



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, December 14, 2023

4:30 PM

Virtual

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:30 p.m.

Present: 6 - Isadore Knox Jr.; Madeline J. O'Connor; Gregory R. Reed; DeWayne T. Gray; Mary E. Strickland and Claude A. Gilmore

Absent: 1 - Tag Evers

Commissioner Strickland joined at 5:07 p.m.

Staff present: Lauren Andersen, Lisa Daniels, Dan Feldhacker, Dan Johns, Larry Kilmer, II, Kris Koval, Anne Slezak, Matt Wachter

APPROVAL OF MINUTES

A motion was made by Knox Jr., seconded by Reed, to Approve the Minutes of November 15, 2023. The motion passed by voice vote.

PUBLIC COMMENT

1. Public Comment (December 14, 2023 CDA Board Meeting)

See Registrants' Report.

DISCLOSURES AND RECUSALS

Commissioner O'Connor recused from agenda items #4 & #5.

CONSENT AGENDA

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

2. 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

A motion was made by Reed, seconded by Knox Jr., to Approve the

Resolution. The motion passed by voice vote.

DISCUSSION ITEMS

3. Report on CDA Finance Subcommittee

No action taken.
4. CDA Resolution No. 4584 - Amending the Village on Park Amended and Restated Operating Agreement

A motion was made by Knox Jr., seconded by Reed, to Approve the Resolution. The motion passed by voice vote.
5. CDA Resolution No. 4585 - Amending the CDA Parking Agreement with ULGM Real Estate Holdings

A motion was made by Knox Jr., seconded by Reed, to Approve the Resolution. The motion passed by voice vote.
6. 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.

A motion was made by Reed, seconded by Knox Jr., to Approve the Resolution. The motion passed by voice vote.
7. 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.

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

8. 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.

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

9. Report on Housing Operations

No action taken.

CLOSED SESSION

A motion was made by Knox Jr., seconded by Reed, to Convene into Closed Session. The motion passed by voice vote.

APPROVAL OF CLOSED SESSION MEETING MINUTES

RECONVENE INTO OPEN SESSION

A motion was made by Knox Jr., seconded by Reed, to Reconvene into Open Session. The motion passed by voice vote.

During closed session, the Board approved confidential closed session meeting minutes from November 15, 2023.

ADJOURNMENT

A motion was made by Reed, seconded by Knox Jr., to Adjourn at 5:30 p.m. The motion passed by voice vote.