



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, August 21, 2008

4:30 PM

Madison Municipal Bldg., Room 260
215 Martin Luther King, Jr. Blvd.

1 CALL TO ORDER / ROLL CALL

Present: 5 -

Julia S. Kerr; Tim Bruer; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Excused: 2 -

Kevin M. O'Driscoll and Kelly A. Thompson-Frater

2 APPROVAL OF MINUTES

2a July 10, 2008: <http://legistar.cityofmadison.com/calendar/#current>

**A motion was made by Fike, seconded by Shimanski, to Approve the Minutes.
The motion passed by voice vote.**

2b July 30, 2008: <http://legistar.cityofmadison.com/calendar/#current>

**A motion was made by Fike, seconded by Shimanski, to Approve the Minutes.
The motion passed by voice vote.**

3 PUBLIC COMMENT - None

4 COMMUNICATIONS

4a [11663](#) Flyer and Brochure on the 2008 Home Buyers Fair

The CDA received the flyer and brochure on the 2008 Home Buyers Fair.

5 [11728](#) **Presentation by Mr. Steve Looft, representing the Receiver, regarding the report on the Lake Point Condominium Project**

Looft distributed and reviewed the report on the Lake Point Condominiums Project. He was accompanied by Don Knutson of First Weber, representing the marketing team. Market conditions are slow, but appear to be progressing. Knutson stated that an accepted offer has been received for a new unit and that foot traffic was good, which is an encouraging sign. The Receiver has prepared a pricing schedule and is projecting that all of the remaining units will be sold in four years, leaving the CDA with a shortfall of \$131,892. This is a conservative projection. However, to the extent that units are sold at a faster pace and a higher price, the shortfall will diminish.

Looft discussed the outstanding risks and issues surrounding the property and indicated that he would keep the CDA and staff abreast on the day-to-day management of the project. The CDA thanked Looft and his team for their work and efforts in getting things moving.

6 ROUTINE BUSINESS

6a [11596](#) Housing Operations Monthly Report

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

6b [11598](#) CDA Resolution #2816 - Authorizing the Executive Director to negotiate a contract with the Mental Health Center of Dane County for services in the Triangle

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

6c [11631](#) Economic Development Status Report for the month of July 2008

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

7 DETAILED BUSINESS

7a CDA Draft 2009 Work Plan

The Work Plan was distributed and briefly discussed. Commissioners were asked to review the Work Plan and direct their comments to staff within the next two weeks. The Work Plan will be on the September 11 agenda for adoption.

BUSINESS BY THE COMMISSIONER - None

9 ALLIED DRIVE - ALLIED DEVELOPMENT SUB-COMMITTEE UPDATE

- 9a** [11458](#) CDA Resolution No. 2815, authorizing the Chair and the Secretary of the Community Development Authority to execute a Contract with Eppstein Uhen Architects, for the provision of architectural, site planning, and engineering services as part of the redevelopment of Allied Drive.

A motion was made by Shimanski, seconded by Fike, to Receive and Place On File. The motion passed by voice vote.

9b Land Use/Entitlements

PUD was approved in July.

9c Financing

Construction financing is in place. Long-term financing is being pursued.

9d Design/Sustainability

Progressing very well.

9e Relocation

All 18 families have been successfully relocated to Birch Hill Square.

9f Public Works - No Report

9g Neighborhood Process

Attended meetings of the Allied Area Task Force.

9h Construction

It is anticipated construction will commence on November 1, 2008.

9i Employment Opportunities for Residents

Based on the pre-bid meeting with contractors, it does not appear we are going to have a problem achieving the work force participation targets.

9j Property Management

The Request for Proposals for property management services will be released tomorrow.

10 TRUMAN OLSON - TRUMAN OLSON UPDATE

[11307](#)

Adopting the recommendations outlined in the Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property and authorizing submission by the LRA of said documents to the Federal Government.

Mikolajewski provided an overview of five documents that were included within the CDA materials for this item.

The first was a revised Homeless Assistance Submission (HAS). Mikolajewski noted the addition of language requested by the CDA at their last meeting regarding the provision that if an alternative location for Porchlight could not be accommodated prior to closing on the Truman Olson property, that Porchlight would be accommodated at the Truman Olson site subject to regulatory approvals. Mikolajewski also noted the addition of language on the second page clarifying the LRAs desire to negotiate directly with the Department of Defense on the purchase of the Truman Olson site, as well as, a desire to receive credit for accommodation of the homeless providers. Mikolajewski cautioned that to date, there is not precedent for the Department of Defense providing financial credit for accommodation.

The second document was a Redevelopment Plan for the property. This was followed by drafts of two Legally Binding Agreements (LBAs), one for Porchlight and one for Goodwill. Zellhoefer requested the CDA to confirm their support of an accommodation for Goodwill, and the CDA expressed their desire to accommodate Goodwill.

Mikolajewski discussed a memo outlining financial considerations of the proposed Redevelopment Plan and Homeless Assistance Submission.

A motion was made by Shimanski, seconded by Fike, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Excused: 2 -

Kevin M. O'Driscoll and Kelly A. Thompson-Frater

Ayes: 4 -

Julia S. Kerr; Tim Bruer; Gregg T. Shimanski and Alice J. Fike

Noes: 1 -

Stuart Levitan

[08712](#)

Truman Olson Army Reserve Facility at 1402 South Park Street

11 THE VILLAGER - VILLAGER UPDATE

Olinger distributed and reviewed plans and renderings on The Atrium, plans to improve circulation and retail space, floor plans and site plans relating to phasing and layout for Urban League, Library, and Planned Parenthood building.

12 ADJOURNMENT

A motion was made by Shimanski, seconded by Kerr, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:45 p.m.