



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, June 11, 2015

4:30 PM

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

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[35867](#)

### SCHEDULED MEETINGS:

CDA Special meeting (if needed): Thurs., June 25, 4:30pm, LL-130 MMB  
Community Development Subcommittee: Thurs., July 2, Noon, 313 MMB  
Finance Subcommittee: Tues., July 7, 2pm, LL-130 MMB  
Housing Operations Subcommittee: Wed., July 8, 4:30pm, 120 MMB  
CDA: Thurs., July 9, 4:30pm, 260 MMB

### CALL TO ORDER / ROLL CALL

Staff Present: Natalie Erdman, Agustin Olvera, Matthew Wachter & Nancy Prusaitis

Chairperson Lofton called the meeting to order at 4:34 p.m.

**Present:** 7 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Lauren K. Lofton; Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

### 1 APPROVAL OF MINUTES: May 14, 2015

**A motion was made by Thompson-Frater, seconded by Daine, to Approve the Minutes of the meeting of May 14, 2015. The motion passed by voice vote.**

### 2 PUBLIC COMMENT

Gigi Holland, registered to speak about the CDA's property on 200 North Blount Street. Reservoir. Ms. Holland said this is a historic building on the corner of Blount and Dayton Streets, between Johnson Street and East Washington Avenue. It is in an enclave of historic properties. She plans on coming back before the CDA Board with some suggestions. This historic building needs extra attention. The present maintenance group could do a better job with the landscaping. Something should be written into the contract. Not fancy, just necessary to be tidy and look cared for. The front of the building underneath the windows has been fallow for six years. Attempts have been made. The right colored garden area is a plot that the CDA gave to her and Greg Rosenberg. Raised a little bit of money and edged the garden, put the stones in and put a memorial to Sol Levin, who ran the Planning Department years ago. This property is right in the center of an important historic district. Five properties within a block have plaques on them and/or street signs and/or podiums to read about this neighborhood. Years ago artists had studios. Look forward to visiting with you next month. Will provide something in writing with some suggestions.

3        **DISCLOSURES AND RECUSALS**

Lofton recused herself from Item #9 on the agenda.

4        **32700        COMMUNICATIONS**

None

**PRESENTATION OF CONSENT AGENDA**

At this time, a consent agenda will be moved with the recommendation to approve each item EXCEPT: Items, 5A, 6, 9, 10, 11, 12, 12A, 14 and 15.

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

**Item #9 was taken out of order.**

- 9        **38846**        CDA Resolution No. 4136, authorizing the CDA to enter into an Option Agreement with Movin' Out, Inc. and/or its assigns for sale of the property located at 2230 West Broadway in Madison, Wisconsin

Erdman passed around an aerial photo (attached). Also see attached Exhibit A for explanation.

Carter said the Bridge Lake Point Community Center was on the path to getting a new community center. She likes the fact that there will be housing around the center. The Community Center now is heavily used by other organizations. She is supportive of this resolution and believes the neighborhood is as well.

Christopher Jaye, Mirus Partners, Inc., registered in support and available to answer questions.

Tom Solyst, registered in support and available to answer questions.

Erdman said there will be apartments above the community center and town houses on Hoboken. The developer has a partner (Muris). Roughly 40 units of housing will be built. 10,000 SF for community center (could be larger). Committed to transferring land to them, which is worth \$450,000, lending them the \$50,000 difference and having them give us a note back for \$250,000. Selling them the land at \$50,000 and taking back a note for \$250,000.

Mr. Jaye said that one-quarter of the units will be for disabled individuals.

Erdman said Movin' Out will apply for eight Dane County vouchers.

**A motion was made by Guerra, Jr., seconded by Brasser, to Approve CDA Resolution No. 4136. The motion passed by voice vote.**

5        [34760](#)        HOUSING OPERATIONS MONTHLY REPORT

5A       [38807](#)        CDA Resolution No. 4133, authorizes the Director to sign a Memorandum of Understanding (MOU) with the Romnes Resident Association including the disbursement of Resident Participation funds.

Olvera said this is a Memorandum of Understanding (MOU) with the Romnes Resident Association. HUD encourages us to work with resident associations and they give us a little bit of money for activities which benefits the residents. The money also allows for payment of two officers. Have had problems in the past with the Romnes Resident Association.

The Truax Neighborhood Association has been operating for 20+ years and functions really well. The Triangle has had resident association and also Parkside as well. Those two went under. He is happy to see that the Romnes Association has pulled themselves together. This will recognize them as an association.

Brasser asked about the HUD requirements and how much money the association receives.

Olvera said they have to have five officers, an election must be held and monitored by an organization (League of Women Voters). HUD gives us \$25/unit for the year (164 units). We are allowed to keep \$10/unit for administration fee. Restricted uses on cash - nominal refreshments. Going back, they have had school events for the kids, christmas parties, etc.

Guerra said we could give them suggestions. Olvera said they have done that.

Carter asked how the money is audited. Olvera said we ask to see their books once a year (December or January). If we see everything is fine, another check will be issued for the year.

**A motion was made by Daine, seconded by Guerra, Jr., to Approve CDA Resolution No. 4133. The motion passed by voice vote.**

5B       [38808](#)        CDA Resolution No. 4134, authorizing signing of a contract for carpentry services for CDA properties with B.K. Builders

**A motion was made by Guerra, Jr., seconded by Eskrich, to Approve CDA Resolution No. 4134. The motion passed by voice vote.**

6        [35133](#)        CDA EXECUTIVE DIRECTOR'S REPORT

Natalie provided the CDA Board with her report:

Judge Doyle Square - Block 88 and 105 (Government East Ramp). The

proposal is to build 1 250,000 SF building for Exact Sciences, convention hotel and future proposed expansion space. BOE and Council have approved a negotiating team, setting aside the other proposals if this doesn't go through. Term sheet is due June 29 of this year. Exact Sciences will be committed to this transaction if they can get in the ground by December 2015. The lab facility will remain at the Novation Center in the Town of Madison. It's possible that this will come before the CDA. The parking condo unit would get transferred to the CDA. CDA would issue an RFP for a construction manager to build the garage. Similar to Block 89 but it's not a revenue bond. When it's done, the public parking utility would get their spaces and would lease to Exact Sciences. Creation of a Redevelopment District done at the CDA level. The CDA would be the redevelopment entity, own real estate and then lease it. That's not what the City does. Significant investment on the part of the City. Part of it is to redevelop Government East Parking Ramp.

The CDA's involvement is not the intent to build a structure and give it away. Negotiation about whether they buy the parking center or not. Parking will be a public structure. At least as much parking as there is now (500+ places). Need to replace spaces behind MMB. Parking Utility will expand from 500 to 600. 2.25 spaces per 1,000 of office space.

Lofton said her firm represents Exact Sciences.

Affordable Housing - RFP for another round of tax credit transactions.

7      [35134](#)      Community Development Subcommittee Report

8      [35137](#)      Finance Subcommittee Report

10     [25012](#)      MOSAIC RIDGE UPDATE

Wachter provided the update. A couple of home buyers have moved on to other properties that are already built. One person from our home buyer class is in the process of being approved for a mortgage. Storm sewer issue - Working with an engineer and getting the lot lines redrawn. Probably will lose one lot.

Will complete the model home and put that up for sale.

11     [35665](#)      ALLIED DRIVE UPDATE

Wachter provided the update. Talking with the Parks Department about Lots 2 and 3. An appraisal has been ordered. Erdman said the City of Madison purchased the Hawk properties with TIF money. Transferred the property to the CDA and took back a note for \$390,000 and said we would owe them the money back after selling the first lot. Council deferred our payment so we could sell lots at Mosaic Ridge. Mortgage is sitting with three lots in the middle. NRT is interested in having a park on two of the three lots. The third

lot is fairly narrow. Wachter said two lots are enough for the park (basketball & soccer courts).

Daine said there is not much park space in the area for kids.

12      [33361](#)      TRUAX PARK REDEVELOPMENT UPDATE

Wachter provided the update. The 16-unit is dry walled. The 24-unit building has a roof on it. The walls are going up on the eight-unit building. Erdman said Porchlight will run the 8-unit for permanent supportive housing. Wachter said there are issues - gravel maintenance path, storm water swale being put in. Have had to go back and redesign some of those things.

12A      [38845](#)      CDA Resolution No. 4135, authorizing Change Order 005 to the contract by and between Truax Park Development, Phase 2, LLC, and McGann Construction, Inc. in an amount of \$37,256.18.

Change order includes a couple of small things: exhaust fans, found some unsuitable soil, two-way communication center for Fire Department for the 16 and 24-units. Outlets in the 24-unit building (outlets in the storage units so they can have freezers).

Next month's meeting we will be taking a tour.

Erdman said this change order depletes our funds. Have some other funds we could access. Luxury vinyl in hallways. Much better product, but we spent all the money we had.

**A motion was made by Guerra, Jr., seconded by Daine, to Approve CDA Resolution No. 4135. The motion passed by voice vote.**

13      [20808](#)      THE VILLAGE ON PARK

14      [36526](#)      BUSINESS BY THE COMMISSIONERS

Wachter said a tour of public housing will be on our next agenda. A Metro bus will take us.

Daine asked if there was any more façade money. Erdman said the intention was to send them to CDBG.

15      **ADJOURNMENT**

**A motion was made by Guerra, Jr., seconded by Brasser, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:37 p.m.**