



# City of Madison

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

## Agenda - Amended COMMUNITY DEVELOPMENT AUTHORITY

Thursday, January 14, 2010

4:30 PM

East Madison Community Center  
8 Straubel Court

### ~ 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 hnub 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:

Allied Development Subcommittee: Thurs., Jan. 21, 4:30 p.m., 313 MMB  
Community Development Subcommittee: Tues., Jan. 26, Noon, 313 MMB  
CDA Special Meeting: Thurs., Jan. 28, 4:30 p.m., 313 MMB  
Housing Operations Subcommittee: Wed., Feb. 10, 4:30 p.m., 120 MMB

CDA REGULAR MEETING: Thurs., Feb. 11, 4:30 p.m., 260 MMB

**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

*December 10, 2009: <http://legistar.cityofmadison.com/calendar/#current>*

**2 PUBLIC COMMENT**

**3 COMMUNICATIONS**

**4 HOUSING OPERATIONS SUBCOMMITTEE REPORT**

- 4a [17030](#) Housing Operations Monthly Report
- 4b [17031](#) Mt. Zion Services to CDA Residents
- 4c [17033](#) CDA Resolution No. 2917 - Authorizing the signing of a contract for 3-1 Baird Fisher Apartment / Parking Lot and Driveway Repaving.
- 4d [17034](#) CDA Resolution No. 2918 - Authorizing the signing of a contract for 3-1 Gay Braxton Apartments / Parking Lot and Driveway Repaving.
- 4e [17035](#) CDA Resolution No. 2919 - Authorizing the signing of a contract for 3-13 - 4309 Doncaster Drive / Driveway Repaving.
- 4f [17036](#) CDA Resolution No. 2920 - Authorizing the signing of a contract for 3-09 Frazier Avenue / Parking Lot and Driveway Repaving.
- 4g [17037](#) CDA Resolution No. 2921 - Authorizing the signing of a contract for 3-07 Greenway Cross Apartments / Parking Lot and Driveway Repaving.
- 4h [17038](#) CDA Resolution No. 2922 - Authorizing the signing of a contract for 3-09 - 5309 Shaw Court / Driveway Repair and Replacement.
- 4i [17039](#) CDA Resolution No. 2923 - Authorizing the signing of a contract for 3-07 Turbot Drive / Parking Lot and Driveway Repaving.
- 4j [17040](#) CDA Resolution No. 2924 - Authorizing the signing of a contract for 3-13 / Capital Avenue Apartments / Pavement Repair and Replacement with Storm Drain Additions.
- 4k [17041](#) CDA Resolution No. 2925 - Authorizing the signing of a contract for 3-06 Brittingham Apartments / Pavement Repair and Replacement.
- 4l [17042](#) CDA Resolution No. 2926 - Authorizing the signing of a contract for 3-04 / Bjarne Romnes Apartments / Pavement Repair and Replacement.
- 4m [17043](#) CDA Resolution No. 2927 - Authorizing the submission of a request to the U. S. Department of Housing and Urban Development (HUD) to deprogram unit number 234, at 540 West Olin Avenue (Romnes Apartments), for lease to Meriter Hospital for use by nursing staff to provide health services to Romnes residents.

- 4n [17044](#) CDA Resolution No. 2929 - Authorizing the execution of a lease with Meriter Hospital for the use of an apartment unit at Brittingham Apartments, located at 755 Braxton Place, for the purpose of providing health support services for public housing residents.
- 4o [17045](#) CDA Resolution No. 2930 - Authorizing the execution of a lease with Meriter Hospital for the use of an apartment unit at Parkside Apartments, located at 245 South Park Street, for the purposes of providing health support services for public housing/multi-family housing residents.
- 4p [17046](#) CDA Resolution No. 2931 - Authorizing the execution of a lease with Meriter Hospital for the use of an apartment unit at Romnes Apartments, located at 540 West Olin Avenue, for the purpose of providing health support services for public housing residents.
- 5 [16999](#) **ECONOMIC DEVELOPMENT STATUS REPORT - DECEMBER 2009**
- 5a [12318](#) Lake Point Condominiums Update
- 5b [17047](#) Consideration of a request from the Home Buyers Round Table of Dane County for a contribution of \$1,000 from the CDA to be a major sponsor of the 12th Annual Home Buyers Fair to be held on Saturday, March 20, 2010.

**6 DETAILED BUSINESS**

**7 BUSINESS BY THE COMMISSIONERS**

- 7a CDA Web Site Update  
*by Stuart Levitan*
- 7b Housing Merger Planning Committee Status Report - December 2009  
*by Kevin O'Driscoll, CDA Vice-Chair*
- 7c CDA Draft 2010 Work Plan

**8 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - DECEMBER 2009**

- [15322](#) Truax Park Update
- 8a Gap Financing Results
- Truman Olson Update**
- 8b [16765](#) Adopting the final Legally Binding Agreement (LBA) to accommodate Goodwill Industries of South Central Wisconsin at 4829 Anniversary Lane, amending

the City's previously submitted Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property accordingly, authorizing submission by the LRA of said revised documents to the Federal Government, and execution of the LBA by the Mayor and City Clerk upon acceptance by the United States Department of Housing and Urban Development.

**Burr Oaks Senior Housing Update**

- 8c     [17022](#)     CDA Resolution No. 2928, accepting the proposal of Horizon Development Group, Inc., awarding a development contract and conditionally authorizing the transfer of property in the Badger-Ann-Park Redevelopment area.

**The Villager Update**

- 8d     [16646](#)     Discussion/action on the Draft 2010 Operating Budget for The Villager
- 8e     Discussion/action on the Draft Retail Marketing Strategy
- 8f     [17028](#)     CDA Resolution No. 2932, authorizing change orders to contracts for Phases B, C, and D for the remodeling of the Atrium at The Villager and to contracts for Phase E for tenant improvements for space within the Atrium that will be leased to the County of Dane.

**9     ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - DECEMBER 2009**

**Allied Drive Update**

- 9a     Allied Drive Phase II Update
- 9b     [17050](#)     CDA Resolution No. 2933 adopting a relocation order to extinguish a perpetual easement for vehicular and pedestrian travel for the purpose of ingress and egress to the rear of a property located at 4706-10 Crescent Road to facilitate Phase II of the CDA's redevelopment of the Allied Drive Neighborhood.
- 9c     [16903](#)     CDA Resolution No. 2916, authorizing Change Order 7 to the Contract with McGann Construction for Phase 1 of The Allied Drive Redevelopment Project.

**10 CLOSED SESSION NOTICE**

*When the Community Development Authority considers the following items, 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).*

- 10a Discussion regarding the financing application for Wingra Commons, LLC Senior Housing Project.
- 10b Discussion on negotiations of the acquisition of properties for the proposed Burr Oaks Senior Housing Redevelopment project.

**11 ADJOURNMENT**