



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 30742

File ID: 30742

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: BOARD OF ESTIMATES

File Created Date : 06/26/2013

File Name: MSCC Next Steps

Final Action:

Title: Authorizing the expenditure of the remaining \$132,000 of HUD/CARPC funds for Madison Sustainability Commerce Center (MSCC) related initiatives within the Capitol East District.

Notes:

CC Agenda Date: 07/02/2013

Agenda Number: 11.

Sponsors: Larry Palm, Marsha A. Rummel and Ledell Zellers

Effective Date:

Attachments:

Enactment Number:

Author: Matthew B. Mikolajewski, Manager - Office of Business Res

Hearing Date:

Entered by: afreedman@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1	06/26/2013	Daniel Bohrod	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/26/2013	Referred for Introduction				
	Action Text:		This Resolution was Referred for Introduction				
	Notes:		Board of Estimates				
1	COMMON COUNCIL	07/02/2013	Refer	BOARD OF ESTIMATES			Pass
	Action Text:		A motion was made by Schmidt, seconded by Resnick, to Refer to the BOARD OF ESTIMATES. The motion passed by voice vote/other.				
	Notes:						
1	BOARD OF ESTIMATES	07/08/2013	Refer	BOARD OF ESTIMATES			Pass

Action Text: A motion was made by Verveer, seconded by Clausius, to Refer to the BOARD OF ESTIMATES 7-29-13 meeting. The motion passed by voice vote/other.

Notes:

1	BOARD OF ESTIMATES	07/29/2013	Refer	BOARD OF ESTIMATES	Pass
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Action Text: A motion was made by Palm, seconded by Schmidt, to Refer to the 8-26-13 BOARD OF ESTIMATES meeting. The motion passed by voice vote/other.

Notes:

1	BOARD OF ESTIMATES	08/26/2013			
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Text of Legislative File 30742

Fiscal Note

The expenditure of \$132,000 for Madison Sustainability Commerce Center initiatives is authorized in the 2013 adopted PCED capital budget, Project No. 13, "Madison Sustainability Commerce Center," Acc't No. 810728. No additional appropriation is required.

Title

Authorizing the expenditure of the remaining \$132,000 of HUD/CARPC funds for Madison Sustainability Commerce Center (MSCC) related initiatives within the Capitol East District.

Body

WHEREAS, the Madison Sustainability Commerce Center (MSCC) concept is a 75,000 s.f. commercial office building to be housed within Madison's Capitol East District ("District"); and,

WHEREAS, the MSCC will house established firms and new entrepreneurs in green and sustainability-oriented industry sectors; and,

WHEREAS, the MSCC will be housed in an energy efficient building incorporating the latest in green building technology; and,

WHEREAS, the MSCC will provide common/shared space for collaboration between tenants and outreach to the broader Madison community; and,

WHEREAS, under the direction of the Capitol Area Regional Planning Commission, the City received a \$300,000 grant from the U.S. Department of Housing and Urban Development to be used for business/project planning, design, and predevelopment activities ("Grant"); and,

WHEREAS, the City utilized approximately \$168,000 of these funds to complete a Feasibility Study for the MSCC, led by a private consultant team under the direction of Dorschner Associates; and,

WHEREAS, the Feasibility Study defined the needs of prospective tenants, building technologies that should be employed, and the financial feasibility of the project; and,

WHEREAS, although interest exists for the project, there also exists a financial gap; and,

WHEREAS, at present the City is negotiating the sale terms and development entitlements for a development within the 800 North Block of E. Washington Avenue led by Gebhardt Development; and,

WHEREAS, said project has identified a desire to incorporate elements of sustainability and green design that could serve as an excellent demonstration project for the future construction of an MSCC and similar projects throughout the District; and,

WHEREAS, there are likely other District-wide sustainability and green initiatives that could be implemented to further support development similar to the envisioned MSCC throughout the District; and,

WHEREAS, approximately \$132,000 of the grant funds remain, and these must be utilized by December 31, 2013.

NOW THEREFORE BE IT RESOLVED that the Director of the Department of Planning & Community & Economic Development is authorized to negotiate a Contract for Purchase of Services with the Gebhardt Development team, or member(s) thereof, to assist with the planning and design of sustainable/green systems to be incorporated into the development currently envisioned by the Gebhardt Development team for the 800 North Block of E. Washington Avenue for an amount not to exceed \$103,500; and,

BE IT FURTHER RESOLVED that the Director of the Department of Planning & Community & Economic Development is authorized to negotiate a Contract for the Purchase of Services with Vandewalle & Associates, as an extension of their existing Capitol East District contract, to develop a Framework for District-wide Sustainable Development Initiatives in an amount not to exceed \$24,000; and,

BE IT FURTHER RESOLVED that the Director of the Department of Planning & Community & Economic Development is authorized to utilize all remaining funds (approximately \$4,500) for additional work of the aforementioned consultants or similar MSCC-related activities; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are 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.