



City of Madison

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

Tuesday, January 10, 2012

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 313 (Madison Municipal Building)

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

SCHEDULED MEETINGS

Housing Operations Subcommittee: Wed., Jan. 11, 4:30 p.m., 120 MMB
CDA Regular Meeting: Thurs., Jan. 12, 4:30 p.m., 260 MMB
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

CALL TO ORDER / ROLL CALL

Present: 3 -
Daniel G. Guerra, Jr.; Gregg T. Shimanski and Kelly A. Thompson-Frater
Excused: 4 -
Sue Ellingson; Tim Bruer; Alice J. Fike and Stuart Levitan

1 APPROVAL OF MINUTES: December 6, 2011

A motion was made by Thompson-Frater, seconded by Shimanski, to Approve the Minutes with the following clarification:

1. Brown will follow up with Zellhoefer regarding the bond information the Board requested following her presentation at the December 6 Community Development Subcommittee meeting.
2. Shimanski had requested that the discussion of bond issuance fees be placed on the January 12 Board Agenda.

The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [25013](#)

CDA EXECUTIVE DIRECTOR'S REPORT

Erdman reviewed the Executive Director's Report, covering Burr Oaks Senior Housing and Phase 2 Update and Items 6, 7, 7b, 9 and 9a below:

- The tree lighting event at Burr Oaks Senior Apartments in December went fine.
- All units at Truax Park Redevelopment Phase I have been leased. WHEDA has awarded project \$350,000 in additional credits.
- Development Team selected for Truax Park Phase II Joint Venture development services. Thompson-Frater asked for clarification as to who will be the lead developer (head of the development team). The role of the two development partners will be clarified.
- Guerra stated that since there is no mechanism in place to measure and track the number of jobs created, the job creation language should be eliminated. The Subcommittee members concurred.
- Thompson-Frater noted that because the buildings were built so solid, it would not likely be cost effective to demolish and build new. There was discussion as to whether we would have the architects look at incorporating elevators. Erdman noted that one option would be to look at rehabbing units with only half being served by elevators as the operating cost of elevators is significant. The Subcommittee members concluded that we will meet with the architect to prepare a couple of alternatives.
- It is likely that we will need to have a brief CDA special meeting on January 26.
- The \$7 million NMTC loan from Park Bank was repaid in December.

5 DISCUSSION OF BOND ISSUANCE FEES

Shimanski proposed that the bond issuance fee be set at 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. The Subcommittee members concurred and directed staff to request Zellhoefer to draft resolution to be considered at the February 9 CDA Board meeting.

6 TRUAX PARK PHASE I

6a [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 Guerra, to recommend adoption. Motion passed by voice vote.

6b [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 Guerra, to recommend adoption subject to confirmation that anyone would have to buy

credits at a minimum of 70 cents per credit. The motion passed by voice vote.

7 TRUAX PARK PHASE II DISCUSSION

7a [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 Guerra, seconded by Thompson-Frater, to recommend adoption. The motion passed by voice vote.

7b Discussion of Low Income Housing Tax Credit Application

8 [24094](#) CAPITAL REVOLVING LOAN FUND UPDATE

No significant change from last month.

9 [20808](#) THE VILLAGE ON PARK UPDATE

9a Retail Marketing

10 Discussion regarding the possible expansion of the Facade Improvement Grant Program Target Area to include all commercial historic landmark buildings and sites in the City of Madison

This item was referred by the CDA Board at its meeting of December 8, 2011. Amy Scanlon, Historic Preservation Planner within the Planning Division, appeared before the Board to express support for the proposed target area expansion and to answer questions. Brown noted that since the Facade Improvement Grant Program began in 2000, over 75% of all Facade Improvement Grants went to historic properties within the targeted areas. Most recently the CDA approved a waiver of the Program Target Area for the Livingston Inn, designated a City of Madison Landmark and listed on the National Register of Historic Places. Amy noted that there are approximately 15 historic landmark buildings outside of the program target area which would be potentially eligible for Facade Grant assistance under the proposed target area expansion. Guerra noted that we should maximize our leverage by requiring increased Minority and Women Business Enterprise participation. Brown stated that the Facade Improvement Grants follow all of the Civil Rights and Affirmative Action's requirements governing the use of public dollars. Shimanski noted that the before and after photos of the Facade Improvement projects are quite impressive. Approval of the proposed target area expansion will require Council action. The Subcommittee members favored the proposed expansion and directed staff to draft a Council Resolution authorizing the expansion of the Program Target Area to include all commercial historic landmark buildings in the City of Madison. The Council Resolution will be referred to the CDA as a referral agency.

11 ADJOURNMENT

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