



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved BOARD OF ESTIMATES

Monday, August 24, 2015

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 7 - Denise DeMarb; Marsha A. Rummel; Michael E. Verveer; Barbara Harrington-McKinney; Sara Eskrich; Maurice S. Cheeks and Paul R. Soglin

Ald. Cheeks left at 7:53 p.m. before discussion of Item No. 17.

PUBLIC COMMENT

There were 23 registrants.

DISCLOSURES AND RECUSALS

Ald. Cheeks disclosed that Kevin Conroy is on the Board of Directors of his employer, Exact Sciences, and recused himself from Item No. 17.

PRESENTATION OF CONSENT AGENDA

Items 7, 10, 13, 14, 16 and 17 were not included on the consent agenda.

ITEMS CONSIDERED

1. [39430](#) Recreate the positions #1062, #1076, #1082, #1117, #1123, #1134, #1138, #1141, #3247, #3609, #3875, #3876, #4315, and #4502, of "Sewer and Drainage Maintenance Technician 1" (CG15/R07) in the Engineering budget as "Sewer and Drainage Maintenance Technician 2".
A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

2. [39431](#) Resolution authorizing a double-fill of the position of Transit Service Manager due to the retirement of Ann Gullickson.
A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

3. [39472](#) Resolution authorizing the execution of a contract with Advanced Utility Systems Corporation for the upgrade of Madison Water Utility's Customer Information System (CIS) Infinity Software.
- A motion was made by DeMarb, seconded by Cheeks, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.**
4. [39477](#) Authorizing the Water Utility General Manager to certify water and sewer bills, assessments, and charges to the 2015 tax rolls of other governmental units for delinquent accounts in those jurisdictions.
- A motion was made by DeMarb, seconded by Cheeks, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.**
5. [38012](#) Amending the 2015 adopted operating budget of the Planning Division to accept grant monies not to exceed \$5,000 from the Wisconsin Historical Society's Certified Local Government Subgrant for Historic Preservation and authorizing the Department of Planning and Community and Economic Development to contract with a consultant or consultants.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**
6. [39495](#) Authorizing Wisconsin Partnership for Housing Development (WPHD) to use returned Neighborhood Stabilization Program (NSP) program income in the amount of \$56,460.38, under the same terms as the original NSP contract between WPHD and the City of Madison's Community Development Division (CDD).
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
7. [39496](#) Authorizing the City of Madison to accept a HUD Continuum of Care Homeless Assistance planning grant in the amount of \$38,739, amending the 2015 CDBG Operating Budget to reflect this additional revenue and commensurate expenditures, and authorizing the Mayor and City Clerk to enter into an agreement with the Corporation for Supportive Housing, Inc. for activities related to conducting a public process to update the Community Plan to Prevent and End Homelessness in Madison/Dane County.
- A motion was made by Eskrich, seconded by DeMarb, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**

8. [39498](#) Amending a Promissory Note executed in 2000 between the City of Madison and Quaker Housing, in order to correct the Note's fair market value percentage and the calculation of the prorated share of the Community Development Division's investment.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
9. [39399](#) Approving a Facade Improvement Grant to Buraka, LLC located at 1210 Williamson Street.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
10. [38885](#) SUBSTITUTE Accepting the Public Market Business Plan as the guiding document for the implementation of a public market ~~at First Street and East Johnson Street~~ and directing the Local Food Committee to develop and execute a project implementation strategy for the Public Market and a plan for the Market District. ~~provide recommendations on operating structure, transition, and a market district plan.~~
- A motion was made by DeMarb, seconded by Eskrich, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
11. [39499](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Reverend Larry V. Jackson and Katherine M. Jackson for the purchase of a parcel located at 2049 Baird Street.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
12. [39444](#) Creating Sec. 10.31(3)(f)5. of the Madison General Ordinances to waive any privilege in street fees for bus shelters.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
13. [39501](#) Authorizing the execution of a Lease between the City of Madison and Madison Golf & Development Group, LLC for space within two buildings located at 7613 Century Avenue, Middleton for the storage of Madison Metro Transit's buses serving the west side of the City. In connection with this Lease, the authorization to amend Madison Metro Transit's 2015 adopted operating budget by \$73,130.
- A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.**

- 14. [39462](#) Authorizing the Mayor and City Clerk to execute a loan agreement to fund up to \$90,000 (Park/Drake) Greenbush Housing Small Cap TIF #43 loan to Randy Fields, Borrower(s) to renovate the property located at 1018 Vilas Avenue, Madison and convert it from rental to owner-occupied housing.
A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
- 15. [39560](#) Summary Report to the City of Madison Board of Estimates Tax Incremental District (TID) No. 45 (Capitol Square West), City of Madison - Use of ½ Mile Rule (Capitol Square Reconstruction) -
A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
- 16. [39435](#) SUBSTITUTE Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison.
A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

RECESS

A motion was made by DeMarb, seconded by Rummel, to Take A Recess at 7:40 p.m. The motion passed by voice vote/other.

ROLL CALL

Roll call taken at 7:53 p.m.

- Present:** 6 - Denise DeMarb; Marsha A. Rummel; Michael E. Verveer; Barbara Harrington-McKinney; Sara Eskrich and Paul R. Soglin
- Absent:** 1 - Maurice S. Cheeks

CLOSED SESSION NOTICE

A motion was made by DeMarb, seconded by Verveer, to Convene into Closed Session at 10:15 p.m. The motion passed by the following vote:

- Absent:** 1 - Maurice S. Cheeks
- Ayes:** 4 - Denise DeMarb; Marsha A. Rummel; Michael E. Verveer and Sara Eskrich
- Noes:** 1 - Barbara Harrington-McKinney
- Non Voting:** 1 - Paul R. Soglin

RECONVENE IN OPEN SESSION

A motion was made by DeMarb, seconded by Eskrich, to Reconvene at 10:40 p.m. The motion passed by voice vote/other.

17. [39800](#)

Accepting the Report of the Board of Estimates and the August 20, 2015, Report of the Judge Doyle Square Negotiating Team; Authorizing the Mayor and City Clerk to Execute an Amended and Restated Development Agreement with JDS Development LLC for the Judge Doyle Square Project and Related Agreements, and Directing Follow-up Actions by the City as Described and Agreed to in the Amended and Restated Development Agreement.

A motion was made by DeMarb, seconded by Verveer, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER.

The BOE recommends approval of the resolution, subject to satisfactory resolution of these issues prior to September 1:

- (1) Language on a Labor Peace Agreement;
- (2) Language on the timing and nature of reacquisition by the City of the hotel condominium unit and the future office expansion condominium unit;
- (3) Completion of the Real Estate Purchase Agreement;
- (4) Removal of the Developer's right of first refusal on leasing of parking utility spaces.

If these matters are not satisfactorily resolved, the BOE recommends referral of the resolution to the Council's September 15 meeting.

A motion was made by Rummel, seconded by Eskrich, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER by adding a fifth condition:

- (5) More information on the TIF jobs grant and the other questions of the TIF Coordinator.

The motion passed by the following vote:

Ayes: 4 - Marsha A. Rummel; Michael E. Verveer; Barbara Harrington-McKinney and Sara Eskrich

Noes: 1 - Denise DeMarb

Absent: 1 - Maurice S. Cheeks

Non-Voting: 1 - Paul R. Soglin

A motion was made by DeMarb, seconded by Verveer, to RECOMMEND TO COUNCIL WITH THE FOLLOWING AMENDMENT TO THE AMENDED RECOMMENDATIONS - REPORT OF OFFICER:

The BOE recommends approval of the resolution, subject to satisfactory resolution of these issues prior to September 1:

- (1) Language on a Labor Peace Agreement;
- (2) Language on the timing and nature of reacquisition by the City of the hotel condominium unit and the future office expansion condominium unit;
- (3) Completion of the Real Estate Purchase Agreement;
- (4) Removal of the Developer's right of first refusal on leasing of parking utility spaces; and
- (5) More information on the TIF jobs grant and the other questions of the TIF Coordinator.

If these matters are not satisfactorily resolved, the BOE recommends referral of the resolution to the Council's September 15 meeting.

The motion passed by the following vote:

Ayes: 4 - Denise DeMarb; Michael E. Verveer; Barbara Harrington-McKinney and Sara Eskrich

Noes: 1 - Marsha A. Rummel

Recused: 1 - Maurice S. Cheeks

Non Voting: 1 - Paul R. Soglin

ADJOURNMENT

A motion was made by DeMarb, seconded by Verveer, to Adjourn at 10:45 p.m. The motion passed by voice vote/other.