



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, April 17, 2025

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:30 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

Alder Isadore Knox, Jr. arrived at 4:37 pm

Staff Present: Lauren Andersen, Lisa Daniels, Dan Johns, Kristine Koval, Jordan Sexton-Schoenmann, Sadie Villegas, Matt Wachter, James Whitney

APPROVAL OF MINUTES

A motion was made by Gray, seconded by Strickland, to Approve the Minutes of March 13, 2025. The motion passed by voice vote.

PUBLIC COMMENT

1. [87935](#) Public Comment (April 17, 2025 CDA Board Meeting)

See Registrants Report.

COMMUNICATIONS

None.

DISCLOSURES AND RECUSALS

None.

CONSENT AGENDA

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

2. [87937](#) CDA Resolution No. 4654 - Approval of third one-year contract extension for security services at various public housing properties.
**A motion was made by Reed, seconded by Gray, to Approve the Resolution.
The motion passed by voice vote.**
3. [87938](#) CDA Resolution No. 4655 - Authorizing the signing of a contract for Capital Ave. apartments RFB# 1408-0-2025-BG 1647 Capital Ave unit #1- & #4-Unit Modernization. Contract to be awarded to D&H Royale Construction LLC in the amount of \$120,616.18
**A motion was made by Reed, seconded by Gray, to Approve the Resolution.
The motion passed by voice vote.**
4. [87936](#) CDA Resolution No. 4656 - Authorizing the execution of a sole source contract with G.O. Loop, LLC for geothermal test boring and related services at the Park and Badger Area.
**A motion was made by Reed, seconded by Gray, to Approve the Resolution.
The motion passed by voice vote.**

DISCUSSION ITEMS

5. [87940](#) CDA Resolution No. 4657 - Authorizing a sole source contract with Madison Revitalization and Community Development Corporation for up to \$1,000,000 to complete construction and occupancy of Theresa Terrace Townhomes redevelopment.
**A motion was made by Reed, seconded by Evers, to Approve the Resolution.
The motion passed by voice vote.**
6. [87939](#) CDA Resolution No. 4658 - Approving the award and execution of a contract with Tri-North Builders, Inc. for the Village on Park Central Green and Site Work, accepting the Fifth TID 42 VOP Funding and the Source Shortfall Funding.
A motion was made by O'Connor, seconded by Reed, to Approve the Resolution. The motion passed by voice vote.
7. [87941](#) Presentation - Park and Badger Update
No Action Taken.
8. [87942](#) Report on Housing Authority Operations
No Action Taken.

ADJOURNMENT

**A motion was made by Knox Jr., seconded by O'Connor, to Adjourn at 5:34 pm.
The motion passed by voice vote.**