



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, May 8, 2025

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:35 pm. All CDA Board Commissioners participated using Zoom.

Present: 5 - Tag Evers; Isadore Knox Jr.; Madeline J. O'Connor; Mary E. Strickland and Claude A. Gilmore

Excused: 2 - Gregory R. Reed and DeWayne T. Gray

Alder Isadore Knox, Jr. arrived at 4:46 pm.

Staff Present: Lauren Andersen, Lisa Daniels, Kristine Koval, Linette Rhodes, Matt Wachter

APPROVAL OF MINUTES

A motion was made by O'Connor, seconded by Strickland, to Approve the Minutes of April 17, 2025. The motion passed by voice vote.

PUBLIC COMMENT

1. [88211](#) Public Comment (May 8, 2025 CDA Board Meeting)

See Registrants Report.

COMMUNICATIONS

Matt Wachter noted that construction activity has started at the CDA's Triangle site and includes set up for geothermal and a temporary parking area. This is pre-work prior to the financial closing. The CDA is looking toward a groundbreaking event in July.

DISCLOSURES AND RECUSALS

None.

CONSENT AGENDA

A motion was made by O'Connor, seconded by Strickland, to Adopt the Consent Agenda. The motion passed by voice vote.

2. [88212](#)

CDA Resolution No. 4659 - Disallowance of Insurance Claim No. GLCM00003873, made by Marie Mendez.

A motion was made by O'Connor, seconded by Strickland, to Approve the Resolution. The motion passed by voice vote.

3. [88213](#)

CDA Resolution No. 4660 - Authorizing the execution of an amended and restated Property Management Agreement between the CDA and Founders 3 Real Estate Services, LLC for services at the Village on Park.

A motion was made by O'Connor, seconded by Strickland, to Approve the Resolution. The motion passed by voice vote.

DISCUSSION ITEMS

4. [88214](#)

U.S. Department of Housing and Urban Development (HUD) Update

Matt Wachter provided the following update:

- There has been no formal communication from HUD on any changes.
- There has been significant staff turnover at the HUD Milwaukee Field Office.
- CDA Staff have been in regular communication with the HUD Special Applications Center (SAC). There have been no changes and the CDA is to proceed with the Triangle B1 closing.
- The White House released the President's Fiscal Year 2026 Skinny Budget guidance. The President is calling for a 46% budget cut with no program specific details.

No Action Taken.

5. [88215](#)

Report on Housing Authority Operations

No Action Taken.

ADJOURNMENT

A motion was made by O'Connor, seconded by Evers, to Adjourn at 4:58 pm. The motion passed by voice vote.