

COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4619

Authorizing the negotiation and execution of a contract with Reno & Cavanaugh, PLLC for RAD conversion-related legal services supporting public housing repositioning of the Triangle.

Presented July 11, 2024  
Referred \_\_\_\_\_  
Reported Back \_\_\_\_\_  
Adopted \_\_\_\_\_  
Placed on File \_\_\_\_\_  
Moved By \_\_\_\_\_  
Seconded By \_\_\_\_\_  
Yeas \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_  
Rules Suspended \_\_\_\_\_  
Legistar File Number \_\_\_\_\_

RESOLUTION

WHEREAS, the Rental Assistance Demonstration ("RAD") Program/Section 18 Blend regulations promulgated by the U.S. Department of Housing and Urban Development ("HUD") allow Public Housing Authorities the ability to convert funding into a financial platform that will provide for redevelopment and predictable annual subsidies; and

WHEREAS, the CDA Board adopted Resolution No. 4564 on August 10, 2023, accepting and approving the Taking Shape, Our Triangle Master Plan (the "Master Plan") and authorizing continued housing redevelopment activities for the Triangle site; and

WHEREAS, said Resolution authorizes the Executive Director and CDA staff to negotiate additional contract(s) with New Year Investments and other professional service firms to implement the recommendations of the Master Plan, which contract(s) shall be reviewed and approved by the CDA Board when required under the CDA Financial Procurement Policy; and

WHEREAS, CDA submitted RAD applications to HUD for conversion of the existing Brittingham Apartments and Gay Braxton Apartments at the Triangle from public housing to Section 8 Project-Based Vouchers ("PBVs"); and

WHEREAS, CDA has received a Commitment to Enter into a Housing Assistance Payments ("CHAP") from HUD to convert the 164 existing public housing units at the Brittingham into PBVs at the newly constructed Taking Shape B1 building as part of the first phase of redevelopment; and

WHEREAS, per the advice of the Office of the City Attorney ("OCA"), outside legal counsel will be required in order to close the planned RAD conversions for Brittingham and Gay Braxton, with contract services including, but not limited to, assistance with the review and drafting of legal documents required for submission of the RAD financing plan; coordination with HUD officials; removal from the PIC system; due diligence; and closing support for the repositioning conversions; and

WHEREAS, OCA solicited and received three qualified proposals from firms providing the

requested legal services, with Reno & Cavanaugh, PLLC determined by OCA and CDA staff to have the best combination of relevant experience and estimated cost per transaction (approximately \$60,000).

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby selects Reno & Cavanaugh as its preferred vendor for RAD-related legal services for the Taking Shape, Our Triangle redevelopment project.

BE IT FURTHER RESOVLED that CDA staff are directed to negotiate a contract with Reno & Cavanaugh to perform the Scope of Services contemplated in the attached Response to Request for Proposals for Outside Counsel Legal Services, utilizing a fee schedule not to exceed the stated Discounted Hourly Rates shown therein, in a form approved by OCA.

BE IT FINALLY RESOLVED that the Executive Director, Chair, and CDA staff are hereby authorized to take any and all actions, execute any and all documents and instruments, make any and all filings and reasonable expenditures and take any and all reasonable steps it deems to be necessary, desirable or appropriate in order to carry out the purpose and intent of this resolution in a form approved by OCA.