



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft PUBLIC MARKET DEVELOPMENT COMMITTEE

Thursday, October 4, 2018

5:00 PM

210 Martin Luther King Jr Blvd.
Conf Rm CCB Room GR27 PD
Central District Community Room

CALL TO ORDER / ROLL CALL

The meeting was called to order by the Chair with quorum present.

Present: 8 - Marsha A. Rummel; Amanda Hall; Larry Palm; Barry M. Orton; Anne Reynolds; Jeffrey M. Glazer; Adam J. Haen and Carrie A. Sedlak

Excused: 3 - Lindsey Day Farnsworth; Tim Gruber and Donale J. Richards

APPROVAL OF MINUTES

A motion was made by Orton and seconded by Rummel to approve the meeting minutes from the September 6, 2018 meeting.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

NEW BUSINESS

1. [27499](#) **Public Market Discussion**

Public Market Mission Follow Up – members were asked to complete PMDC Exercise Step 2

Market Ready Update – Michael Miller provided an update. Micro grants were a motivator for both those groups that received a grant and those that didn't. Legal needs assessment available for remaining 29 participants. UW Legal Clinic and Boardman & Clark are participating in providing legal assessments. Discussion of 2019 Budget request and if a new cohort should be created or keep and continue to provide technical assistance to existing cohort. Public Market will not open until 2020. Request for \$100K. Palm requested that Economic Development Division estimate what a cohort of 10 would cost.

Funding Updates – New Market Tax Credit still in pipeline for funding. No new information at this time. October 18 Taste of the Market event invite went out. Hoping for 150 attendees. Also planning for a holiday event as a virtual promotion. Project is reauthorized for funding. Approved by Finance Committee. Nov 11/12 goes to Common Council.

Project Background and Status Report was reviewed. This document provides background on the history of the project. This will go out to alders on Monday, October 8.

Public Market Foundation Update – A copy of the draft collaboration agreement was distributed for informational purposes. City staff and Foundation have approved draft. This document lays out both City and Foundation responsibilities. This document leads into an Operating Agreement and Lease.

Design/Development Process Update – RFP to hire Architect and Engineering team went out. Eleven responses. Six lead by Madison based architecture firm. Short list of five were interviewed. Currently doing due diligence, reference checks, and requests for additional information.

Four more major items will require Common Council approval:

- Collaboration agreement
- Execution of contract with architect and engineering team
- Term sheet to purchase land (Letter of Interest)
- TIF with developer

Predesign, land use approvals, certified survey map, demolition are also part of the process. Environmental remediation, soils, structured parking are justifications for TIF.

ADJOURNMENT

A motion was made by Glazer and seconded by Orton to adjourn the meeting. The motion was passed by a voice vote/other. The meeting was adjourned at 6:48p.