



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, July 14, 2016

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

[35867](#)

SCHEDULED MEETINGS:

Regular CDA Meeting: Thurs., Aug. 11, 4:30pm, 260 MMB

CALL TO ORDER / ROLL CALL

Staff: Natalie Erdman, Anne Monks and Nancy Prusaitis

Chair Brasser called the meeting to order at 4:37 p.m. He introduced the new Board member, Claude Gilmore, Executive Director of Kennedy Heights Community Center

Present: 6 - Sara Eskrich; Daniel G. Guerra, Jr.; Lauren K. Lofton; Sariah J. Daine; Dean Brasser and Claude A. Gilmore

Excused: 1 - Sheri Carter

1 APPROVAL OF MINUTES: June 9, 2016

A motion was made by Daine, seconded by Eskrich, to Approve the June 9, 2016 Minutes. The motion passed by the following vote:

Ayes: 5 - Sara Eskrich; Daniel G. Guerra, Jr.; Lauren K. Lofton; Sariah J. Daine and Dean Brasser

Abstentions: 1 - Claude A. Gilmore

Excused: 1 - Sheri Carter

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

Gilmore said the agency where he works is funded by the City through the Community Development Division.

4 [32700](#)

COMMUNICATIONS

Erdman said that Tom Conrad, Lisa Daniels and Matt Wachter have gone to the NAHRO Conference in Portland, Oregon.

CONSENT AGENDA: Items 5, 10 and 11

A motion was made by Guerra, Jr., seconded by Lofton, to Adopt the Consent Agenda. The motion passed by voice vote.

5 [41675](#) HOUSING OPERATIONS MONTHLY REPORT

5A [43317](#) CDA Resolution No. 4191, Webb - Rethke Apartments, Drain Tile Addition - 2016

Daine asked why the drain tile wasn't installed originally. Erdman said the apartments have been there a long time and there have been some drainage issues. 30+ town homes on park in Darbo/Worthington, corner of Webb & Rethke.

Guerra asked whether the contractor is a minority business and if there were bids.

Erdman said the Department of Civil Rights (DCR) gives us a goal for minority hiring for general contracting. Have to do outreach to list. City has fairly robust standards. Would have given notice to small businesses and minority businesses on our list.

A motion was made by Guerra, Jr., seconded by Lofton, to Approve. The motion passed by voice vote.

5B [43652](#) CDA Resolution No. 4192, authorizing the Executive Director to use program reserves to support increased utilization in the Section 8 Housing Choice Voucher Program.

A motion was made by Guerra, Jr., seconded by Lofton, to Approve. The motion passed by voice vote.

6 [43548](#) Recommending the selection of [Insert Company Recommended by Committee] for the provision of services relating to the development and property management for a mixed income senior housing development. Erdman said the CDA Senior Housing Subcommittee is recommending the selection of CommonBond. Since this was decided yesterday and there wasn't time to post a substitute resolution, she asked this item be referred to the next meeting.

A motion was made by Eskrich, seconded by Daine, to refer this item to the next meeting. The motion passed by voice vote.

- 7 [43550](#) SUBSTITUTE RESOLUTION - Recommending the selection of Heartland Housing and Heartland Health Outreach for the provision of services relating to the development, property management, and supportive services for housing for homeless adults.
- A motion was made by Guerra, Jr., seconded by Eskrich, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote.**
- 8 [20808](#) THE VILLAGE ON PARK
- Erdman provided The Village on Park update. There have been discussions with Dane County Madison Department of Public Health , who has a significant presence at the Village on Park. Looking to expand and take space occupied by MUM who will be vacating (3000-4000 SF on a long-term lease). Working through terms of lease. Probably take space at end of year. Looking at remediation of asbestos before they take the space.
- A few small spaces downstairs. Almost no vacancies. Madison College has significant presence. Looking at South side location. Might be able to fit them into a piece at the north building.
- 9 [25012](#) MOSAIC RIDGE UPDATE
- Erdman provided The Village on Park update. There have been discussions with Dane County Madison Department of Public Health , who has a significant presence at the Village on Park. Looking to expand and take space occupied by MUM who will be vacating (3000-4000 SF on a long-term lease). Working through terms of lease. Probably take space at end of year. Looking at remediation of asbestos before they take the space.
- A few small spaces downstairs. Almost no vacancies. Madison College has significant presence. Looking at South side location. Might be able to fit them into a piece at the north building.
- 10 [33361](#) TRUAX PARK REDEVELOPMENT UPDATE
- 11 [35665](#) ALLIED DRIVE UPDATE
- 12 [35133](#) CDA EXECUTIVE DIRECTOR'S REPORT
- Monona Shores: Term sheet with Cinnaire. 17-year fixed rate mortgage. Worked with US Bank to get it replaced. Cinnaire gave them a longer fixed rate deal. Moved on to a term sheet with Johnson Bank. Five-year fixed rate deal.
- RP's Pasta: As they went back through with the City Attorney, the City Attorney was not comfortable with that. BOE recommended approval, Bruns did not want to sign agreement. Negotiations being discussed. Will probably get sent back to Council as reconsideration of the prior.

Eskrich asked what structure are we comfortable with that we have enough of a guarantee.

Lofton said she is concerned about jobs obligation.

(Sara Eskrich left at 5:45 p.m.)

Erdman said we need appropriate collateral for \$850,000. What else does RP have as collateral? Good employer on the east side and believe they will employ more people.

13 [36526](#)

BUSINESS BY THE COMMISSIONERS

Gilmore said he would like to have a discussion of how we might engage the local community residents in some of our policy deliberations. Need to be intentional about this. How is the local citizen's voice being recognized here? Help us to be informed about some of our decisions. Diversity of input.

Guerra said housing issues usually go to Housing Operations Subcommittee. What can we do to be more proactive in development? What can we be doing on north side to create more jobs and better housing - discussion with stakeholders.

Gilmore said we need citizen input on a regular (maybe quarterly) basis from residents who are directly impacted.

14 **ADJOURNMENT**

A motion was made by Lofton, seconded by Daine, to Adjourn at 6:07 p.m. The motion passed by voice vote.