



# 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, May 9, 2024

4:30 PM

Virtual

---

### CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:31 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

**Staff Present:** Lauren Andersen, Lisa Daniels, Dan Johns, Kris Koval, Larry Kilmer, II, Paul St. Germaine, Matt Wachter

### APPROVAL OF MINUTES

A motion was made by Strickland, seconded by Reed, to Approve the Minutes of April 11, 2024. The motion passed by voice vote.

### PUBLIC COMMENT

1. [83247](#) Public Comment (May 9, 2024 CDA Board Meeting)

See Registrants Report.

### COMMUNICATIONS

Strategic Planning meeting scheduled for later this month.

### DISCLOSURES AND RECUSALS

None.

### CONSENT AGENDA

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

2. [83249](#) CDA Resolution No. 4605 - Authorizing the signing of a contract for the roof replacement at the East Madison Community Center.

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

3. [83250](#) CDA Resolution No. 4606 - Authorizing the signing of a contract for Siding and Soffit replacement for the Catalpas and Sequioa units.  
**A motion was made by Reed, seconded by Knox Jr., to Approve the Resolution. The motion passed by voice vote.**
4. [83251](#) CDA Resolution No. 4607 - Approval of a one-year contract extension for Prairie Pro Services LLC mowing at CDA housing properties.  
**A motion was made by Reed, seconded by Knox Jr., to Approve the Resolution. The motion passed by voice vote.**
5. [83252](#) CDA Resolution No. 4608 - Approval of second one-year contract extension for security services at various public housing properties.  
**A motion was made by Reed, seconded by Knox Jr., to Approve the Resolution. The motion passed by voice vote.**
6. [83253](#) CDA Resolution No. 4609 - Authorizing the one-year Agreement to Renew the Property Management Agreement between the CDA and Lutheran Social Services of Wisconsin and Upper Michigan, Inc. for services at Revival Ridge Apartments.  
**A motion was made by Reed, seconded by Knox Jr., to Approve the Resolution. The motion passed by voice vote.**
7. [83254](#) CDA Resolution No. 4611 - Authorizing the execution of a first amendment to the contract with J.H. Findorff & Son Inc. and authorizing the signing of crane easements for air rights related to the construction of the Village on Park Parking Structure.  
**A motion was made by Reed, seconded by Knox Jr., to Approve the Resolution. The motion passed by voice vote.**

#### DISCUSSION ITEMS

8. [83248](#) Report on Housing Operations  
**No action taken.**
9. [83257](#) CDA Resolution No. 4603 - Authorizing the Executive Director to execute an Assignment and Assumption of the contract for twenty-seven (27) Project Based Vouchers with Cinnaire Solutions for 715 Rethke Avenue.  
**A motion was made by Reed, seconded by O'Connor, to Approve the Resolution. The motion passed by voice vote.**
10. [83255](#) CDA Resolution No. 4604 - Authorizing the Executive Director to execute an Assignment and Assumption of the contract for twenty (20) Project Based Vouchers with Cinnaire Solutions for 7933 Tree Lane.  
**A motion was made by Reed, seconded by O'Connor, to Approve the Resolution. The motion passed by voice vote.**

11. [83258](#) CDA Resolution No. 4610 - Amending the 2024 Adopted Capital Improvement Program to authorize up to \$1,000,000 of additional construction financing for Theresa Terrace redevelopment.

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

#### **ADJOURNMENT**

**A motion was made by Reed, seconded by Evers, to Adjourn at 5:28 pm. The motion passed by voice vote.**