



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 55522

File ID: 55522

File Type: Resolution

Status: Passed

Version: 1

Reference:

Controlling Body: Economic
Development
Division

File Created Date : 04/23/2019

File Name: 11385 - Truman Olson Disposal RFP

Final Action: 05/14/2019

Title: Approving the issuance of a Request for Proposals (RFP) for the sale of 1402 South Park Street, the former Truman Olson United States Army Reserve Center, (the "Property") and establishing a process for the review of responses to the RFP and selection of a buyer for the Property. (13th A.D.)

Notes:

CC Agenda Date: 05/14/2019

Sponsors: Satya V. Rhodes-Conway, Tag Evers and Sheri Carter

Effective Date: 05/17/2019

Attachments: FILE ID 27233, FILE ID 49158, 11385 Truman Olson Site RFP 2019 5-3.pdf, 11385 Truman Olson Site RFP 2019 5-13 CLEAN.pdf, 11385 Truman Olson Site RFP 2019 5-13 REDLINE.pdf

Enactment Number: RES-19-00386

Author: Dan Rolfs, Community Development Project Manager

Hearing Date:

Entered by: afreedman@cityofmadison.com

Published Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|----------------------------------|------------|---|----------------------|-----------|-----------------|---------|
| 1 | Economic Development Division | 04/23/2019 | Referred for Introduction | | | | |
| | Action Text: | | This Resolution was Referred for Introduction | | | | |
| | Notes: | | Finance Committee | | | | |
| 1 | COMMON COUNCIL | 04/30/2019 | Referred | FINANCE COMMITTEE | | 05/06/2019 | |
| | Action Text: | | This Resolution was Referred to the FINANCE COMMITTEE | | | | |
| | Notes: | | | | | | |
| 1 | FINANCE COMMITTEE | 05/06/2019 | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | | | | Pass |
| | Action Text: | | A motion was made by Harrington-McKinney, seconded by Verveer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other. | | | | |
| | Notes: | | | | | | |
| 1 | COMMON COUNCIL | 05/14/2019 | Adopt | | | | Pass |

Action Text: A motion was made by Bidar, seconded by Harrington-McKinney, to Adopt. The motion passed by voice vote/other.

Notes:

Text of Legislative File 55522

Fiscal Note

The proposed resolution rejects without prejudice the existing responses to the first Request for Proposal (RFP), authorized by adopted RES-17-00869 (File 49158), authorizes a new RFP to achieve the goals outlined by the proposed resolution, and dissolves the Selection Committee responsible for the first RFP. The proposed resolution also authorizes that following submission of proposals, but prior to a recommendation to the Common Council, the District #13 and #14 Alders shall host at least one neighborhood meeting where responding developers will be permitted to present their submitted proposals to the community, and members of the public will be permitted to share their feedback with Alders and City staff.

The Property located at 1402 South Park Street was purchased by the City in 2012 for an estimated \$1,078,600 as part PCED's 2012 Adopted Capital Budget for TID 42 - Wingra. The City desires to dispose of the property while implementing the City's adopted Wingra BUILD Plan (development and redevelopment plan for this area). The Wingra BUILD Plan calls for an extension of Cedar Street through the Property and the sale of the balance of the Property for redevelopment. The proceeds of the sale will be directed by City Council at such time as the Council approves a resolution authorizing the execution of a Purchase and Sale Agreement for the sale of the property. No additional City appropriation is required.

Title

Approving the issuance of a Request for Proposals (RFP) for the sale of 1402 South Park Street, the former Truman Olson United States Army Reserve Center, (the "Property") and establishing a process for the review of responses to the RFP and selection of a buyer for the Property. (13th A.D.)

Body

WHEREAS the City of Madison acquired 1402 South Park Street ("Property") from the United States Department of the Army; and

WHEREAS the City of Madison intends to comply with the intent of Legistar #27233 (Enactment No RES-12-00655) (the "Resolution") which states that the Property be used "for economic development purposes, including the demolition of the improvements located thereon and the extension of Cedar Street through the Property, as outlined in the City's Wingra BUILD Plan" thereby implementing the plan submitted to the Federal Government related to the redevelopment of the Property; and

WHEREAS the City of Madison as authorized by Legistar #49158 issued a Request for Proposals ("RFP") on January 9, 2018 (the "First RFP") and received responses to the First RFP on April 13, 2018; and

WHEREAS the Legistar #49158 created a Selection Committee to review the responses to the First RFP; and

WHEREAS the Selection Committee reviewed the responses to the First RFP; and

WHEREAS the City of Madison received two qualified responses to the First RFP; and

WHEREAS the Selection Committee recommended that the City of Madison reject without

prejudice one qualified response to the First RFP and the other qualified response withdrew from the consideration; and

WHEREAS the City of Madison desires to dispose of the Property while implementing the City's adopted plans for this area; and

WHEREAS the City wishes to achieve the following three goals:

- Preserve food access by constructing a grocery store that will serve the neighborhood on the Property or nearby
- Complete the eastern portion of a street connection from Park Street to Fish Hatchery Road through or adjacent to the Property
- Meet recommendations of the Wingra BUILD Plan and Comprehensive Plan; as well as requirements of the Zoning Ordinance and Urban Design District #7; and

WHEREAS in addition to the three primary goals noted above, the City would welcome the inclusion of housing, office, and/or other retail on the property.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison rejects without prejudice the existing responses to the First RFP; and

BE IT FURTHER RESOLVED that the Common Council directs City Staff to issue a new RFP open to the entire development community to achieve the goals outlined above; and

BE IT FURTHER RESOLVED that the Selection Committee responsible for the First RFP is dissolved; and

BE IT FURTHER RESOLVED that the Office of Real Estate Services Manager, in consultation with other City staff and the Finance Committee, shall review any and all proposals that are received in accordance with the terms of the RFP, prepare a comparative summary of the proposals, and will make a recommendation to the Common Council regarding which response to the RFP, if any, the City should select; and

BE IT FURTHER RESOLVED that following submission of proposals, but prior to a recommendation to the Common Council, the District #13 and #14 Alders shall host at least one neighborhood meeting where responding developers will be permitted to present their submitted proposals to the community, and members of the public will be permitted to share their feedback with Alders and City staff.