



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, September 8, 2016

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-130 (Madison Municipal Building)

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[35867](#)

### SCHEDULED MEETINGS:

Thurs., Oct. 13, 4:30 p.m., 260 MMB

### CALL TO ORDER / ROLL CALL

**Present:** 4 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr. and Claude A. Gilmore

**Excused:** 3 - Lauren K. Lofton; Sariah J. Daine and Dean Brasser

### 1 APPROVAL OF MINUTES: August 11, 2016

A motion was made by Carter, seconded by Eskrich, to Approve the August 11, 2016 Minutes. The motion passed by voice vote.

### 2 PUBLIC COMMENT

None

### 3 DISCLOSURES AND RECUSALS

Regarding Item #5A, Triangle Action Plan Update, Ald. Sara Eskrich disclosed that she serves on the Board of the Bayview Foundation.

### 4 [32700](#)

### COMMUNICATIONS

None

### CONSENT AGENDA: Items 8, 9 and 10

A motion was made by Gilmore, seconded by Eskrich, to Adopt the Consent Agenda. The motion passed by voice vote.

### 5 [41675](#)

### HOUSING OPERATIONS MONTHLY REPORT

No monthly report.

5A      [41684](#)

### Triangle Action Plan

Matt Wachter provided the update (see attachment).

- Each building is different and funded different ways.
- Bayview is missing. Meeting with Bayview tomorrow.
- Percentage of people who are disabled is larger than its ever been. 321 public housing units - 366 people. 295 are disabled. Mental health is the biggest part.
- Erdman - Don't have critical support services. 3 ½ qualified mental health workers for 200 individuals. 5 per 60 in private market place.
- Wachter - Very unique population with high service need.
- Future redevelopment
- Financial
  - Demo disposition that HUD has to approve
  - Program suspended - RAD (Rental Assistance Demonstration Model) housing/conversion
  - WHEDA Multi-family: Need permission from WHEDA
  - Add Monona Bay Neighborhood Association
- Next Steps
  - Goals
  - Amenities
  - Planning Dept. contemplating having neighborhood plan for the Triangle - third party facilitator. Set limits. CDBG Funded process.
  - Gilmore asked about diversity.

5B      [44341](#)

CDA Resolution No. 4197, authorizing the Community Development Authority to submit an application to HUD Special Applications Center for the demolition/disposition of 28 units of Public Housing.

Tom Conrad and Lisa Daniels appeared to answer questions. Conrad said in order to redevelop the Truax housing, some of the public housing had to be demolished. Already have approval to demolish seven. Need CDA to pass separate authorization to demolish the remaining 28 which we have already replaced.

Erdman said they are currently using the units for rapid rehousing, but want them to come down by mid 2017. Have households living in them right now. Lease agreement with Meridian who manages the buildings. We charge for mowing, insurance, snow removal. They do interior maintenance.

**A motion was made by Gilmore, seconded by Eskrich, to Approve CDA Resolution No. 4197. The motion passed by voice vote.**

6        [20808](#)        THE VILLAGE ON PARK

6A       [40301](#)        Madison College Expansion

Kris Koval provided the update. Madison College is looking to expand on this side of town. Asked to lease an additional 7000 SF at the Village on Park - the Community room next to their existing space. Two-year term with three one-year options. Need to give us a nine-month notice. Current lease expires next year. Current lease has four two-year options. They can terminate lease if they build a new facility with 1½ miles.

Erdman said we are limited in our ability to accommodate them. Kris has identified some other spaces for them. Head Start may move out of north building next year. Then would shut down that building. Kris said they currently pay \$16/SF plus utilities.

Guerra suggested making a deal with Urban League to use their community room. Ald. Carter said there is no sink there. They need something equivalent to what they've been using. Ald. Eskrich suggested working out a shared use agreement with them. Guerra mentioned the Police Community Room.

Guerra said he is in favor of pleasing Madison College. Would like to come up with suitable alternative community room.

6B       [43663](#)        CDA Resolution No. 4193, authorizing the execution of a lease with Board of Health for Madison and Dane County on behalf of Public Health-Madison and Dane County for office space at The Village on Park.

Kris Koval said Public Health would like to expand onto the second floor of the atrium in three areas (3000 SF) for a term that coincides with their existing lease. They wish to consolidate their operations from International Drive. She is recommending that we abate the asbestos (\$45,000).

**A motion was made by Eskrich, seconded by Gilmore, to Approve CDA Resolution No. 4193 with the condition that the following be added to the resolution: Add a BE IT RESOLVED that the expenses authorized above will be paid out of the Operations Budget. The motion passed by voice vote.**

6C       [44403](#)        The Village on Park Budget Update

Kris Koval provided the update (See attached).

- YTD - Ahead of budget because our utilities were recognizing some savings. Implemented energy plan. Positive cash of \$136,621. Found \$80,000 that Public Health had owed us for excess tenant improvements.

6D [44404](#)

#### The Village on Park Storm Sewer Update

Kris Koval provided the update:

- Sloping downward in back, property behind is sloping upward. Inadequate sewer lines on our property in the back size wise and number wise.
- Natalie - Roof drains hit surface of the alley. Slope from adjacent property runs onto our property. Five or six buildings were built in series.
- Kris - Covered by insurance, but if this happens again, we won't be covered. Come back next month with findings from our scopings and if we have any bids.

7 [44327](#)

#### Madison Capital Revolving Fund Loan Request to the Regent Street Co-Op for \$35,000

Joe Gromacki appeared to explain the loan request and to answer questions (see attachment). The Madison Capital Revolving Fund (MCRF) is used for smaller type projects, eliminating blight, creating housing, etc. One requirement - cannot loan more than 90% loan to value. Affirmative Action, Living Wage, etc. also apply per City Ordinances. Made over a dozen loans anywhere from \$50,000 to \$250,000. Interest rates vary over the years. Borrowing request below our minimum threshold. Regent Street Market - Proposing to borrow \$35,000 to complete their expansion project at 2136/2138 Regent Street. Purchased property next door and are renovating that. Adding solar panels which cost \$35,000. Property is appraised at \$960,000. 83% of appraised value of property. Loan to value requirement is met. Balance in MCRF fund is \$1M. Funds will not be used on Sherman Avenue, as previously proposed. \$45,000 will remain in program. Fund may be replenished by future action of the Council. The Co-op sell bonds to members. Raised \$404,000 on their own. Subordinate mortgage interest in the property. No personal guarantees. MCRF loans would be dispersed upon completion of the construction. Borrower shall comply with all City Ordinances. Have current appraisal on property.

Gilmore asked for their financial history. Gromacki said they have been in business there for 20 years.

Guerra said this is a good idea. Like these type of community investment projects.

**A motion was made by Eskrich, seconded by Gilmore, to Approve. The motion passed by voice vote/other.**

8 [25012](#)

#### MOSAIC RIDGE UPDATE

9 [33361](#)

#### TRUAX PARK REDEVELOPMENT UPDATE

10 [35665](#)

#### ALLIED DRIVE UPDATE

- 11      [35133](#)            CDA EXECUTIVE DIRECTOR'S REPORT

No report

- 12      [36526](#)            BUSINESS BY THE COMMISSIONERS

- 12A     Elect New Vice Chair

Referred to the next meeting.

- 13      ADJOURNMENT

A motion was made by Carter, seconded by Eskrich, to Adjourn the meeting at 5:45 p.m. The motion passed by voice vote.