



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

---

Wednesday, June 5, 2019

11:30 AM

215 Martin Luther King, Jr. Blvd.  
Room 151 (Madison Municipal Building)

---

### CALL TO ORDER / ROLL CALL

All CDA Board Members attended via telephone.

**The meeting was called to order at 11:30 a.m. by Vice-Chairperson Claude Gilmore.**

**Present:** 6 - Tag Evers; Sheri Carter; Daniel G. Guerra, Jr.; Gregory R. Reed; Sariah J. Daine and Claude A. Gilmore

Staff: Deb Rakowski, Lisa Daniels, Adam Pfof, Jim Nichols, Kevin Ramakrishna, Gabrielle Tielman

### PUBLIC COMMENT

Gaynell Scott, of Madison WI, spoke in opposition to item # 2. She has been a resident of Monona Shores for six years. In that time, any problems have been taken care of right away by Broihahn. They are very personable people, work with residents who have problems, have excellent customer service and support the community. Broihahn should remain as the manager.

Lavondra Ballard, of Madison WI, spoke in opposition to item # 2. She is a resident of Monona Shores, and is an employee of Broihahn. The Broihahn staff goes above and beyond in their work, and provide access to helpful resources. The place has great quality of life. Broihahn should remain as the manager. She asked what plans the future management company has, and if there will be any changes to rent or resident qualifications.

Diane Allen, of Madison, WI, spoke in opposition to item # 2. She is a resident of Monona Shores. Broihahn has always helped her and her family and have been good, hard workers. She is afraid of what might happen with the new management.

### DISCLOSURES AND RECUSALS

None.

1. [56049](#) CDA Resolution # 4324 - Approving the execution of a Property Management Agreement between the Community Development Authority and Founders 3 Real Estate Services, LLC for services at CDA 95-1.  
Deb Rakowski explained the approval process for the management company proposals for both this item and item #2. The Requests for Proposals (RFQ) were posted on February 25, 2019, with a due date of April 26. The received proposals were reviewed according to six criteria, and Founders 3 received the best overall score for both items.

In response to questions from Board members, Rakowski explained that 30 of 100 the total evaluation points are based on residents' input and information.

**A motion was made by Guerra, Jr., seconded by Daine, to Approve. The motion passed by voice vote.**

2. [56050](#)

CDA Resolution # 4325 -Approving the execution of a Property Management Agreement between the Community Development Authority and Founders 3 Real Estate Services, LLC for services at Monona Shores Apartments.

Deb Rakowski explained the approval process for the management company proposals (see item # 1). .

She noted that the current management companies, Meridian and Broihahn, have both done an excellent job.

**A motion was made by Guerra, Jr., seconded by Carter, to Approve. The motion passed by voice vote.**

**ADJOURNMENT**

**A motion was made by Guerra, Jr., seconded by Carter, to Adjourn. The motion passed by voice vote. The meeting Adjourned at 11:47 a.m..**