

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4725 _____

Authorizing the CDA to accept a loan from the City of Madison in an amount up to \$4,840,040 and authorizing Johnson Bank loan satisfaction and capital improvements at Revival Ridge Apartments.

Presented July 9, 2026
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number 93864

RESOLUTION

WHEREAS, the Community Development Authority of the City of Madison (the "CDA") is the sole owner of Allied Drive Redevelopment, LLC, (the "Project Owner") which owns the affordable housing rental project located at 2317-21 Allied Drive, 4705-09 Jenewein Road, and 4713-17 Jenewein Road, Madison, Wisconsin, commonly known as Revival Ridge Apartments (the "Project"); and

WHEREAS, the Project was constructed in 2009, entered its extended-use tax credit period on January 1, 2024, and is in need of major renovations due to deferred maintenance; and

WHEREAS, the CDA entered into a Sixth Amendment to Promissory Note with Johnson Bank for the Project on June 30, 2026 with a loan maturity date of December 31, 2026 (CDA Resolution No. 4715), and the current loan balance is \$580,859.36; and

WHEREAS, capital improvements needed at the Project include cement board siding, patio deck, window, external door, carpet, and lighting replacement, roof repairs, painting, and brick and landscape refresh; and

WHEREAS, the CDA has secured a responsive and responsible proposal from KPH Construction in the amount of \$2,875,500 for the capital improvement work needed at the Project, attached hereto as Exhibit A, and excluding replacement items subject to energy rebates; and

WHEREAS, upon the completion of a no-cost engineering audit by Johnson Controls, it is recommended that HVAC, water heater, lighting and appliance replacements be made at the Project to reduce energy and water costs and to utilize Inflation Reduction Act (IRA) rebates; and

WHEREAS, utilizing a cooperative purchasing agreement through Region 10/Equalis Group, the CDA has received a proposal from Johnson Controls for energy efficiency improvements at the Project subject to IRA rebates; and

WHEREAS, the City of Madison is intending to amend its 2026 budget on August 4, 2026 to loan to the CDA an amount up to \$4,840,040; and

WHEREAS, loan proceeds from the City of Madison will be used to satisfy the Johnson Bank loan and pay for the capital improvements needed on the Project.

NOW, THEREFORE, BE IT RESOLVED, the CDA hereby authorizes the acceptance of a loan from the City of Madison in an amount up to \$4,840,040 **upon Madison Common Council approval.**

BE IT FURTHER RESOLVED, the CDA hereby authorizes the satisfaction of the loan to Johnson Bank.

BE IT FURTHER RESOLVED, that the CDA hereby authorizes the execution of a contract with KPH Construction to perform capital improvements at Revival Ridge Apartments as outlined in Exhibit A.

BE IT FURTHER RESOLVED, that the CDA hereby authorizes the negotiation and execution of a proposed project agreement with Johnson Controls not to exceed the amount of \$1,000,000 for energy efficiency improvements at Revival Ridge Apartments and subject to IRA rebates.

BE IT FINALLY RESOLVED that the Executive Director, Chair, and CDA staff are hereby authorized to sign, accept, and record any and all documents and legal instruments required to complete the transaction(s) contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.