

Agenda Item No. 44

Common Council Meeting 2/26/19

Amendment to Legislative File 54514 SECOND SUBSTITUTE - Authorizing the Issuance of a Request for Proposals to Seek a Developer to Complete the Private Portion of the Judge Doyle - Block 88 Project.

Amend Second Substitute Resolution Language - from 2/26/19 CCEC Meeting:

- 5.** The air-rights above the parking must be leased or purchased at fair market value.
- 6.** The City of Madison intends to select a development team based on: (1) RFP proposals that are most responsive to the Project Goals found in Section 1 and Project Requirements found in Section 2 of this RFP, and (2) that contain the combination of features and attributes offering the best overall value to the City. The City will determine the potential best overall value by comparing differences in project features and feasibility, and development team attributes, striking the most advantageous balance for achieving the City's goals for Judge Doyle Project.

The submissions must provide convincing evidence that all team members have sufficient understanding and experience with similar projects to be able to manage the project in the initial stages and throughout the term of the relationship.

d. Additional Information:

- 1.** The City of Madison is constructing and owns the 138 - cars of parking and 8,000 square feet retail spaces in the Podium. The parking was built to support housing development in the air-rights.
- 2.** The City intends to enter into a lease or purchase agreement with the selected developer for the Podium.
- 3.** There isn't any capacity in the 560-car underground municipal garage on Block 88 for accessory parking for the housing project.
- 4.** No tax incremental financing (TIF) shall be available for the development.
- 5.** The developer may proceed with the apartment project that has received zoning approval from the City, subject to the clearance of the conditions of approval, recordation of the zoning documents and receipt of a building permit. The owner of those plans is Lothan Van Hook DeStefano Architecture (LVDA) of Chicago, IL.
- 6.** The approved GDP and Phase II SIP may also be amended subject to the approval of a Major Alteration to the Planned Development Zoning, which shall be reviewed by the Landmarks Commission, Urban Design Commission, and Plan Commission and approved by the Common Council as required by ordinance.