



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, October 13, 2016

4:30 PM

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

[35867](#)

SCHEDULED MEETINGS:

CDA Regular Meeting: Thursday, November 10, 4:30pm, 260 MMB (last meeting in the MMB!)

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:38 p.m.

A motion was made by Eskrich, seconded by Daine, for Gilmore to be Chair for this meeting. The motion was approved by voice vote.

Present: 5 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine and Claude A. Gilmore

Excused: 2 - Lauren K. Lofton and Dean Brasser

1 APPROVAL OF MINUTES: September 8, 2016

A motion was made by Guerra, Jr., seconded by Eskrich, to Approve the September 8, 2016 Minutes. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [32700](#) COMMUNICATIONS

CONSENT AGENDA:

At this time, a consent agenda will be moved with the recommendation to approve each item EXCEPT: Items 5A, 6, 7A, 7B, 9 and 12A.

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

5 [41675](#) HOUSING OPERATIONS MONTHLY REPORT

5A [44629](#) CDA Resolution No. 4198, authorizing the submission of the required 2017 PHA Annual Plan and Capital Fund Plan.

Tom Conrad - Required each year update to Annual Plan. Thanked Lisa Daniels for this. It describes the activities Housing plans to undertake in 2017. Held public hearing. No members of the public appeared. Met with Resident Advisory Board (only one attending was Sariah). Two meetings at Triangle; one at west. Highlights are:

- Option to convert program - model for financing operations of public housing from its current low-income public housing to relatively new system called rent assistance demonstration program (RAD). Allow us to attract private investment to modernize or replace public housing stock.
- Policy re: no smoking (required by end of 2017 by HUD).

A motion was made by Guerra, Jr., seconded by Eskrich, to Approve CDA Resolution No. 4198. The motion passed by voice vote.

6 [44680](#) CDA Resolution No. 4199, authorizing the Mayor and City Clerk to amend the Note and loan agreement with Cathay Pacific, Inc. in order to extend the \$36,618 balloon payment due on December 1, 2016 to December 1, 2018.

Joe Gromacki provided the update. He gave an informational presentation to the Board in May. 6% quarterly. Worked with the City Attorney. This is advisory to the Council. Borrower in good standing, made timely payments. 1107 Regent Street - Hong Kong Café. Both brothers (owners) have offered guarantee. Percentage higher than paid on previous loan. We have the 1st mortgage. Cyclical cash flow.

A motion was made by Guerra, Jr., seconded by Eskrich, to Approve CDA Resolution No. 4199. The motion passed by voice vote.

7 [20808](#) THE VILLAGE ON PARK

7A [40301](#) Madison College Expansion

Kris Koval provided the update. Madison College would like to rent community rooms at Village on Park during potential expansion. North building could be used as potential conference rooms. Not an equal trade because there are no windows. Could not find alternative community space. 78% of space is leased during the day. Madison College could use it three nights for night classes. Only used on Saturdays once a month. Madison College could rent it out on Saturdays. Charge tenants \$65/hour. Equates to \$46/foot. \$5,000 extra/month that we could use. Keep their existing 12,000 sq, bumping it 3% every year. Extra 5000 SF they would expand to. Need to absorb some space from Wick. Blend in hourly rate. Monthly \$24,000.

Board thought it was a good option. Carter suggested looking at what nights the other tenants/community uses it.

7B [44404](#)

The Village on Park Storm Sewer Update

Village on Park Storm Sewer Update

- Met with Engineering team.
- Phase 1 - Additional 15" storm pipe in back
- New extra line coming in and two inlets for \$30,000
- Approval from CDA - advisory to Council
- Board is in favor of this
- Phase 2 - Ripping out asphalt. Eng will slope away from bldg. That will happen in the spring. Natalie will talk with Mayor about budget amendment for that.
- Space Place - water damage.

Eskrich asked about the future scope of work and how much it will cost. Koval said they will replace the roof/asbestos - pull out existing tenants. Move them into north building. \$300/move cube. Analyzing whether renting would be more appropriate.

Guerra asked about the 2017 budget. Gilmore suggested a special meeting to look at the budget.

Carter asked about Headstart. Koval said she is looking into a space for them. Need to be by the bus transfer point. Headstart can only do a 5-year lease.

8 [25012](#)

MOSAIC RIDGE UPDATE

9 [44742](#)

TRIANGLE REDEVELOPMENT UPDATE

Matt Wachter presented the Triangle update. Last month walked through the assessment. Next steps were to go Bayview Foundation. Eskrich disclosed that she is a member of the Bayview Foundation (City appointed). Executive Director left and there is now an Interim Director. Wachter will attend the November Bayview meeting.

Bayview - 105 units (quarter of Triangle). Formal City planning process for whole Triangle. Bayview also looking to redevelop portions of their site. Coordinate construction timing and logistics of building. Don't want to build the same thing. Coordinate with them because they're next door.

Conrad said we have to tell WHEDA about what were going to do with our contract with Karabis when it expires.

Maximize flexibility.

Get neighborhood plan started. Put together staff team, neighborhood outreach, etc.

Back to board next month.

Gilmore asked about community input. Wachter said as part of the neighborhood plan, there will be community engagement with Bayview and city housing residents. Outreach to surrounding property owners/neighbors. Gilmore suggested training some residents on how they can ask the questions that need to be answered. Eskrich said Resident Ambassadors. Gilmore also recommended providing a stipend.

Wachter said at the next meeting we will schedule a more in depth discussion on Board members' opinions.

Guerra asked if the notes could be sent out from the Strategic plan.

Eskrich said there is capacity for more density in the Triangle.

Carter also suggested mixed-income - don't have that now. Conrad said some of the residents like being in an enclosed area

10 [35665](#)

ALLIED DRIVE UPDATE

11 [35133](#)

CDA EXECUTIVE DIRECTOR'S REPORT

12 [36526](#)

BUSINESS BY THE COMMISSIONERS

12A Elect New Vice Chair

A motion was made by Guerra, seconded by Eskrich, to appoint Sariah Daine as Vice Chair of the CDA Board. The motion passed by voice vote.

13 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Daine, to Adjourn the meeting at 5:53 p.m. The motion passed by voice vote.