CALL TO ORDER / ROLL CALL

Present:  3 -
         Julia S. Kerr; Tim Bruer and Kelly A. Thompson-Frater

Excused:  4 -
          Kevin M. O’Driscoll; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

APPROVAL OF MINUTES - April 8, 2008

A motion was made by Thompson-Frater, seconded by Bruer, to Approve the Minutes. The motion passed by voice vote.

PUBLIC COMMENT

At the request of Bruer, Captain Jim Wheeler from the South Police District appeared before the Sub-Committee to share his views on the public safety aspect of the Truman Olson Project as it relates to South Madison as a whole. He noted that South Madison already has a significant concentration of special needs services that demand resources which greatly impact the Police Department. Wheeler stated that, in his opinion, South Madison cannot absorb any additional special needs housing as the Police Department already has its hands full dealing with prostitution and drug dealing. Wheeler concluded by stressing the need to focus on economic development as opposed to creating additional special needs services.

Ms. Heidi Wegleitner registered and spoke in support of the Porchlight proposal, noting legal considerations and that the project is cost effective, meets an unmet homeless need and is consistent with the Wingra BUILD Plan. In conclusion, she urged the Sub-Committee not to pass up this opportunity.
4a Presentation by Brad Murphy and Hickory Hurie on the analysis and recommendations, integrating the previous findings in the analysis of the Notices of Interest received and highest and best use of the Truman Olson site.

Mendoza provided a brief overview of the previous analysis and presentation by Hurie and Murphy. Today’s presentation by Hurie is an integration of those findings. Mendoza stressed that much more work and guidance from the Committee are needed on the alternatives to pursue and how we move ahead. Hurie stated in his report that the Porchlight proposal seems to be the strongest proposal. Hurie outlined two alternatives: (1) To redevelop the parcel so that one of the housing agencies can site its proposed housing on the site and leave room for redevelopment of the remainder and (2) to accommodate the housing proposal off site so that the City and the CDA can arrange with a third party to facilitate development of the site and nearby lands between Fish Hatchery Road and Park Street. Hurie highlighted the advantages and disadvantages of each option.

Murphy reviewed a map of the distribution of 2006 assisted housing and temporary housing sites in Madison, noting that the map is in the process of being updated. The map was discussed at length and will be updated and expanded to include the number of units comparison, alcohol/drugs community based residential facilities, correction institutions, detox centers, special need areas and areas with concentrated calls for service. The map should be ready in about two weeks.

Mendoza stated that staff will proceed with talking to adjacent owners to update them and get their feedback. Staff will also begin discussion with Porchlight on locating an alternative site for their housing proposal.

4b Continued discussion on the issues that need to be addressed and the process and timeline for preparing a redevelopment plan and homeless assistance submission for the Truman Olson Army ROTC facility at 1402 South Park Street.

Brown distributed an updated project timetable and Sub-Committee meeting schedule through September 9, 2008.

5 LAKE POINT CONDOMINIUMS UPDATE

Brown provided the Lake Point Condos Update. He noted that traffic had picked up at the site, two accepted offers have been received, but the developer had not made any progress in responding to the complaints and concerns raised by the owners. Bruer stated that the residents are committed to the project and are urging the CDA to intervene and take the project over. Bruer concurs with the residents and has repeatedly expressed his dissatisfaction with the developer over their poor performance in managing the project. Brown stated that there will be an article in the Isthmus newspaper, featuring the project in response to an outcry by the owners, who
contacted the Isthmus.

Brown noted that the developer has not yet paid their first quarter interest payment, which was due on April 1, 2008. Brown has spoken with the Assistant City Attorney Anne Zellhoefer and was told that as a result of the loan now being in default, the CDA may begin legal proceedings. Bruer requested that staff contact Zellhoefer to: (1) Go over the legal path and (2) obtain an opinion on the default, (3) the CDA's ability to retain an independent manager for the Condominium Association and (4) any outstanding liens and judgments that may be filed against the property. Brown noted that at Bruer's request, he had contacted the developer for a detailed accounting of the revenue and expenses of the Condo Association, including a bank verification, verifying the fund balance and establishment of a segregated account.

6  THE VILLAGER MASTER PLAN UPDATE

Marx and Bower provided the Master Plan Update. There was discussion regarding: (1) The Addendum to the Strang Architectural Services Contract for Tenant Improvements and (2) the Construction Manager / Contractor Services Request for Proposals.

A motion was made by Thompson-Frater, seconded by Bruer, to recommend the Addendum to the Strang Architectural Services Contract for Tenant Improvements and the Construction Manager / Contractor Services Request for Proposals. The motion passed by voice vote. Resolutions will be prepared for both of these items for the May 8 CDA meeting.

CLOSED SESSION NOTICE

A motion was made by Thompson-Frater, seconded by Bruer, to Convene into Closed Session. The motion passed by voice vote.

Excused:  4 -
Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Ayes:  3 -
Julia S. Kerr; Tim Bruer and Kelly A. Thompson-Frater

6a Discussion of Urban League Term Sheet

A motion was made by Thompson-Frater, seconded by Bruer, to Reconvene. The motion passed by voice vote.

Excused:  4 -
Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Ayes:  3 -
Tim Bruer; Kelly A. Thompson-Frater and Julia S. Kerr
7 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:50 p.m.