



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?*

Tuesday, November 26, 2024

4:30 PM

Virtual

Special Meeting

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:30pm. All CDA Board Commissioners participated using Zoom.

Present: 6 - Tag Evers; Madeline J. O'Connor; Gregory R. Reed; DeWayne T. Gray; Mary E. Strickland and Claude A. Gilmore

Absent: 1 - Isadore Knox Jr.

Staff Present: Lisa Daniels, Dan Johns, Anna Lavender, Linette Rhodes, Matt Robles, Anne Slezak

APPROVAL OF MINUTES

A motion was made by Evers, seconded by Strickland to Approve the Minutes of November 18, 2024. The motion was passed by voice vote.

PUBLIC COMMENT

1. [86243](#) Public Comment (November 26, 2024 CDA Board Special Meeting)

See Registrants Report

COMMUNICATIONS

None

DISCLOSURES AND RECUSALS

None

DISCUSSION ITEMS

2. [86267](#) Resolution No. 4636 - Appointing Linette Rhodes as the Deputy Director of the Community Development Authority (the "Authority").

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

3. [86244](#) Resolution No. 4635 - Authorizing execution of a Development Agreement with EC Residential and/or its assigns for the public purpose of assisting construction of multi-family affordable housing and parking stalls at the property located at 5546 Element Way in the University Research Park.

Wachter provided a presentation. Commissioner Strickland requested the following comment be added to the Minutes:

• Typically, in tax credit developments, developers don't put in any personal debt or equity. The equity is the tax credit and the developer defers part of their fee. Mandel is deferring development fee. They will earn it and then lend it back into the transaction, which is typical for a tax credit deal.

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

ADJOURNMENT

A motion was made by Evers, seconded by Reed, to Adjourn at 5:12pm. The motion passed by voice vote.