

1 **2025 RES-214**  
2 **APPROVING ISSUANCE OF BONDS FOR A HOUSING PROJECT BY**  
3 **THE DANE COUNTY HOUSING AUTHORITY- THE ARGUS PROJECT**  
4 **DCDHS- HAA DIVISION**

5 On November 17, 2025, a public hearing was held before a representative of the Housing  
6 Authority of Dane County, Wisconsin (“DCHA”) with respect to the construction of a 4-story  
7 multifamily apartment facility containing approximately 60 units to be located at 1050 North Edge  
8 Trail in the City of Verona, Wisconsin, and currently expected to be known as The Flats at 402  
9 (the “Project”), in Dane County, Wisconsin (the “County”).

10 Sections 59.53(22) and 66.1201 to 66.1211 of the Wisconsin Statutes, as amended (the “Act”),  
11 provide that the Dane County Board of Supervisors shall approve any housing project to be  
12 undertaken by DCHA;

13 Notice of the public hearing, in substantially the form attached hereto as Exhibit A, and  
14 incorporated herein (the “Notice”), was (i) published in the legal notices section of DCHA’s  
15 official newspaper, and (ii) posted on DCHA’s primary public website in an area used to inform  
16 residents about events such as public meetings, not less than seven days prior to the date of  
17 the public hearing.

18 The public hearing was conducted in a manner that provided a reasonable opportunity to be  
19 heard for persons with differing views on both issuance of the bonds referred to in the Notice  
20 (the “Bonds”) and the location and the nature of the Project, which is to be financed by the  
21 Bonds.

22 BE IT RESOLVED that DCHA has made a report of the public hearing to the Dane County  
23 Board of Supervisors and that the report to the Dane County Board of Supervisors has been  
24 considered.

25 BE IT FURTHER RESOLVED that the Bonds shall not constitute an indebtedness of DCHA or  
26 of the County within the meaning of any State of Wisconsin constitutional provision or statutory  
27 limitation, and shall not constitute, or give rise to, a pecuniary liability, direct or contingent, of  
28 any kind or degree whatsoever, of DCHA or of the County, or a charge against their general  
29 credit or taxing powers;

30 BE IT FINALLY RESOLVED for the purposes of Section 147(f) of the Internal Revenue Code of  
31 1986, as amended, and the Act, the Dane County Board of Supervisors hereby approves the  
32 Project and the issuance of the Bonds therefor.

**EXHIBIT A**

---

**NOTICE OF PUBLIC HEARING TO THE  
RESIDENTS OF DANE COUNTY, WISCONSIN**

---

NOTICE IS HEREBY GIVEN that a representative of the Housing Authority of Dane County, Wisconsin (the “Authority”) will hold a public hearing at 12:00 p.m. noon on November 17, 2025 via Zoom regarding the proposed issuance by the Authority of revenue bonds, at one or more times in one or more series, pursuant to Sections 59.53(22) and 66.1201 to 66.1211 of the Wisconsin Statutes, as amended, in a maximum aggregate principal amount not to exceed \$12,250,000, on behalf of The Argus-Verona, LLC, a Wisconsin limited liability company (the “Borrower”). The bonds would finance a portion of the construction of a 4-story multifamily apartment facility containing approximately 60 units to be located at 1050 North Edge Trail in the City of Verona, Wisconsin, and is currently expected to be known as The Argus Apartments. The initial owner of the facility will be the Borrower.

The public hearing will be conducted in a manner that provides a reasonable opportunity to be heard for persons with differing views on both issuance of the bonds and the location and nature of the proposed facilities. Any person desiring to be heard on this matter is requested to attend the hearing or send a representative by connecting to the hearing electronically using the below Zoom link:

Join Zoom Meeting

<https://us06web.zoom.us/j/88447323609?pwd=RYND21vj44R64x9ucdhtJU1WFLCYDg.1>

or by calling in to the Zoom hearing at 1-312-626-6799.

The meeting ID is 88447323609, and the password is 778926.

Written comments (not exceeding 250 words) to be considered at the hearing may be submitted to the Authority by email at [kknaak@dcha.net](mailto:kknaak@dcha.net) or by mail at 2917 International Lane, Suite 201, Madison, WI 53704.

Comments made at the hearing are for the consideration of the Authority and the County Board of Dane County, Wisconsin.

/s/ Karyn Knaak

Executive Director

Publication/Posting Date: November 10, 2025

## CERTIFICATIONS BY CLERK

I, Scott McDonell, hereby certify that I am the duly qualified and acting Clerk of the Dane County, Wisconsin (the “**County**”), and as such I have in my possession, or have access to, the complete corporate records of said County and of its Board of Supervisors (the “**Governing Body**”) and that attached hereto is a true, correct, and complete copy of the resolution (the “**Resolution**”) entitled:

### APPROVING ISSUANCE OF BONDS FOR A HOUSING PROJECT BY THE DANE COUNTY HOUSING AUTHORITY- THE ARGUS PROJECT

I do hereby further certify as follows:

1. **Meeting Date.** On December 18, 2025, a meeting of the Governing Body was held commencing at 7:00 p.m.
2. **Posting.** On December 12, 2025 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, on the County’s website and/or at the County’s offices in Verona, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On December 12, 2025 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the County.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Chairperson (the “**Presiding Officer**”), who chaired the meeting. Upon roll call, I noted and recorded that there were 32 members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. The Resolution was then introduced, moved, and approved by voice vote. 31 Ayes, 1 Nay, and 5 members absent.
7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance.

The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the County hereto on March 17, 2026.

  
Clerk

[Seal]

