



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, December 12, 2019

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 153 MMB (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

The meeting was Called to Order at 4:33 p.m. by Chairperson Claude Gilmore.

**Present:** 4 - Tag Evers; Gregory R. Reed; Mary E. Strickland and Claude A. Gilmore

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

**Excused:** 2 - Sheri Carter and Sariah J. Daine

Staff: Deb Rakowski, Jim Nichols, Adam Pfost, Kris Koval, Craig Wilson, Lisa Daniels,  
Tom Conrad, Anne Slezak, Nan Fey

### APPROVAL OF MINUTES

A motion was made by Reed, seconded by Strickland, to Approve the Minutes of the November 21, 2019 meeting. The motion passed by voice vote.

### ROLL CALL

Kelda Roys arrived at 4:36 p.m.

**Present:** 5 - Tag Evers; Kelda H. Roys; Gregory R. Reed; Mary E. Strickland and Claude A. Gilmore

**Excused:** 2 - Sheri Carter and Sariah J. Daine

### PUBLIC COMMENT

tem # 6 (Security contract approval)

1. Shadoura Kiley-Flores of Madison, speaking in opposition
  - She has been a Section 8 recipient in the past.
  - Affordable housing let her raise a family in Madison.
  - It is very scary to see armed police. It causes bad feeling if they are always there.
  - Some guards are irresponsible.

Deb Rakowski noted that the CDA has had armed security for at least 25 years.

2. Sarah Cloke of Madison, in opposition but did not wish to speak.
3. Gretchen Sager of Madison, speaking in opposition
  - She lives in a CDA property.

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- Opposes all armed guards, existing or in the future.
  - She has read that mostly the security would keep homeless people out of cars in the parking lots.
  - The residents won't feel more safe.
  - Will the guards be looking in windows?
  - The funds should be used to develop storage space, a garden plot, or \_\_\_\_\_ instead.
4. Brenda Konkel of Madison, speaking in opposition
    - Security should be re-examined. Now is the time.
    - Look at how it deals with behavioral problems.
  5. Heidi Wegleitner of Madison, speaking in opposition
    - She is an attorney who represents tenants who live in CDA properties.
    - The trend in CDA housing has been to be less friendly
    - There is too much 3rd-party policing and monitoring in public housing
    - More affluent people who own their properties don't have to deal with this.
  6. John Brown, representing Unify of Madison, speaking in opposition
    - He works with homeless and disabled people.
    - He described the contract and its background policies as murder.
  7. Rob Slanka, representing Unify of Madison, speaking in opposition
    - There should not be armed, non-police guards.
    - Can we go with something non-lethal? (Otherwise) something will happen.
    - We need better crisis intervention training.
  8. Sherry Wallace of Madison, speaking in opposition
    - Armed security is not good, because of inadequate training, not enough mental health training.
    - We don't need to put residents under a watchful eye with a gun.
    - Many security companies have issues . . .
    - People must be treated with dignity.
  9. Kayalyn Broy of Madison, speaking in opposition
    - This is a dangerous idea.
    - Should have trained social workers instead.
    - Guards don't have adequate training.
    - Even police can't keep people safe.
    - This is ridiculous.
  10. Samantha Chhoeum of Madison, in opposition but did not wish to speak.
  11. Email from Marilyn Fell of Madison, in opposition (see attachment to Item # 6).
  12. Email from Andrea Gaines, of the YMCA Family Housing Stability Program, in opposition (see attachment to Item # 6).
  13. Email from Linda Ketchum, representing Madison-area Urban Ministry, in opposition (see attachment to Item # 6).
  14. Email from Tommy Valtin-Erwin of Madison, in opposition (see attachment to Item # 6).
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Item # 7

1. Brenda Konkell of Madison, speaking, does not support or oppose

Item # 8 (Repositioning)

1. Brenda Konkell of Madison, speaking, does not support or oppose
  - What happens after 20 years (when the HUD contract expires)?
  - Will the properties (then) be sold?
  - Will we lose affordable housing? We need security for this.
  - What will be guaranteed to the tenants? What will they lose?
  - Which units will be sold?
  - Will this really be a good deal for the CDA?
2. Heidi Wegleitner of Madison, speaking in opposition
  - She advocates including tenant protection.
  - It is foolish to privatize public housing.
  - Doesn't like the disposition idea.

**DISCLOSURES AND RECUSALS**

None.

**COMMUNICATIONS**

None.

**DISCUSSION ITEMS**

1. [58539](#) CDA Resolution # 4363 - Authorizing a waiver of the Façade Improvement Grant Program Target Area for property located at 828 E. Main Street and directing staff to process the application under the normal operating standards and procedures of the program.  
  
Craig Wilson described the proposed project, which, if approved, will be project #103 for the Facade Waiver program. Nine of these projects have been outside the program area.  
  
**A motion was made by Gilmore, seconded by Reed, to Approve. The motion passed by voice vote.**
2. [54954](#) Report of the CDA Finance Subcommittee  
  
Claude Gilmore and Adam Pfost gave a report on the December 5 Finance Subcommittee meeting.  
  
Highlights:
  - Public Market:
    - A structural/conceptual presentation was provided.
    - The CDA will be involved so the project can apply for tax credits.
    - Subcommittee members asked for a written report with more detail. This will

be provided at the March subcommittee meeting.

- Audit process

· Randy Whitehead of City Finance explained that beginning in 2020, City financial staff will do the "entity-wide" statement which has been prepared in the past by the auditor as a part of the City of Madison audit.

- Budget outcomes were discussed.

- Housing and Redevelopment financials and budgets review

- Financial Policies revisions

- General Fund changes

Tag Evers asked that in the future, the Finance SC Minutes be attached to the CDA Board Agenda. Then they can be viewed while the Subcommittee report is presented.

3. [58598](#)

CDA Resolution # 4364 - Approval of Policy 510.15 and modification to Policies 500.25, 500.67, 510.10, 535.65, 536.70, and 600.65.

Pfost reported on the proposed changes. For a summary of the report, please see attached, "Summary of Proposed Financial Policy Modifications.

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

4. [58503](#)

CDA Resolution # 4362 - Approving the 2020 budgets for CDA-owned properties and accepting the 2020 budgets for limited liability corporations.

Pfost reported that the Finance Subcommittee reviewed and discussed the 2020 Budgets. There are no significant concerns at this time.

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

5. [54960](#)

Report on Village on Park Leasing Status

Kris Koval reported that the UW Regents have approved the lease. She has begun the process of an RFQ for architects. Reach Dane (Head Start) have applied for a Conditional Use for their new location at 3201 Latham Drive. They plan to move by August, 2020. As they are in the North building at the Village on Park, we will not be looking for a new tenant.

6. [58599](#)

CDA Resolution # 4365 -Authorizing the signing of a contract for armed security services in various public housing properties.

Rakowski explained the proposed contract. CDA Housing has employed armed security for at least 25 years. There was no security during 2019 because the previous contractor had gone out of business. Due to concerns about the skills, training and certification of the guards, the requirements and standards have been rewritten. A request for proposals was posted in August, and the current contract is the result of the search process.

This would be single-year contract which can be renewed four times. Two guards would be hired, one for three West-side properties, and one for two East-side properties. Their services would be a complement to resident services which are already provided. MPD would be used for serious incidents.

Rakowski said there is not a federal or legal requirement for security services.

Regarding residents, she said that no formal survey has been done, but residents have

said they miss the security. Having armed guards is also an issue.

Board members want information on resident opinions and preferences regarding security and particularly the issue of armed guards. They also want information of the number and type of police calls.

There was discussion of having armed vs. unarmed guards.

Staff were instructed to conduct a survey of residents, provide data on police calls for the CDA properties involved, and provide recommendations.

**A motion was made by Evers, seconded by Reed, to Refer to the COMMUNITY DEVELOPMENT AUTHORITY meeting of February 13, 2020. The motion passed by voice vote.**

7. [58622](#) CDA Resolution # 4366 - Nominating the appointment of six members to the Madison Revitalization and Community Development Corporation Board of Directors.

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

8. [58600](#) CDA Resolution # 4367 - Authorizing agency staff to begin the process of repositioning Public Housing units through a Section 18 scattered site disposition application.

Rakowski reported that this is to start the process.

- Resident input is required before the application is submitted to HUD.
- This will not change lease terms or rents, but they will be paid for by a different subsidy. The MRCDC will be the owner.
- In 20 years, when the CDA contract with HUD ends, we will apply for a new CDA contract, which should be approved.
- We are currently 8 units over the Faircloth limit. •
- This process will provide access to private capital.

Tom Conrad said there will be no diminution in voucher amounts. We can also use the repositioning to increase the number of available housing units.

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

9. [56774](#) Housing Operations Monthly Report

a. Public Housing: Rakowski reported that they are still working on getting all properties at 98% occupancy.

b. Section 8: For November, there were 1661 vouchers, with an average HAP of \$676.

10. [58181](#) Discussion on assigned Lead the Way topics

There was a brief discussion on how to handle the Lead the Way discussions in the future.

Gilmore suggested that if everyone does their homework, then the meeting time can be used to answer questions.

**ADJOURNMENT**

A motion was made by Evers, seconded by Reed, to Adjourn. The motion passed by voice vote, and the meeting Adjourned at 6:10 p.m.

**Next Meeting - January 16, 2020**