



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, June 10, 2010

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 4 -
Gregg T. Shimanski; Tim Bruer; Stuart Levitan and Kelly A.
Thompson-Frater

Excused: 3 -
Julia S. Kerr; Kevin M. O'Driscoll and Alice J. Fike

1 APPROVAL OF MINUTES: May 13, 2010

A motion was made by Bruer, seconded by Thompson-Frater, to Approve the Minutes with the following correction:

Add Levitan's name as being excused during the voting related to the closed session.

The motion passed by voice vote.

2 PUBLIC COMMENT

During the public comment period, Shimanski noted that during CDA meetings the side seating will be for staff and rear seating for the public. Dwayne Steinhauer appeared to ask about the occupancy status at Revival Ridge and the status of the CDA Executive Director position. The CDA responded, indicating that Revival Ridge was 100% occupied, as noted in the Economic Development Status Report, and the applications for the CDA Director position closed last week. This portion of the process rests with the Human Resources Department.

3 COMMUNICATIONS: None

4 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - May 2010

Bruer provided the status report:

- Hovde is competing for DOA response in redevelopment of the former Employee Trust Fund site.

- Bruer noted that he could not support the realignment of Cypress Way because he did not want to jeopardize the Burr Oaks Senior Housing Project.
- The lending community is responding favorably to The Villager - Burr Oaks - Ann Street redevelopment.
- Land use approvals for Burr Oaks Senior Housing have been obtained and demolition plans to go before Plan Commission on June 21.
- All seven buildings have been emptied out.
- There is a growing waiting list and number of calls to Horizon regarding the Senior Housing project.
- Bruer thanked and commended staff for its outstanding work on Burr Oaks.
- Still working on Gap financing.
- Pursuing a low-interest loan from the Affordable Housing Trust Fund to be paid back.
- Subcommittee recommends U.S. Bank as equity tax credit investor for Truax with \$0.72 per credit.
- Redevelopment of The Villager is progressing with a goal of a three-year strategic action plan with timetable in place by this fall.
- Subcommittee recommends a proposal from Wood Communications Group regarding a communications strategy for re-positioning and re-naming The Villager.
- Building on the gains and successes in the Lake Point neighborhood; preliminary plans are set in motion to build a free-standing community center.
- Efforts are underway to pursue Phase III plans which include the demolition of properties in the area between Hoboken Road and the Lake Point Condominiums and the construction of a new owner-occupied housing.

See June 8 Community Development Subcommittee Minutes for more details.

4a TRUAX PARK UPDATE

WHEDA Update

Landgraf introduced Ms. Anne Neujahr Morrison from WHEDA, who appeared before the Board to talk about the Low-Income Housing Tax Credit Program and answer questions from Board members.

- Excited about the success of Revival Ridge and look forward to working with the CDA on bringing the Truax deal to fruition.
- Now seeing more quasi-public type proposals coming in.
- Like having the CDA as a strong partner - a great way to preserve housing.
- In 2011 greater emphasis will be on preservation vs. new construction due to the housing market and the fact that we will have

fewer credits, back down to \$10-12 million.

- Preservation credits will favor existing owners with properties 15 years or older.
- Tax Credit Program had big hit, with opportunities as 17 deals closed, 3 of which were in Dane County.
- Good to see U.S. Bank and other banks closing on equity.
- Market is coming back slowly.
- Looking closely at Madison.
- A very competitive year.
- There may be some urban advantages Milwaukee has that Madison doesn't have.
- CDA has many advantages over private developers.
- Will look at ways to finance housing that may not be affordable.
- WHEDA mostly favors the 30% percentage.
- It's a strength that a project is receiving other forms of public assistance and that a project could not work if it had not been for the tax credits.

Gap Financing Results

Landgraf provided an update on the Gap financing, vouchers and financing plan:

- Talked with Johnson Bank; responded with a thumbs up to go forward.
- Johnson Bank will provide construction loan, back up support and eliminate guarantees from Council.
- Pursuing Affordable Housing Trust Fund to close Gap.
- Fewer vouchers are required.
- Have until July 7 to secure Gap financing, but can request an extension.

4b Truman Olson Update: No report

4c Burr Oaks Senior Housing Update: No report

THE VILLAGER UPDATE

4d [18380](#) CDA Resolution No. 2963, authorizing an amendment to the CDA contract with Strang, Inc. for design services for a temporary parking lot on the south east corner of The Villager.

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

4e [18822](#) Proposed Communications Strategy for Repositioning and Renaming The Villager

Bruer reviewed the proposal from Wood Communications Group regarding a communications strategy for re-positioning and re-naming The Villager. The estimated cost of Phase 1 Research is \$15,000-\$18,000. Wood Communications Group has agreed to provide most of the Phase 1 services in the form of pro bono work. Bruer noted that the cost for the remaining work estimated at \$4,500-\$6,000 will be covered by Cuna Foundation.

A motion was made by Thompson-Frater, seconded by Levitan, to Accept the proposal subject to no cost to the CDA and with appreciation expressed. The motion passed by voice vote.

4f **Burr Oaks/Ann Street Phase 2 Update: No report**

5 **HOUSING OPERATIONS SUBCOMMITTEE REPORT**

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

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

5b [18751](#) CDA Resolution No. 2962 - Authorizing the signing of a contract for; 1611 Wright Street - 5 Bedroom Unit Fire Rehab. The CDA will be recompensed from WIMMIC (the municipal insurance fund) minus any applicable deductible.

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

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

Brown presented the status report: As we have reached the 10-year mark, a number of the building components at Monona Shores are reaching their useful life and are being replaced on an as needed basis. Shimanski suggested that management budget for the types of replacements that will modernize the units and keep them competitive with new construction.

7 **DETAILED BUSINESS**

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

Olinger reviewed the preliminary CDA 2011 Capital Budget. The Mayor has issued a directive that the 2011 budget be 10% less than the adopted 2010 Capital Improvement Program. Staff will continue to work on the budget, which will be discussed further at the July 8 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.
- Olinger introduced the resolution and answered questions from Board members. A motion was made by Levitan, seconded by Thompson-Frater, to refer to the July 8 meeting to allow the commissioners more time for review. The motion passed by voice vote.

8 BUSINESS BY THE COMMISSIONERS

8a **Housing Merger Planning Committee Final Report: No report**

8b **July 22 CDA Special Meeting to discuss ONLY the CDA Budget and 2010 Work Plan: No report**

8c **Election of Officers for the 2010-2011 Term**

A motion was made by Bruer, seconded by Thompson-Frater, to elect Shimanski as Chair and O'Driscoll as Vice-Chair for the 2010-2011 term. The motion passed by voice vote/unanimous consent.

8d [18775](#) Subcommittee Appointments

Shimanski announced that he had appointed Der Xiong to the Housing Operations Subcommittee as a current resident member.

9 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - May 2010

Thompson-Frater presented the Allied Development Subcommittee Report:

- Working on Architectural Design Guidelines.
- Met with Dunn's Marsh Neighborhood Association.
- Planning a home buyer open house for this summer.
- Working with Revival Ridge on providing training to residents.

See June 2, 2010, Allied Development Subcommittee minutes for more details.

10 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:30 p.m.