

MADISON REVITALIZATION AND
COMMUNITY DEVELOPMENT CORPORATION

Resolution No. 28

Authorizing a sole source contract with the Community Development Authority for up to \$1,000,000 to complete construction and occupancy of Theresa Terrace Townhomes redevelopment.

Presented April 17, 2025
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number _____

RESOLUTION

WHEREAS, the Madison Revitalization and Community Development Authority (the "MRCDC"), the nonprofit arm of the Community Development Authority ("CDA"), is currently constructing six townhouse-style homes at 1309 and 1401 Theresa Terrace in the City of Madison, Wisconsin that will be managed by MRCDC as affordable rental units (the "Project"); and

WHEREAS, on December 5, 2023 (File ID No. 80359) the Common Council of the City of Madison allocated up to \$2 million of City Affordable Housing Funds (AHF) to MRCDC for the Project; and

WHEREAS, the Common Council of the City of Madison (File I.D. No. 83173) and CDA Board (Resolution No. 4610, File I.D. No. 83258) authorized up to \$1 million in of additional construction financing for Theresa Terrace redevelopment in CDA's 2024 Adopted Capital Budget, in the form of General Fund-supported GO Borrowing; and

WHEREAS, CDA desires to contract with MRCDC to expend this additional budget and ensure completion and lease-up of the Project during 2025, consistent with the original intention of CDA's disposition of former public housing at the Theresa Terrace sites and subsequent sale of existing vacant units to MRCDC for redevelopment; and

WHEREAS, MRCDC shall work with its duly contracted third-party property manager, Lutheran Social Services of Wisconsin and Upper Michigan, Inc. ("LSS"), to cause payment of invoices by LSS related to active contracts between MRCDC and KPH Construction, Inc. for general construction services, and between MRCDC and Potter Lawson, Inc. for construction administration services, as well as any related change orders, costs and/or fees incurred by MRCDC prior to Project occupancy.

NOW, THEREFORE, BE IT RESOLVED that the MRCDC President and Secretary are hereby authorized to enter into a sole source Contract with the CDA to administer remaining construction and lease-up tasks, including payment of MRCDC invoices, for the Theresa Terrace Townhomes redevelopment project in an amount not to exceed One Million Dollars (\$1,000,000).

BE IT FURTHER RESOLVED that the Secretary is authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in a form approved by the City Attorney.