



City of Madison

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

Thursday, January 10, 2008

4:30 PM

Romnes Apartments
540 W. Olin Ave.

1. CALL TO ORDER / ROLL CALL

Present: 7 -

Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

2. APPROVAL OF MINUTES

A motion was made by Shimanski, seconded by Fike, to Approve the Minutes of the meeting of December 13, 2007. The motion passed by voice vote.

3. PUBLIC COMMENT

None

4. COMMUNICATIONS

None

5. LAKE POINT CONDOS UPDATE

Referred to the next CDA meeting

6. ROUTINE BUSINESS

- 6a. [08672](#) Housing Operations Monthly Report

Attachments: [2007 East Data.pdf](#)
[2007 West Data.pdf](#)
[2007 Triangle Data.pdf](#)
[2007 S8 Utilization.pdf](#)

A motion was made by Shimanski, seconded by Kerr, to Accept. The motion passed by voice vote.

- 6b. [08711](#) Economic & Community Development Status Report for the month of December 2007

Attachments: [CDA Econ Com Dev stats 12-2007](#)

Brown distributed a report on the distribution of the Home-Buy loans made in 2007. Of the 61 loans closed, 40 were in the City of Madison and 21 were outside the City in Dane County. Eleven loans were made to persons with disabilities and four were made to Section 8 borrowers. Also, a total of 17 loans were made to borrowers with incomes less than 70% of the Dane County Median Income. A graphic presentation on the distribution of the loans by location will be made at the February meeting.

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

7. DETAILED BUSINESS

- 7a. [08712](#) Truman Olson Army ROTC facility at 1402 South Park Street

Attachments: [African American Ethnic Academy NOI](#)
[Madison Central Montessori School NOI](#)
[Porchlight NOI](#)
[11-30-2007 Mayor Ltr to the CDA includes attachments](#)
[South Madison Neigh Plan Jan 2005](#)
[Wingra Market Study June 2005](#)
[Res 01363 Wingra Creek Market Study 3-7-2006](#)
[Goodwill NOI](#)
[Guidebook on Military Base Reuse and Homeless Assistance 7-2006](#)
[Memo to CDA re Truman Olson ARC 1-10-08](#)
[Res Scattered Site Hsg Fund Guidelines 11-6-1990](#)
[Res Hsg Diversity Policy 12-12-1990](#)
[BaseRedevelopmentManual3-1-2006](#)

Matt Mikolajewski of the Economic Development Division made a presentation on the status of the project and the future process. The CDA has been designated by

the council as the local redevelopment authority for the disposition of the Truman Olson facility. Following the publication of a Request for Notices of Interest (NOI) in the property by homeless service providers, the CDA has received four NOIs. The CDA has until September 14, 2008 to submit documents to HUD. The CDA referred this item to the Community Development Sub-Committee. Kerr requested that she be notified of all the Community Development Sub-Committee meetings dealing with this project.

7b. CDA 2008 Annual Work Plan

Levitan distributed a memo on his proposed changes to the Work Plan. A motion was made by Bruer, seconded by Kerr, to refer this item to the next CDA meeting. The motion passed by voice vote.

7c. Long-Range Planning Sub-Committee Update

Referred to the next CDA meeting.

8. BUSINESS BY THE COMMISSIONERS

9. VILLAGER UPDATE

- 9a. [08713](#) CDA Resolution No. 2785, accepting a grant from the City of Madison to fund acquisition and demolition costs for 2200 South Park Street (the "Property") and authorizing the acceptance of an Offer to Sell from Amarsons, Inc. to acquire the property.

Attachments: [CDA Res 2785 1-10-2008](#)

A motion was made by Bruer, seconded by Kerr, to approve CDA Resolution No. 2785. The motion passed by voice vote.

9b. Community Development Sub-Committee Update

The Community Development Sub-Committee met on January 8 concerning The Villager Master Plan update. Priorities are:

- \$9.4 million included in the 2008 Capital Budget for gas stations acquisitions, Atrium and site improvements.
- Transfer of property to the CDA.
- Transfer 2008 budget funding to CDA to manage.
- Sale and transfer of parcel for Urban League, Library and Planned Parenthood.

10. ALLIED DRIVE

10a. Allied Development Update

Olinger made a presentation on the Phase 1 and Phase 2 Allied neighborhood revitalization plans.

- Phase 1 includes 48 rental units, community space and on-site management office
- Conceptual massing sketches
- Phase 1 includes 13 three-bedrooms and 13 two-bedrooms plus a den
- 36 project-based vouchers
- Relocation Plan with estimated total relocation costs at \$162,000
- Phase 2 includes a total of 61 units
- Established affordability goals
- RFPs to be issued in the summer of 2008

Landgraf reviewed the proforma for Phase 1 and will follow up on the questions raised about undocumented immigrants, lease-up and vacancy reserves, debt service ratio and property management fees.

- 10b. [08414](#) CDA Amended Resolution No. 2784 Authorizing the Chair and Executive Director to execute a Cooperation and Development Agreement with the City of Madison for the Redevelopment of the Allied Drive Neighborhood.

Attachments: [Leg File 08380](#)
[CDA Amended Res 2784 1-30-08](#)

Referred to the next CDA meeting

- 10c. [08841](#) Statement and Framework for Phase Two, Allied Redevelopment

Attachments: [Memo Allied Statement Framework Phase 2 1-14-08](#)

Levitan distributed a memo regarding the Statement and Framework.

A motion was made by Bruer, seconded by Fike, to Approve with the following Amendments:

1. Add a No. 11 to read: The CDA may transfer one or more vacant lots in Phase Two back to the City for utilization by the CDBG Commission in developing affordable owner-occupied housing consistent with the CDA's overall plan for Phase Two.
2. Add a No. 12 to read: Other than rent-to-own, there will not be any rentals in Phase Two.

The motion passed by voice vote.

- 10d. [08748](#) Relocation Plan for the Allied City-Owned Properties

Attachments: [Allied relocation plan 1-8-08](#)

A motion was made by Bruer, seconded by Kerr, to approve the Relocation Plan for the Allied City-Owned Properties. The motion passed by voice vote.

11. **ADJOURNMENT**

A motion was made by Bruer, seconded by O'Driscoll, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:50 p.m.