



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, January 12, 2012

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

SCHEDULED MEETINGS

CDA Special Meeting: Thurs., Jan. 26, 4:30 p.m., 313 MMB
Allied Development Subcommittee: Mon., Feb. 6, Noon, 313 MMB
Community Development Subcommittee: Tues., Feb. 7, 4:30 p.m., 313 MMB
CDA Regular Meeting: Thurs., Feb. 9, 4:30 p.m., 260 MMB

Shimanski noted that there will be a Special CDA meeting on January 26 regarding the submission to WHEDA of low-income housing tax credit application for Truax Park Phase II.

CALL TO ORDER / ROLL CALL

Present: 7 -

Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr.; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

1 APPROVAL OF MINUTES: December 8, 2011

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

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [22059](#) COMMUNICATIONS

None

5 HOUSING OPERATIONS SUBCOMMITTEE REPORT

Ellingson reported that at the Housing Operations Subcommittee meeting of January 11, 2012, there was discussion of the Section 8 Project Based Vouchers in terms of how they make it hard to reduce the waiting list.

5a [17719](#) **HOUSING OPERATIONS MONTHLY REPORT**

Olvera reviewed the Housing Operations Monthly Report:

- Truax was leased up by end of 2011.
- Olvera reported that the Section 8 housing subsidy for a Section 8 household had been terminated due to a relative's alleged crime. The CDA may evict or cut off subsidies as allowed under HUD guidelines. Olvera noted that the CDA was prohibited by policy under the HUD Privacy Act from discussing this matter at the meeting, as the names of program participants must be kept in confidentiality. An article on this issue may be appearing in Sunday's newspaper.

5b [25007](#) CDA Resolution No. 3060 - Adopting a policy for Public Housing regarding the carrying of concealed weapons

A motion was made by Levitan, seconded by Guerra, Jr., to Approve with the following Amendment:

In the BE IT RESOLVED clause, delete the old language and add " . . . that the CDA will post signage on CDA operated public housing, restricting the carrying of concealed weapons to the extent authorized by law."

The motion passed by voice vote.

5c [25010](#) CDA Resolution No. 3061 - Authorizing the Executive Director to renew contract(s) for expiring Project-Based Voucher program. (Prairie Crossing)

Jan Reek, representing Project Home, registered and spoke in support of adoption. She thanked the CDA for its support of Prairie Crossing over the years and provided an update on the project involving 20 vouchers. She stated that they have maintained a close relationship with the neighborhood and noted Revival Ridge has helped make the neighborhood stronger. An analysis entitled "Families choosing to move to regular voucher program by project" was passed out. The report showed that of the 88 total movers in 2011, 25 movers were from Prairie Crossing. She stated that Project Home works to encourage residents to stay longer. Due to a potential conflict of interest, Erdman made a public disclosure that she was the President of the Project Home Board of Directors.

A motion was made by Bruer, seconded by Guerra, Jr., to Approve. The motion passed by voice vote.

5d [25011](#) CDA Resolution No. 3062 - Approval for Executive Director to enter into a contract for the issuance of up to 4 Project-Based Housing Choice Vouchers under the CDA's Project-Based Voucher (PBV) program to Movin' Out contingent upon outlined approvals and financing in 2012

Dave Porterfield, representing Movin' Out, Inc., registered and spoke in support of adoption. He made a presentation of the plans for the site. The project will be a mixed-use project consisting of approximately 22,000 square

feet of ground level commercial space and 60 to 65 units of mixed-income housing at 2048/2100 Winnebago Street.

Levitan expressed concerns about the ad hoc nature of the process vs. an RFP process and the precedent it may set going forward. Staff and CDA members stated that the project meets the declared policy and three out of the four criteria. It is unlikely they will leave with their tenant-based vouchers. Special services will be provided. The project is a unique opportunity. Have spoken with Third Sector and received no negative feedback. Levitan was okay with the response and clarification.

A motion was made by Fike, seconded by Guerra, Jr., to Approve. The motion passed by voice vote.

6 PUBLIC HEARING (5:00 P.M.)

A motion was made by Guerra, seconded by Thompson-Frater, to declare the public hearing open regarding Items 6a and 6b below. The motion passed by voice vote. The Chair declared the public hearing open.

6a [24873](#)

CDA Resolution No. 3058, approving the East Washington Avenue Redevelopment Plan and Boundaries.

David Petit and John Haas, registered, but did not check support or opposition on the registration form, and did not wish to speak. Mr. Burton Scheele and Mrs. Karen Scheele of 4814 Bayfield Terrace registered and spoke in opposition. They expressed concerns that the City/CDA may redevelop the property with its own interest. Also, they wanted to know what criteria was used to determine their property at Blair and East Washington to be blighted. Shimanski stated that the CDA has no plans for acquiring or developing the property and that in the long run the creation of the redevelopment district may benefit their property. Before the CDA can take action to acquire the property, it has to come back to the CDA Board at a subsequent meeting. Staff provided a brief explanation of blight as defined by State Law and offered to provide them a copy of the blight study. Guerra asked whether they wanted to have the parcel removed from the District. At this time, the owners were not in a position to decide either way. The registrants will have another opportunity to comment at the Council and Plan Commission meetings.

6b The proposed transfer of property in the Badger-Ann-Park Redevelopment District by the Community Development Authority of the City of Madison to Madison Community Health Center, Inc. for the purpose of constructing thereon a health care facility and related parking.

Ken Loving, representing Access Community Health Center, registered and spoke in support of adoption. He provided an overview of the property, stating that they will expand dental care. He stressed that the site is important because of its access to the client base and opportunities for collaboration. The goal is to add 40 new employees, half of whom will be hired from the neighborhood.

Erdman made a public disclosure due to a potential conflict of interest.

There were no other registrants for Items 6a and 6b and no written comments had been received. A motion was made by Levitan, seconded by Bruer, to close the public hearing. The motion passed by voice vote. The Chair declared the public hearing closed.

A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Approve CDA Resolution No. 3058, approving the EAst Washington Avenue Redevelopment Plan and Boundaries. The motion passed by voice vote.

- 7 [24874](#) CDA Resolution No. 3059, terminating the 800 block of East Washington Avenue Redevelopment Plan.

A motion was made by Levitan, seconded by Guerra, Jr., to Approve. The motion passed by voice vote.

- 8 [25045](#) **Information Presentation Regarding Wingra Redevelopment Plan**

Rolfs made a brief presentation and was available to answer questions regarding the possible creation of the redevelopment district. The purpose of creating the District is to allow the CDA to assist a project using its bonding authority.

- 9 [21255](#) **ECONOMIC DEVELOPMENT STATUS REPORT**

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

- 10 [21520](#) **ALLIED DEVELOPMENT SUBCOMMITTEE REPORT**

Erdman reviewed the Executive Director's Report.

A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Accept. The motion passed by voice vote.

- 11 [21247](#) **COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT**

Erdman reviewed the Executive Director's Report.

A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Accept. The motion passed by voice vote.

11a Discussion of Bond Issuance Fees

Shimanski reported that the Community Development Subcommittee supports increasing the Bond Issuance Fees to 1/2 of one percent of the amount of the bond. The current fee is 1/3 of one percent of the amount of the bond. Zellhoefer has been asked to draft a Resolution to be considered at the February 9 CDA Board meeting.

12 TRUAX PARK PHASE I

12a [24995](#) CDA Resolution No. 3063, authorizing the execution of Change Order 006 to the Contract by and between Truax Park Redevelopment Phase I, LLC and McGann Construction.

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

12b [24996](#) CDA Resolution No. 3064, authorizing the execution of Change Order 007 to the contract by and between Truax Park Redevelopment Phase I, LLC and McGann Construction.

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

13 TRUAX PARK PHASE II DISCUSSION

13a [24997](#) CDA Resolution No. 3065, authorizing the execution of a non-binding Letter of Intent with Dimension Development, LLC; Stone House Development, Inc.; Knothe & Bruce Architects and McGann Construction, Inc. for services relating to Truax Park Phase II.

A motion was made by Bruer, seconded by Guerra, Jr., to Approve. The motion passed by voice vote.

14 ADJOURNMENT

A motion was made by Bruer, seconded by Guerra, Jr., to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:00 p.m.