



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, March 11, 2010

4:30 PM

Madison Municipal Bldg., Rm. 260
215 Martin Luther King, Jr. Blvd.

CALL TO ORDER / ROLL CALL

Present: 6 -

Tim Bruer; Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

Excused: 1 -

Julia S. Kerr

SCHEDULED MEETINGS:

Allied Development Subcommittee: Thurs., March 18, 4:30 p.m., 313 MMB

Community Development Subcommittee: Tues., March 23, Noon, 313 MMB

CDA Special Meeting: Thurs., March 25, 4:30 p.m., 313 MMB

Housing Operations Subcommittee: Wed., April 7, 4:30 p.m., 120 MMB

CDA REGULAR MEETING: Thurs., April 8, 4:30 p.m., Triangle, 755 Braxton

CDA BOARD MEMBERS: If you are unable to attend any of these meetings, please contact Percy Brown at 266-6558 or pbrown@cityofmadison.com

1 APPROVAL OF MINUTES

1a February 11, 2010: <http://legistar.cityofmadison.com/calendar/#current>

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

1b February 25, 2010: <http://legistar.cityofmadison.com/calendar/#current>

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

2 PUBLIC COMMENT: None

3 COMMUNICATIONS

- 3a [17557](#) Announcement regarding the Home Buyers Fair scheduled for Saturday, March 20, 2010, from 8:30 a.m.-3:00 p.m. at the Alliant Energy Center
Brown highlighted the Fair and urged Commissioners to stop by and check it out.

4 HOUSING OPERATIONS SUBCOMMITTEE REPORT

- 4a [17719](#) Housing Operations Monthly Report
Olvera presented the Report:
- Meriter Nurse began program efforts at Romnes Apartments on March 2.
 - Levitan noted that a policy is being pursued on vouchers' use for future housing projects. He stated that based on the current consensus, the assignment of vouchers to the Burr Oaks Senior Housing project would not be looked upon favorably.

A motion was made by Levitan, seconded by Fike, to Accept. The motion passed by voice vote.

- 4b [17720](#) CDA Resolution No. 2945 - Establishing the Payment Standards for the Section 8 Housing Choice Voucher Program.

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

- 4c [17750](#) CDA Resolution No. 2946 - Authorizing the modification of Capital Fund budgets for years 2007, 2008, 2009, 2010 and also the Capital Fund Five Year Spending Plan.

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

- 4d [17751](#) CDA Resolution No. 2947 - Authorizing the signing of a contract for 3-06 Brittingham Apartments / Elevator Repair and Upgrades. This line item has been budgeted for and is included in the 2009 American Recovery and Reinvestment Act Capital Fund.

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

5 [17652](#) **ECONOMIC DEVELOPMENT STATUS REPORT**

Brown presented the ED Status Report:

- Revival Ridge, the Reservoir and Duplex are 100% occupied.
- Monona Shores is 83% occupied.
- With the Monona Shores property management agreement coming up for renewal, Brown is proceeding to schedule a meeting of the MR CDC Board to take up the property management issue, elect officers and attend to organization matters. Shimanski noted that the size of the Board should be reduced to three members.

A motion was made by Levitan, seconded by Fike, to Accept. The motion passed by voice vote.

5a [17370](#) Lake Point Condominiums Update

Brown provided the Lake Point update:

- One townhome unit set to close in two weeks.
- Foot traffic is slow, but is expected to pick up as the weather becomes warmer.
- A booth will be set up at the Home Buyers Fair.

6 **DETAILED BUSINESS: None**

7 **BUSINESS BY THE COMMISSIONER**

7a Housing Merger Planning Committee Status Report - February 2010

No meeting in February.

7b CDA Draft 2010 Work Plan

Brown distributed the latest version of the CDA Work Plan and asked the commissioners to submit their comments to staff as soon as possible as the Work Plan will be on the April 8 agenda for action. Shimanski noted that language on the hiring of a CDA Executive Director should be incorporated in the Work Plan.

7c [17626](#)

Amending the 2010 Adopted Operating Budgets of the Economic Development Division (EDD) and the CDA Redevelopment agency to eliminate the position of CDA Project Manager in EDD, create a new 1.0 FTE position of CDA Executive Director (Compensation Group 21, Range 18) within the CDA Redevelopment agency, and transfer the funding for the salary and benefits of the CDA Project Manager in EDD to the CDA Redevelopment agency for the Director position.

Shimanski introduced the Resolution and noted that the Board of Estimates

has considered the item and recommends adoption.

A motion was made by Thompson-Frater, seconded by Bruer, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

8 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - February 2010

Bruer presented the CD Subcommittee Report.

The Subcommittee recommends adoption of CDA Resolution Numbers 2948 and 2949 and non-smoking policy at The Villager below.

Truax Park Update

8a Gap Financing Results

- Continuing to explore financing options including exchange funds from WHEDA.
- Overall, things are looking better.

8b Section 8 Voucher Program

- No movement on vouchers.
- Vouchers are Plan B option.

8c Financing Plan

- Staff senses that the financing prospects for the project are good.
- HOPE VI RFP was released on Wednesday.

Truman Olson Update: No Report

Burr Oaks Senior Housing Update

Marx provided the Burr Oaks Senior Housing update:

- CDA has acquired all properties except the Bobo property.
- The Bobos have appealed as of today: Currently in litigation.
- The Bobos can contest the amount up to two years.
- All except 13 of the residents have completed the move-out process.
- 826 Badger Road is empty and most buildings are partially empty.
- Working with Engineering on drawing and specifications for demolition.
- Bruer commended staff for their outstanding work (including detailed alteration to the needs of the residents) in the relocation of the residents who have responded quite positive.
- Proceeding with the negotiations of the Development Agreement.
- There is no budget authority for vouchers.

The Villager Update

- 8d 17670 CDA Resolution No. 2948, authorizing the execution of a second amendment to the Option to Purchase with Madison Community Health Center, Inc. (d/b/a Access Community Health Centers) for the sale of a parcel of land within the boundaries of The Villager for the construction of an outpatient healthcare facility.

A motion was made by Bruer, seconded by O'Driscoll, to Approve. The motion passed by voice vote.

- 8e 17690 CDA Resolution No. 2949, authorizing change orders to contracts for Phases B, C, and D for the remodeling of the Atrium at The Villager and to contracts for Phase E for tenant improvements for space within the Atrium that will be leased to the County of Dane.

A motion was made by Bruer, seconded by O'Driscoll, to Approve. The motion passed by voice vote.

- 8f Discussion on Non-Smoking Policy for The Villager Property

The Community Development Subcommittee, at its meeting of March 9, 2010, discussed the idea of instituting a non-smoking policy at The Villager and recommends adopting a non-smoking policy for the Villager, effective April 1, 2010.

A motion was made by Bruer, seconded by O'Driscoll, to Accept with an amendment that the effective date be changed to June 1, 2010. The motion passed by voice vote.

9 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - February 2010

Allied Drive Update

- 9a Allied Drive Phase 2 Update

- Working on the Final Plat, including a tree preservation plan and single-family design options on Lots 2 and 3.
- Seeking architects to prepare design guidelines.
- A meeting with full agenda is set for March 18.

- 9b 17764 CDA Resolution No. 2950, Authorizing up to \$70,000 for predevelopment and property management services to be performed as a part of Phase 2 of The Allied Drive Redevelopment Project.

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

10 ADJOURNMENT

The meeting adjourned at 5:20 p.m.

**A motion was made by Thompson-Frater, seconded by O'Driscoll, to Adjourn.
The motion passed by voice vote.**