



# City of Madison

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

## Master

**File Number: 62725**

**File ID:** 62725

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 10/19/2020

**File Name:** SUBSTITUTE - Authorizing the Community  
Development Division to plan and implement a  
Homeless Shelter project.

**Final Action:**

**Title:** Amending the Community Development Division's Adopted Capital Budget by \$3,000,000 to create a Homeless Shelter project ("Project"), authorizing the execution of a Purchase and Sale Agreement between the City of Madison and 4111 East Towne Blvd, LLC for the City's acquisition of the property located at 4111 East Towne Blvd for the creation of a men's homeless shelter using Project funds, authorizing City Engineering to issue an RFP and retain an architectural/engineering firm to begin the design work for a renovation/conversion of 4111 East Town Blvd to a men's homeless shelter using Project funds, and authorizing staff to pay for property holding costs at 4111 East Towne Blvd using Project funds. (17th A.D.)

### Notes:

**Sponsors:** Satya V. Rhodes-Conway, Samba Baldeh, Marsha A. Rummel, Tag Evers and Michael E. Verveer

**Effective Date:**

**Attachments:** 4111 East Towne Blvd ver 1.pdf

**Enactment Number:**

**Author:** Dan Rolf's, Community Development Project Manager

**Hearing Date:**

**Entered by:** lveldran@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1		Brent Sloat	Approve
2		Brent Sloat	Delegate
2		David Schmiedicke	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	10/19/2020	Referred for Introduction				
	<b>Action Text:</b>	This Resolution was Referred for Introduction					
	<b>Notes:</b>	Finance Committee, Common Council (11/17/20)					
1	COMMON COUNCIL	10/20/2020	Refer	FINANCE COMMITTEE			Pass
	<b>Action Text:</b>	A motion was made by Carter, seconded by Abbas, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	<b>Notes:</b>						
2	FINANCE COMMITTEE	10/26/2020					

**Text of Legislative File 62725**

**Fiscal Note**

The proposed resolution creates a Homeless Shelter capital project in the Community Development Division and authorizes the acquisition of the property located at 4111 East Towne Boulevard for the creation of a men’s homeless shelter. The Community Development Division’s 2020 Adopted Capital Budget will be amended to include \$3,000,000 in General Fund GO Borrowing for the proposed project. One million three hundred thousand dollars (\$1,300,000) of the project funding will be used for the purchase of the aforementioned property. The remaining project funding will fund architectural and engineering services and holding costs.

**Title**

Amending the Community Development Division’s Adopted Capital Budget by \$3,000,000 to create a Homeless Shelter project (“Project”), authorizing the execution of a Purchase and Sale Agreement between the City of Madison and 4111 East Towne Blvd, LLC for the City’s acquisition of the property located at 4111 East Towne Blvd for the creation of a men’s homeless shelter using Project funds, authorizing City Engineering to issue an RFP and retain an architectural/engineering firm to begin the design work for a renovation/conversion of 4111 East Town Blvd to a men’s homeless shelter using Project funds, and authorizing staff to pay for property holding costs at 4111 East Towne Blvd using Project funds. (17th A.D.)

**Body**

WHEREAS, 4111 East Towne Blvd (“Seller”) is the owner of the property containing 86,039 square feet of land and 22,584 square feet of space, formerly used as a child care facility, in one building, located at 4111 East Towne Blvd (“Property”); and,

WHEREAS, the City of Madison (“City”) desires to purchase the Property on which to establish, in partnership with Dane County, a facility that will provide shelter services to men experiencing homelessness and,

WHEREAS, the Mayor directed City Real Estate staff to pursue the purchase of one or more properties suitable for such use; and,

WHEREAS, the City’s acquisition of the Property would allow the City, in collaboration with Dane County, to create a new space to serve individuals experiencing homelessness; and,

WHEREAS, the Seller agrees, by virtue of an executed Purchase and Sale Agreement (“Agreement”), to sell the Property to the City for a purchase price of \$1,300,000, which was negotiated based on an appraisal approved by the City’s Office of Real Estate Services; and,

WHEREAS, the completion of architectural/engineering work is the first step toward converting the existing facility at 4111 East Towne Blvd to a men's homeless shelter; and,

WHEREAS, Dane County Executive has recommended to the Dane County Board inclusion of up to \$3 million in the County's 2021 Capital Budget for use to support the purchase or development of property for a new overnight shelter serving men in Dane County who are experiencing homelessness,

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby amends the 2020 Community Development Division Capital Budget by \$3,000,000 for the creation of a new Men's Homeless Shelter project ("Project"); and,

BE IT FURTHER RESOLVED that the City's Common Council authorizes the City's execution, as Buyer, of the Agreement with the Seller, materially on the terms and conditions of the Attached Exhibit A, for the purchase of the property at 4111 East Towne Blvd at a cost of \$1,300,000 using Project funds; and,

BE IT FURTHER RESOLVED that the City's Common Council authorizes City Engineering to expedite the procurement of architectural/engineering services to prepare plans for the renovation/conversion of 4111 East Town Blvd to a men's homeless shelter using Project funds; and,

BE IT FURTHER RESOLVED that the City's Common Council authorizes City staff to bill property holding costs for 4111 East Town Blvd to the Project; and,

BE IT FURTHER RESOLVED that the City will continue to collaborate with Dane County to establish a permanent men's homeless shelter, including by pursuing and applying any funds which may be authorized by the Dane County Board of Supervisors to help acquire and/or renovate the property for this use,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to sign, accept, and record any and all documents and legal instruments required to complete the transactions contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION OF THE PROPERTY**

**PARCEL NUMBER: 251/0810-284-0918-5**

FIRST ADDITION TO EAGAN COMMERCIAL PLAT, LOT 6.