



City of Madison

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

Thursday, April 3, 2014

12:00 PM

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

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

SCHEDULED MEETINGS:

Housing Operations Subcommittee: Mon., April 7, 4:30pm, 120 MMB
Allied Development Subcommittee: Tues., April 8, Noon, 313 MMB
CDA Regular Meeting: Thurs., April 10, 4:30pm, 260 MMB
CDA Special Meeting: Thurs., April 24, 4:30pm, 313 MMB
Community Development Subcommittee: Thurs., May 1, Noon, 313 MMB

CALL TO ORDER / ROLL CALL

Staff Present: Natalie Erdman & Matt Wachter

Present: 3 -

Daniel G. Guerra, Jr.; Lauren K. Lofton and Kelly A. Thompson-Frater

Excused: 2 -

Sariah J. Daine and Dean Brasser

1 APPROVAL OF MINUTES: February 6, 2014

A motion was made by Lofton, seconded by Thompson-Frater, to Approve the Minutes of the meeting of February 6, 2014. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [32703](#) CDA EXECUTIVE DIRECTOR'S REPORT

Please see attached report from Natalie Erdman.

5 [20808](#) THE VILLAGE ON PARK

5A [33311](#) CDA Resolution No. 4071, authorizing a Lease by and between the CDA and Dane County Parent Council, Inc. (Head Start) at the Village on Park. Erdman said there was previously a master lease between the City and the

CDA. They sublet to tenants at Harambee. There is currently no master lease. There is a direct lease from the CDA to Head Start. A joint effort will be established with the Community Development Division, Planning Division, and the Office of Real Estate Services to help find another space. Erdman will check back in September. Head Start leases 12,358 square feet of space.

Guerra said he spoke to Ald. Strasser about it. A joint space is being considered for Head Start and CDI. Erdman said other City agencies are looking at other locations for the Boys and Girls Club also. Guerra said we had this discussion last year. Thompson-Frater suggested taking a proactive stance in June 2015.

A motion was made by Guerra, seconded by Lofton, to recommend approval of CDA Resolution No. 4071. The motion passed by voice vote.

5B [33560](#)

CDA Resolution No. 4072, authorizing the extension of the contract for property management services at The Village on Park between Siegel Gallagher Management Company and the CDA.

Erdman said these are the same terms for a one-year extension as last year. She was supposed to get proposals for other agencies and has not yet done that. She is satisfied with Siegel Gallagher Management Company. Could still get other proposals for next year. A motion was made by Thompson-Frater, seconded by Lofton, to recommend approval of CDA Resolution No. 4072. The motion passed by voice vote.

6 [33361](#)

TRUAX PARK REDEVELOPMENT

6A [33663](#)

Revised Site Plan

Wachter provided the update. Every apartment has an exterior entrance, parking underneath. To the east is a 16-unit building with one-bedroom apartments, two stories and final building on Wright Street is an eight-unit operated by Porchlight for homeless individuals. Main connection to MCCC would be a new street to get traffic off of Straubel Court, direct from Wright Street. Some neighbors are concerned with putting all the lower-income people in a concentrated area. They're also concerned about taking green space away. Master plan was approved by the Plan Commission & Common Council. This plan is less dense than the master plan.

Guerra said he has concerns about gentrification - where are they coming from? Erdman said they met with Truax Neighborhood Association; this week's meeting had 50 people there, 10 were Tom Landgraf's students, 5 were City staff. They were people who live here. That question came from JFF worker. Thompson-Frater asked if they expressed a preference where the eight-unit should go. Erdman said no one had concerns about the eight-unit for homeless. Will take down four of our existing buildings. Plan is to relocate those to other CDA housing. Staff working on that.

Guerra asked how the eight-unit is different from PSH. Erdman said the apartment is for eight individuals, no on-site management; although they do meet with tenants once a week. Services aren't provided on site. We build it and they are on a long-term management contract. Will give them vouchers, but will continue to own the building. There is a 30-year compliance with income restrictions. No sex offenders on the site. Tenant selection plan - prohibition of certain types of felonies.

Thompson-Frater said if we do not do this plan with the eight-unit on Wright Street, we should take down the existing building.

Guerra said the highest and best use of the site should be our concern.

Erdman said we haven't partnered with Porchlight before. It's an experiment.

Lofton asked where the best place on the site is for the residents of that eight unit. Erdman said close to the bus line. Will check with Porchlight to see what their recommendation is. Start construction in September. Tax credits ready. Elevations - worked with Planning Division. All have porches. The second building is a 16-unit with one bedroom units.

6B [33561](#)

CDA Resolution No. 4073, authorizing the execution of a contract by and between Truax Park Development, Phase 2, LLC and Knothe & Bruce Architects LLC for architectural services.

Items 6B and 6C were taken up together. A motion was made by Lofton, seconded by Thompson-Frater, to recommend approval of CDA Resolution Nos. 4073 and 4074. The motion passed by voice vote.

6C [33562](#)

CDA Resolution No. 4074, authorizing the negotiation of a contract by and between the Truax Park Development, Phase 2, LLC and Dimension Development LLC for development services.

See Item 6B above.

6D [33655](#)

Truax Deal Summary for Information Purposes

Please see attached summary.

Thompson-Frater asked Erdman to keep the first round of numbers as a baseline on the summary. Getting more equity than we thought. Still have a fair amount of leeway.

Erdman said the original estimate was for a 40-unit building and an eight-unit. \$275,000 to split the buildings apart.

6E [33577](#)

Truax Redevelopment Phase 1, LLC Audit

Please see attached letter from auditor. Money is safer in City's account. Investor has consented to this.

Had booked cost overruns incorrectly. Should have been booked as an operating deficit guaranty.

7 [33563](#)

Burr Oaks Senior Housing, LLC Audit

Please see attached letter from auditor. Segregating duties - has been done.

8 [33564](#)

CDA 95-1 Audit

Please see attached audit and letter from auditor.

9 **ADJOURNMENT**

A motion was made by Thompson-Frater, seconded by Lofton, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:19 p.m.