



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, August 13, 2009

4:30 PM

Room 260, Madison Municipal Bldg.  
215 Martin Luther King, Jr. Blvd.

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### CALL TO ORDER / ROLL CALL

**Present:** 4 -  
Tim Bruer; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

**Excused:** 3 -  
Julia S. Kerr; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

### SCHEDULED MEETINGS:

Allied Development Subcommittee, Fri., Aug. 21, Noon, 313 MMB  
Community Development Subcommittee: Tues., Aug. 25, Noon, 313 MMB  
CDA Special Meeting: Thurs., Aug. 27, 4:30 p.m., 313 MMB  
Housing Operations Subcommittee: Wed., Sept. 9, 4:30 p.m., 120 MMB

CDA Regular Meeting: Thurs., Sept. 10, 4:30 p.m., West Broadway-Lake Point  
Neighborhood (location to be announced)

CDA BOARD MEMBERS: If you are unable to attend any of these meetings, please  
contact Percy Brown at 266-6558 or [pbrown@cityofmadison.com](mailto:pbrown@cityofmadison.com)

### 1 APPROVAL OF MINUTES

1a July 9, 2009: <http://legistar.cityofmadison.com/calendar/#current>

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

1b July 23, 2009: <http://legistar.cityofmadison.com/calendar/#current>

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

### 2 PUBLIC COMMENT - None

**3 COMMUNICATIONS**

Fike announced the Triangle Ethnic Fest, scheduled for Saturday, August 15 from 11 a.m. to 6 p.m.

**4 [12318](#) LAKE POINT CONDOMINIUMS UPDATE**

Brown reviewed the narrative portion of the Lake Point report from the Receiver. The financial component of the report is forthcoming and will be distributed to Board members when available. Two units (conversion unit and duplex) closed in July, bringing the total number of sold units to 25 or the 50% mark. Because no town homes were sold in July and August as projected, the revenue side is lagging behind the estimates. Staff is awaiting a response from Fannie Mae on designating the site as an approved condominium project.

**5 ROUTINE BUSINESS**

**5a [15637](#) Housing Operations Monthly Report**

Olvera presented the monthly report. Tom Conrad appeared to answer questions.

- CDA will receive 50 family unification vouchers.
- Formal word from HUD that CDA will be receiving 35 vouchers for homeless veterans.
- CDA has applied to HUD for \$600,000 to meet its Section 8 shortfall, estimated at \$578,000. If awarded the Council will place on file the proposed ordinance amendment regarding the Trust Fund money.

**A motion was made by Bruer, seconded by Fike, to Accept. The motion passed by voice vote.**

**5b [15449](#) Creating Section 4.22(4)(m) of the Madison General Ordinances to assist participants in the CDA's Housing Choice Voucher (Section 8) program whose percentage of rent burden has increased substantially as a result of HUD's decrease in 2009 funding to the CDA.**

**A motion was made by Levitan, seconded by Bruer, to Return to Lead with the Recommendation for Approval to the HOUSING COMMITTEE. The motion passed by voice vote/other.**

**5c [15432](#) Amending Section 3.17(18) of the Madison General Ordinances to increase the membership of the CDA Housing Operations Subcommittee.**

In line five under CDA Housing Operations Subcommittee section, add the wording "current or former" in front of residents.

**A motion was made by Levitan, seconded by Bruer, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER.**

In line five under CDA Housing Operations Subcommittee section, add the wording "current or former" in front of residents.

The motion passed by voice vote.

- 5d [15638](#) CDA Resolution No. 2885 - Authorizing the signing of a contract for Romnes Management Office Remodel. This line item has been budgeted for and funds are available.

A motion was made by Levitan, seconded by Bruer, to Approve. The motion passed by voice vote.

- 5e [15639](#) CDA Resolution No. 2886 - Authorizing the signing of a contract for Smoke Detector Replacement and Additions in structures of five stories and more. This line item has been budgeted for and funds are available.

A motion was made by Levitan, seconded by Bruer, to Approve. The motion passed by voice vote.

- 5f [15640](#) CDA Resolution No. 2887 - Authorizing the signing of a contract for: WHEDA Parkside Family Units Parking Lot - Sidewalk - Landscaping & Lighting, Repair and Improvements

A motion was made by Fike, seconded by Bruer, to Approve. The motion passed by voice vote.

- 5g [15642](#) CDA Resolution No. 2888 - Authorizing the signing of a contract for Smoke Detector Replacement and Additions in structures of four stories and less. This line item has been budgeted for and funds are available.

A motion was made by Levitan, seconded by Fike, to Approve. The motion passed by voice vote.

- 5h [15643](#) CDA Resolution No. 2889 - Authorizing the submission of a request to the U.S. Department of Housing and Urban Development (HUD) to deprogram unit number 204 at 540 W. Olin Avenue to accommodate space at the West Site property management and maintenance office

A motion was made by Fike, seconded by Bruer, to Approve. The motion passed by voice vote.

- 5i [15604](#) Economic Development Status Report - July 2009

A motion was made by Bruer, seconded by Fike, to Accept. The motion passed by voice vote.

6      [15322](#)      **TRUAX PARK UPDATE**

No report.

6a      [15594](#)      CDA Resolution No. 2884, authorizing the preparation and issuance of a Request for Proposals for Construction Manager/Contractor Services for the Truax Park Redevelopment Phase 1 Project.

Referred to the September 10 meeting.

7      **DETAILED BUSINESS - None**

8      **BUSINESS BY THE COMMISSIONERS**

8a      Housing Merger Planning Committee Status Report - July 2009

Bruer and Olvera gave the report:

- Looking at mapping of subsidized housing.
- Discussion on how the two housing authorities can work together.
- Discussion at next meeting of a single application form.
- Looking at a joint CDA/DCHA comprehensive inventory of special needs housing, job centers, health centers, etc.

8b      Community Development Subcommittee Status Report - July 2009

See Agenda Item #12

8c      Allied Development Subcommittee Report - July 2009

Shimanski reported that the meeting with Matt Miller at Stark to talk about the product in Phase II went well.

8d      Levitan provided a brief update on the web site development.

- Have build-out in some of the links.
- Need to make decision about domain name.
- Will make presentation at the September 10 meeting.

9        [12625](#)        **ALLIED DRIVE UPDATE**

Shimanski reported that the dedication ceremony on August 6 had went very well. Levitan noted that the media coverage was great.

- a) Land Use/Entitlements
- b) Financing
- c) Design/Sustainability
- d) Relocation
- e) Public Works
- f) Neighborhood Process
- g) Construction
- h) Employment Opportunities for Residents
- i) Phase II Discussion
- j) Budget

9k       [15026](#)        **Allied Property Management Report**

The CDA reviewed the property management report:

- All 49 apartments have been leased and/or applied for.
- 53% of households from the Allied Drive neighborhood; 47% from the rest of Madison.
- 8 households will be transferring from Birch Hill Square to Revival Ridge.
- 7 units currently occupied.

10       [08712](#)        **Truman Olson Army Reserve Facility at 1402 South Park Street**

Marx provided the Truman Olson update:

- Goodwill is pursuing a site through possible use of CDBG funds.
- Porchlight site has numerous variables that are being looked at by the DOT.
- Looking at portion of the site for road expansion.
- Things are starting to come together.

11       **THE VILLAGER UPDATE**

Marx provided The Villager update:

- Executed Option with Access, pending receipt of Federal economic stimulus monies.
- Steel is going up.
- Grinding parking lot.
- Asbestos removal.
- MATC to move into its new space next week.
- Construction is progressing very well on Urban League building.

**12 BURR OAKS SENIOR HOUSING DISCUSSION**

Marx provided an update on the project:

- Business Plan resolution has been introduced to Council.
- Third public meeting has been scheduled for August 25.
- Relocation order will be taken up at next CDA meeting.
- Brown noted that area residents were excited about the revitalization work going on in the neighborhood.

Bruer thanked staff for its hard work and support.

**13 ADJOURNMENT**

**A motion was made by Bruer, seconded by Fike, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:40 p.m.**