



# City of Madison

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

## Meeting Minutes - Approved 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, November 10, 2022

4:30 PM

Romnes Apartments  
Community Room  
540 W Olin Avenue

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### CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:45 p.m.

**Present:** 4 - Kelda H. Roys; DeWayne T. Gray; Mary E. Strickland and Claude A. Gilmore

**Excused:** 3 - Tag Evers; Sheri Carter and Gregory R. Reed

**Staff Present:** Tom Conrad, Lisa Daniels, Dan Feldhacker, Paul St. Germaine, Linda Horvath, Dan Johns, Larry Kilmer, II, Kris Koval, Michelle Schwartz, Anne Slezak, Matt Wachter, Karin Wolf

### APPROVAL OF MINUTES

A motion was made by Roys, seconded by Strickland, to Approve the Minutes of October 20, 2022. The motion passed by voice vote.

### PUBLIC COMMENT

1. Public Comment (November 10, 2022 CDA Board Meeting)

None

### COMMUNICATIONS

None

### DISCLOSURES AND RECUSALS

None

### CONSENT AGENDA

A motion was made by Roys, seconded by Gray, to Adopt the Consent Agenda. The motion passed by voice vote.

2. CDA Resolution No. 4520 - Disallowance of Insurance Claim No. GLCM00002330, made by Labresha Green

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

3. CDA Resolution No. 4522 - Authorizing the CDA to refinance an Allied Drive Redevelopment loan from Johnson Bank that matures on December 30, 2022 in the amount of \$655,714

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

4. CDA Resolution No. 4523 - Resolution establishing the Payment Standards for the CDA Section 8 Housing Choice Voucher Program.

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

5. CDA Resolution No. 4524 - Approving the First Amendment to the contract with Tri-North Builders, Inc., and authorizing the signing of this amendment to extend the contract term and effective date to June 30, 2023 for the Village on Park North Building Demolition & Surface Parking Lot Build Back project.

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

6. CDA Resolution No. 4525 - Authorizing sale of four public housing units located at 1309-11 and 1401-03 Theresa Terrace to the Madison Revitalization and Community Development Corporation.

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

#### DISCUSSION ITEMS

7. Presentation of Proposed Public Art Concepts on the New VOP Parking Structure

**Karin Wolf presented on the proposed public art concepts for the new VOP parking structure.**

8. Presentation on the Hawthorne-Truax Neighborhood Plan

**Linda Horvath presented on the Hawthorne-Truax Neighborhood Plan.**

9. Discussion on CDD Housing Forward Homeownership RFP for sale of remaining Mosaic Ridge lots

**Dan Johns presented information on the CDD Housing Forward Homeownership sale of Mosaic Ridge lots.**

10. Report on Housing Operations

**No action taken.**

**Convene Into Closed Session**

**A motion was made by Roys, seconded by Gray, to Convene into Closed Session. The motion passed by voice vote.**

11.

CDA Resolution No. 4526 - Authorizing the release of the Right of First Refusal and Land Use Restriction Agreement with Monticello Apartments, LLP

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

**A motion was made by Gilmore, seconded by Strickland, to Reconvene. The motion passed by voice vote.**

**ADJOURNMENT**

**A motion was made by Roys, seconded by Gray, to Adjourn at 5:47 p.m. The motion passed by voice vote.**