



Community Development Authority

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DATE: October 8, 2012

TO: Community Development Subcommittee

FROM: Natalie Erdman, Executive Director
Community Development Authority

SUBJECT: Community Development Subcommittee

The Village on Park Update

Construction Activity

- Department of Civil Rights was asked to review additional materials from Joe Daniels Construction in relation to their best efforts to obtain SBE subcontractors. After further review, the Department of Civil Rights has determined that the Joe Daniels Construction bid remains non responsible. We are going forward with a Tri-North contract.
- Roof Replacement was stopped due to the possibility of disturbing material on the underside of the roof deck that is suspected of containing asbestos. A consultant has been hired to provide air and material testing and devise a plan for either removing the possible asbestos containing material or completing roofing work without disturbing the material.

Leasing

- Letter of Intent has been executed with Lanes Bakery for the lease of 3,880 s.f. of retail space for a 10 year term. A resolution authorizing the execution of a lease and providing a summary of the lease is on the agenda for action.

Access Community Health Land Sale

- Access Community Health has submitted a site plan, preliminary elevations, floor plans and a schedule for CDA review. Their architect, Erdman Healthcare Real Estate Solutions will be at the October 11, 2012 CDA Board Meeting to present the materials.
- A utility easement and associated power lines within the property proposed for sale, must be removed prior to closing. Office of Real Estate Services and City Engineering are working on the relocation of the lines and removal of the easement. We expect this work to take four to six weeks. Closing will be delayed until the title is clear.