



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 12, 2025

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: 5 - Tag Evers; Isadore Knox Jr.; Madeline J. O'Connor; Gregory R. Reed and Claude A. Gilmore

Excused: 2 - DeWayne T. Gray and Mary E. Strickland

Staff present: Lauren Andersen, Lisa Daniels, Dan Johns, Kristine Koval, Linette Rhodes, Sadie Villegas, Matt Wachter

APPROVAL OF MINUTES

A motion was made by O'Connor, seconded by Knox, Jr., to Approve the Minutes of May 8, 2025. The motion passed by voice vote.

PUBLIC COMMENT

1. [88702](#) Public Comment (June 12, 2025 CDA Board Meeting)

See Registrants report.

COMMUNICATIONS

Chad Ruppel starts on June 23rd as the new Director.

DISCLOSURES AND RECUSALS

None.

CONSENT AGENDA

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

2. [88706](#) CDA Resolution No. 4661 - Authorizing the change in Manager from Founders 3 Real Estate Services LLC to Founders 3 Management Company in the property management agreements approved by the CDA Board on May 8, 2025 via Resolution 4660, and in the Apartment Agreements approved by the CDA Board on June 13, 2024 via Resolutions 4615 and 4616.
A motion was made by Reed, seconded by Evers, to Approve the Resolution. The motion passed by voice vote.
3. [88707](#) CDA Resolution No. 4663 - 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 Evers, to Approve the Resolution. The motion passed by voice vote.
4. [88708](#) CDA Resolution No. 4664 - Authorizing the signing of a contract for RFB #14022-0-2025-BG Road replacement at 3 East properties. They are as follows 8 Straubel Court, 1667 Wright Street, and 3507 Anderson Street. Contract to be awarded to Wolf Paving in the amount of \$139,808.00.
A motion was made by Reed, seconded by Evers, to Approve the Resolution. The motion passed by voice vote.

DISCUSSION ITEMS

5. [88703](#) Election of Officers for CDA Board
Alder Knox, Jr., 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 O'Connor to approve the nominations. The motion passed by voice vote.
6. [88704](#) Appointment of CDA Finance Subcommittee and Designation of Subcommittee Chair
CDA Finance Subcommittee appointments of Knox, Jr., Reed, and Strickland were made by CDA Board Chair Claude Gilmore, with Strickland to be the Chair of the Subcommittee.
7. [88705](#) Nomination of Madison Revitalization and Community Development Corporation (MRCDC) Board of Directors
CDA Board Commissioners Gilmore, Reed, O'Connor, Strickland, Knox, Jr., and Evers agreed to serve as Directors on the MRCDC.
8. [88709](#) CDA Resolution No. 4662 - Authorizing the execution of Agreements with Windcave Inc. and Synovus Financial Corporation for parking payment services at the Village on Park's Parking Structure.
A motion was made by Reed, seconded by O'Connor, to Approve the Resolution. The motion passed by voice vote.

9. [88710](#) CDA Resolution No. 4665 - Authorizing the Community Development Authority of the City of Madison to enter into an Agreement with City of Madison Engineering to install and maintain solar at Truax Apartments.
- A motion was made by Reed, seconded by O'Connor, to Approve the Resolution. The motion passed by voice vote.**
10. [88711](#) Update on CDA Redevelopment projects
- No action taken.**
11. [88712](#) Report on Housing Authority Operations
- No action taken.**

ADJOURNMENT

A motion was made by O'Connor, seconded by Reed, to Adjourn at 5:25 pm. The motion passed by voice vote.