



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, December 11, 2025

4:45 PM

Virtual

Call to Order/Roll Call

The meeting was called to order at 4:45 pm. 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: Lauren Andersen, Alfredo Arteaga, Lisa Daniels, Chad Ruppel, Sadie Villegas, Matt Wachter, Kristine Koval, Olivia Landgraff, Dan Johns

Approval of Minutes

A motion was made by Reed, seconded by Gray, to Approve the Minutes of November 19th, 2025. The motion passed by voice vote.

Absent: 1 - Isadore Knox Jr.

Public Comment

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

See registrants report.

Communications

Reminder about to fill out yearly disclosure/recusal form.

Disclosures and Recusals

None.

Consent Agenda

A motion was made by Reed, seconded by Gray to Adopt the Consent Agenda. The motion passed by voice vote.

2. [91078](#) CDA Resolution No. 4685 - Approving CDA's 2026 operating budget and submission to HUD.

A motion was made by Reed, seconded by Gray to Approve. The motion passed by voice vote.

Absent: 1 - Isadore Knox Jr.

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).

A motion was made by Reed, seconded by Gray to Approve. The motion passed by voice vote.

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

A motion was made by Reed, seconded by Gray to Approve. The motion passed by voice vote.

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

A motion was made by Gray, seconded by Knox Jr., to Approve the Resolution. The motion passed by voice vote.

6. [91134](#) Report on Housing Authority Operations

No Action Taken.

Adjournment

A motion was made by O'Connor, seconded by Gray, to Adjourn at 5:04pm. The motion passed by voice vote.