



CommunityDevelopmentAuthority

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DATE: August 3, 2018

TO: CDA Board

FROM: Natalie Erdman, Executive Director
Community Development Authority

SUBJECT: Property at Hoboken and Lake Point

Background

The City of Madison is working on the redevelopment of the Bridge Lake Point Neighborhood Center (“BLPNC”). The City intends to issue a Request for Proposals for the design, construction, and operation of a replacement facility and has included \$2 Million in its 2018 Capital Budget for the construction of a new facility. The City of Madison owns the existing site of the BLPNC at the corner of Lake Point Drive and Hoboken Rd and the CDA owns the adjacent sites at 1918 W. Broadway and 5330 Hoboken Rd. (See attached site map). After looking at other potential sites in the area, City staff believe that construction of the new facility on the land owned by the CDA offers the best opportunity to replace the facility while the current BLPNC continues to operate. To move forward with the neighborhood, the City needs to know if it is possible to acquire the CDA’s property.

At last month’s CDA meeting, the CDA board and staff discussed the possibility of exchanging the property owned by the CDA at Hoboken Rd and Broadway for the property owned by the City at 1910 Lake Point Dr. In discussions with the Finance Department an alternative acquisition scenario has been proposed.

City Advance to CDA for Lake Point Redevelopment

In 2003, the City advanced \$738,000 to the CDA in relation to the CDA's work on Lake Point Drive. From 2009 through 2011, the CDA sold condominiums at the Lake Point Condominiums and repaid \$550,000 of the advance leaving a balance of \$238,000. The liability is carried in the CDA's General Fund. Staff recommends the following:

- The subject property be appraised,
- Negotiate a sales price with the City of Madison, and
- Subject to CDA Board approval, sell the property to the City of Madison in return for forgiveness of debt.