



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, June 11, 2026

4:30 PM

Virtual

Call to Order/Roll Call

The meeting was called to order at 4:30 pm. All CDA Board Commissioners participated using Zoom.

Staff Present: Lisa Daniels, Olivia Landgraff, Kris Koval, Chad Ruppel, Lilia Paz, Matt Wachter, James Whitney, Lauren Andersen, Alfredo Arteaga

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

Approval of Minutes

A motion was made by Matthews seconded by Gray to Approve the Minutes of May 14th, 2026. The motion passed by voice vote.

Public Comment

1. [93518](#) Public Comment (June 11th 2026, CDA Board Meeting)

See registrant's report.

Disclosures and Recusals

Communications

Consent Agenda

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

2. [93511](#) CDA Resolution No. 4715 - Authorizing the CDA to extend an Allied Drive Redevelopment loan from Johnson Bank that matures on June 30, 2026 in the amount of \$584,591.61.

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

3. [93512](#) CDA Resolution No. 4716 - Authorizing the one-year Agreement to Renew the Property Management Agreement between the CDA and Lutheran Social

Services of Wisconsin and Upper Michigan, Inc. for services at Revival Ridge Apartments

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

4. [93513](#) CDA Resolution No. 4717 - Authorizing the signing of a contract for unit 131 Romnes vehicle damaged unit. Unit 131 reconstruction contract to be awarded to D&H Royale LLC. in the amount of \$181,206.63. City of Madison insurance MPIC is funding the project.

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

5. [93516](#) CDA Resolution No. 4720 - Authorizing the execution of a contract with Dave Jones LLC. for testing and inspections to the fire protection system located in the Village on Park Parking structure with term of (3) years.

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

Discussion Items

6. [93521](#) Election of Officers for CDA Board

Olivia Landgraff conducted the election. Reed nominated Gilmore for the position of Board Chair. Gilmore nominated Reed for the position of Board Vice Chair. A motion was made by Reed, seconded by Strickland to approve the nominations. The motion passed by voice vote.

7. [93522](#) Appointment of CDA Finance Subcommittee and Designation of Subcommittee Chair

CDA Finance Subcommittee appointments of Matthews, Reed, and Strickland were made by CDA Board Chair Claude Gilmore, with Strickland to be the Chair of the Subcommittee. O'Connor moved and Gray seconded to accept the nominations.

8. [93523](#) Nomination of Madison Revitalization and Community Development Corporation (MRCDC) Board of Directors

CDA Board Commissioners Gray, Reed, O'Connor, Strickland, Matthews, and Evers agreed to serve as Directors on the MRCDC. Matthews moved and Reed seconded to recommend the individuals to the mayor.

9. [93524](#) Report on CDA Finance Subcommittee

No action needed.

10. [93514](#) CDA Resolution No. 4718 - Resolution to use a Cooperative Purchasing Agreement with Region 10/Equalis Group for Participation in HVAC and Facility Systems Project

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

11. [93515](#) CDA Resolution No. 4719 - Authorizing the Executive Director to enter into a contract with the Tenant Resource Center for Housing Mobility and Locator Services for the Housing Choice Voucher Program
A motion was made by O'Connor, seconded by Reed, to Approve. The motion passed by voice vote.
12. [93517](#) CDA Resolution No. 4721 - Approve changes to the Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Plan (ACOP).
A motion was made by Strickland, seconded by O'Connor, to Approve. The motion passed by voice vote.
13. [93519](#) Report on Housing Authority Operations
No action taken.

Closed Session

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

14. [93520](#) Closed Session 1: Discussion regarding the CDA Lease with Luna's Market LLC at the Village on Park
No action taken.

Reconvene into open session

A motion was made by O'Connor, seconded by Strickland, to Reconvene. The motion passed by voice vote.

Adjournment

A motion was made by O'Connor, seconded by Gray, to Adjourn. The motion passed by voice vote. Meeting ended at 6:18pm.