



# City of Madison

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

## Agenda - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, November 19, 2009

4:30 PM

Madison Municipal Bldg., Rm. 313  
215 Martin Luther King, Jr. Blvd.

*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.*

### CALL TO ORDER / ROLL CALL

#### SCHEDULED MEETINGS:

**Community Development Subcommittee: Tues., Nov. 24, Noon, 313 MMB**

**Allied Development Subcommittee: Fri., Nov. 20, Noon, 313 MMB**

**Community Development Subcommittee: Tues., Dec. 8, Noon, 313 MMB**

**Housing Operations Subcommittee: Wed., Dec. 9, 4:30 PM, 120 MMB**

**CDA Regular Meeting: Thurs., Dec. 10, 4:30 PM, REVIVAL RIDGE APARTMENTS**

**Community Room, 2313 Allied Drive - CDA hosting Revival Ridge Holiday Reception**

**Conclusion to 8:00 PM**

**CDA BOARD MEMBERS: If you are unable to attend any of these meetings, please contact Percy Brown at 266-6558 or [pbrown@cityofmadison.com](mailto:pbrown@cityofmadison.com)**

#### 1 APPROVAL OF MINUTES

1a October 8, 2009: <http://legistar.cityofmadison.com/calendar/#current>

1b October 22, 2009: <http://legistar.cityofmadison.com/calendar/#current>

**2 PUBLIC COMMENT**

**3 COMMUNICATIONS**

**4 [12318](#) LAKE POINT CONDOMINIUMS UPDATE**

*October 2009 Report and Presentation by Marketing Team, Lynn Holly, Keller-William Realty, Inc.*

**5 [16615](#)** Presentation by Mr. Tom Scheideger, Virchow Krause & Company, regarding the CDA Financial Statements, December 31, 2008

**6 ROUTINE BUSINESS**

**6a [16639](#)** Housing Operations monthly report  
*by Agustin Olvera, Housing Operations Division Director*

**6b [16633](#)** Presentation of Madison Apprenticeship Program (M.A.P.) by Ms. Diana Shinall, Executive Director & CEO of M.A.P. and Discussion by Commission

**6c 16498** Economic Development Status Report - October 2009

**7 [15322](#) TRUAX PARK UPDATE**

7a Sale of Tax Credits

7b Gap Funding Results

**8 DETAILED BUSINESS**

**8a [16657](#)** CDA Resolution No. 2906, authorizing and providing for the sale and issuance of development revenue bonds for financing a redevelopment project on behalf of the Wisconsin Alumni Research Foundation, and providing for certain related details.

**9 BUSINESS BY THE COMMISSIONERS**

9a CDA Web Site Presentation  
*Stuart Levitan and David Williams, Broadbent-Williams, Inc.*

9b Housing Merger Planning Committee Status Report - October 2009  
*by Kevin O'Driscoll, CDA Vice-Chair*

- 9c Community Development Subcommittee Status Report - November 2009  
*by Ald. Timothy Bruer, Chair, Community Development Subcommittee*
- 9d CDA 2010 Meeting Schedule
- 9e [16130](#) CDA Resolution No. 2896, amending the Bylaws of the Community Development Authority of the City of Madison.
- 10 [12625](#) **ALLIED DRIVE UPDATE**  
*(This will be final Allied Drive Phase 1 Update)*
- a) Land Use/Entitlements
  - b) Financing
  - c) Design/Sustainability
  - d) Relocation
  - e) Public Works
  - f) Neighborhood Process
  - g) Construction
  - h) Employment Opportunities for Residents
  - i) Budget
- 10j Allied Development Subcommittee Report - November 2009 & Phase II Update  
*by Kelly A. Thompson-Frater, Chair, Allied Development Subcommittee*
- 10k [15026](#) Allied Property Management Report
- 10l [16499](#) CDA Resolution No. 2905, authorizing Change Orders 5 & 6 to the Contract with McGann Construction for Phase 1 of The Allied Drive Redevelopment Project.
- 10m [16494](#) CDA Resolution No. 2904, granting a public water main easement to the City of Madison across Community Development Authority-owned property at 2347 Allied Drive.
- 11 [08712](#) **Truman Olson Army Reserve Facility at 1402 South Park Street**
- 11a Truman Olson Update
- 12 **THE VILLAGER UPDATE**
- 12a [16646](#) Discussion regarding the Draft 2010 Operating Budget for The Villager
- 12b [16643](#) CDA Resolution No. 2907, authorizing change orders to contracts for Phases B, C, and D for the remodeling of the Atrium at The Villager and to contracts for tenant improvements for space within the Atrium that will be leased to the County of Dane.

12c [16645](#) CDA Resolution No. 2908, authorizing an amendment to the contract with The Bower Group, LLC to provide project management services as part of the Phases 1, 2 and 3 redevelopment of The Villager.

**13 BURR OAKS SENIOR HOUSING UPDATE**

13a [15875](#) CDA Resolution No. 2891, authorizing the solicitation of proposals for a redevelopment project in the Badger-Ann-Park Redevelopment District and authorizing publication of notice.

**14 ADJOURNMENT**