

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE  
CITY OF MADISON, WISCONSIN**

November 19, 2009

Resolution No. 2891

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**RESOLUTION AUTHORIZING THE SOLICITATION OF PROPOSALS FOR A  
REDEVELOPMENT PROJECT IN THE BADGER ANN PARK REDEVELOPMENT  
DISTRICT AND AUTHORIZING PUBLICATION OF NOTICE**

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**WHEREAS**, the Community Development Authority of the City of Madison, Wisconsin (the “Authority”) is a redevelopment authority organized by the City of Madison, Wisconsin (the “Municipality”), under Section 66.1335 of the Wisconsin Statutes, and is authorized by Section 66.1333 of the Wisconsin Statutes, as amended (the “Redevelopment Act”):

- a) to acquire any real or personal property necessary or incidental to a redevelopment project and to lease, sell or otherwise transfer such property to a public body or private party for use in accordance with a redevelopment plan;
- b) to enter into contracts determined to be necessary to effectuate the purposes of the Redevelopment Act; and
- c) to issue revenue bonds or other indebtedness; and

**WHEREAS**, in Resolution No. 2749 adopted on March 8, 2007, the Authority approved a Redevelopment Plan (the “Badger Ann Park Redevelopment Plan”) in respect of a redevelopment area known as the Badger Ann Park Redevelopment Area whose boundaries were designated in Resolution No. 2749 declaring such area to be a blighted area in need of blight elimination within the meaning of the Redevelopment Act; and

**WHEREAS**, the Municipality’s governing body declared the Badger Ann Park Redevelopment Area to be blighted within the meaning of the Redevelopment Act and approved the Badger Ann Park Redevelopment Plan in Resolution 07-00525, I.D. No. 05935, adopted by a two-thirds vote on May 1, 2007; and

**WHEREAS**, the Authority desires and intends to encourage a redeveloper to undertake development within the Redevelopment Area in furtherance of the purposes of the Redevelopment Act and, in order to facilitate development, intends to accept proposals for the construction, development ownership and maintenance of new senior housing facilities within the Redevelopment Area; and

**WHEREAS**, the Authority and the Municipality have undertaken discussions and negotiations relating to the possible development at 2405, 2409 & 2413 Cypress Way and 826, 830, 834 & 838 West Badger Road of: (a) new senior housing facilities; and (b) the land acquisition, assembly and preparation necessary for the development (the “Project”); and

**WHEREAS**, it is the finding and determination of this body that the public interest will be served if the Authority were to encourage and induce a developer to undertake the Project in the Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED:**

1. Findings and Determinations. It has been found and determined and is hereby declared:
  - a. that the Project constitutes a “redevelopment project” within the meaning of the Redevelopment Act; and
  - b. that the Project is consistent with and in furtherance of the public purposes, plans and objectives set forth in the Redevelopment Plan.
2. Requests for Development Contract Proposals. The Executive Director of the Authority is hereby authorized to take proposals from developers for the construction and development of the Project as contemplated by this Resolution. The request for proposals shall be substantially in the form attached hereto as Exhibit A and shall be published as a Class 2 notice in the official newspaper of the Authority and in conformity with Section (5)(a)2. of the Redevelopment Act. The development rights shall be awarded to the lowest qualified and competent bidder, provided that the Authority shall reserve the right to reject any proposals.
3. General Authorizations. The Chairperson and the Executive Director and the appropriate deputies and officials of the Authority in accordance with their assigned responsibilities are hereby each authorized to execute, deliver, publish, file and record such other documents, instruments, notices and records to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution and to comply with and perform the obligations of the Authority hereunder.
4. Effective Date; Conformity. This Resolution shall be effective immediately upon its passage and approval. To the extent that any prior resolutions of this body are inconsistent with the provisions hereof, this Resolution shall control and such prior resolutions shall be deemed amended to such extent as may be necessary to bring them in conformity with this Resolution.

**IN WITNESS WHEREOF**, I have signed my name and affixed the seal of the Authority hereto on this \_\_\_\_ day of \_\_\_\_\_, 2009.

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Mark A. Olinger, Executive Director

## EXHIBIT A

### Form of Class 2 Notice

#### NOTICE OF REQUEST FOR PROPOSALS

The Community Development Authority of the City of Madison (CDA) will be undertaking redevelopment of property bounded by West Badger Road, Cypress Way and Hughes Place, shown in the Burr Oaks Neighborhood Senior Housing Plan. The redevelopment (the "Project") will include the design, development, construction, and management of 50-100 affordable senior housing apartment dwellings. The Project should conform to the general plan outlined in the Burr Oaks Neighborhood Senior Housing Plan, found at the web link below

Burr Oaks Neighborhood Senior Housing Plan:  
<http://legistar.cityofmadison.com/detailreport/?key=17341>

The CDA is soliciting proposals from developers for the design, development, construction, and management of 50-100 affordable senior housing apartment dwellings. The CDA will acquire the site and sell it to the selected Developer.

The complete Request for Proposals can be obtained by contacting Mark A. Olinger at 608-266-4635 or at [molinger@cityofmadison.com](mailto:molinger@cityofmadison.com) or by going to the following web link: \_\_\_\_\_.

**Developers wishing to be considered to for the Project shall submit seven (7) copies of their proposals and statements of qualification along with a CD containing the document as a PDF to Mark A. Olinger, Executive Director of the CDA, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard, Madison, Wisconsin, 53703, no later than 2:00 p.m., \_\_\_\_, \_\_\_\_, 2010. Questions should be directed to Mark A. Olinger at 608.266.4635, or [molinger@cityofmadison.com](mailto:molinger@cityofmadison.com) .**

#### PRE-SUBMITTAL MEETING

A pre-submittal meeting will be held on **Friday, December 4, 2009 from 10 AM – Noon in Room 313 of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd., Madison, WI 53701.** Attendance at this meeting is not required but is highly recommended as staff will be present.

The Authority will award the development rights to the lowest qualified and competent bidder for the Project. The Authority may reject any proposal. Action on the proposals will be taken at a public meeting of the Authority to be held not earlier than January 14, 2010.

Mark A. Olinger  
Executive Director