

CITY OF MADISON
**CITY ATTORNEY'S
OFFICE**
Room 401, CCB
266-4511

MEMORANDUM

TO: City of Madison Common Council

FROM: Kevin Ramakrishna, Assistant City Attorney

DATE: April 6, 2020

RE: Resolution Authorizing the Execution of Real Estate Document for the Occupancy of Buildings for the Purpose of Quarantine (Legistar File # 60107)

In her updated Emergency Order dated March 26, 2020, the Common Council authorized the Mayor to execute real estate documents necessary to possess property for the purpose of quarantining police officers, firefighters, and homeless persons, but also provides wide latitude to enter into real estate contracts in the event the City needs space to quarantine others who are symptomatic or test positive for COVID-19

BACKGROUND

Generally, real estate contracts require separate Common Council approval for each project, which can take up to six weeks to approve. Under the circumstances, the time to receive that approval is too long. As an example, homeless persons were already being quarantined at a hotel used by the Salvation Army prior to the Emergency Declaration.

Additionally, Emergency Order 22 allows the City to work with Dane County and other entities in order to combine efforts and budgets to provide security at these sites, and provide food for those who cannot leave the properties.

WHY THIS ORDER IS NECESSARY

The Fire Department and Police Department, understanding that officers and firefighters would be in contact with people who would be contagious with COVID-19, determined that it would be best to quarantine any individuals within the departments who are symptomatic or are positive for COVID-19 to be away from their families in order to limit the spread of the virus.

The same logic applies to homeless persons who are frequently staying in cramped shelters which are conducive to viral spread.

In any case, the need to find space for quarantining those who may be contagious is of paramount importance. Emergency Order 22 allows the City to move quickly and take advantage of available real estate to isolate potentially contagious individuals as quickly as possible.

ACTIONS TAKEN PURSUANT TO THIS ORDER

At this time, the City has entered into one Space Use Agreement for a vacant hotel on John Nolen Drive. Please be aware that the terms of that Space Use Agreement prevent the City from associating its trademarks, like the hotel name, with this project. No one is currently isolated there. For now, the building is secured by JBM Security. When someone does go into quarantine, Blue Plate Catering will provide food.

The City has also been working with Dane County and the Salvation Army in order to quarantine homeless individuals. The City began negotiations for seventy (70) rooms at a local hotel, but the County has taken that project over.

Staff is currently negotiating for another property pursuant to this order.

FISCAL IMPACT

Currently, the City has committed \$70,000 as a guaranty to hold the first hotel property. This amount will double if anyone is quarantined before April 15. For every additional month of use, the City will pay \$139,000. Additionally, the City will have to replace used sheets and towels at a set price of \$110 per set.

