



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, July 27, 2017

4:30 PM

GR27, Central Police District Community Room
210 Martin Luther King, Jr. Blvd.

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:43 p.m.

Present: 4 - Sara Eskrich; Sheri Carter; Dean Brassler and Claude A. Gilmore

Absent: 1 - Daniel G. Guerra, Jr.

Excused: 1 - Sariah J. Daine

Staff: Natalie Erdman, Tom Conrad, Kris Koval, Jim Nichols, Katie Stauffer, Craig Wilson, Jule Stroick, Angela Puerta

Also Present: Vasvi Joshi, of Baker Tilly Virchow Krause, LLP

APPROVAL OF MINUTES

A motion was made by Eskrich, seconded by Carter, to Approve the Minutes of the June 8, 2017 meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Sara Eskrich is a member of the Bayview Foundation board.

1. [32700](#) COMMUNICATIONS

Tom Conrad said two letters have been received from HUD regarding PHAS scores. One confirmed that CDA Public Housing was a standard performer in 2016. The other indicated that CDA public housing continues to have a substandard score for 2015. Points were lost in part due to a large receivable from the City of Madison that accounts for CDA funds held in City of Madison accounts. That score is being appealed.

PRESENTATION OF CONSENT AGENDA

It was noted that the 2016 Audits item, between agenda items #6 and #7, did not have an agenda number, and would be referred to by its Legistar file number, #47576..

It was moved by Eskrich, seconded by Gilmore, to Adopt the Consent Agenda, including items 2, 5a, 5b and 6. The motion passed by voice vote.

2. [41675](#) **HOUSING OPERATIONS MONTHLY REPORT**

A motion was made by Eskrich, seconded by Gilmore, to Accept the Housing Operations Monthly Report. The motion passed by voice vote.

3. [47982](#) Darbo-Worthington-Starkweather Neighborhood Plan

Angela Puerta of the Planning Division gave a presentation on the Darbo-Worthington-Starkweather Neighborhood Plan, which is currently being considered for approval as an supplement to the City's Comprehensive Plan.

At the end of the discussion it was noted that an action to recommend approval of the plan was needed, and that this item should be on the agenda for the August 10 CDA meeting.

4. [47510](#) Authorizing the development of a neighborhood plan for the Triangle and Monona Bay area and the creation of a neighborhood plan steering committee

Jule Stroick of the Planning Division described the need for this neighborhood plan and resolution.

Erdman noted that CDBG money can be used to pay for research/study related to this plan, rather than needing to hire an outside consultant.

Gilmore asked who the steering committee would report to. Erdman said it would be the Plan Commission.

A motion was made by Gilmore, seconded by Carter, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote.

Village on Park

5a. [47573](#) CDA Resolution #4227 - Amending the 2017 Capital Budget for the Community Development Authority and Authorizing an additional \$72,928.10 for storm sewer, water proofing and related HVAC work at the Village on Park.

A motion was made by Eskrich, seconded by Gilmore, to Approve. The motion passed by voice vote.

5b. [47980](#) CDA Resolution #4231 - Authorizing the execution of a contract for the purchases of services with Dave Jones, Incorporated, at The Village on Park for the HVAC work needed in connection with the replacement of Section 5A of the roof over the Atrium.

A motion was made by Eskrich, seconded by Gilmore, to Approve. The motion passed by voice vote.

6. [47985](#) Façade Grant Waiver - Northern Court LLC, 1401 Northern Ct.

A motion was made by Eskrich, seconded by Gilmore, to Approve. The motion passed by voice vote.

47576

2016 Audits

Vasvi Joshi, of Baker Tilly Virchow Krause, LLP, presented the audit her firm had prepared for CDA accounts.

Gilmore asked if the material weakness in financial systems identified in the audit can be resolved. Erdman indicated that the issue is with City of Madison accounting software and cannot be resolved by the CDA without a resolution on a City-wide basis

A motion was made by Eskrich, seconded by Gilmore, to accept the Community Development Authority 2016 audit. The motion passed by voice vote.

A motion was made by Eskrich, seconded by Carter, to accept the Truax Park Redevelopment, Phase 1, LLC 2016 audit and the Truax Park Development, Phase 2, LLC 2016 audit. The motion passed by voice vote.

7. **36526** BUSINESS BY THE COMMISSIONERS

None.

8. **35867** SCHEDULED MEETINGS:

August 10, 2017

ADJOURNMENT

A motion was made by Carter, seconded by Gilmore, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:47 p.m..