



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, March 26, 2015

2:00 PM

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

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~ Community Development Subcommittee ~

### SCHEDULED MEETINGS

CDA Special Meeting (if needed): Thurs., April 23, 4:30pm, 313 MMB  
Finance Subcommittee: Tues., May 5, 2pm, LL-130 MMB  
CD Subcommittee: Thurs., May 7, Noon, 313 MMB  
Housing Operations Subcommittee: Wed., May 13, 4:30pm, 120 MMB  
CDA Regular Meeting: Thurs., May 14, 4:30pm, 260 MMB

### CALL TO ORDER / ROLL CALL

Present: Kelly Thompson-Frater and Dan Guerra

Staff Present: Matt Wachter and Nancy Prusaitis

Chair Thompson-Frater called the meeting to order at 2:00 p.m.

### APPROVAL OF MINUTES: March 5, 2015

A motion was made by Guerra, seconded by Thompson-Frater, to approve the minutes of the meeting of March 5, 2015. The motion passed by voice vote.

### PUBLIC COMMENT

None

### DISCLOSURES AND RECUSALS

None

1. [37767](#) CDA Resoluton 4126, authorizing the CDA to enter into a lease with Wisconsin Women's Business Initatve Corporaton for space at The Village on Park  
  
Wachter said he has not received the language for this resolution yet. It will be ready for next week's full Board meeting. It's basically the same as last time, but there might be a 3% rent increase.

2. [35665](#)

ALLIED DRIVE UPDATE

Wachter gave the Allied Drive update. He said that three weeks ago, we discussed two parcels being used as a City park. Will meet with Parks next week to discuss the details. Will go into price. Have been approached by neighborhood groups who are working with a local food cart group (previously Meet & Eat, but they have since changed their name). Plan on hosting a food cart event in the neighborhood every Wednesday night during the summer months (4-5 food carts every week). Group will provide discounted vouchers to be distributed to groups in the neighborhood. Have done this in other neighborhoods (Meadowood). 100 vouchers will be distributed (\$2). Prices of food are \$3-\$6. Porta potties and picnic tables placed on site for the summer. Will approach Parks Department to see if they can lease them that way. Maybe a space use agreement.

Thompson-Frater said she is worried about porta potties and picnic tables when event is not going on. Just have them there for the event. Wachter said he could check and see if they can be locked for the rest of the time.

Guerra suggested referring to this the Neighborhood Associations for their advice. Trying to encourage sense of community. Allow them to have a say.

Wachter said this came about through the Allied Dr Stakeholder group. Wasn't a well attended meeting so did not get a sense of what the neighborhood wants (Dunns Marsh Neighborhood Association and Dunns Marsh-Allied Neighborhood Association). There is also an Allied Task Force and neighborhood resource team (NRT). Also want to host movie nights on the parcel as well.

Guerra said it's not a positive for us to just say no.

Thompson-Frater said what about putting them on the Boys & Girls club property instead. She is concerned about our vacant property.

Wachter said they need to provide us with more information (how many porta potties, etc.). Plan to start in May. Not asking us to subsidize anything. Temporary screen for movies. Did this one time last year and ran into issues about having it too early because it was too light. Will talk to Risk Officer also. Would have people on property until 11pm.

Engaged to have the replatting done for the five unbuildable lots at Mosaic Ridge. Put out for bids. Company that did original survey no longer exists. Original person still is in the business. It's taking longer.

Thompson-Frater said regarding how a park on Allied Drive might affect density, she met with Planning staff - Rebecca Cnare. Cnare says concern has gone away. Density isn't an issue. Working with Parks and the neighborhood people and they are very excited about it.

3. [33361](#)

#### TRUAX PARK REDEVELOPMENT UPDATE

(Change order attached)

Wachter said the change order is for electric utility relocation costs, door viewers (security measure), 230 lineal feet of sanitary sewer line (unexpected), removal of core hardware to quickly rekey the doors. Tenants will have a key fob to get into the building. More secure than any of our other buildings. They will only have a key to their unit. Easier to manage control of building. Additional cost for light fixtures (making sure living room has ceiling light fixture). Tenants have complained in the past about this. Cameras - base package of cameras covering entrances and exits. Having pre-wire a lot of extra spaces if we want to put in more cameras.

Should expect another change order to swap out materials for better durability. A number of possible options - blinds, etc.

Bath fans - energy efficiency and safety, adding extra lighting

A motion was made by Guerra, seconded by Thompson-Frater to recommend approval. Motion passed by voice vote.

Wachter said there will be a site visit next week - HUD will be there. Very much on schedule. US Bank bought tax credits. Very few lost days.

#### ADJOURNMENT

A motion was made by Guerra, seconded by Thompson-Frater, to adjourn. The meeting adjourned at 2:23 p.m.