



City of Madison

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

Thursday, March 12, 2015

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

[35867](#)

SCHEDULED MEETINGS

CD Subcommittee Meeting: Thurs., March 26, Noon, 313 MMB
CDA Special Meeting (if needed): Thurs., March 26 4:30pm, LL-130 MMB
Finance Subcommittee: Tues., March 31, 2pm, 313 MMB
Housing Operations: Wed., April 1, 4:30pm, 120 MMB
CDA Regular Meeting: Thurs., April 2, 4:30pm, 260 MMB

CALL TO ORDER / ROLL CALL

Staff Present: Augie Olvera, Matt Wachter, & Nancy Prusaitis

Chairperson Lauren Lofton called the meeting to order at 4:33 p.m.

Present: 5 - Daniel G. Guerra, Jr.; Lauren K. Lofton; Sariah J. Daine; Dean Brasser and Kelly A. Thompson-Frater

Excused: 2 - Lucas Dailey and Larry Palm

1 APPROVAL OF MINUTES: February 12, 2015

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

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [32700](#) COMMUNICATIONS

PRESENTATION OF CONSENT AGENDA

At this time, a consent agenda will be moved with the recommendation to approve the following items: 5, 5A, 6, 7, 8A, 9, 9B and 12

A motion was made by Thompson-Frater, seconded by Brasser, to Adopt the Consent Agenda. The motion passed by voice vote.

A motion was made by Daine, seconded by Thompson-Frater, to move 5C ahead on the agenda. The motion passed by voice vote.

5 [34760](#)

HOUSING OPERATIONS MONTHLY REPORT

5A [29695](#)

Housing Operations Subcommittee Report

5B [35138](#)

CDA Resolution No. 4121, authorizing the signing of a contract for project: Bjarnes Romnes Apartments - Emergency Generator Replacement - 2015.

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve.

Lofton said she read the materials, but would like to know why we didn't get anyone else interested. Olvera said everybody in construction is really busy. This is the third time we've gone out for bids. Work will be done over the summer.

The motion passed by voice vote.

5C [35140](#)

CDA Resolution No. 4122, authorizing a contract with the Journey Mental Health Center of Dane County for Service Coordination in the Triangle.

Brad Schlough from Journey Mental Health appeared before the Board. He said the program was started in 2008. The position has grown each year. They have a rotation of student interns and an agreement with the UW Social Work School. This is a good learning experience for the students and a valuable asset for the Triangle. The services provided by the Service Coordinators at the Triangle has grown. The Service Coordinator provided services to 231 residents in six months, 63% of the population living at Triangle. Helped people who were close to being evicted. The challenge is that the needs of the residents are increasing. Issues that people are facing are more complicated, aging, medical issues, etc. Needs are more easily addressed during business hours. What can we do after hours and on weekends?

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve.

Daine asked about weekend and/or evening hours. Journey Mental Health – They have had preliminary discussions on more volunteers. Some duplication is necessary. Guerra asked what are the top duplications. Schlough said Food Share, staying on top of benefits, helping with daily stressors that come up, inter-communication, etc.

Guerra asked what else can be done. Schlough: The whole community needs to take a look at mental health services. Funding is flat.

Olvera said he was asked by the Mayor what we could do to address police calls at the Triangle.

Police Officer Kimberly Allan appeared before the Board. Officer Alan said there is drama between groups in the building. It's not violent. Mental health calls are only recently being tracked. Would guess that it has to do a lot with mental health issues. Fair amount of outside people involved. Service Coordinators and Managers are a big help supporting these people. Service Coordinators are overwhelmed at times. More service coordinators would be helpful. Long-term case management on site. Sorting out food situation because benefits have been cut over time. Lost meal program a couple of years ago.

Schlough: Also lost Meriter's on-site health clinic.

Olvera said the Food Pantry is still there, but we lost the meal program.

Schlough: The meal program also provided socialization.

Guerra asked the price of the meal program. Olvera said about \$30,000/year.

Lofton suggested a report at a later time to address these issues.

The motion passed by voice vote/other.

5D [35139](#)

CDA Resolution No. 4125, disallowance of claim made by Guadalupe Tinajero, Insurance Claim #85817.

A motion was made by Thompson-Frater, seconded by Brasser, to Approve.

Olvera said a woman slipped and fell at Truax and hurt her tailbone. She turned in a claim. We usually get one claim a year. Our insurance company denied it. The insurance company doesn't feel it is our fault. Our walks are cleared on a regular basis.

Brasser said sometimes a governmental entity becomes a target for claims so it's our policy not to pay every claim. It could start a precedent.

Daine said she was previously a resident at Romnes and they do a very good job of clearing the snow.

The motion passed by voice vote.

6 [35133](#)

CDA EXECUTIVE DIRECTOR'S REPORT

- 7 [35134](#) Community Development Subcommittee Report
- 7A [37116](#) Discussion of Madison Capital Revolving Loan Fund, Facade Grants and Down Payment Assistance Program
- Wachter gave an update on the rehab programs that are overseen by this committee. The way that these programs work - the Board has oversight, but CDA staff does not administer them. Move oversight to Boards that oversee the staff that performs the work. Staff is already moved over. Ordinance change will be necessary. CD Subcommittee talked about it. Most of these don't come to the Board level, but are handled by staff. Façade grants are usually handled by UDC. Just want the Board to be aware.
- Guerra said we should keep all of our tools in our toolbox. Makes it easier to get something done. Should look for private sector partners. Down payment assistance should not be under our Board. Hesitation about it.
- Lofton said the ED tools should be in the ED group. We would just be one more place they have to come.
- Wachter said some of the programs have always been overseen by EDD staff and that doesn't exist anymore. Staff have moved to CDD. Programs are all together now.
- 8 [35137](#) Finance Subcommittee Report
- Brasser said the Finance Subcommittee met last week (minutes attached). Started to go through financials of Villager. Starting process of going through various entities that the CDA is responsible for. Plan is to go through all of them in the next few months. Would come back to the Board. We will then have a better foundation for asking Council for assistance. No action was taken.
- 9 [20808](#) THE VILLAGE ON PARK
- 9B [37454](#) CDA Resolution No. 4123, authorizing for CDA to enter into a lease with Dane County Parent Council, Inc. (Head Start) for space at The Village on Park.
- 10 [33361](#) TRUAX PARK REDEVELOPMENT UPDATE
- Wachter provided the Truax update. The slab has been poured for the foundation of the eight-unit building. The foundation is in for the 24-unit building, pre-cast concrete, and framing has started. The roof of the 16-unit building should be done this week. All buildings are on schedule. They had a site visit last week. They will start plans on the shop building soon. Everything is going smoothly.

11 [35665](#) ALLIED DRIVE UPDATE

11A [37205](#) Allied Drive Discussion of Park Creation

Wachter provided the update. The Neigh Association is involved. There is a desire to have a basketball court in the Allied area. An idea was pitched to use one of our outlots to put a basketball court in (see attached map with preliminary ideas). Originally slated to be condos. No program plan for middle spaces at this point. Starting to have these discussions. Parks would pay us for the land. We have debt so would not come out ahead. Two lots would pay for bulk of \$390,000 that we owe. Two lots together are roughly an acre. Would cover most of that.

Big issue is it just this large part that you could fit a basketball court on or put both lots together and have a basketball court and soccer field?
Demographics of area is changing. The developer believes that a park would be a good amenity.

Thompson-Frater said the CD Subcommittee discussed concerns about when we took down existing buildings that we were decreasing density in the area. Check that out with residents. Asked Rebecca Cnare from Planning to take a look at that. Like park area, but it decreases density.

Wachter said the plan would be to keep the Allied Drive frontage. Could fit six to eight units in there fairly easily. Three people in the works who are waiting for financing for single-family homes. Not good turnout at our last few open houses because of weather. Would like feedback on one or two lots for park.

Daine said she likes the idea of both of them. Basketball and soccer field can make it a more pleasant place to live.

Guerra has concerns that putting a park in a trending neighborhood could go both ways. Could be center for trouble or a good place for kids to hang out. Honor commitments that previous Boards have made.

Lofton would like to know about the previous commitments.

Thompson-Frater said that was 10 years ago and things do change.

Olvera said one discussion was about displacing people that were there at the time.

Wachter said the interest is coming from Neighborhood Resource Team. Parks Department staff sits on the team.

Lofton said it would be helpful to see a report.

CLOSED SESSION NOTICE

A motion was made by Brasser, seconded by Guerra, Jr., to Convene into Closed Session. The motion passed by voice vote.

- 12 [37585](#) 7933 Tree Lane Option to Purchase

A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Reconvene. The motion passed by voice vote.

- 13 [36526](#) BUSINESS BY THE COMMISSIONERS

None

- 14 **ADJOURNMENT**

A motion was made by Daine, seconded by Brasser, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:59 p.m.