



# 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?*

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Thursday, September 11, 2025

4:30 PM

Virtual

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### Call to Order/Roll Call

The meeting was called to order at 4:31 pm. All CDA Board Commissioners participated using Zoom. Alder Isadore Knox, Jr. joined the meeting at 4:50 pm

**Present:** 6 - Tag Evers; Isadore Knox Jr.; Madeline J. O'Connor; Gregory R. Reed; DeWayne T. Gray and Claude A. Gilmore

**Excused:** 1 - Mary E. Strickland

**Staff Present:** Lauren Andersen, Alfredo Arteaga, Lisa Daniels, Kris Koval, Chad Ruppel, Sadie Villegas, Matt Wachter

### Approval of Minutes

A motion was made by Gray, seconded by O'Connor, to Approve the Minutes of August 14, 2025. The motion passed by voice vote.

### Public Comment

1. [89861](#) Public Comment (September 11, 2025 CDA Board Meeting)  
  
See Registrants Repot.

### Communications

None.

### Disclosures and Recusals

None.

2. [89862](#) Report on CDA Finance Subcommittee  
  
No Action taken.

### Consent Agenda

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

3. [89863](#) CDA Resolution No. 4681 - Accepting the Final Audits for Fiscal Year 2024 for Allied Drive Redevelopment, LLC; Burr Oaks Senior Housing, LLC; CDA 95-1; Monona Shores; Truax Park Redevelopment Phase 1, LLC; Truax Park Development Phase 2, LLC; and Village on Park

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

4. [89864](#) CDA Resolution No. 4682 - Approving the Community Development Authority (CDA) Public Housing Authority Annual Audit for Fiscal Year ending December 31, 2024

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

5. [89865](#) CDA Resolution No. 4680 - Authorizing the signing of a contract for Title: RFB #: 14064-0-2025-BG 3121 Webb Avenue Unit Modernization Contract to be awarded to Taza Construction LLC in the amount of \$53,200.00

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

### New Business

6. [89866](#) CDA Resolution No. 4678 - Authorizing the execution of a First Amendment to the Lease between the Community Development Authority of the City of Madison and Urban Triage Incorporated at the Village on Park

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

7. [89867](#) CDA Resolution No. 4679 - Authorizing a Purchase and Sale Agreement to purchase the land and improvements at 802, 810 and 818 West Badger Road from the City of Madison for the Park Badger Redevelopment Project

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

8. [89868](#) Report on Housing Authority Operations

**No Action taken.**

### Adjournment

**A motion was made by O'Connor, seconded by Reed, to Adjourn at 5:15 pm.  
The motion passed by voice vote.**