



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, May 8, 2014

4:30 PM

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

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### SCHEDULED MEETINGS

Community Development Subcommittee: Thurs., June 5, Noon, 313 MMB  
Housing Operations Subcommittee: Mon., June 9, 4:30pm, 120 MMB  
Allied Development Subcommittee: Tues., June 10, Noon, 313 MMB  
CDA Regular Meeting: Thurs., June 12, 4:30 pm, 260 MMB

### CALL TO ORDER / ROLL CALL

Staff: Natalie Erdman, Matthew Wachter, Agustin Olvera, Tom Conrad and Anne Zellhoefer

Chair Thompson-Frater called the meeting to order at 4:41 p.m.

**Present:** 4 -

Lucas Dailey; Daniel G. Guerra, Jr.; Lauren K. Lofton and Kelly A. Thompson-Frater

**Absent:** 1 -

Sariah J. Daine

**Excused:** 1 -

Dean Brasser

### 1 APPROVAL OF MINUTES: April 10, 2014

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

### 2 PUBLIC COMMENT

None

### 3 DISCLOSURES AND RECUSALS

None

### 4 [32700](#) COMMUNICATIONS

Erdman said she is excited to have the Madison College folks here. She saw the Engineering presentation earlier at the UW.

## PRESENTATION OF CONSENT AGENDA

At this time, a consent agenda will be moved with the recommendation to approve each item EXCEPT: Items 6B, 9, 10A ,10B (9 and 10B will be deferred), and 10C

- 1) Items which have registrants wishing to speak.
- 2) Items which require an extraordinary or roll call vote and are not included on the consent agenda by unanimous consent.
- 3) Items which commissioner(s) have separated out for discussion/debate purposes.

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

- 5      [33750](#)      CDA Resolution No. 4079, terminating the 800 Block East Washington Avenue Redevelopment Plan.

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

- 6      [17719](#)      **HOUSING OPERATIONS MONTHLY REPORT**

- 6A     [29695](#)      Housing Operations Subcommittee Report

- 6B     [33966](#)      CDA Resolution No. 4080 - Authorizing the Community Development Authority Executive Director to execute a contract with US Securities for Security Guard Services in the East, West and Triangle Low Rent Public Housing and Multi Family developments.

Olvera distributed the attached review of security company proposals. For the past three years JBM provided security. This year they issued an RFP. Eleven people took out packets. Six submitted proposals. Did an initial review and narrowed it down to three security firms. Issues with current company. Preference is for US Securities. Olvera and his three site managers went through the proposals. Reference checks came back good. Feel like it would be a good fit. Slightly higher cost, but potential with cost going down with security in the future. Emphasis on unarmed guards. Train their staff very well and feel they are capable of handling security without guns. Service has been declining with JBM; there is a lot of staff turnover.

Guerra asked if any of the three are local minority firms. Olvera said no.

Lofton asked why unarmed security is less costly. Olvera said it's normal for the industry. Erdman said they charge less per hour. Olvera said the contract is usually one year with an option of two one-year renewals. Olvera would like the option to use the second firm if the first firm does not work out.

Guerra said he would like to see local companies hired.

Olvera said they sent out a mailing to everyone in the phone book listed as security agencies. Not that many local security companies.

**A motion was made by Dailey, seconded by Lofton, to hire US Securities for**

security guard services at the CDA-owned public rent public housing and multifamily developments with the option of hiring the second choice of Sec Prof of IL if the first choice does not work out. The motion passed by voice vote.

7      [32701](#)      ECONOMIC DEVELOPMENT STATUS REPORT

8      [32706](#)      COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT

9      [33978](#)      Election of Officers

Deferred to next meeting.

10     [32702](#)      ALLIED DEVELOPMENT SUBCOMMITTEE REPORT

10A    [33962](#)      CDA Resolution 4081, Approving the execution of a contract with Madison College for the acquisition of a cabin and the execution of a contract with Bluestone Custom Homes, LLC, for site work and other construction activities relating to the placement of the cabin.

Wachter said that Madison College's construction trades class is building a Net Zero/Best House this year. It's for sale. They asked if we'd be interested in purchasing it. Would fit at Mosaic Ridge. Purchase the house, have it moved to Mosaic Ridge and use it as our sales office and then eventually sell it. It would be the most affordable house. Thompson-Frater said this is a high-quality house. Wachter said it meets the siding requirements, meets Design Guidelines, Marvin windows. More modern design. Added stipulation that Madison College would add in some of the exclusions of Bluestone's contract. Haven't got estimate to move house yet. This house was built to be moved.

Lofton said the contract should have start and end dates.

Wachter said we don't have exact timeline for house moving yet.

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

10B    [33964](#)      CDA Resolution 4082, Approving Mosaic Ridge Lot Pricing

Deferred to next meeting.

10C    [33979](#)      Presentation of Madison College Net Zero Home

Bob Corbett, instructor at Madison College, said he is working with the class for this semester. He thanked the CDA for working with his class.

Michael Reuter & Melissa Lorene presented their Net Zero house (PowerPoint presentation attached).

Dailey asked what kind of software was used. Mr. Reuter said Google

Sketch up.

Dailey asked if the clear-story windows are fixed or operable. Mr. Reuter said there are seven clear story windows, five are operable, and two are fixed.

Dailey asked about the cost of the standing seam. Mr. Reuter said he hasn't got there yet.

Dailey asked about the wall detail and if there is any insulation between studs. Mr. Reuter said there is insulation, 1.5 to 2" of soy (?) based. 3.6#.

Thompson-Frater asked if the house was designed to a specific lot. Mr. Reuter said Lot 23.

Thompson-Frater asked about the style of windows. Mr. Reuter said casement and awning, double hung windows.

Guerra said he is impressed with the product. He's not an architect. Nice job.

Thompson-Frater said it's very simple, but very sophisticated.

The Engineering Design Class presentation was given by: Ken Zander, Adam Mastalir, Roman Morse, and Kazu Murakami (specifications attached).

Thompson-Frater asked about the heat comp system - when it's 60 below and no sun, how well is that going to work? Mr. Mastalir stated that Mitsubishi has a backup heater on it, rated to go down to -15. ERV system exhausts air over. Heat pump will reclaim that.

Thompson-Frater asked about the plumbing fixtures. Mr. Mastalir said they would leave that up to the architects. Probably use local. Would steer away from two-flush toilets. Greywater system helps so you don't have to worry about that.

Dailey asked about the greywater system and if there is some restriction on use of it. Mr. Reuter said you are not allowed to capture rainwater and use it inside the house in Madison.

Mr. Mastalir said the State of WI requires that a greywater system is certified by the State.

Thompson-Frater said a manual would be helpful to go with house for the homeowner. Mr. Mastalir said one of the students in their group is already coming up with that.

Dan Guerra left at 6:09 p.m.

Nick Kubla, student under Bob Corbett, presented his own version of the Net-Zero Home Design.

- REMOTE WALL (residential exterior membrane outside insulation)

- technique.
- High efficiency windows (triple-pane windows)
- Heating & cooling
  - Water-based radiant floor heating system + heat pump
  - Geothermal system
    - Heat removed from the air in the summer can be used to heat water
  - Methods of heat recovery
- Move garage to northeast limits of property.
- Square design
- 2 fireplaces, one on each floor (options)
- Basement egress from bedroom.
- Porous textured driveway
- “Mosaic” in Architecture -Incorporate in the design
- Different types of flooring for different parts of house
  - Mosaic Tile
  - Parquet flooring
- Break up brick face on outside wall with diamond mosaic look

Thompson-Frater asked about the flooring and the SF of the house. Mr. Kubla stated the house is 1500 SF. Thompson-Frater asked if the different flooring for area would restrict the floor plan.

Erdman asked about the dimensions on the first floor. Mr. Kubla said 32x32, 34x34 with one-foot thick walls.

Erdman asked how the water is heated. Mr. Kubla said electric, with geothermal system.

Thompson-Frater asked if a geothermal system is cost effective in a house this size. Mr. Kubla stated the initial cost is too high. Thompson-Frater asked what if it were done for several houses. Mr. Kubla said you could supply geothermal heat to the whole street. There are credits for it. If entire system is water based, increase overall payback.

Bethany: Allie's team will start building a home in the fall. Students have agreed to work on it this summer even though their classes will be over. Continuing work done on design and budget. It's an ongoing process.

Thompson-Frater said we appreciate all the work you've done.

## ADJOURNMENT

**A motion was made by Dailey, seconded by Lofton, to Adjourn. The motion passed by voice vote.**