



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 10, 2021

4:30 PM

Via Virtual Meeting

CALL TO ORDER / ROLL CALL

The meeting was Called to Order at 4:31 p.m. All board members participated using Zoom.

Staff Present: Matt Wachter, Bennett Hogendorn, Larry Kilmer, Dan Johns, Anne Slezak, Kris Koval, Tom Otto, Matt Mikolajewski, Tom Conrad, Lisa Daniels, and Saran Ouk.

Present: 7 - Tag Evers; Sheri Carter; Kelda H. Roys; Gregory R. Reed; Sariah J. Daine; Mary E. Strickland and Claude A. Gilmore

APPROVAL OF MINUTES

A motion was made by Evers, seconded by Strickland, to approve minutes of the May 13th, 2021 meeting. The motion was passed by voice vote.

1. [65758](#) PUBLIC COMMENT (6/10/2021 CDA Meeting)

Attachments: [Registrant Report 06102021.pdf](#)

Gary Richard Fuseth registered in neither support or opposition to speak on Agenda Item #4. Did not attend meeting.

Ruben Anthony registered in support to speak on Agenda Item #9.

Edward Lee registered in neither support or opposition to speak on Agenda Item #9.

COMMUNICATIONS

DISCLOSURES AND RECUSALS

CONSENT AGENDA

A motion was made by Reed, seconded by Daine, to Adopt the Consent Agenda including items 2 & 3. The motion was passed by voice vote.

2. [65757](#) CDA Resolution #4445 - Authorizing the execution of an addendum to the lease between the CDA and the State of Wisconsin, Department of Administration (d/b/a UW Space Place) to add one additional three (3) year renewal period and two (2) one year renewal periods to the lease for space at The Village on Park.

Attachments: [CDA Res 4445.pdf](#)

A motion was made by Reed, seconded by Daine, to Adopt the Consent Agenda including items 2 & 3. The motion was passed by voice vote.

3. [65914](#) CDA Resolution #4448 - Authorizing a waiver of the Façade Improvement Grant Program Target Area for property located at 521 Cottage Grove Rd, and directing staff to process the application under the normal operating standards and procedures of the program

Attachments: [CDA Res 4448.pdf](#)

A motion was made by Reed, seconded by Daine, to Adopt the Consent Agenda including items 2 & 3. The motion was passed by voice vote.

DISCUSSION ITEMS

4. [65788](#) Report on Housing Authority Operations

Attachments: [PHA Occupancy Report April 2021.pdf](#)
[Section 8 summary.pdf](#)

Tom Conrad presented housing narrative along with housing authority operations report.

5. [65789](#) Election of Officers with Electronic Ballot System

Nomination for Chair - Claude Gilmore: Accepted
Nomination for Vice Chair - Gregory Reed: Accepted.
Claude Gilmore is approved as CDA Board Chair through unanimous consent.
Greg Reed is approved as CDA Vice Chair through unanimous consent.

6. [65790](#) Report on CDA Finance Subcommittee

Attachments: [CDA Finance Subcommittee Minutes 05272021.pdf](#)
[YTD Financial Report CDAR Q1 2021.pdf](#)
[YTD Financial Report Q1 2021.pdf](#)
[2021 May - General Fund YTD Report.pdf](#)
[2021 May - Allied Drive Fund YTD Report.pdf](#)
[2021 05 Redevelopment Financial Report Notes.pdf](#)

Anne Slezak presented 1st Quarter financials discussed at Finance Subcommittee meeting. Capital Fund Projects overview also discussed.

7. [65791](#) CDA Resolution #4446 - Authorizing the issuance of a Request for Qualifications (RFQ) seeking development partners to assist in the repositioning and/or redevelopment of the Triangle Site (AMP 400).

Attachments: [CDA Res 4446.pdf](#)

A motion was made by Carter, seconded by Reed, to Approve. The motion was passed by voice vote.

8. [65792](#) CDA Resolution #4447 - Accepting the management and incremental funding of the Madison Pop Up Shop Program, and authorizing the execution of lease with 432 State LLC and the CDA for retail space at 440 and 444 State Street.

Attachments: [CDA Res 4447.pdf](#)

A motion was made by Carter, seconded by Daine, to Approve. The motion was passed by voice vote.

9. [65793](#) Update on Redevelopment Projects

Registered speakers Ruben Anthony and Edward Lee from the Urban League presented to board in regards to redevelopment projects.

Matt Wachter also presented on Village on Park phasing plane.

ADJOURNMENT

The meeting was adjourned at 5:40 p.m. by a motion made by Evers, seconded by Strickland. The motion was passed by voice vote.