



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

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Thursday, August 13, 2020

4:30 PM

Virtual Meeting

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### CALL TO ORDER / ROLL CALL

The meeting was Called to Order at 4:34 p.m.  
All Board members participated using Zoom.

Present 6 - Sheri Carter, Tag Evers, Claude Gilmore, Mary Strickland Greg Reed, and Kelda Roys.

Staff: Matt Wachter, Deborah Rakowski, Lisa Daniels, Bennett Hogendorn, Adam Pfost, Kris Koval, Dan Johns, Matt Mikolajewski, Robert Gruner, Tom Conrad and Katie Stuaffer.

Present: 6 - Tag Evers; Sheri Carter; Kelda H. Roys; Gregory R. Reed; Mary E. Strickland and Claude A. Gilmore

Excused: 1 - Sariah J. Daine

### APPROVAL OF MINUTES

A motion was made by Carter, seconded by Alder Evers, to approve the minutes of the June 11, 2020 and July 9, 2020 meetings. The motion passed by voice vote.

[61830](#)

### PUBLIC COMMENT

Attachments: [Public Registration List CDA Board Meeting 08132020.pdf](#)

The board heard public comment from one person in regards to Agenda item #9.

### COMMUNICATIONS

Introduction of Redevelopment Specialist, Dan Johns

### DISCLOSURES AND RECUSALS

### CONSENT AGENDA

A motion was made by Strickland, seconded by Evers, to Adopt the Consent Agenda including Items 1, 2, 3, 4, 5, 6, 7, 8, and 12. The motion passed by voice vote/other.

1.     [61729](#)           CDA Resolution #4401 - Amending Resolution to correct some provisions therein and the addition of new terms for a lease approved with Urban Triage Incorporated at the Village on Park.

**Attachments:**     [CDA Res 4401.pdf](#)

**A motion was made by Strickland, seconded by Evers, to Approve. The motion passed by voice vote.**
  
2.     [61717](#)           CDA Resolution #4403 - Authorizing a lease with Edgewood College, Inc. for program space at the Brittingham Apartments.

**Attachments:**     [CDA Res 4403.pdf](#)

**A motion was made by Strickland, seconded by Evers, to Approve. The motion passed by voice vote.**
  
4.     [61720](#)           CDA Resolution #4404 - Extending the suspension of late lease payments for residential tenants.

**Attachments:**     [CDA Res 4404](#)

**A motion was made by Strickland, seconded by Evers, to Approve. The motion passed by voice vote.**
  
5.     [61719](#)           CDA Resolution #4405 - Accepting additional statutory and regulatory waivers for the Public Housing and Housing Choice Voucher programs authorized by HUD.

**Attachments:**     [CDA Res 4405](#)  
                              [HUD Waivers 2nd Notice 07022020.pdf](#)

**A motion was made by Strickland, seconded by Evers, to Approve. The motion passed by voice vote.**
  
6.     [61721](#)           Review of Housing Authority Second-Quarter Financials

**Attachments:**     [YTD Financial Report Q2 2020.pdf](#)  
                              [2020 Q2 CDA Financial Report Notes.pdf](#)

**A motion was made by Strickland, seconded by Evers, to Approve. The motion passed by voice vote.**
  
7.     [61722](#)           Review of the CDA Redevelopment Second-Quarter Financials.

**Attachments:**     [CDA Redevelopment Second Quarter Financial Summary.pdf](#)

**A motion was made by Strickland, seconded by Evers, to Approve. The motion passed by voice vote.**
  
8.     [61723](#)           CDA Resolution #4402 - Authorizing agency staff to begin the process of repositioning four Public Housing units through a Section 18 scattered site disposition application.

**Attachments:** [CDA Res 4402](#)

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

12. [61737](#) CDA Resolution #4407 - Authorizing the Community Development Authority to accept \$286,245 of Housing Choice Voucher Administrative Fee funds to prevent, prepare for and respond to coronavirus.

**Attachments:** [CDA Res 4407.pdf](#)

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

9. [61060](#) ALTERNATE - Amending Resolution Substitute Resolution No.61179 relating to the purposes of the Façade Improvement Grant Fund add a stated purpose of Downtown Recovery.

**Attachments:** [61060 v5 Alternate.pdf](#)  
[Facade Objectives and Criteria: 6/26/20.pdf](#)  
[61060 v4 3rd Substitute.pdf](#)  
[61060 v3 2nd Substitute.pdf](#)  
[61060 v2 Substitute.pdf](#)  
[61060 v1 Original.pdf](#)  
[EDC Emails July 15 2020 - Legistar 60995 and 61060.pdf](#)

**A motion was made by Carter, seconded by Strickland, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**

**Ayes:** 5 - Sheri Carter; Kelda H. Roys; Gregory R. Reed; Mary E. Strickland and Tag Evers

**Noes:** 1 - Claude A. Gilmore

**Excused:** 1 - Sariah J. Daine

#### DISCUSSION ITEMS

10. [60855](#) Report on Housing Authority Operations

**Attachments:** [August Housing Ops Report.pdf](#)

**No Motion**

**Deborah Rakowski presented on CDA COVID updates and CDA maintenance career laddering plan.**

3. [61718](#) CDA Resolution #4406 - CDA's Role in Addressing Systemic Racism and Inequality in Housing and the Community.

**Attachments:** [CDA Res 4406.pdf](#)

**No motion**

Chariman Gilmore asked board for comments on statement for Resolution #4406 in order have input to bring back to the board in future meetings.

11. [61725](#) Retreat Session 1: Defining Housing Issues, Development Tools, and Role of CDA.

Attachments: [CDA Portfolio Overview.pdf](#)

No motion.

Matt Wachter presented via Powerpoint attachment on the City of Madison Housing Market.

Deborah Rakowski presented via Powerpoint attachment on the Housing Authoiry Portfolio

Kristine Koval presented via Powerpoint attachment on the Village on Park.

Lisa Daniels presented via Powerpoint attachment on Redevelopment rental properties.

#### ADJOURNMENT

The meeting adjourned at 6:55 pm by a motion made by Evers, seconded by Reed. The motion passed by voice vote.