



Legislation Details (With Text)

File #: 49158 **Version:** 2 **Name:** 11385 Truman Olson RFP Disposal
Type: Resolution **Status:** Passed
File created: 10/10/2017 **In control:** FINANCE COMMITTEE
On agenda: 10/31/2017 **Final action:** 10/31/2017
Enactment date: 11/3/2017 **Enactment #:** RES-17-00869

Title: SUBSTITUTE - Approving the issuance of a Request for Proposals (RFP) for the sale of 1402 South Park Street, the former Truman Olson United States Army Reserve Center, (the "Property") and establishing a process for the review of responses to the RFP and selection of a buyer for the Property.

Sponsors: Sara Eskrich, Sheri Carter

Indexes:

Code sections:

Attachments: 1. 11385 Truman Olson White Paper FINAL.pdf, 2. Reso. 27233 - Master05-Oct-2017-09-46-13.pdf, 3. V1 FILE ID 49158 Reso Intro Master12-Oct-2017-01-49-28.pdf

Date	Ver.	Action By	Action	Result
10/31/2017	2	COMMON COUNCIL	Adopt	Pass
10/23/2017	2	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
10/17/2017	2	COMMON COUNCIL	Refer	Pass
10/10/2017	1	Economic Development Division	Referred for Introduction	

The proposed resolution approves issuance of a Request for Proposal (RFP) and establishes a Selection Committee, made up of three City staff and the alders from the 13th and 14th Districts, for the sale of the former Truman Olson United States Army Reserve Center ("Property"). This property was purchased by the City in 2012 for an estimated \$1,078,600 as part PCED's 2012 Adopted Capital Budget for TID 42 - Wingra. The City desires to dispose of the property while implementing the City's adopted Wingra BUILD Plan (development and redevelopment plan for this area). The Wingra BUILD Plan calls for an extension of Cedar Street through the Property and the sale of the balance of the Property for redevelopment. Issuance of the RFP will be to all adjacent property owners to achieve the goals listed in the proposed resolution and attached white paper. The proceeds of the sale will be directed by City Council at such time as the Council approves a resolution authorizing the execution of a Purchase and Sale Agreement for the sale of the property.

SUBSTITUTE - Approving the issuance of a Request for Proposals (RFP) for the sale of 1402 South Park Street, the former Truman Olson United States Army Reserve Center, (the "Property") and establishing a process for the review of responses to the RFP and selection of a buyer for the Property.

WHEREAS the City of Madison acquired the Property from the United States Department of the Army; and

WHEREAS the City of Madison intends to comply with the intent of Legistar #27233 (Enactment No RES-12-00655) (the "Resolution") which states that the Property be used "for economic development purposes, including the demolition of the improvements located thereon and the extension of Cedar Street through the Property, as outlined in the City's Wingra BUILD Plan" thereby implementing the plan submitted to the Federal Government related to the redevelopment of the Property; and

WHEREAS the City of Madison desires to dispose of the Property while implementing the City's adopted plans for this area; and

WHEREAS the City wishes to achieve the goals set forth in the attached white paper and also shown below:

- Complete the Cedar Street connection from Park Street to Fish Hatchery Road
- Sell the remaining Property to adjacent property owner(s)
- Ensure that a grocery store remains in the area to serve the neighborhood
- Minimize City investment in the redevelopment
- Increase tax base
- Development of workforce housing targeted to residents making 50-80% AMI
- Increase density consistent with Wingra BUILD Plan and City Comprehensive Plan; and

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison directs City Staff to issue an RFP to all adjacent property owners to achieve the goals outlined above; and

BE IT FURTHER RESOLVED that a Selection Committee will be created to review all responses and that said Selection Committee will be made up of the following members:

- The alder from District #13;
- The alder from District #14;
- A Staff member from the Planning Division, as appointed by the Planning Division Director;
- A Staff member from the Economic Development Division, as appointed by the Economic Development Division Director;
- A Staff member from City Engineering, as appointed by the Director of the City Engineering Division; and

BE IT STILL FURTHER RESOLVED that the Selection Committee shall review any and all proposals that are received prior to the deadline for submissions and make a recommendation to the Common Council regarding which response to the RFP, if any, the City should select; and

BE IT STILL FURTHER RESOLVED that the Mayor and City Clerk are authorized to sign any documents required to issue the RFP.