



Community Development Authority

Mark A. Olinger, Executive Director
Madison Municipal Building, Suite LL100
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703

ph (608) 266.4635 fx (608) 267.8739 TTY/TEXTNET (866) 704-2318
email molinger@cityofmadison.com
mail P.O. Box 2985. Madison. WI 53701-2985

DATE: November 19, 2009

TO: CDA Commissioners

FROM: Mark A. Olinger, Executive Director
Community Development Authority

A handwritten signature in black ink, appearing to read 'Mark A. Olinger', with a long horizontal line extending to the right.

SUBJECT: Allied Update

Please find below updated information regarding the construction of Revival Ridge Apartments and other items of note.

This information is current as of today's date.

Categories

a) Land Use/Entitlements

- All land use, and design approvals have been received.
- All building permits obtained.
- As discussed before, the "Minor Alt" will be pursued as soon as we get the last documents from Architect.

b) Financing

- Closed on December 4, 2008, on Tax Credit and construction loan.
- FNMA Revolving Line-of-Credit has been 100% allocated to the construction financing.
- CDA re-applied for \$216,000 from Federal Home Loan Bank Board (FHLBB). Unfortunately, we recently heard that the project was not going to receive any funds from the FHLBB.

c) Design/Sustainability

- Design work is complete. CDA pursued LEED for Homes Silver designation, but costs to register activity exceeded \$35,000. Design does meet LEED for Homes Silver. Project does meet Energy Star requirements.
- CDA has received \$68,000 from MG&E for energy related improvements.
- CDA received \$46,138.52 from Focus on Energy (FOE) for energy-related improvements.
- With the MG&E grant over \$114,000 was made available to the CDA to make Revival Ridge as energy efficient as possible.

d) Relocation

- The CDA has been following the plan presented to the City regarding the relocation of residents to either Revival Ridge or elsewhere. We are following that plan as people begin to transition out of Birch Hill Square.
- A letter has gone out to all residents that their last day of occupancy will be October 31, 2009.
- Relocation work with the tenants appears to be going smoothly.
- All residents/tenants were out of the property by October 31, 2009.

e) Public Works

- All public improvements are completed for Phase 1.
- Phase 2 work is scheduled to begin in the next week on the demolition.
- The 2010 Capital Budget of approved \$1.3 million for Phase 2 infrastructure work.
- Council has approved a contract with Robinson Environmental for the demolition of Birch Hill Square. We are working with them on hiring two (2) Allied Area residents to work on this project. The total hours for the project will be very limited since it is such a small contract but it will still be a good experience for whoever is selected for the jobs.

f) Neighborhood Process

- We continue to meet with the Task Force on a regular basis to discuss progress and issues.
- Phase 2 planning is gearing up. We will meet with the Task Force in either December or January to brief them on emerging concepts, unit types, unit mix, building type, etc.

g) Construction

- The estimated dates of “delivery” for the buildings are as follows:
 - Building A: June 19 – Certificate of Occupancy issued on June 19
 - Building B: July 17 – Certificate of Occupancy issued on July 17
 - Building C: August 18 – Certificate of Occupancy issued on September 1
 - Building E: October 15 – Certificate of Occupancy issued on September 24
 - Building F: October 6 – Certificate of Occupancy issued on September 23
- Site work around Buildings A, B and the Plaza is complete. Street trees were installed week of November 9, 2009
- Remaining site amenities, bike racks, benches, tot lot, and trash receptacles to be installed before December 31.

h) Employment Opportunities for Residents

- We will work to engage employment opportunities for residents in both the public works portion next spring and in construction of new homes in Phase 2. More confirmation on that will follow as information becomes available.
- i) Phase 2
- There has been some discussion about looking at Phase 2 unit mix in light of troubles in condominium market and how that may/may not affect some of the offerings in Phase 2, particularly the four townhouse buildings between Revival Ridge and the single-family area.
 - Work has proceeded on survey work regarding preliminary platting of Phase 2.
- j) Budget
- Project came in ahead of schedule and within budget.

In the meantime, if you have any questions, please contact me directly.

Thank you.

MAO:nap

Enclosure

c: Alder Brian Solomon
Ray Harmon