



City of Madison

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

Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

Thursday, January 9, 2020

4:30 PM

215 Martin Luther King, Jr. Blvd.
Rm. 206 MMB (Madison Municipal Bldg.)

CALL TO ORDER / ROLL CALL

The meeting was Called to Order at 4:39 p.m.

Present: 4 - Sheri Carter; Gregory R. Reed; Mary E. Strickland and Claude A. Gilmore

Excused: 3 - Tag Evers; Kelda H. Roys and Sariah J. Daine

Evers arrived 4:55 and left at 5:00 p.m.

Roys arrived 5:16

Staff: Adam Pfost, Matt Wachter, Deb Rakowski, Tom Conrad, Nan Fey, Kevin Ramakrishna, Jim Nichols

APPROVAL OF MINUTES

A motion was made by Strickland, seconded by Reed, to Approve the Minutes of the December 12, 2019 meeting. The motion passed by voice vote.

PUBLIC COMMENT

All public comment was on Item #1. Please see the note for that item.

COMMUNICATIONS

Claude Gilmore reported on his meeting with the Mayor.

They discussed the South Side planning process and how it should reflect an "on the ground" point-of-view. More citizen input is needed, and the Planning Division may not be the best agency for this purpose.

Equitable Development Study: they discussed how the CDA should have a strategic role in the next steps of this process.

They will meet again in February.

(Both) are concerned about speculators, particularly at the Village on Park.

Regarding meetings with residents, Sheri Carter said the last three meetings were well attended by residents. Their biggest threat is non-profits who think the CDA has a lot of money (which we don't have). Part of the plan (needs to be) infrastructure the the Town of Madison properties that will be annexed in 2022 (?), which will be expensive. The CDA will be involved in the plan and the Villager, and residents are aware of this. Land banking is a way to steer off developers.

Deb Rakowski reported that the resident security service survey is underway. The Police Dept. has been asked for information on the number and types of calls. This topic will be on the agenda for the February CDA meeting.

DISCLOSURES AND RECUSALS

None.

DISCUSSION ITEMS

Item # 3 was taken out of order.

3. [58922](#)

CDA Resolution # 4370 - Approving the 2020 CDA Housing Work Plan

Deb Rakowski reported that there are three sections in the plan: Highest Priority items, Other items, and items suggested in the Employee Survey. She gave brief descriptions of the Highest Priority items.

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

Kelda Roys arrived at 5:16 p.m.

Present: 5 - Sheri Carter; Kelda H. Roys; Gregory R. Reed; Mary E. Strickland and Claude A. Gilmore

Excused: 2 - Tag Evers and Sariah J. Daine

1. [58793](#)

CDA Resolution # 4369 - Authorizing the Executive Director to renew expiring contract(s) for Project Based Voucher program.

Tom Conrad said representatives from three of the four Project-Based Voucher (PBV) partners were at the meeting to comment:

1. Denise Matyka, of Project home introduced Caitlin Singleton, who is manager of Prairie Crossing, speaking in support of the resolution. Ms. Singleton said the vouchers are very important. 33% of their households are below 15% of the median income. They could not serve their residents without the vouchers.

In the near future they plan renovation of every unit. Sheri Carter asked about their relocation plan during remodeling. Ms. Singleton said they plan to renovate two units at a time, and they have two units available for temporary housing for those residents.

2. Jael Currie, representing YWCA of Madison, speaking in support of the resolution, said they have gotten PBVs since 2006. They use them at their Third Street location for single mothers with small children. These are considered "permanent" residents, but they must move out when their children finish kindergarten. She said it is hard to find housing stability.

Gilmore and Carter asked if their resident education included financial education. Ms. Currie said it does, but is not formal or required.

Reed asked where they go after they leave. She said that is driven by resident choice, and depends on where their children go to school.

3. Tequila Brown, representing Porchlight, Inc., spoke in support of the resolution. She said their PBVs are used for family units. Education, financial

literacy and jobs are big priorities for their residents. Porchlight also operates a food pantry.

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

2. [58876](#) CDA Resolution # 4368 - Approving and granting a new Underground Electric Easement to Madison Gas and Electric Company across Community Development Authority-owned property at 540 W. Olin Avenue.

A motion was made by Strickland, seconded by Roys, to Approve. The motion passed by voice vote/other.

4. [56774](#) Housing Operations Monthly Report

PHAS: Tom Conrad reported that there is continued improvement in occupancy.

Section 8: Conrad reported that due to increasing costs, the average payment per family will be approaching \$700 during 2020. Also, more vouchers will be issued in 2020

5. [58181](#) Discussion on assigned Lead the Way topics

Claude Gilmore led the discussion, focusing on the major responsibilities of the CDA.

6. [57686](#) Next Meetings

January 23, 1:00-2:00 p.m. - Equitable Development Study Work Session
February 13 - Monthly CDA meeting

ADJOURNMENT

A motion was made by Reed, seconded by Strickland, to Adjourn. The motion passed by voice vote/other.