

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

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

Presented June 11, 2026
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number 93512

RESOLUTION

WHEREAS, the Community Development Authority of the City of Madison (the “CDA”) is the sole owner of Allied Drive Redevelopment, LLC, (the “Project Owner”) which owns the affordable housing rental project located at 2317-21 Allied Drive, 4705-09 Jenewein Road, and 4713-17 Jenewein Road, Madison, Wisconsin, commonly known as the Revival Ridge Apartments (the “Project”); and

WHEREAS, the Project is in the extended use period of the Section 42 Low-Income Housing Tax Credit program requiring compliance monitoring by the Wisconsin Housing and Economic Development Authority; and

WHEREAS, the CDA entered into a three (3) year property management agreement with Lutheran Social Services of Wisconsin and Upper Michigan, Inc. (LSS) for property management services at the Project effective July 1, 2020, and allowed for two (2) one (1) year renewals (the “Agreement”); and

WHEREAS, the Agreement was amended on June 12, 2025 to allow for one (1) additional one (1) year renewal and to provide termination without cause upon change in ownership from the Project Owner to the Madison Revitalization and Community Development Corporation (MRCDC) with 30-days written notice (the “Amendment to Property Management Agreement”); and

WHEREAS, LSS has fulfilled the requirements, as outlined in the amended property management agreement expiring on June 30, 2026; and

WHEREAS, CDA Asset Management Staff oversee the property management contract, direct long-term planning, and provide risk assessment of Revival Ridge Apartments based on fiscal

management, physical condition, property management, tenant relations, and tax credit compliance; and

WHEREAS, CDA Asset Management Staff recommend the property management agreement with LSS be amended further to allow for one (1) additional one (1) year renewal and the option for the MRCDC to acquire and assume the property management agreement rather than terminate without cause upon thirty (30) days written notice in the event there is a change in ownership from Allied Drive Redevelopment LLC to the MRCDC (the “Second Amendment To Property Management Agreement”); and

WHEREAS, CDA Staff also recommend an Agreement to Renew the Property Management Agreement for a one (1) year term with LSS effective July 1, 2026.

NOW, THEREFORE, BE IT RESOLVED that the CDA authorizes the *Second Amendment to Property Management Agreement* (Attachment A).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CDA authorizes the Executive Director to enter into an *Agreement to Renew the Property Management Agreement* with Lutheran Social Services of Wisconsin and Upper Michigan, Inc. (Attachment B).

NOW, THEREFORE, BE IT FINALLY RESOLVED that the Executive Director is authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in a form approved by the City Attorney.