



City of Madison

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

Agenda - 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, December 14, 2023

4:30 PM

Virtual

The City of Madison is holding the Community Development Authority (CDA) Board meeting virtually to help protect our community from the Coronavirus (COVID-19).

1. Written Comments on agenda items may be sent to: cdaboard@cityofmadison.com.
2. Register for Public Comment:
 - Register to speak at the meeting.
 - Register to answer questions.
 - Register in support or opposition of an agenda item (without speaking).

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

3. Watch the Meeting: If you would like to join the meeting as an observer, please visit <https://www.cityofmadison.com/WatchMeetings>
4. Listen by Phone:
 - (877) 853-5257 (Toll Free)
 - Meeting ID: 840 1240 2613

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.

CDA Contact: Daniel Feldhacker, (608) 261-9618

CALL TO ORDER / ROLL CALL

APPROVAL OF MINUTES

Meeting Minutes of November 15, 2023: <http://madison.legistar.com/Calendar.aspx>

PUBLIC COMMENT

1. [81207](#) Public Comment (December 14, 2023 CDA Board Meeting)

DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

CONSENT AGENDA

2. [80950](#) CDA Resolution No. 4581 - Approving the 2024 budgets for the CDA Redevelopment Authority owned properties: Village on Park, Monona Shores and The Reservoir; and accepting the 2024 budgets for limited liability corporations: Burr Oaks Senior Housing, LLC and Revival Ridge Redevelopment, LLC

DISCUSSION ITEMS

3. [81208](#) Report on CDA Finance Subcommittee
4. [81209](#) CDA Resolution No. 4584 - Amending the Village on Park Amended and Restated Operating Agreement
5. [81210](#) CDA Resolution No. 4585 - Amending the CDA Parking Agreement with ULGM Real Estate Holdings
6. [81213](#) CDA Resolution No. 4586 - Authorizing a contract to act as property manager and signatory on behalf of the Madison Revitalization and Community Development Corporation and/or its assigns for application(s) for Low Income Housing Tax Credits funding Buildings B-1, B-2, and B-3 of the "Taking Shape, Our Triangle" Redevelopment.
7. [81212](#) CDA Resolution No. 4587 - Authorizing a Purchase and Sale Agreement to sell the land and improvements at 755 Braxton Place (Brittingham Apartments), or portions thereof, to the Madison Redevelopment and Community Development Corporation (MRCDC) and/or its assigns for development of Buildings B-1, B-2 and B-3 of the "Taking Shape, Our Triangle" Redevelopment, and authorizing loans of CDA Redevelopment Capital Funds to MRCDC for same.

8. [81211](#) CDA Resolution No. 4588 - Selecting Krupp General Contractors, Inc. and Findorff, Inc. as preferred vendors for construction management services for Buildings B-1, B-2, and B-3 of the "Taking Shape, Our Triangle" Redevelopment.
9. [81214](#) Report on Housing Operations

CLOSED SESSION

When the CDA considers the following matter, it may go into closed session pursuant to sec. 19.85(1)(e), Wis. Stats., which reads as follows: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. If the CDA does go into closed session, notice is hereby given pursuant to sec. 19.85(2), Wis. Stats., that it may reconvene in open session without waiting 12 hours as specified in the statute.

APPROVAL OF CLOSED SESSION MEETING MINUTES

Confidential Closed Session Meeting Minutes of November 15, 2023

RECONVENE INTO OPEN SESSION

ADJOURNMENT