



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, March 5, 2015

12:00 PM

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

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

SCHEDULED MEETINGS:

Housing Operations: Wed., March 11, 4:30pm, 120 MMB
CDA Regular Meeting: Thurs., March 12, 4:30pm, 260 MMB
CDA Special Meeting (if needed): Tues., March 26, 4:30pm, LL-130 MMB
Finance Subcommittee: Tues., March 31, Noon, 313 MMB
Community Development Subcommittee: Thurs., April 2, 2pm, 313 MMB

CALL TO ORDER / ROLL CALL

Present: Kelly Thompson-Frater and Lauren Lofton

Staff: Natalie Erdman, Matthew Wachter and Nancy Prusaitis

The meeting was called to order at 12:04 p.m.

1. APPROVAL OF MINUTES: August 7, 2014

A motion was made by Lofton, seconded by Thompson-Frater, to approve the minutes of the meeting of August 7, 2014. The motion passed by voice vote.

2. PUBLIC COMMENT

None

3. DISCLOSURES AND RECUSALS

None

4. [20808](#) THE VILLAGE ON PARK

4.A. [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.

Erdman stated this is a one-year extension (with a one-year renewal option) with Dane County Parent Council, Inc. Revenue is important to us at this time. Finance committee asked us to run a 10-year proforma.

A motion was made by Lofton, seconded by Thompson-Frater, to

recommend approval of CDA Resolution No. 4123. The motion passed by voice vote.

5. [35665](#)

ALLIED DRIVE UPDATE

5.A. [37205](#)

Allied Drive Discussion of Park Creation

Erdman stated there is a Neighborhood Resource Team (NRT) for the Allied Drive neighborhood. The City of Madison passed a resolution asking City staff to look at three things: 1) Access to food, 2) potential community space, and 3) the redevelopment of the area (commercial district). Start with food. Money was put in the budget for a potential community space (\$300,000). The NRT did broad outreach to the neighborhood. Desire to have a full court basketball court. Alder would like to see us go forward. The NRT and City staff looked for a space. Looked at land owned by CDA. Park staff have budget for a basketball court to be built in the Allied Drive neighborhood this year. All they need is one parcel and they would berm around it. Demographics are changing, more Hispanic families. Neighborhood Officer and landlord also suggested a soccer field. The NRT asked us to come here and talk about desire to potentially sell our land to Parks for the development of a park vs. just a basketball court. A couple different options (attached). Looking at two parcels in the back, taking out the alley.

Thompson-Frater stated she is concerned about less dense housing. Is that an issue? Erdman said we could consider not selling both parcels and just have the basketball court. Not easy to get to the park because of drainage ditch. Thompson-Frater said she would hate to see us duplicating if we can do something with Fitchburg's park next door. Continue to provide housing on our property.

Lofton said she thinks Fitchburg doesn't want people coming in to their park.

Erdman said the Alder's real desire is to determine how much land we would be willing to sell to Parks. Grant RFP coming out from City (\$100,000) that was meant to do some community organizing. Alder would like to get some of that grant money to plan the park.

Thompson-Frater said we don't have land anywhere else in the area for housing.

Erdman said the direction is ownership, not a rental.

Thompson-Frater said a park would probably help ownership.

Wachter said the builders thought that a park would help a lot.

Thompson-Frater said she is comfortable with a park if the Planning Division staff are okay with less housing in the area. Asked about community gardening. Erdman said they have asked about it numerous times and there is no interest. Debt to the City of \$395,000. Payments that we get from the

City goes back to the City. No other way to pay that debt. More than an acre, probably a couple of acres.

Thompson-Frater said there is some slope to that land. Parks is comfortable with that? Erdman said yes.

5.B. Update on Mosaic Ridge Sales

Wachter said they have three prospective buyers who all have similar issues of getting construction financing. A construction loan is not a great idea. Don't want to transfer the land. Provide a turnkey product where we'll never lose control. Prenegotiate the price. CDBG is working on it in their office. Worked. Of the three prospects, one is a very strong candidate. The other two have some work to do before they're ready.

Open houses have been sparsely attended. All listed on MLS. Realtor has presented it at Homebuyers Roundtable. In the homes, we have display boards with three selections of cabinets, counter tops, etc. Heavily steering them toward direction of affordability.

6. [37116](#)

Discussion of Madison Capital Revolving Loan Fund, Façade Grants and Down Payment Assistance Program

Wachter said the work is managed by non-CDA staff. Madison Capitol Revolving Fund - EDD, Façade Grants & Down Payment Assistance is Craig & Terry who are now in the CDBG Division. Erdman said the Ordinance amendment is to put the work in the right place.

Wachter said Façade Grants should be in EDD instead of CDA. Down Payment Assistance Programs come from the City. Erdman said we should talk to the whole Board about it and the Alders.

7. [33361](#)

TRUAX PARK REDEVELOPMENT UPDATE

Wachter said they visited the site yesterday. The 16-unit building has a roof on it. It should be insulated by the end of the month. The 24-unit foundation is done; rough framing should start soon. The foundation was poured for the 8-unit. We are on track. Matt showed samples of finishes to the Board members. Under the stairs would be completely closed off. Property management did not want bi-fold doors.

HUD was on site yesterday and did a walk through. Were very pleased with our level of MBE participation. Close to our goals. Couple of hires still need to make.

Thompson-Frater asked about the big overall picture of timing on the Triangle. Will that happen after Truax or years from now? Erdman said we won't pick that up until she's back in her job. Will see work from Greening Capitals of America work in the next couple of months. Spend more time with Bayview folks. Andy Heidt is interested in getting going on this.

8. [37455](#) CDA Resolution No. 4124, approving a three-year extension of the management contract with Meridian Group, Inc. at The Reservoir.
A motion was made by Lofton, seconded by Thompson-Frater, to refer CDA Resolution No. 4124. The motion passed by voice vote.

9. **ADJOURNMENT**

A motion was by Lofton, seconded by Thompson-Frater, to adjourn. The motion passed by voice vote. The meeting adjourned at 12:41 p.m.