



**City of Madison**  
**Meeting Minutes - Approved**  
**COMMUNITY DEVELOPMENT**  
**AUTHORITY**

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

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Thursday, December 13, 2007

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room LL130, Madison Municipal Bldg.

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**1 CALL TO ORDER / ROLL CALL**

Stuart Levitan, Chair

**SCHEDULED MEETINGS:**

Thursday, January 10, 2008, 4:30 p.m., Romnes, 540 W. Olin Ave.

Thursday, February 14, 2008, 4:30 p.m., Senior Center, Room #2, 330 W. Mifflin St.

Thursday, March 13, 2008, 4:30 p.m., Senior Center, Room #2, 330 W. Mifflin St.

**Present:** 6 -

Julia S. Kerr; Tim Bruer; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan  
and Kelly A. Thompson-Frater

**Excused:** 1 -

Kevin M. O'Driscoll

**2 APPROVAL OF MINUTES - November 8, 2007**

A motion was made by Thompson-Frater, seconded by Shimanski, to Approve the Minutes of the November 8, 2007 meeting with the following corrections:

1. Following the third sentence in 5.a., add the following:

Among the most significant aspects of the Asset Management Program is the clear and obvious intent of HUD to force Public Housing Agencies to privatize almost all support services, ranging from blue-collar (e.g., carpentry, maintenance, painting) to professional (including accounting and legal services).

2. In 8.b., add Thompson-Frater to the Committee appointed by the Chair.

The motion passed by voice vote.

**3 PUBLIC COMMENT**

None

4 COMMUNICATIONS

CDA received official notice of Allied Neighborhood meeting, scheduled for December 16, 2007 at the Boys and Girls Club.

5 Lake Point Condos Update

Brown distributed copies of the Lake Point Status Report. The developer has slightly lowered the pricing on all of the units to bring them in line with the current market place, and is offering buyer incentives which may be used for one of the following:

- Closing costs
- Condo Association fees
- Interest Buy-down

An offer on the Type 'B' model is expected tomorrow.

The marketing brochure requested by the CDA at the November 8 meeting has not been submitted. CDA members stated that the current marketing materials on the web page are unacceptable and directed staff to contact the developer for the required brochure.

6 ROUTINE BUSINESS

6a [08418](#) Housing Operations Monthly Report

**Attachments:** [2007 East Data.pdf](#)  
[2007 West Data.pdf](#)  
[2007 Triangle Data.pdf](#)  
[2007 Utilization chart.pdf](#)

Tom Conrad, Section 8 Housing Supervisor, presented the report.

A motion was made by Shimanski, seconded by Fike, to Accept. The motion passed by voice vote.

6b 07799 Economic and Community Development Status Report for the month of November 2007

**Attachments:** [Community Development Status Report 10-07](#)  
[Community Dev Status Report 11-07](#)

Brown highlighted the status report. 2007 has been a busy year for the loan programs. Nearly one million dollars in rehab loans have been closed in 2007. In addition, a record total of 52 down payment assistance loans have been issued for a total of \$306,500. The CDA requested a report from staff at the January 10 meeting on the distribution of the down payment assistance loans in 2007.

7 DETAILED BUSINESS

- 7a [08169](#) Adopting the Southwest Neighborhood Plan and recommendations contained therein as a supplement to the City's adopted Comprehensive Plan. Ald. Districts 1, 19, & 20.

**Attachments:** [Plan 112107.pdf](#)  
[Maps.pdf](#)  
[Appendices.pdf](#)  
[PlanComSummary010908.pdf](#)

Archie Nicolette of the Planning Division provided a brief overview of the plan and process. A full presentation on the plan was made at the CDA's October 11, 2007 meeting. The plan calls for converting rental units throughout the neighborhood, including the five CDA-owned units, to owner-occupied housing in order to stabilize and make the neighborhood more safer.

Mr. Douglas Kammann, representing the Southwest Steering Committee, registered and spoke in support of adoption.

The CDA has already included the home-ownership proposal in the adopted Annual Plan, which has been submitted to HUD. Kerr stated that she was not comfortable with the plan until she receives more information about replacement housing and the potential impact the plan may have on the CDA's good tenants.

A motion was made by Shimanski, seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by the following vote:

**Excused:** 1 -

Kevin M. O'Driscoll

**Ayes:** 5 -

Tim Bruer; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

**Abstentions:** 1 -

Julia S. Kerr

- 7b Draft CDA 2008 Annual Work Plan

Olinger distributed copies of the Draft Work Plan and provided a brief overview. CDA members suggested the following changes to the Work Plan:

1. Add a fourth bullet under Redevelopment entitled "Olson Army Reserve Redevelopment on South Park Street."

2. In the Long Range Planning Sub-Committee section, add the Karabis project as a special initiative.

The CDA referred the Work Plan to the January 10, 2008 meeting.

7c Long-Range Planning Sub-Committee Update

Shimanski presented the update.

8 BUSINESS BY THE COMMISSIONERS

None

9 The Villager Update

Olinger presented The Villager update. There was a good meeting with the tenants and other interested parties on December 12. Work is progressing quite well. Olinger stated that direction was needed from the CDA on how things should flow. A meeting of the Community Development Sub-Committee has been scheduled for December 17 to work on the specific details and steps for moving forward on the redevelopment. In order to keep things moving forward in an expeditious manner, the CDA was okay with allowing the Community Development Sub-Committee Chair and the Executive Director to take actions on day-to-day operational items with major items regarding the lease and sale of property coming back to the full CDA Board for action.

10 Allied Drive

10a [08380](#) SUBSTITUTE - Authorizing the Mayor and the City Clerk to execute a Cooperation and Development Agreement with the CDA for the Redevelopment of the Allied Drive Neighborhood.

**Attachments:** [Memo/Strategy.pdf](#)  
[Maps.pdf](#)  
[Map 011008.pdf](#)  
[Allied Neigh Rev Phase 1-2 Plans 10.08\\_cda](#)  
[Allied Drive Redevelopment 1-8-08- REV-SVA \(version 1\)](#)  
[Allied Drive Redevelopment 1-8-08- REV-SVA \(version 1cash flow\)](#)  
[Allied Drive Redevelopment 1-8-08- REV-SVA \(version 1cost 1\)](#)  
[Allied Drive Redevelopment 1-8-08- REV-SVA \(version 1cost 2\)](#)  
[Memo Allied Statement Framework Phase 2 1-14-08](#)  
[Memo File 08380 1-14-08](#)

Olinger and Levitan reviewed the resolution.

Mr. Byron Olson of 2349 Allied Drive registered and spoke in support of adoption. He urged the CDA to develop as much owner-occupied housing as possible.

A motion was made by Fike, seconded by Shimanski, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by the following vote:

**Excused:** 1 -

Kevin M. O'Driscoll

**Ayes:** 5 -

Tim Bruer; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

**Abstentions:** 1 -

Julia S. Kerr

- 10b CDA Resolution No. 2784, authorizing the Chair and Executive Director to execute a cooperation and development agreement with the City of Madison for the redevelopment of the Allied Drive Neighborhood.

**A motion was made by Shimanski, seconded by Fike, to approve the resolution. The motion passed by the following vote:**

**Ayes: 5 - Bruer, Fike, Levitan, Shimanski, and Thompson-Frater**

**Nays: 0**

**Abstention: 1 - Kerr**

**Excused: 1 - O'Driscoll**

- 10c Allied Development Sub-Committee Update

**Levitan presented the update, referring to the attached minutes of the Allied Development Sub-Committee meetings of December 7 and November 30, 2007.**

- 10d Discussion regarding the possible use of Fannie Mae open line of credit funds in the Allied Drive Neighborhood

**Currently \$2.1 million are available in the Fannie Mae open line of credit. The other \$2.0 million were committed to the Lake Point Condominium Project. Fannie Mae has expressed an interest in extending the term as well as the amount of the open line of credit. The CDA responded favorably. Olinger will draft and present a formal proposal at the January 10, 2008 meeting.**

## 11 ADJOURNMENT

**A motion was made by Shimanski, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:15 p.m.**