



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, November 21, 2019

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 215 MMB (Madison Municipal Bldg.)

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### CALL TO ORDER / ROLL CALL

The meeting was Called to Order at 4:31 p.m. by Chairperson Claude Gilmore.

**Present:** 4 - Tag Evers; Gregory R. Reed; Sariah J. Daine and Claude A. Gilmore

**Absent:** 1 - Kelda H. Roys

**Excused:** 2 - Sheri Carter and Mary E. Strickland

Staff: Deb Rakowski, Nan Fey, Adam Pfost, Kris Koval, Kevin Ramakrishna, Jim Nichols, Katie Stauffer, Bennet Hogendorn

### APPROVAL OF MINUTES

A motion was made by Daine, seconded by Reed, to Approve the October 14, 2019, Minutes. The motion passed by voice vote.

### APPROVAL OF MINUTES

A motion was made by Evers, seconded by Reed, to Approve the November 15, 2019, Minutes. The motion passed by voice vote.

### PUBLIC COMMENT

None.

### DISCLOSURES AND RECUSALS

Claude Gilmore recused himself from Item # 5, due to personal knowledge of the individual involved.

### COMMUNICATIONS

1. Deb Rakowski announced that the 2018 Public Housing scores have been received from HUD. Our combined score was 78 out of 100, a "standard performer" score. The goal for 2020 is a score of 90 or higher.
2. Rakowski said that 45 Section-8 vouchers have been awarded to the CDA, to be used for disabled people who are not elderly. There will be a press conference to award these vouchers on November 25.

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**Kelda Roys arrived at 4:35 p.m.**

**Present:** 5 - Tag Evers; Kelda H. Roys; Gregory R. Reed; Sariah J. Daine and Claude A. Gilmore

**Excused:** 2 - Sheri Carter and Mary E. Strickland

1. [58179](#) Nominate and approve the appointment of CDA members to the Board of the Madison Revitalization & Community Development Corporation (MRCDC).  
Kevin Ramakrishna said the CDA will need to approve a Resolution on MRCDC Board elections, which will then be submitted to the Mayor for approval.  
  
Deb Rakowski noted that the group is required to have an annual meeting, for the selection of Officers and any necessary business; it may not need to meet otherwise.  
  
Board members Gregory Reed, Tag Evers, Kelda Roys and Sariah Daine volunteered to serve on the MRCDC Board. Tag Evers nominated Sheri Carter and Mary Strickland, who were not present. No vote was taken
2. [58177](#) Approval of the CDA 2018 Annual Report  
  
Deb Rakowski noted that this report is supposed to be submitted along with the annual budget.  
  
Several Board members dislike the label, "Racial/Ethnic," which appears on page 3. A more precise label is needed. Staff are instructed to change this label and make any necessary layout changes.  
  
**A motion was made by Daine, seconded by Reed, to Approve the Report with revisions to the p. 3 "racial/ethnic" label, as noted.. The motion passed by voice vote.**
3. [58178](#) Village on Park Leasing Update  
  
Kris Koval reported that we now have a lease with UW which has been fully negotiated, except for indemnification language. All changes are reflected in the text of the Item # 4 Resolution. Once the UW Chancellor has signed the document, Koval will work on issuing a bid for architects, and then bids for other elements.  
  
Kris will also be talking to existing tenants who want to expand into available space. She will request terms and see who is best.
4. [57681](#) CDA Resolution # 4351 - Amending CDA Resolution #4332, authorizing the CDA to execute a lease with Board of Regents of the University of Wisconsin System for office space at The Village on Park.  
  
**A motion was made by Roys, seconded by Daine, to Approve. The motion passed by voice vote.**
5. [58237](#) CDA Resolution # 4360 - Approval of resolution disallowing insurance claim No. GLCM00000640 made by Jerome Jones, Sr., for which the CDA has been determined to have no liability  
  
**A motion was made by Evers, seconded by Reed, to Approve. The motion passed by voice vote.**

**Tag Evers left the meeting at 5:08 p.m. A quorum was still present.**

**Present:** 4 - Kelda H. Roys; Gregory R. Reed; Sariah J. Daine and Claude A. Gilmore

**Excused:** 3 - Tag Evers; Sheri Carter and Mary E. Strickland

6. [56774](#) Housing Operations Monthly Report  
  
Deb Rakowski provided a report (please see handouts).
7. [58181](#) Discussion on assigned Lead the Way topics  
  
Deb Rakowski explained and demonstrated the log-in system for the Lead the Way website.  
  
It was decided that the group should cover the course's first four topics at the December meeting.
8. [57686](#) Next Meetings  
  
- December 5, 1:00-3:30 p.m. - CDA Finance Subcommittee  
- December 12, 4:30 p.m. - Regular CDA Meeting

#### **ADJOURNMENT**

**A motion was made by Reed, seconded by Roys, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:56 p.m.**