



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, January 8, 2026

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 Tag Evers joined at 4:42 pm. Alder Isadore Knox joined at 5:23 pm. Commissioner Mary Strickland left at 6:15 pm.

Staff Present: Alfredo Arteaga, Lisa Daniels, Dan Johns, Kristine Koval, Olivia Landgraff, Claire MacLachlan, Chad Ruppel, Sadie Villegas, Matt Wachter, Jim Whitney, Britney Wilson

Approval of Minutes

A motion was made by Reed, seconded by Strickland, to Approve the Minutes of December 11, 2025. The motion passed by voice vote.

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

Public Comment

1. [91369](#) Public Comment (January 8th 2026, CDA Board Meeting)

See registrants report.

Disclosures and Recusals

None.

Communications

Statement of interest reminder.

Consent Agenda

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

2. [91364](#) CDA Resolution No. 4696 - Authorizing the Executive Director to renew expiring 24-month Project-Based Voucher Program contracts for Porchlight, Project-Home, and YWCA.

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

Discussion Items

3. [91367](#) CDA Resolution No. 4697 - Authorizing a First Amendment to the lease agreement with the Center for Railroad Photography and Art, Inc. at the Village on Park to approve its HVAC improvements to the Premises by the Lessee and to reimburse Lessee for a portion of the work that replaces the existing roof top unit.

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

4. [91381](#) CDA Resolution No. 4698 - Authorizing the signing of a contract for Tenant Relocation Services at Taking Shape B1 Contract to be awarded to Revival Development Services LLC in the amount of \$190,000.00

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

5. [91368](#) Report on Housing Authority Operations

No action taken.

Closed Session

A motion was made by O'Connor, seconded by Gray, to Convene into Closed Session. The motion passed by voice vote.

6. [91370](#) Closed Session 1: Eviction Cases and Litigation Strategy

No action taken.

7. [91402](#) Closed Session 2: Discussion regarding the CDA Lease with Luna's Market, LLC at the Village on Park.

Board offered guidance.

Reconvene into open session

A motion was made by Evers, seconded by Reed to Reconvene into open session. The motion passed by voice vote.

Adjournment

A motion was made by Knox Jr., seconded by Gray, to Adjourn. The motion passed by voice vote. Meeting ended at 6:32.