



City of Madison

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

Monday, March 5, 2012

4:30 PM

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

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

SCHEDULED MEETINGS

Housing Operations Subcommittee: Wed., March 7, 4:30 p.m., 130 MMB
CDA Regular Meeting: Thurs., March 8, 4:30 p.m., 260 MMB
CDA Special Meeting: Thurs., March 22, 4:30 p.m., 313 MMB
Allied Development Subcommittee: Mon., April 9, 4:30 p.m., Revival Ridge
Apts. Community Rm., 2313 Allied Dr.
Community Development Subcommittee: Tues., April 10, 4:30 p.m., 313
MMB

CALL TO ORDER / ROLL CALL

Present: 4 -

Tim Bruer; Daniel G. Guerra, Jr.; Gregg T. Shimanski and Kelly A.
Thompson-Frater

Excused: 3 -

Sue Ellingson; Alice J. Fike and Stuart Levitan

1 APPROVAL OF MINUTES: February 7, 2012

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve
the Minutes. 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, covering Items 7, 8, 9, 9a, and 9b below:

- Have requested a waiver of default fee from Fannie Mae for Lake Point Condominiums.
- Three vacant units remaining at Burr Oaks Senior Apartments.
- Letter of Intent issued to Jimmy Johns, but no response yet.
- Purchase and Sales Agreement with Access has been negotiated with changes set forth in a resolution to be presented at the March 8 CDA Board meeting.
- A NOFA for up to \$300,000 has been issued by HUD for a Choice Neighborhoods Initiative (CNI) Planning Grant. Up to \$30 million will be awarded in implementing grants. The CNI is a follow up to HOPE 6 which focuses on distressed neighborhoods and ways to bring the community together through a collaborative effort. Amy Kell of Kell Consultants appeared before the Subcommittee stating that she had reviewed multiple CDA public housing locations against the grant requirements and priorities and concluded that the Bram's Addition Neighborhood was the best choice as it should score well and be viewed as an exciting project (map attached). The neighborhood has to show a poverty rate over 30%. Bram's Addition has a poverty rate of 34.82, meets the long-term vacancy threshold and shows linkages to downtown areas. Staff recommended that Amy be retained to prepare the Application as she has had a lot of experience doing this type of work with housing authorities throughout the country. The grant due date is May 1, 2012. The planning grant will last up to two years. The involvement of partners, particularly with prior neighborhood investment, is a key component.

A motion was made by Guerra, seconded by Thompson-Frater, to proceed with the application process. The motion passed by voice vote.

A motion was made by Guerra, seconded by Thompson-Frater, to Accept the Executive Director's report. The motion passed by voice vote.

5 25491 **CAPITAL REVOLVING FUND REVIEW UPDATE**

Guerra provided a brief update on the review of the Capital Revolving Fund. The meeting of the Full Review Team on February 16 went well as was quite productive. Guerra shared the chart of possible scenarios which emerged from the meeting. The next step is a meeting between Steve Cover, Director of the Department of Planning & Community & Economic Development, Aaron Olver, Natalie Erdman, Percy Brown and Joseph Gromacki, scheduled for Friday, March 9.

6 19141 **TRUMAN OLSON UPDATE**

7 CHOICE NEIGHBORHOOD PLANNING GRANT DISCUSSION

8 24204 TRUAX PARK PHASE II UPDATE

9 20808 THE VILLAGE ON PARK UPDATE

9a Retail Marketing Update

9b Access Community Health Update

10 DEVELOPMENT PROJECT FINANCIAL STATEMENTS - YEAR END

Erdman briefly reviewed the Financial Statements for Monona Shores, the Reservoir and duplex and Burr Oaks and stated that overall everything looked pretty good. There was some discussion regarding the possibility of selling the duplex and reinvesting the proceeds into current redevelopment efforts. Brown noted that while the property is currently in stable condition, it is an older property that will soon require significant dollars for the cost of repairs and replacements. The first step would be to order an appraisal.

Monona Shores has been struggling with vacancies, but is still holding its own, remains stable and is continuing to play a pivotal role in holding the neighborhood together. It appears the period of affordability for Monona Shores will expire in about two to three years. Staff will begin pursuing a recap of structure for Monona Shores. A meeting of the MRCDC Board will be scheduled for this summer.

10a 25545 Monona Shores Financial Statements

10b 25551 Reservoir Financial Statements

10c 25546 Burr Oaks Senior Housing Financial Statements

11 LAKE POINT TIF EXTENSION DISCUSSION

Erdman reported that the TIF was in the positive for about \$300,000 and would be required to close this year unless the TIF was extended. Bruer expressed support for extending the TIF vs. closing it out, stating that despite the strides and gains of the neighborhood and the massive CDA/City investment over the years, pulling out of the neighborhood at this time could put it back into harm's way. Subcommittee members expressed a desire to use the TIF proceeds to acquire and possibly remove the two troubled properties across the street from the Lake Point Condominiums, which appear to have negatively impacted the sales at the Lake Point Condominiums. To extend the TIF may require a plan and borrowing by the City and a Council vote possibly on a budget amendment. Erdman noted that borrowing might be tough and the CDA's ability to condemn for blight may

not be easy. Subcommittee members expressed concerns that due to a number of priority projects and limited staff capacity, the CDA may not be able to commit to the necessary planning and other work involved to extend the District, but would like to explore the possibility of extending the district, short of the plan and borrowing and using the proceeds to acquire and possibly remove the two apartment buildings across the street from the Lake Point Condominiums. Erdman will proceed to talk with Zellhoefer, the Comptroller and the Mayor about the possible options.

12 THORSTAD REDEVELOPMENT AREA DISCUSSION

Bruer reported that a buyer is expected to close on the property and is interested in doing a mixed use. Bruer will be meeting with the developer and wanted to know how his plans will relate to the Wingra Redevelopment Plan. Bruer noted that the site has great potential for community and economic development and has asked staff to update the Wingra Plan to improve the property. Shimanski noted that there may be an opportunity to do some trading with the Truman Olson property in order to accommodate a mixed housing development at the back of the site. The CDA has scheduled a public hearing for March 22 on the creation of the Wingra Redevelopment District. Shimanski and Thompson-Frater noted that they will not be able to attend the March 22 special meeting.

13 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Shimanski, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:05 p.m.