

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4633

Approving the Redevelopment Master Plan and Phasing and Affordability Plan for City-owned properties in the Park and Badger Area, 802, 810 and 818 West Badger Road and 825 Hughes Place.

Presented November 18, 2024
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number _____

RESOLUTION

WHEREAS, the City 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, in its role as Master Developer and in order to apply to the Wisconsin Housing and Economic Development Authority (WHEDA) for tax credits, the CDA is authorized to form development partnerships, create one or more not-for-profit LLCs, and run additional RFQ/RFP processes to hire the professional expertise needed in order to timely file tax credit applications, involving, but not limited to, co-development partners; legal counsel; architectural, engineering, and construction management firms; property management; and financial consultants; and

WHEREAS, the CDA engaged a developer-partner team headed by The Alexander Company to perform professional services related to the preparation of a master plan for development of new affordable housing, public health offices, lab and clinic spaces, fire station, and related public/private amenities; leadership in the planning, application and project development process; and expertise in leveraging financial tools such as Low Income Housing Tax Credits (LIHTC); and

WHEREAS, City staff and development partners have created and publicly presented preliminary redevelopment concepts for the Park and Badger Area at two neighborhood meetings, which include the replacement of nearby Fire Station #6 and the Madison Dane County Public Health clinic, and approximately 350 total housing units in two phases as depicted and further described in the attached Exhibit A; and

WHEREAS, pursuant to a future Cooperation and Development Agreement to be authorized by the Common Council, the CDA will create and control one or more limited liability corporations (LLCs) through which it will retain ownership of all the land under the Park and Badger Area,

ensuring long-term housing affordability, generating a reliable source of long-term operating income for CDA Redevelopment and/or Housing Operations, and improving the delivery of critical public health and fire protection services to the South Madison community.

NOW THEREFORE BE IT RESOLVED that the CDA Board of Commissioners hereby approves the Redevelopment Master Plan and Phasing and Affordability Plan for the Park and Badger Area, the enactment of which shall be contingent upon concurrence of the Common Council on or after December 10, 2024.

BE IT FURTHER RESOLVED that under said future Cooperation and Development Agreement and subject to the allocation of sufficient City budget authority in 2025 and subsequent years, the City shall sell or transfer property to CDA, provide necessary Tax Incremental Financing (TIF) and other general obligation (GO) sources of funding, and finance, construct, own and/or operate both a Public Health Madison Dane County clinic and a condominium for the new Fire Station #6, each to be located within the Park and Badger Area.

BE IT FURTHER RESOLVED, that subject to adopted City capital budget authority in 2025 and subsequent years, the CDA is hereby authorized to negotiate and enter into additional contracts for the redevelopment of the City-owned Park and Badger Area properties between the Alexander Company and/or other qualified contractors, the composition of which partnership(s) shall be determined subject to City purchasing processes administered by the CDA and/or Engineering Division.

BE IT FURTHER RESOLVED that prior to commencing construction on any component of the Redevelopment Master Plan, the Common Council and CDA Board of Commissioners shall each approve and execute a Cooperation and Development Agreement more specifically enumerating the roles and responsibilities of each party with respect to the redevelopment of the Park and Badger Area.

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.