

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4727 _____

Authorizing the CDA to accept an Affordable Housing Fund loan from the City of Madison in an amount up to \$300,000 and authorizing execution of a proposed project agreement with Johnson Controls for energy efficiency improvements at CDA 95-1 (the Reservoir).

Presented July 9, 2026
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number 93866

RESOLUTION

WHEREAS, the Community Development Authority of the City of Madison (the "CDA") is the owner of 28 residential apartments and 1,430 square feet of commercial space known as Reservoir Apartments, located at 612-632 East Dayton Street and 200-210 North Blount Street in the City of Madison, and which are collectively called CDA 95-1 (the "Project"); and

WHEREAS, the Project was built in 1987 and the CDA acquired the Project in 1995 and maintains the Project as affordable housing; and

WHEREAS, the CDA may utilize a public cooperative purchasing agreement through Region 10 of Equalis Group for participation in HVACR, indoor air quality, water efficiency, and controls and automation projects, and Johnson Controls is ranked as a lead agency within Region 10; and

WHEREAS, Johnson Controls has completed a no-cost engineering audit and recommends energy efficiency improvements at the Project, including the implementation of new air source heat pump heating and cooling systems, furnaces, heat pump hot water systems, attic insulation in top floor units, and window and sliding door frame sealing in all units; and

WHEREAS, Johnson Controls recommended improvements at the Project are intended to reduce energy and water costs and are subject to Inflation Reduction Act (IRA) rebates; and

WHEREAS, the City of Madison provides financing to preserve and improve existing affordable housing developments through the Affordable Housing Fund administered by the City's Community Development Division (CDD); and

WHEREAS, the CDA has been working closely with CDD to prepare an Affordable housing Funds loan of up to \$300,000 with 0% interest and due at time of sale or refinance; and

WHEREAS, the City of Madison Common Council is expected to approve the Affordable Housing Funds loan on September 8, 2026 for CDA 95-1 energy efficiency improvements.

NOW, THEREFORE, BE IT RESOLVED that the CDA does hereby authorize the Board Chair and the Secretary to accept the Affordable Housing Funds Loan of up to \$300,000 from the City of Madison at 0% interest and due at time of sale or refinance for energy efficiency improvements at CDA 95-1 **upon Common Council Approval of the loan.**

BE IT FURTHER RESOLVED, that the CDA hereby authorizes CDA Staff to negotiate and execute a proposed project agreement with Johnson Controls not to exceed the amount of \$300,000 for energy improvements at CDA 95-1 subject to Affordable Housing Fund loan approval and IRA rebate eligibility.

BE IT FINALLY RESOLVED that the Executive Director, Chair, and CDA staff are hereby authorized to sign, accept, and record any and all documents and legal instruments required to complete the transaction(s) contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.