



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, July 14, 2011

4:30 PM

The Village on Park Community Room
2300 S. Park St.

CALL TO ORDER / ROLL CALL

JOINT CDA/CDBG COMMITTEE TOUR OF THE BURR OAKS SENIOR APARTMENTS LOCATED AT 2417 CYPRESS WAY (CORNER OF BADGER ROAD & CYPRESS WAY)

CDA members were guided on a tour of the Burr Oaks Senior Apartments by Dan Fitzgerald, Jeremy Droeszler and Mike Sorensen of Horizon Construction. CDA members were quite impressed with the project. Shimanski thanked the team from Horizon, and commended them for a job well done.

The meeting was recessed at 4:55 p.m. The meeting was reconvened at 5:10 p.m. at The Village on Park Community Room.

Present: 6 -

Ald. Sue Ellingson; Tim Bruer; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

SCHEDULED MEETINGS:

Allied Development Subcommittee: Mon., Aug. 8, Noon, 313 MMB
Community Development Subcommittee: Tues., Aug. 9, 4:30 pm, 313 MMB
Housing Operations Subcommittee: Wed., Aug. 10, 4:30 pm, 120 MMB
CDA Regular Meeting: Thurs., Aug. 11, 4:30 pm, 260 MMB
CDA Special Meeting: Thurs., Aug. 25, 4:30 pm, 313 MMB

1 APPROVAL OF MINUTES: June 16, 2011

A motion was made by Levitan, seconded by Fike, to Approve the Minutes. The motion passed by voice vote.

2 PUBLIC COMMENT: None

3 DISCLOSURES AND RECUSALS: None

4 [22059](#) COMMUNICATIONS

Brown distributed two communications: An invitation from Hong Kong Cafe to attend 20th Anniversary Celebration on their new patio, scheduled for August 6, 2011 from 5:00 p.m. to 10:00 p.m.; and an invitation to a community candlelight vigil in honor of Kemaury McArthur and Kevin McArthur III and Luis Vasquez, scheduled for Thursday, July 14, 2011 from 8:00-8:45 p.m. at the East Madison Community Center.

5 [17719](#) HOUSING OPERATIONS MONTHLY REPORT

Olvera and Conrad reviewed the Housing Director's monthly narrative report (attached to minutes). A motion was made by Fike, seconded by Levitan, to Accept. The motion passed by voice vote.

5a [23256](#) CDA Resolution No. 3035, authorizing submission of any and all documents, budgets, certifications or other required materials related to the Low-Rent Public Housing Operating Subsidy and Asset Management Program for the year 2011.

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

6 [21255](#) ECONOMIC DEVELOPMENT STATUS REPORT

Brown reviewed the Economic Development Status Report:

- Two accepted offers and one contract at Lake Point Condominiums.
- The Reservoir, Duplex and Revival Ridge are fully occupied.
- Occupancy at Monona Shores remained at 91.3%. There were 12 rejected applications during the month of June, bringing the total for the year to 30. Members requested that a summary report be provided at the August 11 meeting on the reasons for the rejections.

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

6a [22947](#) Amending the Façade Improvement Grant Program Objectives and Criteria to specify that governmental entities and public and quasi-public authorities are ineligible for Façade Improvement Grants

Brown introduced the amendment, noting that staff has no problem with the proposed amendment as it is in keeping with the intent of the program. Since the program was enacted in 2000, 100% of the grants have been issued to small businesses. Bruer, one of the sponsors of the resolution, stated that the Facade Improvement Grant Program is a popular program and he wanted to see it stay on a positive course. Brown stated that a number of Alders had expressed concerns regarding the CDA's recent application for Facade Improvement Grant funds to assist The Village on Park south facade. Levitan noted that by excluding quasi-public authorities,

organizations such as MDC, which has a commercial focus, would not be able to utilize the Grant Program.

A motion was made by Thompson-Frater, seconded by Bruer, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote.

7 DETAILED BUSINESS: None

8 BUSINESS BY THE COMMISSIONERS

8a Election of Officers for the 2011-2012 Term

A motion was made by Levitan, seconded by Bruer, to elect Shimanski as Chair and Thompson-Frater as Vice-Chair for the 2011-2012 term. The motion passed by voice vote.

8b [22779](#) Subcommittee Appointments

Shimanski made the following appointments to the Housing Operations Subcommittee:

- Ellingson replaced Levitan.
- Jerome Holliday replaced Aaron Blacks.
- Sariah Daine replaced Der Xiong.
- Debbie Zamzow was appointed Chair.

The Allied Development, Community Development and Capital Revolving Fund Subcommittees remained the same.

9 [21520](#) ALLIED DEVELOPMENT SUBCOMMITTEE REPORT

Update by Thompson-Frater:

- Change of security firms at Revival Ridge made a big difference.
- TIF status was reviewed at the July 11 Allied Development Subcommittee meeting.
- Preliminary design development drawings have been completed for three homes. Preliminary cost estimates are expected the week of July 18.
- Please see Executive Director Report and minutes of the July 11 Allied Development Subcommittee meeting (attached).

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

10 [21247](#) **COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT**

Bruer provided the report of the Community Development Subcommittee, referencing the minutes of the July 12 Community Development Subcommittee meeting and the Executive Director's report, covering Items 10a, 10b, 10c, 10d, 10e and 10i below. The Subcommittee recommends adoption of CDA Resolution Numbers 3032, 3033, 3034 and 3036 below (Subcommittee Minutes and Executive Director's Report attached).

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

10a [19136](#) **BURR OAKS SENIOR HOUSING UPDATE**

10b **TRUAX PARK UPDATE**

10c [19141](#) **TRUMAN OLSON UPDATE**

10d **BURR OAKS / ANN STREET PHASE 2 UPDATE**

10e [20808](#) **THE VILLAGE ON PARK UPDATE**

10f [23180](#) CDA Resolution No. 3032, authorizing the execution of a lease with South Madison Planning Council for office space within The Atrium at The Village on Park.

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

10g [23181](#) CDA Resolution No. 3033, authorizing the execution of a lease with Job Corps for office space within The Atrium at The Village on Park.

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

10h [23182](#) CDA Resolution No. 3034, authorizing execution of change order # 1 to the contracts between the Community Development Authority of the City of Madison ("CDA") JH Findorff and Son, Inc. ("Findorff"), and Forward Electric ("Forward") for the renovation of the Public Health-Madison and Dane County Façade at The Village on Park.

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

10i LAKE POINT REDEVELOPMENT DISTRICT

- 10j [23278](#) CDA Resolution No. 3036, authorization for the CDA to provide \$32,600 in first mortgage financing to a purchaser of a Lake Point Condominium subject to the conditions set forth in this resolution.

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

11 ADJOURNMENT

A motion was made by Bruer, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:00 p.m.