



# City of Madison

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

## Agenda - Amended COMMUNITY DEVELOPMENT AUTHORITY

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

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Thursday, December 11, 2025

4:45 PM

Virtual

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The City of Madison is holding the Community Development Authority (CDA) Board meeting virtually.

1. **Written Comments:** You can send comments on agenda items to [cdaboard@cityofmadison.com](mailto:cdaboard@cityofmadison.com)

2. **Register for Public Comment:**

- Register to speak at the meeting.
- Register to answer questions.
- Register in support or opposition of an agenda item (without speaking).

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

3. **Watch the Meeting:** If you would like to join the meeting as an observer, please visit <https://www.cityofmadison.com/watchmeetings>.

4. **Listen by Phone:**

**(877) 853-5257 (Toll Free)**

**Zoom Webinar ID: 811 8890 0632**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.

For accommodations, contact: Olivia Landgraff, [olandgraff@cityofmadison.com](mailto:olandgraff@cityofmadison.com)

**Call to Order/Roll Call**

**Approval of Minutes**

CDA Board Meeting Minutes of November 19, 2025:  
<http://madison.legistar.com/Calendar.aspx>

**Public Comment**

1. [91080](#) Public Comment (December 11th, 2025 CDA Board Meeting)

**Communications**

**Disclosures and Recusals**

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

**Consent Agenda**

At this time, a consent agenda may be moved except for items with registrants wishing to speak or items the CDA Board of Commissioners wish to separate out for discussion or debate purposes.

2. [91078](#) CDA Resolution No. 4685 - Approving CDA's 2026 operating budget and submission to HUD.
3. [91079](#) CDA Resolution No. 4693 - Approving the CDA's 2026 budgets for CDA Redevelopment Authority owned properties: Village on Park, Monona Shores and CDA 95-1 (Reservoir Apartments); and accepting the 2026 budgets for limited liability corporations: Burr Oaks Senior Housing LLC and Allied Drive Redevelopment LLC (Revival Ridge Apartments).
4. [91131](#) CDA Resolution No. 4694 - Accept City Affordable Housing Fund loan for capital improvements at Monona Shores and amend property budget to allow for Unit Rehab and HVAC Replacement

**Discussion Items**

5. [91133](#) CDA Resolution No. 4695 - Authorizing the CDA to extend an Allied Drive Redevelopment loan from Johnson Bank that matures on December 30, 2025 in the amount of \$594,163.81
6. [91134](#) Report on Housing Authority Operations

**Adjournment**

