



City of Madison

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

Master

File Number: 63920

File ID: 63920

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: CITY-COUNTY HOMELESS ISSUES COMMITTEE

Lead Referral: FINANCE COMMITTEE

File Created Date : 01/26/2021

File Name: 11716 - Men's Shelter Site

Final Action:

Title: Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes. (17th AD)

Notes:

Sponsors: Satya V. Rhodes-Conway and Tag Evers

CC Agenda Date:

Effective Date:

Attachments: 11716 PSA-Seller signed.pdf

Enactment Number:

Author: Jennifer Frese, Real Estate Specialist 4

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1		Brent Sloat	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	01/26/2021	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (3/22/21), Common Council (3/30/21)						
1	COMMON COUNCIL	02/02/2021	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Carter, seconded by Abbas, to Refer to the FINANCE COMMITTEE,. The motion passed by the following vote:						
	Notes: Additional referrals to Common Council Executive Committee (3/16/21), Community Development Block Grant Committee (3/4/21), City-County Homeless Issues Committee (3/1/21)						

Ayes: 18 Barbara Harrington-McKinney; Patrick W. Heck; Lindsay Lemmer; Michael E. Verveer; Shiva Bidar; Paul E. Skidmore; Zachary Henak; Arvina Martin; Syed Abbas; Tag Evers; Grant Foster; Michael J. Tierney; Samba Baldeh; Rebecca Kemble; Keith Furman; Christian A. Albouras; Max Prestigiacomo and Nasra Wehelie

Recused: 1 Sheri Carter

Excused: 1 Marsha A. Rummel

Non Voting: 1 Satya V. Rhodes-Conway

1 FINANCE COMMITTEE 02/04/2021 Refer COMMON COUNCIL EXECUTIVE COMMITTEE

Action Text: This Resolution was Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE

Notes:

1 FINANCE COMMITTEE 02/04/2021 Refer COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Action Text: This Resolution was Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Notes:

1 FINANCE COMMITTEE 02/04/2021 Refer CITY-COUNTY HOMELESS ISSUES COMMITTEE

Action Text: This Resolution was Refer to the CITY-COUNTY HOMELESS ISSUES COMMITTEE

Notes:

1 CITY-COUNTY HOMELESS ISSUES COMMITTEE 03/01/2021

1 COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE 03/04/2021

Text of Legislative File 63920

Fiscal Note

The proposed purchase will be funded by the Community Development Division's Men's Homeless Shelter capital project. The estimated cost for the property acquisition is \$2,600,000 plus an estimated \$400,000 for environmental studies, closing costs, and architectural/engineering services to prepare plans for the renovation/conversion of the site to a permanent men's homeless shelter. No additional City appropriation is required.

Title

Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes. (17th AD)

Body

WHEREAS, BIP Enterprises, LLC ("Seller") is the owner of the property located at 2002 Zeier Road, which contains 2.67 acres improved with a 31,550 square foot retail building ("Property"), legally described as follows:

Lots 32 & 32, REGIONAL EAST PHASE II

WHEREAS, the City of Madison ("City") desires to purchase the Property on which to establish,

in partnership with Dane County, a facility that will provide shelter services to men experiencing homelessness; and

WHEREAS, the City Mayor directed City Real Estate Staff to pursue the purchase of one or more properties suitable for such use; and

WHEREAS, the City's acquisition of the Property would allow the City, in collaboration with Dane County, to create a new space to serve individuals experiencing homelessness; and

WHEREAS, the Dane County Executive recommended to the Dane County Board the inclusion of up to \$3 million in the County's 2021 Capital Budget for use to support the purchase or development of property for a new overnight shelter serving men in Dane County who are experiencing homelessness; and

WHEREAS, the City adopted Resolution File ID 62725, Enactment No. RES-20-00776 on November 24, 2020 for the Community Development Division to plan and implement a homeless shelter project, including the acquisition of property for such purpose; and

WHEREAS the completion of architectural/engineering work is the first step toward converting the existing facility located on the Property to a permanent men's homeless shelter; and

WHEREAS, the Seller agrees, by virtue of an executed Purchase and Sale Agreement ("Agreement"), to sell the Property to the City for a purchase price of \$2,600,000, which was negotiated based upon an appraisal approved by the City's Office of Real Estate Services.

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the City's execution of a Purchase and Sale Agreement, as Buyer, for the purchase of the Property subject to the terms and conditions contained in the Agreement attached hereto.

BE IT FURTHER RESOLVED that the City's Common Council authorizes City Engineering to expedite the procurement of architectural/engineering services to prepare plans for the renovation/conversion of the Property to a men's homeless shelter using project funds.

BE IT FURTHER RESOLVED that the City will continue to collaborate with Dane County to establish a permanent men's homeless shelter, including by pursuing and applying any funds, which may be authorized by the Dane County Board of Supervisors to help acquire and/or renovate the Property for this use.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign, accept, and record any and all documents and legal instruments required to complete the transaction contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.