



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 64975

File ID: 64975

File Type: Resolution

Status: Unfinished
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/08/2021

File Name: 8071 TID 42 Capital Budget Amendment - VOP /
Black Business Hub

Final Action:

Title: Amending the 2021 Adopted Capital Budget for the Community Development Authority - Redevelopment to create a Village on Park Redevelopment capital project and to authorize \$3,000,000 in capital improvements at the Village on Park by the Community Development Authority, to be funded by incremental revenue proceeds from Tax Increment District (TID) No. 42. (14th A.D.)

Notes:

Sponsors: Satya V. Rhodes-Conway, Sheri Carter, Tag Evers,
Charles Myadze and Christian A. Albouras

Effective Date:

Attachments: 8071 Village on Park_Cap Budget
Amend_Memo_3.22.21.pdf, DOT Village on Park
memo to council.v4.pdf, TPPB 5.3.21 Item 3
PublicComment-RegistrantsReport.pdf,
210504_Common Council Registrants
Report-Final.pdf, 5-18-21 written public comment
64975.pdf

Enactment Number:

Author: Dan Johns - Housing Development Specialist

Hearing Date:

Entered by: afreedman@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/08/2021	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (4/26/21)					
1	COMMON COUNCIL	04/20/2021	Refer	FINANCE COMMITTEE		04/26/2021	Pass
	Action Text:	A motion was made by Abbas, seconded by Martin, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:	Additional referrals to Transportation Policy and Planning Board, Equal Opportunities Commission.					

1 FINANCE COMMITTEE 04/20/2021 Referred TRANSPORTATION POLICY AND PLANNING BOARD 05/03/2021

Action Text: This Resolution was Referred to the TRANSPORTATION POLICY AND PLANNING BOARD

Notes:

1 FINANCE COMMITTEE 04/20/2021 Referred EQUAL OPPORTUNITIES COMMISSION 05/13/2021

Action Text: This Resolution was Referred to the EQUAL OPPORTUNITIES COMMISSION

Notes:

1 FINANCE COMMITTEE 04/26/2021 RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER Pass

Action Text: A motion was made by Abbas, seconded by Carter, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes:

1 TRANSPORTATION POLICY AND PLANNING BOARD 05/03/2021 Return to Lead with the Following Recommendation(s)

Action Text:

Matt Wachter made a presentation. Dan Rolfs and Joe Gromacki were available to answer questions. Dr. Ruben Anthony, representing the Urban League of Greater Madison, spoke in favor.

McCahill made a motion and Bergamini seconded to Return to Lead with the Following Recommendations: Approve the \$3 million budget amendment with the understanding that funding would not go toward the parking structure until the Board has the opportunity to see the comprehensive parking study and weigh in on the appropriate parking policy for the project.

Chair did not vote, and a roll call vote failed.

Absent: 1- Eric W. Sudquist

Ayes: 3 - Grant Foster, Christopher T. McCahill, Margaret Bergamini

Noes: 4 - Barbara Harrington-McKinney, Randy Udell, Baltazar De Anda Santana, Badrinath Lankella

Harrington-McKinney made a motion to Return to Lead with the Recommendation for Approval. Udell seconded. Chair did not vote, and a roll call vote failed.

Absent: 1 - Eric W. Sundquist

Ayes: 4 - Barbara Harrington-McKinney, Randy Udell, Baltazar De Anda Santana, and Badrinath Lankella

Noes: 1 - Grant Foster

Abstain: 2 - Christopher T. McCahill and Margaret Bergamini

There were not enough ayes or noes on either motion regarding this resolution, so the Board made no recommendation.

Notes: McCahill made a motion and Bergamini seconded to Return to Lead with the Following Recommendations: Approve the \$3 million budget amendment with the understanding that funding would not go toward the parking structure

until the Board has the opportunity to see the comprehensive parking study and weigh in on the appropriate parking policy for the project.

Chair did not vote, and a roll call vote failed.

Absent: 1- Eric W. Sudquist

Ayes: 3 - Grant Foster, Christopher T. McCahill, Margaret Bergamini

Noes: 4 - Barbara Harrington-McKinney, Randy Udell, Baltazar De Anda Santana, Badrinath Lankella

Harrington-McKinney made a motion to Return to Lead with the Recommendation for Approval. Udell seconded. Chair did not vote, and a roll call vote failed.

Absent: 1 - Eric W. Sundquist

Ayes: 4 - Barbara Harrington-McKinney, Randy Udell, Baltazar De Anda Santana, and Badrinath Lankella

Noes: 1 - Grant Foster

Abstain: 2 - Christopher T. McCahill and Margaret Bergamini

The TPPB made no recommendation regarding this resolution.

1	COMMON COUNCIL	05/04/2021	Refer to a future Meeting to Adopt	COMMON COUNCIL	Pass
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Action Text: A motion was made by Abbas, seconded by Foster, to Refer to a future Meeting to Adopt to the COMMON COUNCIL meeting of 5/18/2021. The motion passed by the following vote:
Ayes: 12 Patrick W. Heck; Michael E. Verveer; Brian Benford; Juliana R. Bennett; Nikki Conklin; Yannette Figueroa Cole; Syed Abbas; Tag Evers; Grant Foster; Jael Currie; Gary Halverson and Charles Myadze
Noes: 5 Barbara Harrington-McKinney; Lindsay Lemmer; Regina M. Vidaver; Arvina Martin and Sheri Carter
Excused: 3 Nasra Wehelie; Keith Furman and Christian A. Albouras
Non Voting: 1 Satya V. Rhodes-Conway

1	EQUAL OPPORTUNITIES COMMISSION	05/13/2021	Return to Lead with the Recommendation for Approval	COMMON COUNCIL	Pass
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Action Text: Dr. Ruben Anthony, 2222 S. Park Street, Suite 200, Support Item 64975

Dan Rolfs, Community Development Project Manager for the Office of Real Estate Services - Economic Development Division, presented to the Commission on Item 64975 and answered questions.

A motion was made by Benford, seconded by Wallace, to Return to Lead with the Recommendation for Approval to the COMMON COUNCIL. The motion passed by voice vote/other.

1	COMMON COUNCIL	05/18/2021			
1	COMMON COUNCIL	05/18/2021			

Text of Legislative File 64975

Fiscal Note

The proposed resolution amends the CDA Redevelopment 2021 Adopted Capital Budget by creating a new Village on Park Redevelopment capital project and authorizing \$3,000,000 in capital improvements. The \$3,000,000 will be funded by TIF Proceeds from TID #42, which will be receiving a \$3,000,000 transfer of incremental revenue from TID #39 pursuant to Legistar File

ID 64795 and 64796. File 64795 amends TID #42's project plan to authorize this expense and additional projects at the Village on Park.

Title

Amending the 2021 Adopted Capital Budget for the Community Development Authority - Redevelopment to create a Village on Park Redevelopment capital project and to authorize \$3,000,000 in capital improvements at the Village on Park by the Community Development Authority, to be funded by incremental revenue proceeds from Tax Increment District (TID) No. 42. (14th A.D.)

Body

WHEREAS, TID #42 was created by the City of Madison ("City") on July 3, 2012; and

WHEREAS, an amendment to the TID #42 project plan has been prepared for consideration and adoption by the City of Madison Common Council on May 4, 2021 (Legistar #64795); and

WHEREAS, the proposed TID #42 amendment includes \$11,200,000 of funding for redevelopment activities at the Village on Park, primarily focused on the creation of a Black Business Hub, affordable housing, and associated parking (collectively, "the Project"); and

WHEREAS, the City has committed to investing in Black businesses and entrepreneurship in South Madison; and

WHEREAS, the Urban League of Greater Madison intends to locate a Black Business Hub at the Village on Park; and

WHEREAS, the City of Madison recognizes that the capital improvements being funded with TIF for the Project serve a public purpose; and

WHEREAS, the Village on Park is wholly owned and operated by the Community Development Authority of the City of Madison ("CDA"); and

WHEREAS, the City provides financial services to the CDA under the Contract for Services, Materials and Equipment between the City and the Community Development Authority, amended on March 8, 1990; and

WHEREAS, the TIF funds required to pay for the initial planning, testing, and demolition costs for the Project are not included in 2021 Capital Budget for CDA Redevelopment, thus requiring a budget amendment; and

WHEREAS, the City is proposing that the City of Madison Joint Review Board (TIF Review Board) for TID #42 approve an additional \$12,100,000 of total additional project plan expenditure authority, including the \$11,200,000 of funding for the Project; and

WHEREAS, approximately \$3,000,000 of the \$11,200,000 to be provided to the Project is anticipated to be necessary for planned redevelopment activities during 2021, with the balance to be allocated through the 2022 budget process; and

WHEREAS, the aforementioned \$3,000,000 will be funded by a transfer of incremental revenue from TID #39 to TID #42, as described in Legistar File ID 64795 and 64796; and

WHEREAS, the proposed amendment to TID #42 authorizes said Project expenditures at the Village on Park, which is located within one-half mile of the existing TID boundary.

NOW, THEREFORE, BE IT RESOLVED that the CDA Redevelopment's 2021 Adopted Capital Budget is amended to create a Village on Park Redevelopment capital project and to appropriate \$3,000,000 for the initial planning, testing, and demolition costs associated with the project, which is to be funded by TIF proceeds from TID #42; and

BE IT FURTHER RESOLVED that the 2021 Adopted Capital Budget is amended to authorize a \$3,000,000 transfer of incremental revenue from TID #39 to TID #42, pursuant to Legistar File ID 64795 and 64796, and authorizing the \$3,000,000 expense in TID #42 for the Village on Park Redevelopment capital project; and,

BE IT FURTHER RESOLVED that the City recognizes that the \$11,200,000 of total TIF investment for capital improvements identified for the Project serves a public purpose.