



## Community Development Authority

Natalie Erdman, Executive Director  
Madison Municipal Building, Suite 312  
215 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
ph (608) 267.1992    fx (608) 261.6126    TTY/TEXTNET (866) 704-2318  
email [nerdman@cityofmadison.com](mailto:nerdman@cityofmadison.com)  
mail P.O. Box 2983, Madison, WI 53701-2983

**DATE:** January 4, 2012

**TO:** Allied Development Subcommittee

**FROM:** Natalie Erdman, Executive Director  
Community Development Authority

**SUBJECT:** Allied Drive Redevelopment

### Revival Ridge

- The final installment of equity in the amount of \$4,592,000 was funded on January 3, 2012. The funds were used to (1) repay the Johnson Bank Construction Loan of \$3,570,000, (2) fund a \$382,555 operating deficit reserve, and (3) pay \$554,400 in development fees owed to the CDA.
- The CDA closed on a loan from Johnson Bank in the amount of \$1,255,000 on December 31, 2011. The funds were used to retire a portion of the line of credit from Fannie Mae. The Johnson Bank loan is secured by an assignment of three notes and mortgages from Allied Drive Redevelopment, LLC to the CDA.
- A condition of the investor's consent to the assignment of notes and mortgages is the use of (1) approximately \$175,000 remaining in the construction interest reserve and (2) \$135,000 in equity remaining after retirement of the construction loan and funding of reserves, for retirement of a portion of the Johnson Bank loan. In addition, the investor requires that a loan with maturity beyond the compliance date be put in place prior to May 2012.

### Mosaic Ridge

- The revised plat has been approved by the State of Wisconsin and is ready to be recorded.