



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

Tuesday, June 14, 2011

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 313 (Madison Municipal Building)

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

CALL TO ORDER / ROLL CALL

Present: 2 -

Tim Bruer and Kelly A. Thompson-Frater

Excused: 4 -

Ald. Susan A. Ellingson; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

1 APPROVAL OF MINUTES: May 10, 2011

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

2 PUBLIC COMMENT: None

3 DISCLOSURES AND RECUSALS: None

DISCUSSION ITEMS

4 19136 BURR OAKS SENIOR HOUSING UPDATE

Update by Erdman:

- Construction on schedule with a completion date of August 2011.
- Would like to have next CDA Board or Subcommittee meeting in conjunction with a tour near the site at The Village on Park.
- Erdman will speak with Captain Joe Balles at South Police District about fence screening behind Police Department. Have someone from Forestry to review.
- Bruer noted that he had requested specific marketing plan from Horizon.
- Of the applications received, three or four are from residents at CDA

housing.

4a **22784** CDA Resolution No. 3027, authorizing the execution of Change Order Number 003 to the contract by and between Burr Oaks Senior Housing, LLC, and Horizon Construction Group.

Horizon Construction Group, Inc. has requested payment for additional work to reconstruct the Cypress Way sanitary sewer main and lateral. The cost of the additional work is \$44,296.20. A motion was made by Thompson-Frater, seconded by Bruer, to Recommend Adoption. The motion passed by voice vote.

4b **22813** CDA Resolution No. 3031, authorizing execution by the Community Development Authority (CDA) of a Quit Claim Deed transferring land to Burr Oaks Senior Housing for drive access.

The CDA and the Burr Oaks Senior Housing, LLC have agreed that an adjustment to the planned access to the project from Cypress Way is necessary to protect a mature tree in the terrace. A motion was made by Thompson-Frater, seconded by Bruer, to Recommend Adoption. The motion passed by voice vote.

5 **TRUAX PARK UPDATE**

Update by Erdman:

- Two buildings are open and fully occupied.
- Next two buildings are under construction.
- No significant issues except for change order still under review.
- Residents are happy.
- Management staff doing a great job.

6 **19141** **TRUMAN OLSON UPDATE**

Matt Mikolajewski will be at the July 16 CDA Board meeting to provide an update.

7 **BURR OAKS / ANN STREET PHASE 2 UPDATE**

Update by Erdman:

- Focusing on next phase of senior housing.
- \$340,000 proposed in preliminary 2012 Capital Budget for land acquisition.
- Seeking an assisted housing provider.

8 **20808** **THE VILLAGE ON PARK UPDATE**

8a Retail Marketing

Update by Erdman:

- Has spoken with a variety of retailers, but most of them have declined; a few remain interested.
- Subcommittee members support the monument sign at Park Street, which is working its way through the approval process.

8b 22785 CDA Resolution No. 3028, authorizing the execution of Amendment Two to the Contract for Purchased Services between the CDA of the City of Madison and Strang, Inc., for design work relating to Phase Two Site/Facade Improvements.

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

8c 22786 CDA Resolution No. 3029, authorizing the execution of Amendment Nine to the Contract for Purchased Services between the CDA of the City of Madison and Strang, Inc., for design work relating to the Public Health build out.

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

8d Discussion of Compensation for Findorff and Son

Reviewed by Erdman:

- Findorff & Son has been involved in Phases A, B, C and D for The Atrium.
- Erdman noted that compensation is reasonable and she is comfortable with it.

9 LAKE POINT REDEVELOPMENT DISTRICT

Update by Erdman:

- 13 units at Lake Point Condominiums unsold.
- Two accepted offers under contract, of which one might be approved for the CDA special mortgage financing.
- CDA has put in Offer to Purchase for remaining units pending a court hearing date.

9a Discussion of TIF Status

There was a brief discussion of the TIF status:

- Bruer noted that he Mayor should be approached on the TIF possibility. Staff will follow up with Mayor and take necessary steps to investigate the feasibility of a TIF.
- TIF could be used to acquire and demolish properties to

accommodate the development of housing as well as assist in the renovation and/or conversion of the existing apartment buildings on Lake Point Drive near the Lake Point Condominiums.

- A special pilot program is being administered by the Office of Economic Revitalization to provide financial incentives to property owners in the project area to assist them in upgrading the exteriors, façade treatments, site amenities and other aesthetic improvements to their properties.
- Erdman noted that one possible model is that the CDA could acquire and refurbish properties and put them back on the market.

9b 22787

CDA Resolution No. 3030, authorizing seller financing for the Lake Point Condominiums town homes equal to or lesser than 10% of the list price. Referred to the July 12 meeting.

Bruer noted that he would like to see the meeting minutes supplemented with a report from Erdman for purposes of responding at the full CDA Board meetings.

10 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:35 p.m.