



Department of Planning & Community & Economic Development
Economic & Community Development Division
Office of Business Resources

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TO: Community Development Authority
FROM: Matthew B. Mikolajewski
DATE: January 10, 2008
SUBJECT: Truman Olson ROTC Update

The following memo outlines the current status of the disposition of the Truman Olson Army ROTC facility (Truman Olson) at 1402 S. Park Street.

Process to Date

- On June 5, 2007, the Common Council designated the Community Development Authority (CDA) as Local Redevelopment Authority (LRA) for the disposition of Truman Olson. Consequently, per Federal requirements, the CDA is responsible for making a determination regarding the most appropriate reuse of this property from the City's perspective.
- The first Federal requirement for the disposition of surplus Federal property is to publish a request for Notices of Interest (NOI) in the property by homeless service providers, and other "local eligible parties." The City published said notice in the Wisconsin State Journal on August 24, 2007. The deadline for receiving NOIs was December 14, 2007.
- In addition to publishing notice in the local paper, municipalities are required to reach-out directly to homeless service providers informing them of the availability of the property. This was done via mail and email using a list maintained by the City's Community Development Block Grant office.
- Within the time the City may receive NOIs, the City is required to host an open house / tour of the facility in question for the purpose of granting individuals from interested organizations an opportunity to view the property. City staff arranged these meetings at the site on September 18, October 17, and November 13 of 2007.
- Prior to the December 14th deadline, the City received Notices of Interest from the following four organizations:
 - African American Ethnic Academy (education proposal)
 - Goodwill of South Central Wisconsin (homeless assistance proposal)
 - Madison Central Montessori School (education proposal)
 - Porchlight (homeless assistance proposal)
- These four NOIs (minus attachments) follow this memo. The attachments are lengthy, and the City is in the process of scanning these documents so that they may

be posted on the City's website to be accessed by the CDA and general public. Staff can furnish paper copies of the attachments if requested by the CDA.

- In addition to the four NOIs noted above, the City has sent a letter to the CDA expressing its desire to locate a public street through the property (letter follows).

Future Process

- As the designated LRA, the CDA has nine (9) months from the December 14th NOI deadline (September 14, 2008) to review the submitted NOIs, and forward the following three documents to the Army and U.S. Department of Housing and Urban Development (HUD):
 - A redevelopment plan for the property.
 - A homeless assistance submission.
 - A summary of public comments.
- Subsequent to submission of the documents noted above, the Army and HUD have sixty (60) days to provide a response to the CDA's recommendation.
- Mr. Lynn Boese of the Defense Department's Office of Economic Adjustment has been assigned to guide the CDA through this process from the Army perspective. Staff from the Milwaukee HUD office is likewise being assigned.
- Mr. Boese will be in Wisconsin on Wednesday, January 23rd, and if the CDA concurs, staff proposes to schedule a meeting with Mr. Boese and the CDA, City staff, NOI submitters, and possibly HUD. The meeting could include the following agenda items:
 - Discuss the general process for disposing of Federal surplus property
 - Discuss the specific process that the CDA would like to take regarding this property
 - Discuss a possible timeline, per the City's meeting schedule, for completing this effort by September 14, 2008
 - A presentation by and/or discussion with the NOI submitters regarding their proposals

City staff will look for guidance from the CDA regarding availability for a 4:30 PM meeting on Wednesday, January 23rd.

- In the meantime, the CDA should find the "Guidebook on Military Base Reuse and Homeless Assistance" to be a useful source of information on the process.