



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 25054

File ID: 25054

File Type: Resolution

Status: Items Referred

Version: 2

Reference:

Controlling Body: BOARD OF PARK COMMISSIONERS

Lead Referral: BOARD OF ESTIMATES

File Created Date : 01/10/2012

File Name: 8054 (9470) - 704 E. Gorham Selection Resolution

Final Action:

Title: ALTERNATE - Accepting a proposal from Barbara Fant for the purchase of the residential structure located at 704 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

Notes:

CC Agenda Date: 01/17/2012

Sponsors: Bridget R. Maniaci

Effective Date:

Attachments: 25054-version1.pdf, 704 E Gorham Klebba-Waugh Collins House Proposal.pdf, Link to ID 24470-Collins House Proposals, White Letter_01-13-12.pdf, White Letter_01-17-12.pdf, Klebba-Waugh response.pdf, 704 E Gorham information.pdf, 704 E Gorham Klebba communication to LC.pdf, 704 E Gorham LC Report 013012.pdf, LMC Report 013012.doc

Enactment Number:

Author: Ald. Bridge Maniaci, District 2

Hearing Date:

Entered by: dfields@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1	01/10/2012	Daniel Bohrod	Delegate
1	01/10/2012	Tim Fruit	Approve
2	03/06/2012	Tim Fruit	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	01/10/2012	Referred for Introduction				

	Notes:	Board of Estimates, Board of Park Commissioners, Plan Commission, Landmarks Commission				
1	COMMON COUNCIL	01/17/2012	Refer	BOARD OF ESTIMATES		Pass
	Notes:	Additional referrals to Board of Park Commissioners, Plan Commission, Landmarks Commission				
1	BOARD OF ESTIMATES	01/17/2012	Refer	BOARD OF PARK COMMISSIONERS		
	Notes:					
1	BOARD OF ESTIMATES	01/17/2012	Refer	PLAN COMMISSION	01/23/2012	
	Notes:					
1	BOARD OF ESTIMATES	01/17/2012	Refer	LANDMARKS COMMISSION	01/30/2012	
	Notes:					
1	PLAN COMMISSION	01/23/2012	Return to Lead with the Recommendation for Approval	BOARD OF ESTIMATES		Pass
	Notes:	The motion to return to lead with the recommendation of approval passed by the following vote: 4-3 [AYE: Ald. Rummel, Olson, Rewey, Cantrell; NO: Heifetz, Andrzejewski, and Hamilton-Nisbet; NON-VOTING: Fey]. A substitute motion to forward this item to the Board of Estimates with no recommendation failed by the following vote: 3-4. [AYE: Heifetz, Andrzejewski, and Hamilton-Nisbet; NO: Ald. Rummel, Olson, Rewey, Cantrell; and NON-VOTING: Fey.				
1	LANDMARKS COMMISSION	01/30/2012	Return to Lead with the Recommendation for Approval	BOARD OF ESTIMATES		Pass
	Notes:	The motion to return to lead with the recommendation of approval failed by the following vote: 3-3-1 (Aye: Rummel, Taylor, Slattery; No: Rosenblum, Gehrig, McLean; Abstain: Levitan)				
1	BOARD OF PARK COMMISSIONERS	02/08/2012	Refer	BOARD OF PARK COMMISSIONERS	03/14/2012	Pass
	Notes:					
2	BOARD OF PARK COMMISSIONERS	03/14/2012				

Text of Legislative File 25054

Fiscal Note

This resolution authorizes the City to sell the property at 704 East Gorham Street (the Collins House) for \$185,000 to be used as a single family residence, and enter into a 99 year land-lease with the purchaser, Barbara Fant. Parks 2012 Capital Project #30 "James Madison Park" provides that proceeds from the sale or lease of all properties within the Park will be divided equally between James Madison Park and general parklands.

This version of the resolution is an alternative to the original version, which provides for a sale of the property for \$130,000 to Bob Klebba and David Waugh to utilize the property as a Bed and Breakfast, with a similar 99 year land-lease arrangement.

Title

ALTERNATE - Accepting a proposal from Barbara Fant for the purchase of the residential structure located at 704 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

Body

WHEREAS, on February 8, 2006, the Madison Board of Park Commissioners declared the residential structure located at 704 East Gorham Street, but not the land underneath it, surplus

to the needs of the City of Madison Parks Division; and

WHEREAS, the Mayor established the James Madison Park Disposal Surplus Criteria and Selection Committee (the "Committee") pursuant to Madison General Ordinance 8.075 Disposal of Surplus City Real Property; and

WHEREAS, the Committee identified the type(s) of use(s) and any special conditions desired for the residential structure located at 704 East Gorham Street (the "Property"); and

WHEREAS, the Committee established criteria with point values to be used in the evaluation of bid proposals submitted by potential purchasers of the Property; and

WHEREAS, the Committee, after having conducted a public hearing and held numerous public meetings to gather input on the future use of the structures, recommended the issuance of the Request for Proposals (the "RFP"); and

WHEREAS, the Common Council approved the issuance of in the RFP on September 20, 2011 (RES-11-00789, File ID 23898); and

WHEREAS, Barbara Fant (the "Respondent") submitted a proposal to the RFP to purchase the Property for \$185,000 and enter into a 99 year land-lease with the City to occupy the Property as a single-family residence; and

WHEREAS, based upon the Committee's initial round of scoring, the Respondent's proposal was favored by five (5) of the seven (7) Committee members; and

WHEREAS, the Respondent's proposal has the highest level of financial preparedness, a purchase price that is supported by the City's commissioned appraisal, and is proposing a use that conforms to the zoning code,

NOW, THEREFORE, BE IT RESOLVED, that the Common Council determines that it is in the best interests of the City to sell the Property to the Respondents for its adaptive rehabilitation and reuse as a single-family home, catering operation and to provide a long-term land lease for the ground under the structure, and;

BE IT FURTHER RESOLVED, that staff from the City Parks Division, the City Attorney's Office, and the Office of Real Estate Services are authorized and directed to enter into negotiations on behalf of the City of Madison to determine the terms of the conveyance of the Property and a lease of the land beneath the Property between the City of Madison and Barbara Fant, the terms of which will be subject to Council approval by separate resolution.

BE IT FURTHER RESOLVED that the Respondent shall have one hundred eighty (180) days from the adoption date of this resolution to secure financing and land use approvals or the City's acceptance of the Respondent's response shall be null and void.