

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4687

Approving the unwind of Truax Park Development Phase 1, LLC and transfer of ownership to MRCDC

Presented October 9, 2025
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number _____

RESOLUTION

WHEREAS, the Community Development Authority of the City of Madison (the "CDA") is the managing member of Truax Park Development Phase 1, LLC, (the "Project Owner") which owns the affordable housing rental project located at 3502-3506, 3510-3514, 3522-3526, 3530-3534 Straubel Street and 1501-1503, 1505-1507 Wright Street, Madison, Wisconsin (the "Property"), which is comprised of six buildings containing seventy-one (71) residential units, administration offices, community rooms, central laundry facilities, underground and surface parking, and a playground.

WHEREAS, the residential housing development on the Property was developed and constructed as a "Mixed Finance Project" utilizing funds from the U.S. Department of Housing and Urban Development (HUD) and low income housing tax credits (LIHTC).

WHEREAS, the Project Owner was created specifically to utilize LIHTC, and investor member of the Project Owner is NEF Assignment Corporation and MS Shared Investment Fund I LLC (collectively, the "Investor Member").

WHEREAS, the Project Owner's Amended and Restated Operating Agreement contemplates that the Investor Member will exit the Project Owner's corporate structure at the end of the 15-year LIHTC compliance period.

WHEREAS, the LIHTC compliance period will end by approximately 2026.

NOW, THEREFORE, BE IT RESOLVED that the CDA Board approves the exit of the Investor Member from the Project Owner, with the CDA acquiring Investor Member's interest in the Project Owner for a purchase price of approximately Two Dollars (\$2.00).

BE IT FURTHER RESOLVED that CDA Board approves the CDA, either simultaneous with the Investor Member exit, or at a later date, transferring of ownership of the Property from Project Owner to the Madison Revitalization and Community Development Corporation ("MRCDC") for a purchase price approximately equal to the CDA's purchase price of the Investor Member interest, with the MRCDC assuming outstanding debt, leases, and any contracts related to the Property.

BE IT FINALLY RESOLVED that the Executive Director of the CDA and the CDA Board Chair are authorized to execute, deliver, accept, record and amend all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution.