



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes TRUMAN OLSON SELECTION COMMITTEE

Tuesday, January 15, 2019

6:00 PM

Goodman Maintenance Facility
1402 Wingra Creek Pkwy

CALL TO ORDER / ROLL CALL

Present – Arntsen, Carter, Wachter, Bachmann

Absent – Stroick

Staff – Otto, Rolfs

Meeting was called to order at 6:04 by Alder Carter

Present: 3 - Sheri Carter; Matt Wachter and Christy Bachmann

Excused: 1 - Jule Stroick

ELECTION OF CHAIR AND VICE-CHAIR

Motion by Alder Arntsen to nominate Carter as Chair, second by Wachter.

Motion carried. Motion by Alder Carter to nominate Alder Arntsen as Vice-Chair, second by Wachter. Motion carried.

APPROVAL OF MINUTES

Motion by Arntsen, second by Wachter to approve the minutes of the May 3, 2018 meeting. Motion carried.

PUBLIC COMMENT

John Beeman
Ron Shutvet

DISCLOSURES AND RECUSALS

None

NEW BUSINESS

a) Updates from Development Teams

Paul Molinaro noted that they had recently re-signed the Pick N Save to a new lease extension. They hoped to continue to operate as long as they possibly can, for the foreseeable future. He noted that the store would not be around forever. Molinaro said there may be a gap in grocery service to the neighborhood. He noted that the lease was a three-year renewal, but both tenant and landlord could cut the lease with a six month notice. Molinaro provided an overview of the revised proposal from Welton Enterprises.

Molinaro said that Welton has entered into an agreement for SSM to acquire the Pick N Save site.

Brandon King of SSM said that they had been working with Welton to come up with a response for the parcels. He said that SSM would acquire the Pick N Save, which would then become a future clinic to serve SSM's needs. This would be the replacement clinic for SSM's existing Fish Hatchery clinic. He said that their replacement clinic will be slightly smaller than they originally thought they might need. As such, they no longer needed a second building, which required a partner in Hovde. He said that SSM no longer needed the land at Truman Olson, and was officially withdrawing from the Truman Olson process.

Questions from the Committee – Wachter asked about the timelines. King said they would spend winter and spring finalizing their design and layout, and also meeting with the neighborhood. They anticipated applying for land use permits in late summer / early fall of 2019. He estimated that the grocery would be demolished in late 2019 / early 2020, at the earliest. King also noted that the Welton and SSM proposals were separate from each other, but would work together. Molinaro said their timeline would be impacted by the demolition of Pick N Save, and the timeline for LIHTC tax credits, with ground breaking in spring of 2020, with 10-month construction for the grocery and 12 months construction for the residential. Arntsen asked about the schedule for the road construction and the request for public subsidies. Molinaro said that they would be requesting City AHI funds and TIF loans for the LIHTC housing. He said they were requesting \$500,000 in TIF, and for the grocery, they were requesting \$1,700,000 in TIF. They were also proposing to pay \$1.2 million for the purchase of the site. Molinaro and King both said the construction of Cedar St could come later, but ultimately they would need the road. The timing for construction would be critical. Bachmann noted that the City budget listed the extension of Cedar St in the 2021 budget, but that this could be moved. She recommended doing the project in 2020 so it was completed at the same time as the other new construction was done. King said that the proposed new SSM building on Park St would use the existing surface parking area, which would be re-done when the new building was constructed. King said that SSM's proposal would most likely also have a TIF component in their project request as well. Molinaro noted that the proposed extension of Cedar St would be half on the Pick N Save site and half on the Truman Olson site. Discussion took place around the alignment of the Cedar St extension. Molinaro said that they were still negotiating with a grocer, but that the final version would depend upon the economics. Molinaro noted that they would need to finalize their stormwater plan as part of finalizing their development proposal. Alder Carter noted that the Plan Commission did not want to see single story developments along major thoroughfares like South Park St. Alder Carter noted that she would like to see a little more height on the design proposal. Kurt Welton noted that anything higher than a single story grocery store would not work on this site, given the economics of the site and the neighborhood.

REPORTS

- a) [51466](#) Staff Report on Truman Olson Proposals

Attachments: [11385 Truman Olson RFP - Staff Review.pdf](#)

Motion by Arntsen, second by Wachter to refer action on the item #51466 and any further action for three weeks to give staff time to review the development proposal and provide feedback to the Committee.

DISCUSSION AND POSSIBLE ACTION ON RESPONSES TO RFP

ADJOURNMENT

Motion by Arntsen, second by Wachter to adjourn. Motion carried at 6:48 PM.