



Truman Olson RFP

CDBG Committee Overview

City of Madison

Thursday, November 7, 2019



Overview

- Project History
- Truman Olson Process
- Community Input
- Next Steps



Truman Olson History

- 2012 - Purchased from Federal Government (Purchase Price: \$1,078,000)
- Purchased to increase street connectivity
- Balance available for development
- Desire to work in partnership with developers





Truman Olson Process

Truman Olson RFP #1

- 2018 (Jan) – City issues 1st RFP
 - Issued only to adjacent property owners
 - Called for grocery, street connection, and affordable housing
- 2018 (Dec 14) – SSM / Hovde withdraws
- 2019 (Jan – March) – City negotiates with Welton
- 2019 (April 3)
 - City unable to come to terms with Welton
 - Truman Olson Committee recommends issuing a new RFP
- 2019 (May 14) – Common Council formally concludes RFP #1



Truman Olson Process

Truman Olson RFP #2

- 2019 (May 15) – City issues 2nd RFP
- RFP Minimum Requirements:
 - “Preserve food access by constructing a grocery store that will serve the multiple neighborhoods in the vicinity of the Property or nearby”
 - “Complete the eastern portion of a street connection from Park Street to Fish Hatchery Road through or adjacent to the Property”
- 2019 (Aug 9) – Responses to RFP due
- Four responses to RFP
- 2019 (Sept 26) - Neighborhood Meeting
- Office of Real Estate Services Manager makes a recommendation to Council



Truman Olson Process

RFP Selection Criteria

- Minimum Requirements of RFP
 - Preserve food access to a grocery store
 - Complete connector street
- Grocer / Development teams experience
- Quality of development
- Economic feasibility
- Adherence to adopted plans / guidelines
- Tax base and employment
- Purchase price / financing terms
- Timeline to complete implementation



Community Input

(RFP #2)

- Community Meetings:
 - July 23, 2019
 - Sept 26, 2019
 - Nov 4, 2019 (SMU Action Team)
- Over 100 people present at both the July & Sept mtgs
- 100+ written comments / emails
- Dozens of meetings with alders, community members, development teams, etc.





Truman Olson – Next Steps

- Staff recommendation to Council
 - Council directs Staff to negotiate Development Agreement (DA) in accordance with City land disposition guidelines / practices
- Timeline
 - Nov 19, 2019 – Common Council introduction
 - Nov 25, 2019 – Finance Com
 - Dec 3, 2019 – Common Council action
 - Dec 2019 – Spring 2020 – Staff negotiate DA and potential AHI funding with Developer
 - Spring 2020 – Council action on DA and potential AHI funding
 - Jan 2020 – Summer 2020 – Developer Land Use approval process



Questions?

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