



City of Madison

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

Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

Tuesday, June 12, 2012

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

~ ALLIED DEVELOPMENT SUBCOMMITTEE MEETING ~

SCHEDULED MEETINGS

Housing Operations Subcommittee: Wed., June 13, 4:30 p.m., EMCC
CDA Regular Meeting: Thurs., June 14, 4:30 p.m., 260 MMB
CDA Special Meeting: Thurs., June 28, 4:30 p.m., 313 MMB
Community Development Subcommittee: Mon., July 9, Noon, 313 MMB
Allied Development Subcommittee: Tues., July 10, Noon, LL-130 MMB

CALL TO ORDER / ROLL CALL

Present: 2 -

Stuart Levitan and Kelly A. Thompson-Frater

Excused: 5 -

Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr.; Gregg T. Shimanski and Sariah J. Daine

1 APPROVAL OF MINUTES

1a May 15, 2012: <http://legistar.cityofmadison.com/calendar/#current>

A motion was made by Levitan, seconded by Thompson-Frater, to Approve the Minutes of the May 15, 2012 meeting. The motion passed by voice vote.

1b May 22, 2012: <http://legistar.cityofmadison.com/calendar/#current>

A motion was made by Levitan, seconded by Thompson-Frater, to Approve the Minutes of the May 22, 2012 meeting with the following corrections:

1. In No. 4, amend first bullet to read "Twenty-year old builder in Dane County, having built over 1,000 new single-family homes."

2. Under Closed Session, add to first sentence the wording "concerning a social acquaintance with Sid Bousma."

3. Under Closed Session, delete from last sentence the wording "pursue formalizing" and replace it with the wording "review."

The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 25013 CDA EXECUTIVE DIRECTOR'S REPORT

Erdman reviewed the Executive Director's Report.

5 25012 **MOSAIC RIDGE UPDATE & DISCUSSION**

5a Joint Venture Partner

Erdman and Thompson-Frater reported on the June 11 meeting with Chris Engstrom, Peter Sveum and Sid Bousma regarding Mosaic Ridge:

- *Reviewed materials.*
- *Definitely qualified, have built a lot of homes in similar price range and is experienced with the process.*
- *Have worked with diverse population groups.*
- *A bit new at working with minority participation, but is willing to get up to speed. It was suggested that they talk to McGann Construction.*
- *Have a robust line of building they are doing.*
- *Appear quite motivated.*
- *Will work with residents and even set up display boards at the Boys and Girls Club or elsewhere in the neighborhood.*
- *Is willing to go with the buyer to the bank and might even help with the financing.*
- *Think they might be a good fit.*
- *Will not steal away the market rate buyers for homes elsewhere.*

A motion was made by Levitan, seconded by Thompson-Frater, to authorize staff to proceed with negotiating the specific terms of a contract with Kegonsa Builders for constructing homes in Mosaic Ridge, subject to approval of the full CDA Board. The motion passed by voice vote.

5b Comparables and pricing of lots

Erdman distributed and reviewed a price schedule along with a certified survey map (attached to minutes). There was also some discussion on phasing. Thompson-Frater noted that she would like to run our ideas on phasing by Kegonsa Builders. She stressed that first priority for the sale of the lots will be extended to the neighborhood residents prior to making any sales to residents outside of the Allied Drive neighborhood.

6 **ADJOURNMENT**

A motion was made by Levitan, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 12:53 p.m.