



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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?*

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Thursday, November 6, 2025

4:45 PM

Virtual

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### Call to Order/Roll Call

The meeting was called to order at 4:47 pm. All CDA Board Commissioners participated using Zoom.

**Present:** 5 - Tag Evers; Madeline J. O'Connor; Gregory R. Reed; DeWayne T. Gray and Claude A. Gilmore

**Absent:** 1 - Isadore Knox Jr.

**Excused:** 1 - Mary E. Strickland

Staff Present: Alfredo Arteaga, Lisa Daniels, Dan Johns, Kristine Koval, Olivia Landgraff, Claire MacLachlan, Chad Ruppel, Sadie Villegas, Matt Wachter, Jim Whitney

### Approval of Minutes

A motion was made by O'Connor, seconded by Reed, to Approve the Minutes of 10/9/2025. The motion passed by voice vote:

**Absent:** 1 - Isadore Knox Jr.

**Excused:** 1 - Mary E. Strickland

### Public Comment

1. **90661** Public Comment (November 6th, 2025 CDA Board Meeting)

See registrants report.

### Communications

None.

### Disclosures and Recusals

None.

**Consent Agenda**

**A motion was made by O'Connor, seconded by Reed, to Adopt the Consent Agenda. The motion passed by voice vote.**

**Absent:** 1 - Isadore Knox Jr.

**Excused:** 1 - Mary E. Strickland

2. **90696** CDA Resolution No. 4692 - Approval of CDA Financial Policy Revisions to Capitalization Policy 540.10 effective for year ending December 31, 2025

**A motion was made by O'Connor, seconded by Reed, to Approve the resolution. The motion passed by voice vote.**

3. **90662** CDA Resolution No. 4690 - Authorizing the execution of a Fifth Amendment to the Contract for Purchase of Services with Graef-USA, Inc. to provide extra engineering design services for the Village on Park Parking Structure project in the amount not to exceed \$1,500.00.

**A motion was made by O'Connor, seconded by Reed, to Approve the resolution. The motion passed by voice vote.**

4. **90679** CDA Resolution No. 4691 - Disallowance of Insurance Claim No. GLCM00004074, made by Lontier Robinson

**A motion was made by O'Connor, seconded by Reed, to Approve the resolution. The motion passed by voice vote.**

**Discussion Items**

5. **90663** CDA Resolution No. 4689 - Resolution establishing the Payment Standards for the CDA Section 8 Housing Choice Voucher Program.

**A motion was made by O'Connor, seconded by Evers to Approve the resolution. The motion passed by voice vote.**

6. **90664** Report on Housing Authority Operations

**No action taken.**

**Closed Session**

**A motion was made by Gray, seconded by Evers, to Convene into Closed Session. The motion passed by voice vote.**

7. **90665** Closed Session 1: Discussion regarding negotiations with prospective tenants for the former VIP Nails space at the Village on Park.

**No action taken.**

8. **90666** Closed Session 2: Discussion regarding the CDA Lease with Luna's Market, LLC at the Village on Park

**No action taken.**

**Reconvene Into Open Session**

**A motion was made by Evers, seconded by O'Connor, to Reconvene. The motion passed by voice vote.**

**Adjournment**

**A motion was made by Reed, seconded by O'Connor, to Adjourn. The motion passed by voice vote. Meeting ended at 5:55.**