



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, April 11, 2024

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:31 pm. All CDA Board Commissioners participated using Zoom.

Present: 7 - Tag Evers; Isadore Knox Jr.; Madeline J. O'Connor; Gregory R. Reed; DeWayne T. Gray; Mary E. Strickland and Claude A. Gilmore

Alder Knox, Jr. joined at 4:40 pm

Staff Present: Lauren Andersen, Lisa Daniels, Dan Johns, Larry Kilmer II, Kris Koval, Anne Slezak, Paul St. Germaine, Matt Wachter

APPROVAL OF MINUTES

A motion was made by Reed, seconded by Evers, to Approve the Minutes of March 14, 2024. The motion passed by voice vote.

PUBLIC COMMENT

1. [82764](#) Public Comment (April 11, 2024 CDA Board Meeting)
See Registrants Report.

COMMUNICATIONS

Matt Wachter noted that the land use approval process has started for Triangle B1. Images and renderings have been made available to Triangle residents in the building lobby and to the public in Legistar.

DISCLOSURES AND RECUSALS

Madeline O'Connor recused on Agenda item #6 (file 82769)

CONSENT AGENDA

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

2. [82765](#) CDA Resolution No. 4599 - Authorizing the execution of a third amendment to the lease with Villager Sports Town Corporation for retail space at the Village on Park.
A motion was made by Strickland, seconded by Reed, to Approve the Resolution. The motion passed by voice vote.
3. [82766](#) CDA Resolution No. 4600 - Approving Ancillary Function Space for Dane County Human Services at Village on Park.
A motion was made by Strickland, seconded by Reed, to Approve the Resolution. The motion passed by voice vote.
4. [82767](#) CDA Resolution No. 4601 - Authorizing the execution of an amendment to a listing agreement between Kent Yan of Plato Commercial Real Estate, LLC. and the CDA to lease space at the Village on Park.
A motion was made by Strickland, seconded by Reed, to Approve the Resolution. The motion passed by voice vote.
5. [82768](#) CDA Resolution No. 4602 - Authorizing the execution of a third amendment to the Property Management Agreement between the CDA and Founders3 Real Estate Services, LLC. for services at the Village on Park.
A motion was made by Strickland, seconded by Reed, to Approve the Resolution. The motion passed by voice vote.

DISCUSSION ITEMS

6. [82769](#) Badger & Park Redevelopment Partnership RFQ Presentations:
 1. Alexander Company
 2. Bear Development/Greenprint Partners
 3. Urban League of Greater Madison (ULGM)

CLOSED SESSION

- A motion was made by Evers, seconded by Gray, to Convene into Closed Session. The motion passed by voice vote.**
7. [82771](#) Guidance on Badger & Park Redevelopment Partnership
During closed session, the Board provided guidance to staff to negotiate a contract with Alexander Co. for the Badger & Park Redevelopment partnership.
 8. [82772](#) Guidance on Access Community Health Expansion
During closed session, the Board provided guidance to staff on how to proceed on the Access Community Health Expansion project.

RECONVENE INTO OPEN SESSION

A motion was made by Strickland, seconded by Knox Jr., to Reconvene. The motion passed by voice vote.

ADJOURNMENT

A motion was made by Evers, seconded by Strickland, to Adjourn the meeting at 6:40 pm. The motion passed by voice vote.