

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4495

Authorizing the transfer of vacant property
at 2405 Cypress Way to the City of Madison
in support of the Centro Hispano
redevelopment project

Presented May 12, 2022
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number _____

RESOLUTION

WHEREAS, Centro Hispano of Dane County ("Centro") is a leading social service provider for the Latinx community of Dane County, providing a range of programs for youth and families, workforce and career training services, and numerous community events and workshops; and

WHEREAS, Centro has owned its 18,000 square foot headquarters building at 810 W. Badger Road in South Madison since 2005; and

WHEREAS, with an ever-expanding list of programs, it has outgrown this space and has been looking to renovate and expand its current building; and

WHEREAS, the costs of modernizing this building would likely cost as much or more than construction of a new, larger building on another site that would better meet its needs for additional office, classroom, training and meeting spaces; and

WHEREAS, City staff are working closely with Centro Hispano to secure a site that would provide Centro sufficient space for an estimated \$10 million, 25,000 square foot facility near its existing location (the "Centro Redevelopment Project", [File I.D. No. 70640](#)); and

WHEREAS, with City support, the County of Dane applied for and was successfully awarded \$4.8 million in February 2022 for the Centro Redevelopment Project from the Wisconsin Department of Administration's Neighborhood Investment Fund Grant program ("NIF Grant"), with such funding supporting construction of a new facility as well as expanded workforce training and programming; and

WHEREAS, the City purchased a vacant commercial property at 833 Hughes Place in December 2021 ([Enactment No. RES-21-00805, File I.D. No. 68333](#)) that is adjacent to two vacant lots owned by CDA and the Parks Division located at 2405 Cypress Way and 837 Hughes Place, respectively, with the stated intention of combining and conveying all three lots to Centro for redevelopment and thus eliminate the need to significantly renovate and expand their aging building; and

WHEREAS, in support of the Centro Redevelopment Project as contemplated in the NIF Grant application, the City may elect to transfer fee simple interest in the three lots to Centro for little to

no consideration, as well as look to purchase Centro's existing building at 810 W. Badger Rd at appraised market value for future redevelopment purposes consistent with the South Madison Plan (Enactment No. [RES-22-00026, File I.D. No. 68084](#)); and

WHEREAS, the Centro site will be particularly valuable to the City as Bus Rapid Transit (BRT) is implemented along the Park Street Corridor and as the long-term use of the Madison Metro South Transfer Point immediately east of the existing Centro site is defined, potentially including redevelopment for mixed use residential, commercial and community uses as outlined in the recently adopted South Madison Plan; and

WHEREAS, acquisition of the existing Centro site would also allow the City to reconfigure some of the existing parking for the South District police station onto that site, and unlocks the "highest and best use" potential of a key gateway block in South Madison by utilizing surplus City land and supporting the long-term growth and stability of a long-term community partner.

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby approves the transfer of the parcel located at 2405 Cypress Way by Quit Claim Deed to the City of Madison Economic Development Division, at no cost to the City, for purposes of its subsequent sale or transfer to accomplish the Centro Redevelopment Project.

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in a form approved by the City Attorney.