



# 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 13, 2024

4:30 PM

Virtual

---

### CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:32 pm. All CDA Board Commissioners participated using Zoom.

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

**Staff Present:** Lauren Andersen, Lisa Daniels, Dan Johns, Larry Kilmer, II, Anne Slezak

### APPROVAL OF MINUTES

A motion was made by Knox Jr., seconded by Gray, to Approve the Minutes of May 9, 2024. The motion passed by voice vote.

### PUBLIC COMMENT

1. [83834](#) Public Comment (June 13, 2024 CDA Board Meeting)

See Registrants Report.

### DISCLOSURES AND RECUSALS

None

### CONSENT AGENDA

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

2. [83835](#) CDA Resolution No. 4612 - Accepting the Final Audits for Fiscal Year 2023 for Allied Drive Redevelopment, LLC; Burr Oaks Senior Housing, LLC; CDA 95-1; Monona Shores; Truax Park Redevelopment Phase 1, LLC; Truax Park Development Phase 2, LLC; and Village on Park

A motion was made by Strickland, seconded by Gray, to Approve the Resolution. The motion passed by voice vote.

3. [83836](#) CDA Resolution No. 4614 - Approval of CDA Financial Policy Revisions to Policies 500.15, 510.10, 520.10, 530.85, and 600.65  
**A motion was made by Strickland, seconded by Gray, to Approve the Resolution. The motion passed by voice vote.**
4. [83837](#) CDA Resolution No. 4615 - Approving the execution of a Property Management Agreement between the CDA and Founders3 Real Estate Services, LLC for services at Monona Shores Apartments  
**A motion was made by Strickland, seconded by Gray, to Approve the Resolution. The motion passed by voice vote.**
5. [83838](#) CDA Resolution No. 4616 - Approving the execution of a Property Management Agreement between the CDA and Founders3 Real Estate Services for services at CDA 95-1 (the Reservoir)  
**A motion was made by Strickland, seconded by Gray, to Approve the Resolution. The motion passed by voice vote.**

#### DISCUSSION ITEMS

6. [83842](#) Election of Officers for the CDA Board  
**Alder Knox conducted the election. Gilmore and Reed nominated Gilmore for the position of Chair. Gilmore and Strickland nominated Reed for the position of Vice Chair. A motion was made by Gilmore, seconded by O'Connor, to approve the nominations. The motion passed by voice vote.**
7. [83843](#) Appointment of CDA Finance Subcommittee and Designation of Committee Chair  
**Knox, Reed, and Strickland agreed to continue on the CDA Finance Subcommittee. Strickland agreed to continue as Chair. Appointments were made by CDA Board Chair Claude Gilmore.**
8. [83844](#) Nomination of Madison Revitalization and Community Development Corporation (MRCDC) Board of Directors  
**CDA Board Commissioners agreed to serve as Directors on the MRCDC. Chair Claude Gilmore nominated the following MRCDC Directors: Knox, Reed, Strickland, Gray, O'Connor, Evers.**
9. [83845](#) Report on CDA Finance Subcommittee  
**No action taken.**
10. [83839](#) CDA Resolution No 4613 - Amending the Community Development Authority Redevelopment (CDA) 2024 Adopted Operating Budget to finance Triangle Redevelopment preconstruction costs up to \$800,000 from fund balance  
**A motion was made by Reed, seconded by O'Connor, to Approve the Resolution. The motion passed by voice vote.**

11. [83840](#) CDA Resolution No. 4617 - Authorizing the execution of a letter of intent and subsequent contract with The Alexander Company for development partnership and related consulting services for redevelopment of the Park and Badger Area
- A motion was made by Knox Jr., seconded by Reed, to Table the Resolution. The motion passed by voice vote.**
12. [83841](#) Report on Housing Operations
- No action taken.**

#### ADJOURNMENT

**A motion was made by Gray, seconded by Evers, to Adjourn at 6:19 pm. The motion passed by voice vote.**