



# City of Madison

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

## Master

**File Number: 53955**

**File ID:** 53955

**File Type:** Resolution

**Status:** Passed

**Version:** 3

**Reference:**

**Controlling Body:** Mayor's Office

**File Created Date :** 01/02/2019

**File Name:** Amending the City's 2019 Operating Budget to transfer \$145,000 from the Contingent Reserve to the Community Development Division authorizing a sole source contract with Tree Lane Apartments LLC, for the purpose of helping to fund service

**Final Action:** 03/05/2019

**Title:** SECOND SUBSTITUTE - Amending the City's 2019 Operating Budget to transfer \$165,000 from the Contingent Reserve to the Community Development Division authorizing a sole source contract with Tree Lane Apartments LLC, for the purpose of helping to fund services designed to enhance the safety, security and well-being of residents living in and around the Tree Lane Apartments property.

**Notes:**

**Sponsors:** Paul R. Soglin

**Effective Date:**

**Attachments:** Background Memo on Res# 53955 - Tree Lane Security.doc, Tree Lane Apartments LLC Non-Competitive Selection Request - CC Approval Required January 2019.pdf, Statement: 2/4/19 City County Homeless Issues Committee Recommendation.pdf, 53955 v1.pdf, 53955 v2.pdf, 53955 v4.pdf

**Enactment Number:** RES-19-00187

**Author:** Laura Larsen, Finance Department

**Hearing Date:**

**Entered by:** lveldran@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
2		Laura Larsen	Approve
3		Laura Larsen	Approve
4		Laura Larsen	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	01/02/2019	Referred for Introduction				
	<b>Action Text:</b>	This Resolution was Referred for Introduction					
	<b>Notes:</b>	Finance Committee (1/14/19), Common Council (1/22/19)					
1	COMMON COUNCIL	01/08/2019	Refer	FINANCE COMMITTEE		01/14/2019	Pass
	<b>Action Text:</b>	A motion was made by Baldeh, seconded by Carter, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	<b>Notes:</b>						
3	FINANCE COMMITTEE	01/14/2019	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass
	<b>Action Text:</b>	A motion was made by Baldeh, seconded by Verveer, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.					
3	COMMON COUNCIL	01/29/2019					
3	COMMON COUNCIL	02/05/2019	Refer to a future Meeting to Adopt	COMMON COUNCIL		02/26/2019	Pass
	<b>Action Text:</b>	A motion was made by Carter, seconded by Phair, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.					
	<b>Notes:</b>	Adopt 2/26/2019					
3	COMMON COUNCIL	02/26/2019	Adopt the Following Amendment(s)				Pass
	<b>Action Text:</b>	A motion was made by Furman, seconded by Baldeh, to Adopt the Following Amendment(s). The motion passed by voice vote/other.					
	<b>Notes:</b>						
3	COMMON COUNCIL	02/26/2019	Adopt the Following Amendment(s)				Pass
	<b>Action Text:</b>	A motion was made by Furman, seconded by Baldeh, to Adopt the Following Amendment(s). The motion passed by voice vote/other.					
	<b>Notes:</b>						
3	COMMON COUNCIL	02/26/2019	Adopt With Amendment(s)				Fail
	<b>Action Text:</b>	A motion was made by Baldeh, seconded by Carter, to Adopt With Amendment(s). The motion failed by the following vote:					
		There were 2 registrants in support.					
		Ayes: 12 Ledell Zellers; Michael E. Verveer; Marsha A. Rummel; Steve King; Zach Wood; Paul E. Skidmore; Allen A. Arntsen; David Ahrens; Michael J. Tierney; Samba Baldeh; Keith Furman and Matthew J. Phair					
		Noes: 7 Barbara Harrington-McKinney; Shiva Bidar-Sielaff; Maurice S. Cheeks; Arvina Martin; Larry Palm; Sheri Carter and Rebecca Kemble					
		Non Voting: 1 Paul R. Soglin					
3	COMMON COUNCIL	03/05/2019	Reconsider				Pass
	<b>Action Text:</b>	A motion was made by Palm, seconded by Verveer, to Reconsider. The motion passed by voice vote/other.					
	<b>Notes:</b>						
3	COMMON COUNCIL	03/05/2019	Adopt Alternate				Pass

**Action Text:** A motion was made by Furman, seconded by Bidar-Sielaff, to Adopt Alternate. The motion passed by the following vote:

**Notes:**

Ayes: 16 Ledell Zellers; Michael E. Verveer; Shiva Bidar-Sielaff; Marsha A. Rummel; Steve King; Zach Wood; Paul E. Skidmore; Maurice S. Cheeks; Larry Palm; Allen A. Arntsen; David Ahrens; Michael J. Tierney; Samba Baldeh; Rebecca Kemble; Keith Furman and Matthew J. Phair  
Excused: 3 Arvina Martin; Sheri Carter and Barbara Harrington-McKinney  
Non Voting: 1 Paul R. Soglin

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**Text of Legislative File 53955**

**Fiscal Note**

The proposed resolution will amend the 2019 Adopted Operating Budget to transfer \$165,000 from Contingent Reserve to CDD for a purchased services contract with Tree Lane Apartments LLC for security services in and around Tree Lane Apartments located at 7933 Tree Lane. Following the transfer of these funds the remaining balance in 2019 Contingent Reserve will be \$1,765,000.

**Title**

SECOND SUBSTITUTE - Amending the City's 2019 Operating Budget to transfer \$165,000 from the Contingent Reserve to the Community Development Division authorizing a sole source contract with Tree Lane Apartments LLC, for the purpose of helping to fund services designed to enhance the safety, security and well-being of residents living in and around the Tree Lane Apartments property.

**Body**

WHEREAS, in 2015 the City of Madison embarked on a new affordable housing initiative with the stated goal of helping to develop at least 1,000 new units of affordable rental housing, 250 of which were to be designated as permanent supportive housing for homeless persons; and,

WHEREAS, as of 2018, two City-inspired permanent supportive housing developments have been completed and are currently occupied, one (Rethke Terrace Apartments) providing 60 units of housing for homeless single adults and the other (Tree Lane Apartments) 45 units of housing for homeless families; and,

WHEREAS, Heartland Housing, in collaboration with YWCA of Madison, was selected by the City, through a Request for Qualifications process conducted in 2014, to develop, manage and provide support services to the residents of the family permanent supportive housing property; and,

WHEREAS, aided by loans from the City of Madison and Dane County, as well as federal low-income-housing tax credits secured from the Wisconsin Housing and Economic Development Authority, Heartland Housing constructed Tree Lane Apartments at 7933 Tree Lane on Madison's west side and opened the property for occupancy in June of 2018; and,

WHEREAS, the 2019 Community Development Division operating budget includes \$50,000 in funding authorization for purchased services through the YWCA of Madison as the only operational support to this permanent supportive housing project; and,

WHEREAS, since its opening, the Tree Lane Apartments and surrounding area have been plagued by higher than acceptable levels of criminal activity and other disturbances that have adversely affected the safety, security and quality of life for Tree Lane Apartment residents,

residents of nearby neighborhoods and adjacent businesses; and,

WHEREAS, to address this situation, the Mayor assigned Deputy Gloria Reyes to lead a response team, comprised of representatives of the City's Department of Planning, Community and Economic Development; the Madison Police Department; YWCA of Madison; Heartland Housing and the private firm under contract with Heartland to provide security services at the Tree Lane property; and,

WHEREAS, the consensus of that group is that the key to the long-term success and stability of the families residing at the City's permanent supportive housing property at Tree Lane hinges on the ability to provide a higher level of support services to them than is currently available; and,

WHEREAS, City staff are preparing recommendations to address support service needs, and in coming weeks, will present those recommendations in a separated resolution for consideration by the Mayor and the Common Council; and

WHEREAS, the response team, working with the district alder, has also reviewed and evaluated the effectiveness of current property management practices, building access and security safeguards, staffing levels, and communication and coordination protocols with law enforcement for their impacts on the safety, security and well-being of those in and around the Tree Lane Apartments property; and,

WHEREAS, suggestions and recommendations developed through conversations with the response team and the district alder have prompted Heartland to make changes affecting building access, rules enforcement, parking restrictions, lighting, installment of security cameras, coordination with law enforcement, and staffing schedules; and,

WHEREAS, members of the response team further identified an immediate need to better monitor and manage the building's entrance and common areas in order to deter unauthorized guests and visitors, and to discourage unwanted or illegal activities in and around the property and achieve a heightened sense of safety and security for those living or conducting business in the area; and,

WHEREAS, on the basis of this advice, Heartland has raised its spending for on-site security staffing sufficient to support the current staffing structure of having one on-site security staff person on the property at all times; and,

WHEREAS, additional funding is needed to enable Heartland to meet the response team's recommendation for a second staff position during weekend and evening hours; and

WHEREAS, under MGO 4.26(4)(a) a service contract of \$50,000 or more that was not competitively selected must be approved by the Common Council and must meet one of the exceptions in MGO 4.26(4)(b); and

WHEREAS, for the reasons stated on the attached Noncompetitive Selection Request Form, Tree Lane Apartments LLC is the sole operator of the property thereby meeting the exception of MGO 4.26(4)(b)2. "the service required is available from only one person or firm."

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves an amendment to the 2019 Adopted Operating Budget to transfer \$165,000 from the Contingent Reserve to the Community Development Division (Service: Affordable Housing) purchased services budget for

the sole purpose of providing temporary support, as the response team deems appropriate, to Tree Lane Apartments, LLC. for added private and possibly public security services in and around Tree Lane Apartments, at 7933 Tree Lane; and,

BE IT FURTHER RESOLVED, that the Common Council hereby authorizes the Mayor and City Clerk to sign a sole source contract with Tree Lane Apartments, LLC. for the purchase of the described services, for the remainder of 2019.