

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4710

Authorizing execution of a first amendment to the Development Agreement with The Alexander Company for additional design and engineering services for the first phase of redevelopment of the Park and Badger Area.

Presented April 16, 2026
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number 92709

RESOLUTION

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

WHEREAS, the Park and Badger Redevelopment Project (the “Project”) scope includes a significant number of affordable housing units to be owned and operated by CDA, a City of Madison fire station, and Public Health Madison Dane County clinic; and

WHEREAS, the CDA; its wholly-owned nonprofit subsidiary, the Madison Revitalization and Community Development Corporation (“MRCDC”) and The Alexander Company (“Developer-Partner”) are parties to that certain Development Agreement (“Agreement”) dated February 14, 2025, as authorized by CDA Resolution No. 4644 and MRCDC Resolution No. 27, respectively; and

WHEREAS, said Agreement provides a budget of \$4,989,611 for Developer-Partner and certain identified subcontractors to complete the tasks necessary to file a competitive LIHTC application with the Wisconsin Housing and Economic Development Authority (WHEDA) for the first phase of Park and Badger redevelopment during the 2026 cycle including, but not limited to, project management, architecture, engineering, and other Additional Planning Services; and

WHEREAS, the Project has required significant redesign and engineering to date in response to changing site-specific conditions, City and County programmatic requirements, and to meet financing and budgetary limitations; and

WHEREAS, the Developer-Partner and subcontractors have prepared a budget amendment (“Amendment”) to the Agreement in the net amount of \$1,176,173 to reflect changes to existing schematic design and design development documents requested by CDA as Master Developer, and to deliver said documents in support of an anticipated Project groundbreaking in late 2026.

NOW, THEREFORE, BE IT RESOLVED that the Chair and Executive Director and are hereby authorized to execute and deliver said Amendment to increase the total budget for Park and Badger design and engineering services on substantially, though not exclusively, 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.