



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, November 6, 2025

4:45 PM

Virtual

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.