed session

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

Marx reported that no settlement had been reached. There was no further discussion.

11 **ADJOURNMENT**

A motion was made by Thompson-Frater, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 7 p.m.