

From: Thomas Reps <thomas.w.reps@outlook.com>
Sent: Tuesday, April 18, 2023 4:47 PM
To: Park Commission <pacommission@cityofmadison.com>
Cc: Thomas Reps <thomas.w.reps@outlook.com>
Subject: Item 76854 -- Property Located at 305 S. Bedford Street

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Dear Parks Commissioners,

305 S. Bedford Street appears to be in reasonably good condition. It is part of an area of former warehouses that have been converted to other uses, primarily apartments. In addition, some new apartments have been constructed that have some of the “old warehouse” feel. I believe that the city should not demolish 305 S. Bedford Street for additional parkland, but instead seek a developer who would convert it to housing. Let’s keep the character of the neighborhood by keeping the actual old warehouses. Thus, I urge you to strike out the provisions concerning (i) “for purposes of expanding Brittingham Park”, and (ii) the intention to demolish the building.

Thank you for considering.

Thomas Reps
1010 Sherman Avenue
Madison, WI 53703

From: "Fran Wong" <fwong1032@yahoo.com>
To: "pacommission@cityofmadison.com" <pacommission@cityofmadison.com>
Sent: Tue, Apr 18, 2023 at 7:53 PM
Subject: Preserving Gallagher Tent and Awning Building
Members of the City of Madison Parks Commission,

I am writing to encourage you to preserve the Gallagher building, located at 305 S. Bedford St. It is a building that is still in good shape and has the potential for offices or apartments or many other creative uses. Its location downtown and on the isthmus make it an optimal spot for new tenants. The building's landmark status deserves to be preserved and repurposed.

Thank you for considering this request,
Fran Wong
1010 Sherman Ave
Madison

Alex Saloutos

3318 Hammersley Avenue
Madison, WI 53705
Phone: 608/345-9009
E-mail: asaloutos@tds.net

April 19, 2023

Email: eknepp@cityofmadison.com

Eric Knepp
Superintendent
Parks Department
City of Madison

Re.: **Acquisition and adaptive reuse of 305 S Bedford St, commonly known as the Gallagher Tent & Awning Factory**

Dear Mr. Knepp:

I have a long-time interest in the adaptive reuse of historic buildings that add value, character, and a sense of place to our community. This includes my work on the renovation of Hoover's Boathouse in James Madison Park, where I had a leadership role in fundraising, and signed the long-term lease with the Parks Department for the renovated building when I was president of the Mendota Rowing Club.

Acquisition and Demolition is Fiscally Irresponsible.

While the intentions of this resolution are good, it is fiscally irresponsible. The high total cost of the project—including lost property tax revenue—just to add a small sliver of land to a corner of a very large park is a bad financial investment for taxpayers. I know the Finance Committee approved this, but it appears they did not consider the total cost, including lost property tax revenue or the income from adaptive reuse. The subject parcel is 5,455 square feet, or 0.1252 acres, Brittingham Park is 25.8 acres, and this resolution requests \$200,000 for acquisition, \$75,000 for demolition, and up to \$300,000 for the project. At a total cost of \$275,000, that's \$2,196,000 per acre. At a total cost of \$300,000, that's \$2,395,600 per acre! In addition, the purchase removes the parcel from the tax roll, resulting in a significant loss of property tax revenue. Net property taxes in 2022 on this parcel were \$13,667 and, since 1999, property taxes have increased an average of 3.52% per year. Assuming property taxes increase at the same rate over the useful life of the building, say the next 100 years, this purchase will result in a loss of \$12.4 million in property tax revenue in that time.

Adaptive Reuse of Gallagher Building Provides More Value to Residents and Taxpayers.

If the Parks Department buys this property, creative and adaptive reuse of the building to serve park users and the public provides significantly more value than the de minimis amount of green space it would add to Brittingham Park. In addition, done in a fiscally responsible way, adaptive reuse with a profitable tenant in place will cover the project costs and provide cash flow to the Parks Department in perpetuity. Look no further than the inspiring work done with the Garver Feed Mill, which was missing its roof and literally falling down, and the numerous buildings in James Madison Park, including Lincoln School, Hoover's Boat House, and the private homes there. Adaptive reuse of the building is a far superior use of this unique resource than demolishing it and sending it to the landfill to add a negligible amount of green space to what is already a very large park. There is no valid reason the Gallagher building can't be another treasured asset to the Parks Department and Madison residents.

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For the above reasons I do not support this purchase. It is fiscally irresponsible and a bad investment for taxpayers. In the alternative, I support purchase of this property contingent on the adaptive reuse of the Gallagher building. If you have any questions about this, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'A' followed by a stylized flourish.

Alex Saloutos

pc: Board of Park Commissioners, pacommission@cityofmadison.com
Satya Rhodes-Conway, mayor@cityofmadison.com
Mike Verveer, district4@cityofmadison.com
Bill Tishler, district11@cityofmadison.com
Lisa Laschinger, llaschinger@cityofmadison.com