



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, July 10, 2025

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: 6 - Tag Evers; Madeline J. O'Connor; Gregory R. Reed; DeWayne T. Gray; Mary E. Strickland and Claude A. Gilmore

Absent: 1 - Isadore Knox Jr.

Staff Present: Lisa Daniels, Bryce Gruner, Dan Johns, Kristin Koval, Claire MacLachlan, Chad Ruppel, Sadie Villegas, Matt Wachter, James Whitney

APPROVAL OF MINUTES

A motion was made by O'Connor, seconded by Evers, to Approve the Minutes of June 12, 2025. The motion passed by voice vote.

PUBLIC COMMENT

1. [88987](#) Public Comment (July 10, 2025 CDA Board Meeting)

See Registrants report.

COMMUNICATIONS

Matt Wachter provided the following updates:

- Ribbon cutting at Theresa Terrace scheduled for July 29th at 9:00 am.
- Tentative date of August 12th for groundbreaking at the Triangle.
- The passage of the One Big Beautiful Act does not have any direct effects on HUD. The bill expands Section 42 tax credits modestly. A larger impact will be seen on energy-related tax credits. Triangle Phase 1 will not be affected, and Badger Park geothermal should be fine. Other credits related to energy efficiency will likely not be available for future redevelopment phases at the Triangle.

DISCLOSURES AND RECUSALS

None.

CONSENT AGENDA

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

2. [88989](#) CDA Resolution No. 4667 - Accepting the 2025 Capital Fund Grant and authorizing the submission of the annual statement to HUD

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

3. [88988](#) CDA Resolution No. 4669 - Disallowance of Insurance Claim No. GLCM00004011, made by Tony Dolphin

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

DISCUSSION ITEMS

4. [88990](#) CDA Resolution No. 4666 - Authorizing the execution of a fourth 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 deduct amount not to exceed -\$1,000.00

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

5. [88991](#) CDA Resolution No. 4668 - Appointing Chad Ruppel as the Deputy Executive Director of the Community Development Authority (the "Authority")

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

6. [89099](#) CDA Resolution No. 4670 - Authorizing execution of documents related to Triangle Taking Shape B1 redevelopment project, including condominium, real estate, indemnification, guarantee, loan, financing, and other closing documents

A motion was made by Gray, seconded by O'Connor, to Approve. The motion passed by voice vote/other.

7. [88992](#) Report on Housing Authority Operations

No action taken.

ADJOURNMENT

A motion was made by Evers, seconded by Strickland, to Adjourn at 4:52 pm. The motion passed by voice vote.