

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4679

Authorizing a Purchase and Sale Agreement to purchase the land and improvements at 802, 810 and 818 West Badger Road from the City of Madison for the Park Badger Redevelopment Project.

Presented September 11, 2025
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number _____

RESOLUTION

WHEREAS, the City of Madison acquired commercial properties at 810 and 818 Badger Road via the Land Banking program, which when combined with existing City-owned properties at 802 West Badger Road (decommissioned Metro South Transfer Point) and 825 Hughes Place (MPD South Station), form a contiguous 4-acre redevelopment parcel (the “Park and Badger Area”) suitable for high-quality, urban infill development on a key gateway intersection, consistent with the Guiding Principles of the South Madison Plan and the Comprehensive Plan more broadly; and

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

WHEREAS, on November 18, 2024, the CDA Board of Commissioners adopted Resolution No. 4633 (File I.D. 86054) approving the Redevelopment Master Plan and Phasing and Affordability Plan for the Park and Badger Area, with further approval and enactment by the Common Council on December 10, 2024 (RES-24-00723, File I.D. 85964); and

WHEREAS, said Plans contemplate an initial phase of redevelopment including two mixed-use buildings, together containing approximately 200 affordable housing units; Public Health Madison Dane County clinic, office and laboratory facilities; City of Madison Fire Station No. 6; and shared underground parking (collectively, the “Project”); and

WHEREAS, in its role as Master Developer and in order to apply to the Wisconsin Housing and Economic Development Authority (WHEDA) for Low Income Housing Tax Credits (LIHTC) in 2025, the CDA must demonstrate site control of the Park and Badger Area.

NOW, THEREFORE, BE IT RESOLVED that the CDA Board of Commissioners hereby authorizes the execution of a Purchase and Sale Agreement (“PSA”) to transfer fee-simple title to the Park and Badger Area, 802, 810 and 818 Badger Road, to the CDA and/or its assigns for the

total purchase price of One Dollar (\$1.00), on substantially the same the terms and conditions contained in the Purchase and Sale Agreement attached hereto.

BE IT FURTHER RESOLVED that CDA staff and its development partners are hereby authorized to submit a Low Income Housing Tax Credit application for the Project to WHEDA, with the land transfer contingent upon a successful LIHTC award expected in Spring 2026 and receiving all other necessary City land use approvals..

BE IT FINALLY RESOLVED that the Executive Director, Chair, and CDA staff are hereby authorized to take any and all actions, execute any and all documents and instruments, make any and all filings and reasonable expenditures and take any and all reasonable steps it deems to be necessary, desirable or appropriate in order to carry out the purpose and intent of this resolution in a form approved by the Office of the City Attorney.