



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, February 14, 2013

4:30 PM

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

SCHEDULED MEETINGS:

Community Development Subcommittee: Mon., March 11, Noon, 313 MMB
Allied Development Subcommittee: Tues., March 12, Noon, 313 MMB
Housing Operations Subcommittee: Wed., March 13, 4:30 p.m., 120 MMB
CDA Regular Meeting: Thurs., March 14, 2013, 4:30 p.m., 260 MMB
CDA Special Meeting: Thurs., March 28, 2013, 4:30 p.m., 313 MMB

CALL TO ORDER / ROLL CALL

Chair Thompson-Frater called the meeting to order at 4:34 p.m.

Present: 6 -

Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr.; Sariah J. Daine; Stuart Levitan and Kelly A. Thompson-Frater

Excused: 1 -

Lauren K. Lofton

1 APPROVAL OF MINUTES: January 10 and 24, 2013

A motion was made by Bruer, seconded by Ellingson, to Approve the Minutes of the meetings of January 10 and January 24, 2013. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 COMMUNICATIONS

PRESENTATION OF CONSENT AGENDA, excluding Items 5a, 8, 10, 11 and 12.

A motion was made by Bruer, seconded by Levitan, to Adopt the Consent Agenda. The motion passed by voice vote.

5 HOUSING OPERATIONS SUBCOMMITTEE REPORT

5A **HOUSING OPERATIONS MONTHLY REPORT**

Olvera presented the Housing Operations Monthly Report (attached).

5B Section Eight Management Assessment Program (SEMAP)
Self-Certification

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

6 ECONOMIC DEVELOPMENT STATUS REPORT

7 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT

8 Community Proposal for Use of Outlot 3 on Mosaic Ridge Plat

Erdman presented the Community Proposal for use of Outlot 3 on Mosaic Ridge Plat (attached).

A motion was made by Levitan, seconded by Bruer, to refer to the Allied Subcommittee. The motion was approved by voice vote.

9 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT

10 **The Village on Park Update**

10A CDA Resolution No. 4018, amending the terms of the Purchase and Sale Agreement with Madison Community Health Center, Inc. ("Access") for the sale of a parcel of land within the boundaries of The Village on Park for the construction of a health care facility.

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

11 DRAFT 2013 WORK PRIORITIES

12 Strategic Planning

Erdman introduced Craig Burk of Patina Solutions, who is going to help with the strategic planning discussions

- Overview of Strategic Planning Process
- Review Key Provisions that Define CDA Work
- Recap from Last Meeting
- Discuss Criteria for Evaluating and Prioritizing Opportunities
- "Heads Up" for Feb 28th Meeting

Strategic Planning Framework & Timeline

- Feb. 14 - Shared Vision
- Feb. 28 - Strengths, Weaknesses, Opportunity, Threats (SWOT Analysis)
- March 14 - Start 5-Year Objectives
- March 28 - Finish 5-Year Objectives
 - Develop a method of reprioritizing five-year objectives to address opportunities
- April 11 - Start 1-year operating plan
- April 25 -

Organizational Documents

- MGO 3.69 creating the CDA (attached)
- Contract with City of Madison
- State Statutes re: Housing Authority Law
- Redevelopment Act of State Statutes

CDA MISSION - Carry out the duties set forth in MGO 3.69(11) in accordance with:

- The ordinance
- Applicable State Statutes
- Contract for Services with the City of Madison

HOUSING DEVELOPMENT:

- Owner-occupied housing
- TB: Gaps in housing for special needs
- Maintaining and upgrading current housing
 - No new Internet at Romnes
 - How do we measure standard?
- Waiting list for subsidized housing
- Focus on moving out of assisted housing, no longer dependent; transitional housing
- Certain amount of people will not be able to move out of assisted housing

NEIGHBORHOOD REVITALIZATION

- Urban infill
- Economic Development
- Discussion around how we decide where to work and criteria that will bring the CDA into a project

OTHER

- Collaboration
- Increased Public Awareness
- Positive Public Perception
- Steady stream of income from CDBG
 - HomeBuy funds
 - Rental rehab loan programs

PRIORITIZING WORK (See attached)

- If we're the lead, it's going to be 10-15 year commitment
- Are you able to make that long-term commitment?
- Do you have the capacity to do it?
- Financial sustainability
- Time vs opportunity.
- Politically popular
- Community support
- Primary or secondary role
- Private sector partner?

Levitan left at 5:55 p.m.

- Are we filling a market gap that exists?
- Is it in line with other City plans?
- Does it improve existing real estate?
- Does it open up a funding opportunity that we won't otherwise get?
- Does it serve one of our core needs or unmet needs?
- Spur other opportunities from other agencies or private market
- Is it redevelopment or is it housing?
- How does it measure against current development?
- How does it affect current priorities?
- How does it fit/interfere current priorities?

Daine left at 6:03 PM

- Reinforce existing project priorities & commitments
- Improvement to the design of the community?
- Do you have a completed plan?
- Is it energy efficient?
- What happens if you don't do the project?
- How does it fit into the CDA's strengths?
- Would this happen without us?
- What will be the impact if we do the project?
- What is the return on investment?
 - Social
 - Political
 - Social value

NEXT STEPS

- Narrow list down.

NEXT MEETING - Strengths & weaknesses (opportunities & threats). Craig will lead that for us on Feb. 28.

Guerra asked for some definite areas.

Burk said the ultimate goal is to define where organization is at.

ATTACHED from Kelley Simonds: Status of current real estate, utility usage per unit, work orders, vacancies, rental income, and rank.

Repair/Upgrade estimates for Triangle and Romnes.

13 BUSINESS BY COMMISSIONERS

14 ADJOURNMENT

A motion was made by Bruer, seconded by Guerra, Jr., to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:19 p.m.