



2026 Executive Operating Budget - Final Web Version

City of Madison



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Agency Operating Budgets

2026 Executive Operating Budget

By Functional Area

Administration

General Government

Other

Planning & Development

Public Facilities

Public Safety & Health

Public Works

Transportation



Planning & Development

Building Inspection

CDA Housing Operations

CDA Redevelopment

Community Development Division (CDD)

Economic Development Division (EDD)

PCED Office of the Director

Planning Division

CDA Redevelopment Overview

Agency Mission

The mission of Community Development Authority (CDA) Redevelopment is to carry out various housing and redevelopment initiatives on behalf of the City, with powers and duties provided by State Statutes.

Agency Overview

The Agency provides housing development, management, financing, redevelopment, and rehabilitation as well as neighborhood revitalization. As the City's Housing Authority, the CDA is charged with redeveloping areas of unsafe housing to provide appropriate dwelling accommodations for people of various income levels.

2026 Budget Highlights

Service: Redevelopment

- Increases charges for services due to the allowable asset management fees across CDA Redevelopment-owned properties, anticipated developer fees from the Park Badger redevelopment project, and the reimbursement of architectural consultant expenses anticipated at the closing of the Park Badger redevelopment agreement (\$4.6 million).
- Increases interest income based on 3-year average growth (\$72,100).
- Decreases miscellaneous revenue to the Redevelopment general fund due to collection of tax credit origination loans related to the dissolution of Allied Drive, LLC and Truax Phase 1, LLC in 2025 (\$2.2 million).
- Decreases sale of assets due to the dissolution of Allied Drive LLC in 2025 (\$2.2 million). Decrease offset by removal of payment on debt principal for Allied Drive, LLC.
- Decreases fund balance applied amount to reflect lower 2026 debt service principal and interest payments (\$328,400).
- Increases fund balance generated related to the developer fees anticipated at the closing of the Park Badger redevelopment agreement (\$3.3 million).
- Increases transfer out to CDA to reflect the dissolution of Allied Drive, LLC in 2025 (\$22,500).

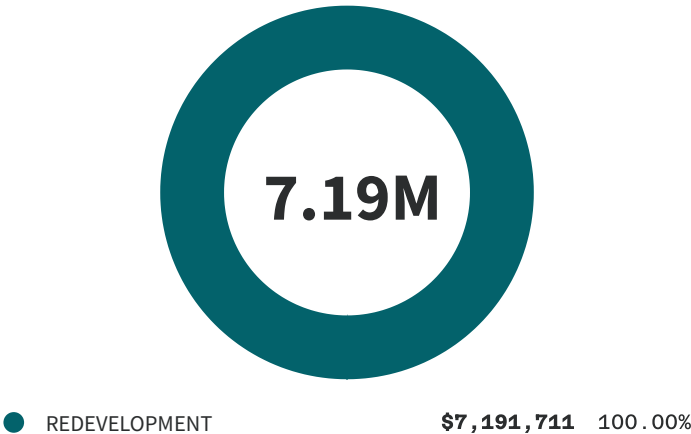
CDA Redevelopment Service Summary

The graphs and tables below provide a summary of expenditures and agency revenues by service. The pages following this summary show expenditures and agency revenues for each service by major category. The data reflect all funds within the agency's operating budget.

The service tables do not show 2024 actuals due to the chart of accounts reorganization that occurred in 2025. Historical actuals are available in the line-item detail provided in the agency's fund detail section.

Expenditures by Service (All Funds)

FY26 Expenditures by Service

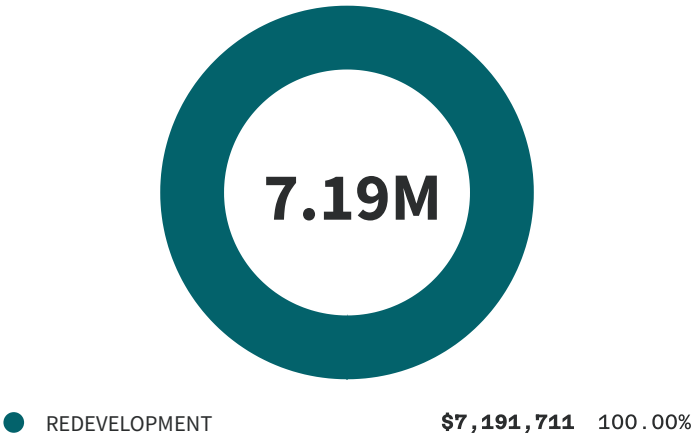


Expenditures by Service

Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
REDEVELOPMENT	\$6,567,523	\$5,444,272	\$7,090,474	\$7,191,711
Total Expenditures	\$6,567,523	\$5,444,272	\$7,090,474	\$7,191,711

Agency Revenues by Service (All Funds)

FY26 Revenues by Service



Agency Revenues by Service

Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
REDEVELOPMENT	\$6,567,523	\$5,444,272	\$7,090,474	\$7,191,711
Total Revenues	\$6,567,523	\$5,444,272	\$7,090,474	\$7,191,711



Service: Redevelopment

Service Description

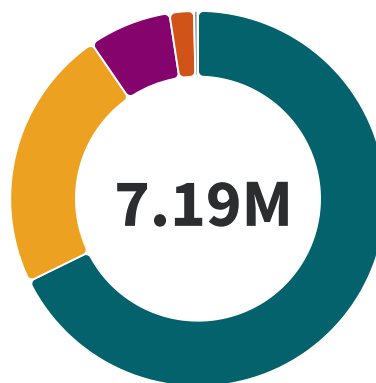
This service is responsible for the Community Development Authority's (CDA) housing, economic, and redevelopment initiatives in the City of Madison. CDA Redevelopment is the managing member for Burr Oaks Senior Housing and Revival Ridge Apartments. The CDA is the sole owner of Monona Shores Apartments, Reservoir Apartments, and the Village on Park. The CDA Redevelopment also undertakes Public Housing redevelopment activities through its non-profit arm, Madison Revitalization and Community Development Corporation (MRCDC). The goal of this service is to provide high-quality housing for low-income households to strengthen low and moderate income neighborhoods.

Activities Performed by this Service

- Housing Asset Management: Oversee contracts with property managers to administer housing projects.
- Commercial Asset Management: Oversee operations at The Village on Park by managing a contract with a property management company.
- Staffing the CDA Board: As a separate public entity, the CDA is governed by a Board of Commissioners. CDA staff and assigned City staff support the operation of the Board and its committees.

Expenditures by Major (All Funds)

FY26 Expenditures by Major



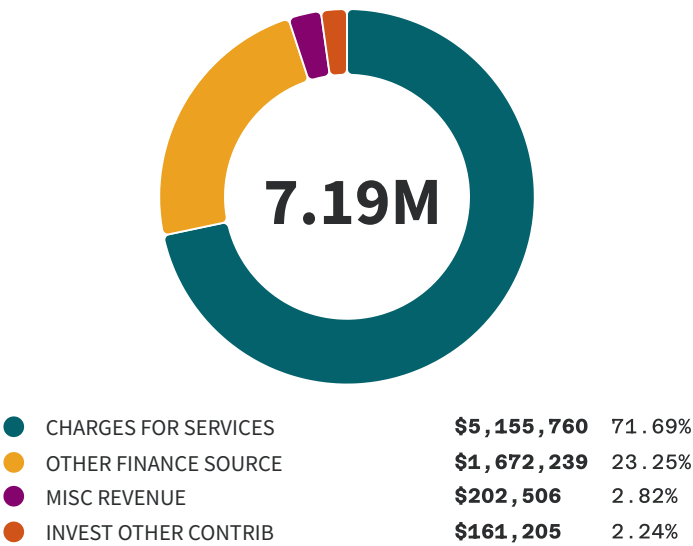
DEBT OTHR FINANCING	\$4,872,094	67.75%
PURCHASED SERVICES	\$1,631,253	22.68%
SALARIES	\$513,162	7.14%
BENEFITS	\$150,820	2.10%
TRANSFER OUT	\$22,482	0.31%
SUPPLIES	\$1,900	0.03%

Expenditures by Major

Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
SALARIES	\$485,873	\$353,424	\$523,032	\$513,162
BENEFITS	\$138,021	\$86,371	\$143,056	\$150,820
SUPPLIES	-	\$32	\$1,900	\$1,900
PURCHASED SERVICES	\$1,624,494	\$685,310	\$131,253	\$1,631,253
DEBT OTHR FINANCING	\$4,319,136	\$4,319,136	\$6,268,751	\$4,872,094
TRANSFER OUT	-	-	\$22,482	\$22,482
Total Expenditures	\$6,567,523	\$5,444,272	\$7,090,474	\$7,191,711

Agency Revenues by Major (All Funds)

FY26 Revenues by Major



Agency Revenues by Major

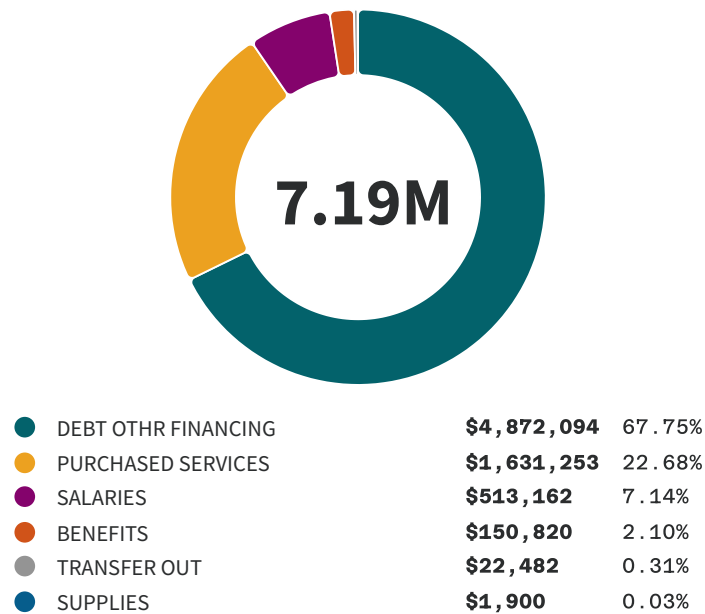
Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
CHARGES FOR SERVICES	\$601,005	\$401,005	\$5,155,760	\$5,155,760
INVEST OTHER CONTRIB	\$89,091	\$94,914	\$161,205	\$161,205
MISC REVENUE	\$2,368,331	\$2,368,331	\$202,506	\$202,506
OTHER FINANCE SOURCE	\$3,509,096	\$2,580,023	\$1,571,003	\$1,672,239
Total Revenues	\$6,567,523	\$5,444,272	\$7,090,474	\$7,191,711

CDA Redevelopment: CDA Fund

The graphs and tables below provide a summary and line-item details of the agency's CDA Fund operating budget. The data reflect all services within the fund.

Expenditures by Major

FY26 Expenditures by Major



Line-Item Expenditures

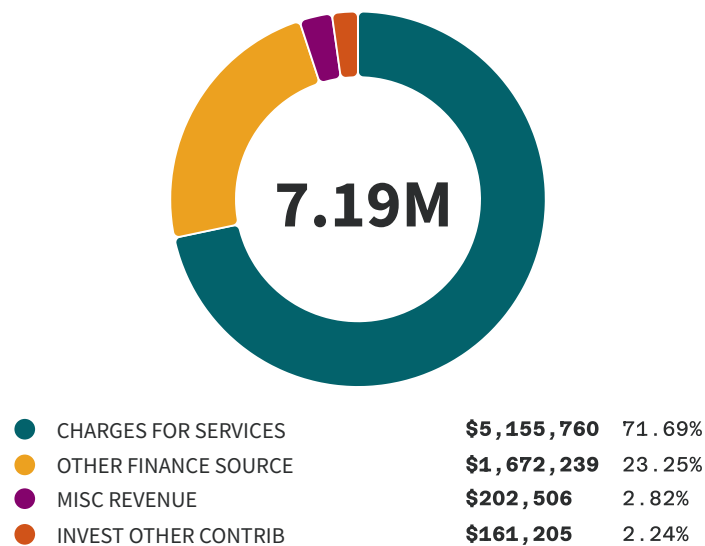
Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
SALARIES					
PERMANENT WAGES	\$234,441	\$464,674	\$335,675	\$489,379	\$489,379
PENDING PERSONNEL	-	\$20,949	-	\$9,908	\$38
PREMIUM PAY	-	\$50	-	\$50	\$50
COMPENSATED ABSENCE	\$2,600	-	\$12,000	\$21,696	\$21,696
HOURLY WAGES	-	-	-	\$1,000	\$1,000
OVERTIME WAGES PERMANENT	\$575	\$200	\$5,748	\$1,000	\$1,000
Total SALARIES	\$237,617	\$485,873	\$353,424	\$523,032	\$513,162
BENEFITS					
HEALTH INSURANCE BENEFIT	\$37,264	\$69,338	\$43,706	\$71,033	\$77,642
WAGE INSURANCE BENEFIT	\$1,338	\$1,865	\$1,440	\$1,385	\$1,385
WI RETIREMENT SYSTEM	\$16,361	\$32,295	\$19,998	\$34,012	\$35,235
FICA MEDICARE BENEFITS	\$17,280	\$34,523	\$21,228	\$36,626	\$36,558
PENSION EXPENSE	-\$19,492	-	-	-	-
Total BENEFITS	\$52,751	\$138,021	\$86,371	\$143,056	\$150,820
SUPPLIES					
COPY PRINTING SUPPLIES	\$2,338	-	-	\$500	\$500
HARDWARE SUPPLIES	-	-	-	\$1,400	\$1,400
POSTAGE	-	-	\$2	-	-
WORK SUPPLIES	-	-	\$30	-	-



Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
Total SUPPLIES	\$2,338	-	\$32	\$1,900	\$1,900
PURCHASED SERVICES					
WATER	-	-	-	\$1,218	\$1,218
STORMWATER	\$1,213	-	\$902	\$1,816	\$1,816
CELLULAR TELEPHONE	\$46	\$195	\$39	\$46	\$46
SYSTEM AND SOFTWARE MAINTENANC	\$2,028	\$2,050	\$1,087	\$2,050	\$2,050
CONFERENCES AND TRAINING	\$3,850	\$5,000	\$5,000	\$5,000	\$5,000
AUDIT SERVICES	\$12,740	\$15,862	\$8,336	\$15,862	\$15,862
LEGAL SERVICES	\$1,944	-	\$40,000	\$1,000	\$1,000
CONSULTING SERVICES	\$147,906	\$300,000	\$300,000	\$6,000	\$6,000
OTHER SERVICES AND EXPENSES	\$1,235	\$5,000	\$314,947	\$5,050	\$5,050
GRANTS	-	\$1,202,887	-	-	\$1,500,000
PROPERTY INSURANCE	-	\$93,500	\$8,500	\$92,711	\$92,711
PERMITS AND LICENSES	-	-	\$6,500	\$500	\$500
Total PURCHASED SERVICES	\$170,962	\$1,624,494	\$685,310	\$131,253	\$1,631,253
DEBT OTHR FINANCING					
PRINCIPAL	-	\$2,914,844	\$2,914,844	\$749,551	\$512,481
INTEREST	\$62,559	\$879,292	\$879,292	\$881,246	\$713,681
PAYING AGENT SERVICES	-	\$525,000	\$525,000	\$370,000	\$370,000
FUND BALANCE GENERATED	\$707,846	-	-	\$4,267,953	\$3,275,932
Total DEBT OTHR FINANCING	\$770,405	\$4,319,136	\$4,319,136	\$6,268,751	\$4,872,094
TRANSFER OUT					
TRANSFER OUT TO CDA	-	-	-	\$22,482	\$22,482
Total TRANSFER OUT	-	-	-	\$22,482	\$22,482
Total Expenditures	\$1,234,073	\$6,567,523	\$5,444,272	\$7,090,474	\$7,191,711

Agency Revenues by Major

FY26 Revenues by Major



Line-Item Agency Revenues

Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
CHARGES FOR SERVICES					
MISCELLANEOUS CHRGS FOR SERVIC	\$269,525	\$281,005	\$281,005	\$535,760	\$535,760
DEVELOPMENT FEES	\$3,840	\$120,000	\$120,000	\$3,620,000	\$3,620,000
REIMBURSEMENT OF EXPENSE	-	\$200,000	-	\$1,000,000	\$1,000,000
Total CHARGES FOR SERVICES	\$273,365	\$601,005	\$401,005	\$5,155,760	\$5,155,760
INVEST OTHER CONTRIB					
INTEREST	\$177,581	\$89,091	\$94,914	\$161,205	\$161,205
Total INVEST OTHER CONTRIB	\$177,581	\$89,091	\$94,914	\$161,205	\$161,205
MISC REVENUE					
MISCELLANEOUS REVENUE	\$124,852	\$2,368,331	\$2,368,331	\$202,506	\$202,506
Total MISC REVENUE	\$124,852	\$2,368,331	\$2,368,331	\$202,506	\$202,506
OTHER FINANCE SOURCE					
SALE OF ASSETS	\$70,000	\$2,165,293	\$2,165,293	-	-
(GAIN) LOSS ON SALE OF ASSET	-\$2	-	-	-	-
FUND BALANCE APPLIED	-	\$1,343,803	\$414,730	\$1,571,003	\$1,672,239
OPER CONTRIBUTION MUNICIPAL	\$588,277	-	-	-	-
Total OTHER FINANCE SOURCE	\$658,275	\$3,509,096	\$2,580,023	\$1,571,003	\$1,672,239
Total Revenues	\$1,234,073	\$6,567,523	\$5,444,272	\$7,090,474	\$7,191,711



CDA Redevelopment Position Summary

		2025 Adopted		2026 Base	2026 Executive	
Classification	CG	FTEs	Amount	FTEs	FTEs	Amount
CDA EXECUTIVE DIR-21	21	1.00	109,797	1.00	1.00	110,873
REAL ESTATE DEV SPEC 4-18	18	1.00	112,820	1.00	1.00	119,691
Grand Total		2.00	\$ 222,616	2.00	2.00	\$ 230,564

Notes:

2026 Base FTE amounts reflect position changes made by resolution or administrative authorization since adoption of the 2025 budget through September 8, 2025.

Salary amounts recorded on this page are for total budgeted salaries; this amount may differ from budgeted permanent wages as presented in the Line Item Detail due to payroll allocations to other funding sources (capital projects, grants, etc.) or inter-agency services are not reflected in this summary page.

