



# City of Madison

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## Master

**File Number: 42435**

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**File Type:** Resolution

**Status:** Council New Business

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF ESTIMATES

**File Created Date :** 04/07/2016

**File Name:** Amending RES-15-00893 and Approving the Selection of a Judge Doyle Square Development Team With Which to Commence Negotiations and Directing Further Actions

**Final Action:**

**Title:** Amending RES-15-00893 and Approving the Selection of a Judge Doyle Square Development Team With Which to Commence Negotiations and Directing Further Actions

**Notes:**

**Agenda Number:** 24.

**Sponsors:**

**Effective Date:**

**Attachments:** Alder Questions as of April 7, 2016.pdf, City - Negotiating Team Report to BOE - Addendum (Final) 3 18 16.pdf, City - Negotiating Team Report to BOE 2 15 16.pdf, City - Negotiating Team Report to BOE 4 8 16(FINAL).pdf, MMSD TID 25 Memo.pdf, JDS Memo RESJI.doc, RESJI Impacts sidebyside.xls, RESJcomp JDS 04082016.doc, 2016-04-11 Corrected Public Comment.pdf

**Enactment Number:**

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**Hearing Date:**

**Entered by:** eschumann@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1	04/07/2016	Laura Larsen	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1 Finance Department 04/07/2016 Refer BOARD OF ESTIMATES

**Action Text:** This Resolution was Refer to the BOARD OF ESTIMATES

**Notes:** This item was introduced directly to the Board of Estimates and not referred by the Common Council.

1 BOARD OF ESTIMATES 04/11/2016

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### Text of Legislative File 42435

#### Fiscal Note

The 2016 Adopted Capital Budget includes \$53,137,000 for the Judge Doyle Square project. Funding for the project is split between TID 25 cash (\$21.2m), Parking Utility reserves (\$18.0m), and proceeds from the land sale (\$13.9m). The 2016 capital budget reflects this funding across projects in the Economic Development Division, Parking Utility, and Engineering.

- Economic Development Division, TID 25-Judge Doyle Square (pg. 287)
  - Budget: \$32.8m
  - Use: Funding available for project costs consistent with Council resolution and project plan amendments.
- Parking Utility, Judge Doyle Square Garage (pg. 354)
  - Budget: \$18.0m (Parking Utility Reserves)
  - Use: Construction costs associated with replacement of Government East parking ramp
- Engineering-Facilities: City Fleet Stalls-JDS (pg. 293)
  - Budget: \$1.3m (Land Sale Proceeds)
  - Use: Purchase of 40 parking stalls for City's fleet housed at the Madison Municipal Building
- Engineering-Ped/Bike: Bike Station (pg. 299)
  - Budget: \$1.0m (Land Sale Proceeds)
  - Use: Construction of Bike Station at the Government East parking ramp as part of the renovation efforts

Additional background information on the project can be found at the Judge Doyle Square page on the City Planning website (<http://www.cityofmadison.com/planning/judgeDoyleSquare/>).

Staff resources from the Department of Planning & Community & Economic Development, Finance, Traffic Engineering, Parking Utility, Monona Terrace and City Engineering will be allocated to provide support for the negotiation process without the need for an additional appropriation.

All future expenditures associated with the project will require further Council approval other than the costs associated with the review and developer selection and negotiations with the selected developer.

#### Title

Amending RES-15-00893 and Approving the Selection of a Judge Doyle Square Development Team With Which to Commence Negotiations and Directing Further Actions

#### Body

WHEREAS, on November 17, 2015, the Common Council adopted RES-15-00893 to request that the remaining three RFP respondents update their respective Judge Doyle Square proposals based on specific criteria included in RES-15-00893 and to submit those updated

proposals to the City no later than January 19, 2016;

WHEREAS, on November 18, 2015, a Letter of Direction was sent to the remaining RFP respondents instructing them to incorporate the criteria in RES-15-00893; and

WHEREAS, on January 19, 2016, two of the three development teams, Beitler Real Estate Services of Chicago, IL and Vermilion Enterprises of Chicago, IL, submitted updated proposals to the City; and

WHEREAS, on February 15, 2016, the Negotiating Team presented an informational report to the Board of Estimates regarding the two proposals, and the Board of Estimates decided to accept both proposal updates recognizing that neither development team had provided a response that met all the requirements of the RFP or the Letter of Direction, and further directed that developer interviews be scheduled and posed further questions for each development team to address; and

WHEREAS, on March 9, 2016, the Board of Estimates conducted developer interviews and requested alternate proposals that more closely conformed with the RFP and Letter of Direction, and directed the Negotiating Team to prepare an additional information report which incorporated the alternate proposals and was considered by the Board of Estimates at its meeting of March 21, 2016; and

WHEREAS, on April 11, 2016, the Board of Estimates received a third informational report from the Negotiating Team, a report from the Racial Equity and Social Justice Initiative Team and a comprehensive list of responses to Alder questions on the respective proposals; and

WHEREAS, on April 11, 2016, the Board of Estimates considered all the information received throughout the process and recommended that the City proceed with negotiations with \_\_\_\_\_;

NOW, THEREFORE BE IT RESOLVED that the Common Council does hereby approve the selection of \_\_\_\_\_ as the Judge Doyle Square Development Team with which to commence negotiations on proposal version \_\_\_ and directs the following actions:

1. Direct the Judge Doyle Square Negotiating Team to immediately initiate negotiations with the selected development team and to report back to the Board of Estimates by June 27, 2016 with a final term sheet; and
2. Provide regular status reports on the negotiating progress to the Board of Estimates at its regularly scheduled meetings in May and June of 2016.

BE IT FURTHER RESOLVED, that the Common Council amends RES-15-00893, in the following manner, in order to conform the project requirements stated therein to the proposals accepted by the Board of Estimates:

1. Paragraph 3(a) is amended to read as follows:  
"Strict adherence to the project Requirements of the City's RFP (Page 8) with the exception of numbers 1, ~~and~~ 9 and 10(b). Instead, proposals can address development on both blocks or on either Block 88 or Block 105, and City space options on Block 88 and 105 are not required."

2. Paragraph 3(c) is amended to read as follow:

“Improve the functionality of the parking ramp design. Applications without a fully below-grade parking structure option ~~will not be considered, though~~ and additional alternatives that reduce cost by moving ~~some~~ parking above ground will be considered.”

3. Paragraph 3(f) is amended to remove the second sentence which states: “TIF provided for private components shall be self-supporting, supported by project increment within the lifetime of the applicable Tax Increment District (TID).”