



# City of Madison

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

## Agenda - Amended COMMUNITY DEVELOPMENT AUTHORITY

Thursday, May 8, 2008

4:30 PM

Senior Center, Room No. 2  
330 W. Mifflin St.

~ Please note change in meeting location ~

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*

*Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.*

*Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.*

### 1 CALL TO ORDER / ROLL CALL

#### SCHEDULED MEETINGS:

*Thursday, June 12, 2008, 4:30 p.m., Senior Center, Room #2, 330 W. Mifflin St.*

*Thursday, July 10, 2008, 4:30 p.m., East Madison Community Center, 8 Straubel Ct.*

*Thursday, August 21, 2008, 4:30 p.m., Room 260, Madison Municipal Bldg.*

### 2 APPROVAL OF MINUTES

*April 10, 2008: <http://legistar.cityofmadison.com/calendar/#current>*

### 3 PUBLIC COMMENT

### 4 COMMUNICATIONS

### 5 DISCUSSION/ACTION REGARDING THE LAKE POINT CONDOMINIUM PROJECT

**6 ROUTINE BUSINESS**

6a [10300](#) Housing Operations Monthly Report

Attachments: [2008 East Data.pdf](#)  
[2008 West Data.pdf](#)  
[2008 Triangle Data.pdf](#)  
[2008 Section 8.pdf](#)

6b Memo from Mayor's Office regarding contracting

6c [10206](#) CDA Resolution No. 2800, authorizing the execution of a First Notice of Lease Renewal between the Community Development Authority of the City of Madison ("CDA") and Mt. Zion Baptist Church pertaining to the lease of the CDA-owned building located at 2041-2043 Baird Street.

Attachments: [CDA Res 2800 5-8-08](#)

6d [10298](#) Economic Development Status Report for the Month of April 2008

Attachments: [CDA Econ Com Dev stats 4-08](#)

**7 DETAILED BUSINESS**

7a Consideration of a request from the Wisconsin Alumni Research Foundation for the CDA to waive a portion of the required bond closing fee for the redevelopment project in the 1200 and 1300 blocks of University Avenue.

7b [10288](#) CDA Resolution No. 2803, adopting the Truax Park Apartments Master Plan and the related reports and recommendations from the Public Housing Long-Range Planning and Truax Park Apartments Ad Hoc Master Planning Sub-Committees.

Attachments: [Truax Apts Master Planning and Site Dev Study 2-08](#)  
[Minutes Truax Master Plan Committee 3-31-08](#)  
[Long-Range Planning Subcommittee Final Report 3-11-08](#)  
[2803.pdf](#)

**8 BUSINESS BY THE COMMISSIONERS**

8a Discussion regarding the Community Development Authority / Dane County Housing Authority (DCHA) Merger

**9 ALLIED DRIVE - ALLIED DEVELOPMENT SUB-COMMITTEE UPDATE**

- 9a [10349](#) CDA Resolution No. 2804, authorizing the Chair and the Secretary of the Community Development Authority to execute a Second Amendment to the contract with Schreiber/Anderson Associates, Inc., for the provision of site planning, architectural, and engineering services as part of the redevelopment of Allied Drive, and to increase the compensation.  
**Attachments:** [CDA Res 2804 5-8-08](#)

**10 COMMUNITY DEVELOPMENT SUB-COMMITTEE UPDATE**

[08712](#) **TRUMAN OLSON ARMY ROTC FACILITY AT 1402 SOUTH PARK STREET**

- Attachments:** [African American Ethnic Academy NOI](#)  
[Madison Central Montessori School NOI](#)  
[Porchlight NOI](#)  
[11-30-2007 Mayor Ltr to the CDA includes attachments](#)  
[South Madison Neigh Plan Jan 2005](#)  
[Wingra Market Study June 2005](#)  
[Res 01363 Wingra Creek Market Study 3-7-2006](#)  
[Goodwill NOI](#)  
[Guidebook on Military Base Reuse and Homeless Assistance 7-2006](#)  
[Memo to CDA re Truman Olson ARC 1-10-08](#)  
[Res Scattered Site Hsg Fund Guidelines 11-6-1990](#)  
[Res Hsg Diversity Policy 12-12-1990](#)  
[BaseRedevelopmentManual3-1-2006](#)  
[Truman Report Planning 4-4-08](#)  
[Truman Olson Staff Review AAEA](#)  
[Truman Olson Staff Review Goodwill](#)  
[Truman Olson Staff review Montessori hh](#)  
[Truman Olson Staff Review Porchlight](#)  
[CDA Memo 4-25-08](#)  
[Truman Olson Timeline 4-25-08](#)

**11 THE VILLAGER - VILLAGER UPDATE**

- 11a [10297](#) CDA Resolution No. 2801, authorizing the Chair and Secretary of the Community Development Authority to amend a contract with Strang, Inc., for the provision of tenant improvement, architectural and construction documentation services for The Atrium at The Villager.  
**Attachments:** [CDA Res 2801 Strang 5-8-08](#)

- 11b [10303](#) Authorizing the preparation and issuance of a Request for Proposals for construction manager/contractor services for the reconstruction of the Atrium at The Villager.  
**Attachments:** [CDA Res 2802 5-8-08](#)

11c CLOSED NOTICE SESSION

*When the Community Development Authority considers the following item, it may go into closed session pursuant to Section 19.85(1)(e), Wisconsin Statutes, which reads as follows: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session. If the CDA does convene in closed session as described above, upon completion of the closed session, notice is hereby given that it may reconvene in open session to consider the following items without waiting 12 hours, pursuant to Wisconsin Statutes, Section 19.85(2).*

Discussion of Urban League Term Sheet

12 ADJOURNMENT