



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved ECONOMIC DEVELOPMENT COMMITTEE

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Wednesday, December 18, 2024

5:00 PM

Virtual

1. **Written Comments:** You can send comments on agenda items to edc@cityofmadison.com

2. **Register for Public Comment:**

- Register to speak at the meeting.
- Register to answer questions.
- Register in support or opposition of an agenda item (without speaking).

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

3. **Watch the Meeting:** If you would like to join the meeting as an observer, please visit <https://www.cityofmadison.com/watchmeetings>.

4. **Listen by Phone:**

(877) 853-5257 (Toll Free)

Webinar ID: 864 8125 5544

Present: 9 - Melissa Gombar; Nasra Wehelie; Susan M. Bulgrin; Wayne R. Harris; Nicholas J.C. Paris; Seth W. Lentz; Kabah Bah; John W. Duncan and Sabrina V. Madison

Absent: 1 - Jeffrey J. Liggon

CALL TO ORDER / ROLL CALL

Economic Development Committee was called to order at 5:12. Chaired by Harris.

Others present: Mikolajewski, Makinen, Ouk, Rohlich

Present: 6 - Melissa Gombar; Nasra Wehelie; Susan M. Bulgrin; Wayne R. Harris; John W. Duncan and Sabrina V. Madison

Absent: 2 - Jeffrey J. Liggon and Kabah Bah

Excused: 2 - Nicholas J.C. Paris and Seth W. Lentz

APPROVAL OF MINUTES

A motion was made by Bulgrin and seconded by Wehelie to approve the minutes from the November 20th, 2024 meeting. The motion passed by voice vote.

Duncan abstained from voting.

Bah arrived at 5:50 during public comment

Present: 7 - Melissa Gombar; Nasra Wehelie; Susan M. Bulgrin; Wayne R. Harris; Kabah Bah; John W. Duncan and Sabrina V. Madison

Absent: 1 - Jeffrey J. Liggon

Excused: 2 - Nicholas J.C. Paris and Seth W. Lentz

PUBLIC COMMENT

1. [86466](#) Public Comment - EDC 12/18/24

Attachments: [EDCRegistrantsReport-12-18-24.xlsx](#)

DISCLOSURES AND RECUSALS

Bulgrin disclosed that Culvers has supported activities at the ice arenas.

Madison left at 6:25

Present: 6 - Melissa Gombar; Nasra Wehelie; Susan M. Bulgrin; Wayne R. Harris; Kabah Bah and John W. Duncan

Absent: 1 - Jeffrey J. Liggon

Excused: 3 - Nicholas J.C. Paris; Seth W. Lentz and Sabrina V. Madison

NEW BUSINESS

2. [86169](#) Authorizing the eventual forgiveness of \$1,613,365 of debt held by Madison Ice Inc. for the Madison Ice Arena (725 Forward Drive) and Hartmeyer Ice Arena (1810 and 1834 Commercial Avenue), authorizing the termination of existing land contracts for both ice arenas with Madison Ice Hartmeyer, LLC and Madison Ice MIA, LLC (Madison Ice, Inc.), authorizing the fee simple sale of Hartmeyer Ice Arena to East Madison Ice Collective and the fee simple sale of Madison Ice Arena to Madison Ice, Inc. for \$1, authorizing a fundraising requirement of approximately \$3 million by East Madison Ice Collective for capital improvements to Hartmeyer Ice Arena, and authorizing additional terms related to the renegotiation of the City's relationship to the ice arenas (District 12 and District 19).

Attachments: [City Staff Ice Arena Presentation Version 2 12-18-24.pdf](#)
[Economic Development Committee Public Comments Legistar 86169.pdf](#)
[Economic Development Committee Public Comments Legistar 86169 Part 2. 112524-112624 CC public comments.pdf](#)
[112724-121024 CC public comments.pdf](#)
[City Staff Ice Arena Presentation Version 1 12-12-24.pdf](#)
[3953021 Land Contract ORES 7949.pdf](#)
[4757306 1st Amendment to Land Contract ORES 7949 .pdf](#)
[5346757 2nd Amendment to Land Contract ORES 7949.pdf](#)
[7948 Land Contract 3956005.pdf](#)
[7948 1st Amendment to Land Contract 4757307.pdf](#)
[7948 2nd Amendment to Land Contract 5347429.pdf](#)
[_File 86169 -- FC Public Comment 01.06.25.pdf](#)
[121324-010625 CC public comments.pdf](#)
[_File 86169 -- Additional FC Public Comment 01.06.25.pdf](#)
[_File 86169 -- Additional FC Public Comment 01.06.25 \(2\).pdf](#)
[010625-011425 CC public comments.pdf](#)
[_File 86169 -- Additional FC Public Comment 01.13.15.pdf](#)
[011525 CC public comments.pdf](#)

Mikolajewski gave a presentation on the structure of the agreement followed by questions from members.

A motion was made by Wehelie and seconded by Bah to Return to Lead with a recommendation to approve with four amendments to the resolution:

- 1. Ownership of the properties returns to the City with long-term leases with the non-profit operator(s).**
- 2. If the Common Council approves a resolution that keeps the ownership of the properties private, that a deed restriction be placed on the properties that requires ownership to be maintained with non-profit entities.**
- 3. Within the three-year fundraising period, the non-profits complete and furnish to the City a financial audit, a market analysis, and an equity analysis.**
- 4. New deed restrictions regarding use and ownership of the property require a super-majority vote of the Common Council to be released in the future.**

The motion passed unanimously by voice vote. Madison left before the vote.

There were 16 registrants in support and 3 opposed.

DISCUSSION ITEMS

- 3. [84376](#) City of Madison Economic Development Plan Update**

Attachments: [EDC Mtg_ED Plan PDF Binder of Materials_112024.pdf](#)
[2024-2026 Economic Development Plan Charter 7-17-24.pdf](#)
[Madison Economic Development Strategy_Student Job Description - Version 2024-2026 ED Plan RFP Scope of Svcs_DRAFT v4 081924.pdf](#)

This item was skipped until next meeting.

- 4. [81529](#) Economic Development Division Financial Assistance Dashboard**

Attachments: [November 2024 EDD Financial Assistance Memo.pdf](#)
[December 2024 EDD Financial Dashboard.pdf](#)
[End of Year 2024 Quick View Dash Board.pdf](#)

This item was skipped until next meeting.

5. [86039](#) Discussion regarding "Means Testing" for Economic Development Division
Financial Assistance Programs

This item was skipped until next meeting.

6. [78859](#) Announcements and Future EDC Agenda Items

None

ADJOURNMENT

**A motion was made by Wehelie and seconded by Gombar to adjourn at 7:53.
The motion passed by voice vote.**