



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Thursday, April 14, 2022

4:30 PM

Virtual Meeting

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:31 pm. Attendees participated via Zoom.

Present: 5 - Tag Evers; Sheri Carter; Kelda H. Roys; Gregory R. Reed and Claude A. Gilmore

Excused: 2 - DeWayne T. Gray and Mary E. Strickland

Staff Present: Lisa Daniels, Dan Feldhacker, Dan Johns, Larry Kilmer, Kris Koval, Anne Slezak, Matt Wachter

APPROVAL OF MINUTES

A motion was made by Reed, seconded by Evers, to Approve the Minutes of March 24, 2022. The motion passed by voice vote.

PUBLIC COMMENT

1. Public Comment (April 14, 2022 CDA Board Meeting)

None

COMMUNICATIONS

Matt Wachter provided an update on the Urban League project at Village on Park:

- Groundbreaking on April 8th received a good turnout.
- Construction work on the access drive and storm system to start next week.

DISCLOSURES AND RECUSALS

None

CONSENT AGENDA

A motion was made by Reed, seconded by Evers, to Adopt the Consent Agenda. The motion passed by voice vote.

2. CDA Resolution No. 4488 - Disallowance of Insurance Claim No. GLCM00001953, made by Leslie Tygum
A motion was made by Reed, seconded by Evers, to Approve the Resolution. The motion passed by voice vote.

3. CDA Resolution No. 4491 - Authorizing the execution of a second amendment to the Property Management Agreement between the CDA and Founders 3 Real Estate Services, LLC for services at the Village on Park, and rescinding Resolution No. 4484 and its amendment after the second amendment is executed by the parties
A motion was made by Reed, seconded by Evers, to Approve the Resolution. The motion passed by voice vote.

4. CDA Resolution No. 4492 - Authorizing the CDA to approve a budget amendment to the 2022 Operating Budget for the Public Housing Triangle Site
A motion was made by Reed, seconded by Evers, to Approve the Resolution. The motion passed by voice vote.

DISCUSSION ITEMS

6. Report on Housing Authority Operations
No Action Taken

5. Non-Payment of Rent Best Practices
No Action Taken

7. CDA Resolution No. 4489 - Approving the execution of a one-year renewal of the Property Management Agreement between the Community Development Authority and Founders 3 Real Estate Services, LLC for services at Monona Shores Apartments
A motion was made by Reed, seconded by Carter, to Approve the Resolution. The motion passed by voice vote.

8. CDA Resolution No. 4490 - Approving the execution of a one-year renewal of the Property Management Agreement between the Community Development Authority and Founders 3 Real Estate Services, LLC for services at CDA 95-1
A motion was made by Reed, seconded by Carter, to Approve the Resolution. The motion passed by voice vote.

9. CDA Resolution No. 4493 - Authorizing the signing of a one-year contract for lawn cutting services at various Housing Authority properties
A motion was made by Reed, seconded by Carter, to Approve the Resolution. The motion passed by voice vote.

10. CDA Resolution No. 4494 - Authorizing the execution of a Contract for Purchase of Services with Graef-USA, Inc. to provide professional architectural and engineering design services and construction administrative services for a Village on Park Parking Structure
- A motion was made by Carter, seconded by Evers, to Approve the Resolution. The motion passed by voice vote.**

11. 2405 Cypress Way Parcel Discussion

Matt Wachter presented preliminary plans for the CDA's remnant parcel at 2405 Cypress Way. The parcel is next to the CDA's development, Burr Oaks Senior Housing. City of Madison Parks owns another remnant parcel adjacent to the CDA's vacant parcel on Cypress Way. Centro Hispano has outgrown their nearby location and recently received a \$4.8 million grant from the State of Wisconsin to develop a new facility on the CDA's and City Parks' parcels. Centro's new facility would allow for more programming in the South Madison district. The City of Madison would acquire Centro's old lot and consolidate with another adjacent lot, which could provide for the development of affordable housing. Staff will return at a future CDA Board meeting with a more detailed concept.

ADJOURNMENT

A motion was made by Carter, seconded by Reed, to Adjourn at 5:31 pm. The motion passed by voice vote.