



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, February 13, 2020

4:30 PM

East Madison Community Center
Multipurpose Room
8 Straubel Ct

CALL TO ORDER / ROLL CALL

The meeting was Called to Order at 4:32 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

Staff: Matthew Wachter, Deb Rakowski, Tom Conrad, Jim Nichols

APPROVAL OF MINUTES

A motion was made by Daine, seconded by Evers, to Approve the Minutes of the January 9, 2020 meeting. The motion passed by voice vote.

A motion was made by Roys, seconded by Daine, to Approve the Minutes of the January 23, 2020 working session. The motion passed by voice vote.

DISCLOSURES AND RECUSALS

None.

1. [32700](#)

COMMUNICATIONS

- Deb Rakowski: reported on the recent Digital Summit. It is connected to the Connect Home program, and involves a partnership between the CDA and the City IT Department. Approx. 90 people participated. There was lively group discussion. There were 10 applications for partners in the initiative.

- Gilmore announced that a strategic planning session is being planned.

DISCUSSION ITEMS

2. [58599](#)

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

A motion was made by Reed, seconded by Daine, to Approve. The motion passed by the following vote:

Ayes: 3 - Gregory R. Reed; Sariah J. Daine and Claude A. Gilmore

Noes: 2 - Tag Evers and Kelda H. Roys

Excused: 2 - Sheri Carter and Mary E. Strickland

Deb Rakowski described planned security procedures and policies, including a more lengthy training and on-boarding plans for the new officers, equipment, software. She said the aim was protecting residents, rather than policing them.

A survey of residents was carried out, modeled on surveys used by CDAs in other municipalities (see handout). Housing staff were asked similar questions about feelings of safety while at work.

Data provided by the MPD was presented

Staff recommend a contract for armed security, rather than unarmed. It is the most cost-effective way to protect residents.

The Boar discussed the following:

- The urgent need for some kind of security
- The need for security to help protect residents from non-residents
- Concern that the threat of lethal force is necessary
- Concern that armed security might not really be better trained, and the actual extent and content of their training
- The need for resident input
- The need for implicit bias training
- MPD data accuracy and relevance
- Staff search for better options used by other CDAs
- Asking security company if they would provide unarmed security
- Possible trial period of 90 days for more highly-trained, unarmed security to see if it has a positive effect
- Possible liability if there is no security

Public Comment on Item #2:

Judy Alston, of Madison, living in Romnes, spoke against the resolution. She said she was not 100% opposed, and thinks some security is needed, but guns (armed security) scare her. She is worried about racist discrimination, the surveillance of residents. Also, the security persons may not be adequately trained or may not care, and why should they be trusted? The CDA needs to do something else to help residents before getting armed security. The rules that already exist should be used to deal with resident problems, and all the rules, even the small ones, should be enforced. Security people should be working with residents to help solve problems earlier on. The CDA should also get other help services for people who need it.

Tammy Seekings, of Madison, spoke in support of the resolution. She is handicapped, and has lived at Truax since 2001. She fully supports security. She liked having it before, especially at night. When there was security, the parking lot didn't get filled up with non-residents, often using the handicapped spaces. She noticed a difference when the security stopped.

On a question from Roys, she said that either armed or unarmed was okay.

Linda Faris, of Madison, spoke against the resolution (her statement was read by a friend). Security should be trained in mental health, just like police officers.

PO Marcus Robbins and PO Howard Payne spoke in support of the resolution.

PO Robbins is a Madison Police Department (MPD), Community Officer, who works in the Webb-Rethke area. He said it would be nice to have private security personnel who have advanced training, but it is very unlikely, and we should know what we are going to get. The private personnel should be armed, but they cannot use their weapons for anything except self-protection, and cannot draw a gun to threaten or intimidate someone. They do not have legal authority to arrest or "take down" any threatening person. If the outside person in question has a gun or other weapon, the police must be called. He also said that security companies, whatever their promises or intentions regarding additional training, do not normally provide personnel with the training or certifications of police officers. They will also be unwilling to provide unarmed security

PO Payne, a Community Officer for the East District said that private security will not provide mental health services to the residents. They don't have the training, and State law prevents them from providing the service. Their main function is in communications, both with the police and with the (CDA), to tell them what is happening and where problems might be. The police function will then be to send in officers to assess the situation, rather than to effect an arrest. As a police officer he has been in situations where private security were helpful. He also said that unarmed private security have been afraid to get out of their cars because threatening persons might be armed. While they can call the police, they can't do much else. Armed security also tend to have more training.

PO Robbins said that the purpose of security is to deal with the people who prey on the residents, rather than with the residents themselves. Such persons tend to be armed.

Alder Evers asked, if a private security person cannot disarm an armed person, what is the point of being armed?

PO Payne said that putting an unarmed security person into a situation where the outside person is armed is a very bad situation, because they would have no defense. He also made clear that the private security's weapon is only for self-defense.

Evers said that according to the statistics, they have been very few police calls for CDA properties that involved weapons. Armed guards could misuse the weapons.

PUBLIC COMMENT ON ALL OTHER ITEMS

None.

3. [59266](#) CDA Resolution # 4373 - Appointing Matthew Wachter as the Executive Director and Secretary of the Community Development Authority of the City of Madison (CDA).
A motion was made by Roys, seconded by Daine, to Approve. The motion passed by voice vote.
4. [59439](#) CDA Resolution 4376 - Authorizing the approval to sole source the purchase of a Hufcor retractable door and the execution of a contract for \$24,894 with JWC Building Specialties Incorporated connected to the lease with the Board of Regents of the University of Wisconsin System for office space at The Village on Park.

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

Tag Evers left the meeting at 54 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

5. [59485](#) CDA Resolution # 4375 - Authorizing the submission of the Section 8 Management Assessment Program (SEMAP) Certification, for the year ending December 31, 2019.

A motion was made by Daine, seconded by Reed, to Approve. The motion passed by voice vote/other.
6. [59140](#) CDA Resolution # 4372 - Approval of resolution disallowing insurance claim No. GLCM00000807 made by Mohammad Karbassi, for which the CDA has been determined to have no liability

A motion was made by Reed, seconded by Daine, to Approve. The motion passed by voice vote.
7. [56774](#) Housing Operations Monthly Report

Deb Rakowski presented the report.

Section 8 - The PPM should rise in the future. There are fewer vouchers. HUD has recommended adding move-in vouchers.

PHAS - The overall occupancy rate is 96%.
8. [59484](#) Equitable Housing Development

Claude Gilmore said planning on equitable housing development will be the focus of the upcoming strategic planning meeting, as well as planning for the Village on Park North building. The CDA needs to determine what can be done now. Staff will research and present options. The meeting will be held on a Saturday in March, depending on when Board members are available.

ADJOURNMENT

A motion was made by Roys, seconded by Reed, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:03 p.m.