

CDA Redevelopment

Agency Overview

Agency Mission

The mission of Community Development Authority (CDA) Redevelopment is to carry out various housing and redevelopment initiatives on behalf of the City, with powers and duties provided by State Statutes.

Agency Overview

The Agency provides assisted housing development and management, neighborhood revitalization, housing financing and rehabilitation, and oversees urban renewal and redevelopment. As the City's housing authority, the CDA is charged with planning the redevelopment of areas where unsafe housing exists and with providing safe and sanitary dwelling accommodations for persons of low income. Acting as the redevelopment authority, the CDA provides for the elimination and prevention of substandard, deteriorated, and blighted areas through redevelopment activities. In addition, the Common Council has designated, by ordinance, the CDA as the administrative entity for the City's various housing rehabilitation and home buyers' assistance loan programs.

2022 Budget Highlights

The 2022 Adopted Budget:

- Holds the vacant CDA Executive Director position vacant for all of 2022 to balance with CDA Redevelopment's revenue
- Maintains the revenue and expenses related to transferring 32 public housing units in 2021 from CDA Housing to the Madison Revitalization and Community Development Corporation (MRCDC), a 501c3 managed by the CDA and now presented in the CDA Redevelopment budget. These revenues and expenses were also included in the 2021 Adopted Budget.

CDA Redevelopment**Function: Planning & Development***Budget Overview*

Agency Budget by Fund

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| CDA | 617,764 | 1,465,996 | 1,915,985 | 1,477,230 | 1,590,594 | 1,590,594 |
| TOTAL | \$ 617,764 | \$ 1,465,996 | \$ 1,915,985 | \$ 1,477,230 | \$ 1,590,594 | \$ 1,590,594 |

Agency Budget by Service

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|---------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Redevelopment | 617,764 | 1,465,996 | 1,915,985 | 1,477,230 | 1,590,594 | 1,590,594 |
| TOTAL | \$ 617,764 | \$ 1,465,996 | \$ 1,915,985 | \$ 1,477,230 | \$ 1,590,594 | \$ 1,590,594 |

Agency Budget by Major-Revenue

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|-----------------------------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Intergov Revenues | - | (391,188) | - | (391,188) | (391,188) | (391,188) |
| Charges For Services | (25,932) | (251,640) | (9,515) | (252,600) | (252,600) | (252,600) |
| Investments & Other Contributions | (193,446) | (73,566) | (193,446) | (73,566) | (73,566) | (73,566) |
| Misc Revenue | - | (650) | (24,000) | (35,650) | (35,650) | (35,650) |
| Other Financing Source | 56,119 | (748,952) | (1,689,024) | (568,226) | (681,590) | (681,590) |
| Transfer In | (454,505) | - | - | (156,000) | (156,000) | (156,000) |
| TOTAL | \$ (617,764) | \$ (1,465,996) | \$ (1,915,985) | \$ (1,477,230) | \$ (1,590,594) | \$ (1,590,594) |

Agency Budget by Major-Expenses

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Salaries | 100,965 | 214,196 | 230,017 | 331,757 | 231,251 | 230,823 |
| Benefits | (31,818) | 67,878 | 52,861 | 79,261 | 82,224 | 82,652 |
| Supplies | 8,034 | 26,840 | 8,034 | 26,840 | 26,840 | 26,840 |
| Purchased Services | 27,584 | 84,883 | 34,279 | 127,050 | 127,050 | 127,050 |
| Debt & Other Financing | 512,999 | 444,593 | 145,420 | 284,716 | 276,679 | 276,679 |
| Transfer Out | - | 627,606 | 1,445,374 | 627,606 | 846,550 | 846,550 |
| TOTAL | \$ 617,764 | \$ 1,465,996 | \$ 1,915,985 | \$ 1,477,230 | \$ 1,590,594 | \$ 1,590,594 |

CDA Redevelopment

Function: Planning & Development

Line Item Detail

Agency Primary Fund: CDA

Intergovernmental Revenue

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|----------------------------|-------------|---------------------|----------------|---------------------|---------------------|---------------------|
| Federal Revenues Operating | - | (391,188) | - | (391,188) | (391,188) | (391,188) |
| TOTAL | \$ - | \$ (391,188) | \$ - | \$ (391,188) | \$ (391,188) | \$ (391,188) |

Charges for Service

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------------------|--------------------|---------------------|-------------------|---------------------|---------------------|---------------------|
| Misc Charges for Service | (16,704) | - | - | (32,400) | (32,400) | (32,400) |
| Development Fees | (9,228) | (31,440) | (9,515) | - | - | - |
| Reimbursement Of Expense | - | (77,000) | - | (77,000) | (77,000) | (77,000) |
| Dwelling Rent | - | (143,200) | - | (143,200) | (143,200) | (143,200) |
| TOTAL | \$ (25,932) | \$ (251,640) | \$ (9,515) | \$ (252,600) | \$ (252,600) | \$ (252,600) |

Investments & Contributions

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------|---------------------|--------------------|---------------------|--------------------|--------------------|--------------------|
| Interest | (193,446) | (73,566) | (193,446) | (73,566) | (73,566) | (73,566) |
| TOTAL | \$ (193,446) | \$ (73,566) | \$ (193,446) | \$ (73,566) | \$ (73,566) | \$ (73,566) |

Misc Revenue

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|-----------------------|-------------|-----------------|--------------------|--------------------|--------------------|--------------------|
| Miscellaneous Revenue | - | (650) | (24,000) | (35,650) | (35,650) | (35,650) |
| TOTAL | \$ - | \$ (650) | \$ (24,000) | \$ (35,650) | \$ (35,650) | \$ (35,650) |

Other Finance Sources

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------------|------------------|---------------------|-----------------------|---------------------|---------------------|---------------------|
| Sale Of Assets | (525,611) | (400,000) | (1,689,024) | (2,100,000) | (2,100,000) | (2,100,000) |
| (Gain) Loss On Sale Of Asset | 713,667 | - | - | 1,450,000 | 1,450,000 | 1,450,000 |
| Fund Balance Applied | (131,937) | (348,952) | - | 81,774 | (31,590) | (31,590) |
| TOTAL | \$ 56,119 | \$ (748,952) | \$ (1,689,024) | \$ (568,226) | \$ (681,590) | \$ (681,590) |

Transfer In

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|----------------------|---------------------|--------------|----------------|---------------------|---------------------|---------------------|
| Transfer In From CDA | (454,505) | - | - | (156,000) | (156,000) | (156,000) |
| TOTAL | \$ (454,505) | \$ - | \$ - | \$ (156,000) | \$ (156,000) | \$ (156,000) |

Salaries

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Permanent Wages | 94,769 | 296,414 | 229,463 | 311,257 | 319,681 | 322,818 |
| Salary Savings | - | (82,718) | - | - | (112,565) | (112,565) |
| Pending Personnel | - | - | - | 20,000 | 23,635 | 20,070 |
| Premium Pay | - | - | 63 | - | - | - |
| Compensated Absence | 6,196 | - | 353 | - | - | - |
| Overtime Wages Permanent | - | 500 | 138 | 500 | 500 | 500 |
| TOTAL | \$ 100,965 | \$ 214,196 | \$ 230,017 | \$ 331,757 | \$ 231,251 | \$ 230,823 |

Benefits

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------------------|--------------------|------------------|------------------|------------------|------------------|------------------|
| Health Insurance Benefit | 7,459 | 25,336 | 20,726 | 34,870 | 37,508 | 37,508 |
| Wage Insurance Benefit | 489 | 581 | 1,005 | 814 | 850 | 850 |
| WRS | 6,397 | 19,567 | 14,703 | 20,599 | 20,386 | 20,586 |
| FICA Medicare Benefits | 7,151 | 22,394 | 16,426 | 22,978 | 23,480 | 23,708 |
| Pension Expense | (53,314) | - | - | - | - | - |
| TOTAL | \$ (31,818) | \$ 67,878 | \$ 52,861 | \$ 79,261 | \$ 82,224 | \$ 82,652 |

CDA Redevelopment

Function: Planning & Development

Line Item Detail

Agency Primary Fund: CDA

Supplies

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|---------------------------|-----------------|------------------|-----------------|------------------|------------------|------------------|
| Office Supplies | - | 500 | - | 500 | 500 | 500 |
| Copy Printing Supplies | 31 | 700 | 31 | 700 | 700 | 700 |
| Hardware Supplies | 1,707 | 500 | 1,707 | 500 | 500 | 500 |
| Software Lic & Supplies | - | 100 | - | 100 | 100 | 100 |
| Postage | - | 250 | - | 250 | 250 | 250 |
| Work Supplies | - | 1,100 | - | 1,100 | 1,100 | 1,100 |
| Asphalt Repair Materials | - | 100 | - | 100 | 100 | 100 |
| Janitorial Supplies | - | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Safety Supplies | - | 500 | - | 500 | 500 | 500 |
| Snow Removal Supplies | - | 250 | - | 250 | 250 | 250 |
| Uniform Clothing Supplies | - | 140 | - | 140 | 140 | 140 |
| Building | 6,297 | - | 6,297 | - | - | - |
| Building Supplies | - | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Electrical Supplies | - | 200 | - | 200 | 200 | 200 |
| HVAC Supplies | - | 10,000 | - | 10,000 | 10,000 | 10,000 |
| Plumbing Supplies | - | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Machinery And Equipment | - | 500 | - | 500 | 500 | 500 |
| Equipment Supplies | - | 5,000 | - | 5,000 | 5,000 | 5,000 |
| TOTAL | \$ 8,034 | \$ 26,840 | \$ 8,034 | \$ 26,840 | \$ 26,840 | \$ 26,840 |

Purchased Services

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Natural Gas | - | 2,500 | - | 2,500 | 2,500 | 2,500 |
| Electricity | - | 4,500 | - | 3,500 | 3,500 | 3,500 |
| Water | 4,705 | 9,800 | 4,104 | 10,200 | 10,200 | 10,200 |
| Sewer | - | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Stormwater | 161 | 3,400 | - | 3,400 | 3,400 | 3,400 |
| Telephone | - | 200 | - | 200 | 200 | 200 |
| Cellular Telephone | 2 | 200 | 42 | 255 | 255 | 255 |
| Building Improv Repair Maint | - | 1,250 | - | 1,250 | 1,250 | 1,250 |
| Fire Protection | - | 250 | - | 250 | 250 | 250 |
| Pest Control | - | 775 | - | 775 | 775 | 775 |
| Grounds Improv Repair Maint | - | 2,000 | - | 2,000 | 2,000 | 2,000 |
| Landscaping | 10,923 | 14,220 | 9,840 | 23,220 | 23,220 | 23,220 |
| Equipment Mntc | - | 500 | - | 500 | 500 | 500 |
| System & Software Mntc | - | - | 3,440 | - | - | - |
| Recruitment | 375 | - | - | - | - | - |
| Conferences & Training | 600 | 3,000 | 50 | 3,000 | 3,000 | 3,000 |
| Appraisal Services | - | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Audit Services | 10,000 | 23,000 | 10,000 | 23,000 | 23,000 | 23,000 |
| Advertising Services | - | 500 | - | - | - | - |
| Other Services & Expenses | 359 | 5,788 | 3,500 | 5,500 | 5,500 | 5,500 |
| Grants | - | - | - | 35,000 | 35,000 | 35,000 |
| Property Insurance | 459 | 7,000 | 2,300 | 6,500 | 6,500 | 6,500 |
| Taxes & Special Assessments | - | - | 3 | - | - | - |
| TOTAL | \$ 27,584 | \$ 84,883 | \$ 34,279 | \$ 127,050 | \$ 127,050 | \$ 127,050 |

Debt & Other Financing

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Interest | 56,398 | 32,461 | 69,420 | 33,458 | 33,458 | 33,458 |
| Paying Agent Services | 1,000 | 28,500 | 1,000 | 28,500 | 28,500 | 28,500 |
| PILOT | - | - | 75,000 | - | - | - |
| Fund Balance Generated | 455,601 | 383,632 | - | 222,758 | 214,721 | 214,721 |
| TOTAL | \$ 512,999 | \$ 444,593 | \$ 145,420 | \$ 284,716 | \$ 276,679 | \$ 276,679 |

Transfer Out

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------------|-------------|-------------------|---------------------|-------------------|-------------------|-------------------|
| Transfer Out To General | - | 75,000 | - | 75,000 | 75,000 | 75,000 |
| Transfer Out To Debt Service | - | 552,606 | - | 552,606 | 771,550 | 771,550 |
| Transfer Out To Capital | - | - | 1,445,374 | - | - | - |
| TOTAL | \$ - | \$ 627,606 | \$ 1,445,374 | \$ 627,606 | \$ 846,550 | \$ 846,550 |

CDA Redevelopment

Function: Planning & Development

Position Summary

| Classification | CG | 2021 Budget Adopted | | Request | | 2022 Budget Executive | | Adopted | |
|---------------------------|----|------------------------|----------------|-------------|----------------|--------------------------|----------------|-------------|----------------|
| | | FTEs | Amount | FTEs | Amount | FTEs | Amount | FTEs | Amount |
| | | CDA EXECUTIVE DIR-21 | 18 | 1.00 | 92,718 | 1.00 | 92,012 | 1.00 | 92,012 |
| REAL ESTATE DEV SPEC 4-18 | 18 | 1.00 | 80,493 | 1.00 | 83,851 | 1.00 | 83,851 | 1.00 | 84,690 |
| TOTAL | | 2.00 | 173,211 | 2.00 | 175,863 | 2.00 | 175,863 | 2.00 | 177,622 |

Salary amounts recorded on this page are for total budgeted salaries; this amount may differ from budgeted permanent wages as presented in the Line Item Detail due to payroll allocations to other funding sources (capital projects, grants, etc.) or inter-agency services are not reflected in this summary page.