

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4617

Authorizing the execution of a letter of intent and subsequent contract with The Alexander Company for development partnership and related consulting services for redevelopment of the Park and Badger Area.

Presented June 27, 2024
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number _____

RESOLUTION

WHEREAS, the City of Madison acquired commercial properties at 810 and 818 Badger Road via the Land Banking program, which when combined with existing City-owned properties at 802 West Badger Road (decommissioned Metro South Transfer Point) and 825 Hughes Place (MPD South Station), form a contiguous 4-acre redevelopment parcel (the “Park and Badger Area”) suitable for high-quality, urban infill development on a key gateway intersection, consistent with the Guiding Principles of the South Madison Plan and the Comprehensive Plan more broadly; and

WHEREAS, the Community Development Authority (the “CDA”), as the City’s statutory redevelopment authority and housing authority, is the ideal vehicle for the timely and orderly redevelopment of the Park and Badger Area, including the provision of a significant number of affordable, below-market, and/or income-restricted housing units; and

WHEREAS, on October 17, 2023, the Common Council designated the CDA as the Master Developer of the City-owned properties within the Park and Badger Area (RES-23-00652, File ID 80082); and

WHEREAS, in its role as Master Developer and in order to apply to the Wisconsin Housing and Economic Development Authority (WHEDA) for tax credits, the CDA is authorized to form development partnerships, create one or more not-for-profit LLCs, and run additional RFQ/RFP processes to hire the professional expertise needed in order to timely file tax credit applications, involving, but not limited to, co-development partners; legal counsel; architectural, engineering, and construction management firms; property management; and financial consultants; and

WHEREAS, a Request for Qualifications was issued in January 2024 for a Developer-Partner to provide master planning services, assist City staff in leading a robust public and resident engagement process, and develop a financial plan and implementation strategy for the completion of sitewide redevelopment objectives in the Park and Badger Area; and

WHEREAS, a CDA/City Staff panel reviewed and scored the six written submissions received by the stated deadline per the criteria specified in the RFQ, and undertook a process to prioritize and recommend a subset of high-scoring applications for CDA Board interviews and discussion,

culminating in the selection of The Alexander Company (“Alexander”) as the preferred Developer-Partner at the Board meeting of April 11, 2024; and

WHEREAS, CDA staff have negotiated a letter of intent with Alexander (the “LOI”) for the requested professional services related to the preparation of a master plan for development of new affordable housing, public health clinic, fire station, and related public/private amenities; leadership in the planning, application and project development process; and expertise in leveraging financial tools such as Low Income Housing Tax Credits (LIHTC), attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the Chair and Executive Director and are hereby authorized to execute and deliver said LOI, and to prepare and execute a more detailed contract for services on substantially the same terms as presented in the attached Exhibit A.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution in a form approved by the City Attorney.