

From: "asaloutos\;tds net" <asaloutos@tds.net>

Date: Monday, August 12, 2024 at 9:50 AM

To: Eric Knepp <EKnepp@cityofmadison.com>

Cc: <benjamin.d.williams@gmail.com>, <catie.mcdonald@gofarewell.com>, Rebecca Kemble <district18@cityofmadison.com>, <mscarpace92@gmail.com>, <mfharrington@wisc.edu>, Yanette Figueroa Cole <district10@cityofmadison.com>, <Chandra@startingblockmadison.org>, Park Commission <pacommission@cityofmadison.com>

Subject: Future management of Thorstrand Estate in Marshall Park, Legistar ID No. 84704

Hi, Eric!

What are the city's goals for the Thorstrand Estate? I am interested in historic preservation, and I am writing about the informational presentation and discussion regarding future management of the Thorstrand Estate in Marshall Park, Legistar ID No. [84704](#), on the agenda of the Board of Park Commissioners meeting this Wednesday, August 14, 2024. I have a significant amount of experience with real estate and historic preservation and would like to be able to provide input on this matter for consideration by the commissioners. If I had a better understanding of what the city's goals for this property are, I could do that. Also, there may be other viable options than those outlined in your memo to accomplish the city's goals. If staff or the commissioners can clarify what the city's goals are for this property, it would be helpful so that I, and other members of the public, can provide meaningful and worthwhile input on how best to achieve them. If you have questions or would like to discuss this, I can be reached on my cell phone at (608) 345-9009.

Thank you for your time and consideration.

Cheers,

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A handwritten signature in black ink, appearing to be the name 'Alex Saloutos'. The signature is stylized with a large, looped 'A' and a horizontal stroke that extends to the right.

Alex Saloutos

BHHS True Realty

Cell: (608) 345-9009

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Alex Saloutos

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August 14, 2024

Email: EKnepp@cityofmadison.com

Eric Knepp
Superintendent
Parks Division
City of Madison

Re.: Recommendations on the future use of the Thorstrand Estate
Legistar ID No. [84704](#)

Dear Mr. Knepp:

I am writing regarding the future use of the Thorstrand Estate, an important cultural asset, which is item number 14 on the agenda of the Board of Park Commissioners today. Based on our phone conversation today, I understand the city's goals for this cultural asset are:

1. Utilize the asset for its highest and best use consistent with the goals of the Parks Division and the City of Madison.
2. Preserve the historic integrity of the property.
3. Faithfully and in good faith fulfill the obligations of the Parks Division and the City of Madison to the current lessee(s).
4. Minimize the resources of the Parks Division and the City of Madison, including staff time and money, to achieve these goals.

To achieve these goals, I recommend the Board of Parks Commissioners consider the following resolution:

1. Whereas the goals of the Parks Division and the City of Madison are to: a) utilize the asset for its highest and best use consistent with the goals of the Parks Division and the City of Madison; b) preserve the historic integrity of the property; c) faithfully and in good faith fulfill the obligations of the Parks Division and the City of Madison to the current lessee(s); and d) minimize the resources of the Parks Division and the City of Madison, including staff time and money, to achieve these goals.
2. The Board of Parks Commissions resolve that:
 - a. Staff conduct due diligence on the highest and best use of this asset, including an appraisal and a request for proposals, to achieve these goals, and to report back to the Board of Parks Commissioners in six months with a recommendation on the highest and best use of the property consistent with these goals.
 - b. The staff consider at a minimum the following options:
 1. An extension of the current lease that facilitates the sale of the lease by the current lessee, contingent on incorporating a historic easement on the property into the lease extension;

2. The Parks Division purchasing the remaining lease rights from the lessee at fair market value, and entering into a long-term lease with a new party; and
 3. The Parks Division purchasing the remaining lease rights from the lessee at fair market value so the property can be managed by Parks Division and City Staff.
- c. Staff secure the services of outside legal counsel who is a subject matter expert in historic preservation easements to draft language within six months for a historic easement to protect the historic integrity of the property, so it can be incorporated into an extension of the current lease or any new lease or use agreement for the property.

A few comments on this recommendation:

1. I recommend using the historic easement to best protect the historic integrity of the property, and give the Parks Division and City of Madison the most control over protecting its integrity. It is a more effective tool than designating it a City landmark.
2. It provides a reasonable amount of time to answer the question of what the highest and best use of the property is that is consistent with your goals, while providing accountability and transparency to the public.
3. It provides the current lessee(s) a predictable and positive outcome consistent with their goals of selling their interest in the property.

I hope this is helpful. If you or the Board of Parks Commissioners have any questions, please feel free to call me on my cell phone at (608) 345-9009 or send me an email at asaloutos@tds.net.

Sincerely,

A handwritten signature in black ink, appearing to be 'AS', written over the word 'Alex Saloutos'.

Alex Saloutos

pc: Board of Parks Commissioners