



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, August 11, 2016

4:30 PM

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

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[35867](#)

### SCHEDULED MEETINGS:

September 8, 2016, 4:30 p.m., Room LL-130 MMB

### CALL TO ORDER / ROLL CALL

Staff: Natalie Erdman, Tom Conrad, Nancy Prusaitis and Matt Wachter

Chairman Brassler called the meeting to order at 4:39 p.m.

**Present:** 4 - Sara Eskrich; Sariah J. Daine; Dean Brassler and Claude A. Gilmore

**Excused:** 3 - Sheri Carter; Daniel G. Guerra, Jr. and Lauren K. Lofton

### 1 APPROVAL OF MINUTES: July 14 and August 2, 2016

A motion was made by Gilmore, seconded by Daine, to Approve the July 14 and August 2, 2016 Minutes. The motion passed by voice vote.

### 2 PUBLIC COMMENT

None

### 3 DISCLOSURES AND RECUSALS

None

### 4 [32700](#) COMMUNICATIONS

None

### CONSENT AGENDA: Items 5, 8 and 11

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

5      [41675](#)      HOUSING OPERATIONS MONTHLY REPORT

5A      [43974](#)      CDA Resolution No. 4195, authorizing the execution of a Space Use Agreement with Second Harvest Foodbank of Southern Wisconsin, Inc. for the continued operation of a monthly food pantry at The Brittingham Apartments located at 755 Braxton Place.

**A motion was made by Daine, seconded by Gilmore, to Approve. The motion passed by voice vote/other.**

6      [20808](#)      THE VILLAGE ON PARK

Erdman provided the update. There were flooding issues. Roof drains from Village drain off into alley and property behind is a grade up. Storm drains went in when the south end was redeveloped. At the north end, the alley hasn't been fixed yet. The water was 3' deep and came in through the doors and into the back side of the building. Voting equipment stored by Clerk's Office was damaged. Voting ballots were also damaged. Looking for a new location to store voting equipment. Contacted Engineering to go look at the back alley. Need to have additional drains put in back alley. Real Estate working on it.

Madison College still interested in expanding. Need more parking.

7      [25012](#)      MOSAIC RIDGE UPDATE

Wachter provided the update. There are five houses now built or under construction. Closed on Madison College house. Family who is building the largest possible house you can build (5-BR house) should be completed mid-September. Habitat House fully framed. Model house is completed. Two showings yesterday for it. Alice Howard's house - concrete poured tomorrow. Should close by end of fall, early winter. Good activity.

Park - Tuesday there is a neighborhood open house regarding the park. It will include a basketball court and soccer field. First park in the city with free WI-FI access.

Low-cost internet service (\$10/month).

Gilmore would like a tour of the CDA properties.

8      [33361](#)      TRUAX PARK REDEVELOPMENT UPDATE

11      [35665](#)      ALLIED DRIVE UPDATE

- 12      [35133](#)      CDA EXECUTIVE DIRECTOR'S REPORT
- RP's Pasta - A couple of options on the table for alternative collateral guarantee but doesn't support the amount of the loan we were talking about before. Erdman will let the Board know of changes.
- 12A      [43977](#)      CDA Resolution No. 4196, confirming the appointment of Natalie Erdman as Executive Director and Secretary of the Community Development Authority of the City of Madison (CDA)
- A motion was made by Eskrich, seconded by Daine, to Approve. The motion passed by voice vote.**
- 13      [43949](#)      CDA AUDIT - 2015
- Renee Meinholz from Baker and Tilly (Auditor) and Randy Whitehead, City Finance, appeared before the Board to explain the audit and answer questions.
- A motion was made by Eskrich, seconded by Gilmore, to Approve. The motion passed by voice vote.**
- 14      [43952](#)      Goals & Operating Budget for CDA Redevelopment and Housing Operations
- Erdman said budgets have been submitted to the Mayor for 2017. Mayor will be announcing the budget in September. Will bring the budgets to a future meeting. City has sometimes made small contributions to Housing Operations. Had to show an option to reduce our budget by 2 ½%. Redevelopment Authority doesn't receive any cash from the city.
- Goals will be shared with the Board at a future meeting. Final approval at Council in November.
- 13      [36526](#)      BUSINESS BY THE COMMISSIONERS
- None
- 14      **ADJOURNMENT**
- A motion was made by Eskrich, seconded by Daine, to Adjourn the meeting at 5:45 p.m. The motion passed by voice vote.**