



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, November 19, 2015

4:30 PM

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

[35867](#)

SCHEDULED MEETINGS:

Finance Subcommittee: Tues., Dec. 1, 2pm, LL-130 MMB
Community Development Subcommittee: Thurs., Dec. 3, Noon, 313 MMB
Housing Operations Subcommittee: Wed., Dec. 9, 4:30pm, 120 MMB
CDA Regular Meeting: Thurs., Dec. 10, 4:30pm, 260 MMB

CALL TO ORDER / ROLL CALL

Chairman Brasser called the meeting to order at 4:39 p.m.

Staff Present: Natalie Erdman, Matt Wachter, Agustin Olvera and Kris Koval

Present: 4 - Daniel G. Guerra, Jr.; Sariah J. Daine; Dean Brasser and Kelly A. Thompson-Frater

Excused: 3 - Sara Eskrich; Sheri Carter and Lauren K. Lofton

1 APPROVAL OF MINUTES: October 8, 2015

A motion was made by Guerra, Jr., 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 each item EXCEPT: Items 6A, 6B, 6C, 6D, 9A, 9B and 10

A motion was made by Guerra, Jr., seconded by Daine, to Adopt the Consent Agenda. The motion passed by voice vote.

5 [34760](#)

HOUSING OPERATIONS MONTHLY REPORT

- 5A [29695](#) Housing Operations Subcommittee Report
- 6 [20808](#) THE VILLAGE ON PARK
- 6A [40654](#) CDA Resolution No. 4155, authorizing the execution of a lease with the City of Madison for Suite 111 at The Village on Park.
- Kris Koval provided the explanation. This is the space for the EAP group. An earlier resolution was for space 109. They decided they needed more space so this is for space 111. The City is paying for tenant improvements. Reducing the market rent down because they are paying for improvements (\$20,000+). No leasing commission. Would be a good tenant. More private space for their use.
- A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve. The motion passed by voice vote.**
- 6B [40668](#) CDA Resolution No. 4156, authorizing the execution of a lease with Steven Vo, individually to run a nail salon at 2308 South Park Street at The Village on Park.
- Kris Koval said this is the previous VIP Nails space. The proposed tenant has been in the nail salon business for a number of years. He will put money into the space. The space is very long and not very useful to a number of tenants. This is the only person seriously interested in the space. Need to demo space because the last tenant was pretty hard on the space. Spacing out broker's commission. Asking for 64-month lease. Good addition.
- A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve. The motion passed by voice vote.**
- 6C [40832](#) CDA Resolution No. 4159, authorizing the execution of the second amendment to the lease with Madison-Area Urban Ministry, Inc., providing for a one-year extension of the lease term for premises located within The Village on Park.
- Kris Koval said the Madison-Area Urban Ministry wants a bigger space but that space has asbestos issues. This is extending their lease for the existing space for one year, 3% increase in rent.
- A motion was made by Guerra, Jr., seconded by Daine, to Approve. The motion passed by voice vote.**
- 6D [40833](#) CDA Resolution No. 4160, authorizing the payment of \$4350 for two electric meters at The Village on Park for two suites: The VIP Nail Space and the UW Board of Regents.
- Kris Koval said the two meters for the VIP Nail Space and the Board of Regents. The sub meters are not working. Those two suites are connected to overall meter that ties into parking lot. Need to separately meter these spaces. Siegel-Gallagher failed to understand the meters. This is the best solution. Got three bids - went with Forward Electric.

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

7 [25012](#)

MOSAIC RIDGE UPDATE

8 [35665](#)

ALLIED DRIVE UPDATE

9 [33361](#)

TRUAX PARK REDEVELOPMENT UPDATE

9A [40631](#)

CDA Resolution No. 4154, approving and granting a new underground utility easement to Madison Gas and Electric Company across Community Development Authority-owned property at 3507 Anderson Street.

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

9B [40675](#)

CDA Resolution No. 4157, authorizing Change Order 006 to the contract by and between Truax Park Development, Phase 2, LLC and McGann Construction, Inc. in an amount of \$16,253.00

**A motion was made by Daine, seconded by Guerra, Jr., to Approve. The
motion passed by voice vote.**

10 [35133](#)

CDA EXECUTIVE DIRECTOR'S REPORT

Natalie provided the CDA Executive Director's report:

- Madison College - Proposal to expand their space at The Village on Park. College is looking at a significant campus on the south side. Deciding what to do with their downtown campus, closing their west side campus. Could provide up to 50,000 sq ft at The Village on Park. Would not sign longer than a 10-year lease because they would have to do a referendum. Gathering info about other sites. Will issue an RFP next May.
- JDS - Exact Sciences staying in Research Park. Council acted last night to reopen the other three proposals that were received. Probably build parking structure as a public parking structure. Redevelopment district is probably not going to be needed. City-owned public utility ramp.
- MMB is independent - renovation plan was approved in November. MMB employees will be relocated temporarily next November 2016.
- Mosaic ridge - Matt has successfully gotten the construction of spec home started - permits issued.
- Housing Operations applied for 25 project-based VASH vouchers for Rethke project and we have received those.
- Tree Lane moving forward. Third neighborhood meeting was held. Still working to resolve easement issues. Went to UDC last night and received preliminary approval.
- RFP - Section 42 tax credits (Stonehouse - 1000 block of E Wash, JT Klein - S Park St).

11 [36526](#) BUSINESS BY THE COMMISSIONERS

12 **ADJOURNMENT**

A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Adjourn the meeting at 5:27 p.m. The motion passed by voice vote.