



City of Madison

Meeting Minutes - Approved

COMMUNITY DEVELOPMENT AUTHORITY

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

Friday, December 21, 2007

11:30 AM

Room LL110, Madison Municipal Bldg.
215 Martin Luther King, Jr. Blvd.

ALLIED DEVELOPMENT SUB-COMMITTEE DRAFT MINUTES

1. CALL TO ORDER / ROLL CALL

Present: 4 -

Julia S. Kerr; Kevin M. O'Driscoll; Stuart Levitan and Kelly A. Thompson-Frater

Excused: 3 -

Tim Bruer; Gregg T. Shimanski and Alice J. Fike

2. APPROVAL OF MINUTES

The minutes were referred to the January 4 meeting.

3. PUBLIC COMMENT

None

4. NEW BUSINESS ITEMS

- 4.a. Discussion regarding the design concepts and direction for the Allied City-owned parcel, including report on the Allied neighborhood meeting of December 16, 2007.

Levitan reported that the meeting with the Allied Area Task Force went well.

Task Force ideas include:

- Favored Concept Plan B.
- Remove Fitchburg connection.
- Incorporate sidewalk and bike path in place of road.
- Like "wrap around corner" design.
- Support integrating community space.
- Okay with between two thirds and three fourths being project-based vouchers.

The project will be limited to households earning no more than 60% of the Dane County Median Income. Concerns were expressed that there may be current residents within the City-owned property that are over the income limit for qualifying for the new housing.

The consultants presented the revised Concept Plan A and B. The consultants also presented preliminary cost estimates, including streets and traffic, sewer and water, storm water, utilities, and landscape and paving, for both Concepts A and B (Phases 1 & 2). The total estimates are \$23,485,195 for Concept A and \$27,851,283 for Concept B.

4.b. [08541](#)

Attachments: [WHEDA 2008 Scoring Matrix](#)

Landgraf reviewed the scoring matrix, indicating that the preliminary housing proposal has been designed to score maximum points in each of the scoring categories. However, an additional 20 points could be gained if special units were developed for persons with physical disabilities. It was a consensus among the group to pursue this idea. Although increasing the number of three-bedrooms could not gain additional points, the consensus among the group was to increase the number of three-bedrooms (including two bedrooms and a den) up to 50% if possible. This would not have a negative material impact on the project, according to the market consultants.

The Sub-Committee will meet again on January 4 to review the type of affordability for Phase 2 and to prepare for the Allied neighborhood meeting, scheduled for January 7.

4.c. [08380](#)

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](#)

Referred to January 4 meeting.

4.d. [08414](#)

CDA Substitute 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.

Attachments: [CDA Sub. Res 2784 1-10-08](#)

Referred to January 4 meeting.

5. ADJOURNMENT

The meeting was adjourned by the Chair at 1:15 p.m.