



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 63217

File ID: 63217

File Type: Resolution

Status: Report of Officer

Version: 2

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 11/24/2020

File Name: Center for Black Excellence Predevelopment Costs

Final Action:

Title: ALTERNATE - Amending the 2021 Adopted Capital Budget for the Economic Development Division's Small Business Equity and Recovery capital program by appropriating an additional \$250,000 in General Fund GO Borrowing, for a program funding total of \$2.75 million in 2021, and Authorizing the Mayor and City Clerk to enter into a Memorandum of Understanding with the Center for Black Excellence & Culture (CBEC) and to allocate \$250,000 from the \$2.755 million in the 2021 Small Business Equity & Recovery (SBER) program in the Department of Planning & Community & Economic Development Capital Budget to be used for CBEC predevelopment costs.

Notes:

Sponsors: Rebecca Kemble and Tag Evers

Effective Date:

Attachments: Legistar 63217 - Mayor Letter of Support.pdf, 23147
The Center Fact Economic&BusinessDev-Talent
Doc.pdf, 63217 v2.pdf

Enactment Number:

Author: Tom Otto, Economic Development Specialist, Ald. Rebecca

Hearing Date:

Entered by: cklawiter@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	11/24/2020	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee					
1	COMMON COUNCIL	12/01/2020	Refer	FINANCE COMMITTEE		01/11/2021	Pass
	Action Text:	A motion was made by Carter, seconded by Bidar, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:						
1	FINANCE COMMITTEE	01/11/2021	Refer	ECONOMIC DEVELOPMENT COMMITTEE		01/20/2021	Pass

Action Text: A motion was made by Kemble, seconded by Furman, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS TO REFER TO ECONOMIC DEVELOPMENT COMMITTEE - REPORT OF OFFICER. The motion passed by the following vote:

Notes: Recommended Action: Refer to Economic Development Committee; Roll Call Vote: 4:2:1 - Ayes - 4 - Kemble, Bidar, Furman, Verveer; Noes - 2 - Carter, Harrington-McKinney; Non-Voting - Mayor Rhodes-Conway
 Ayes: 4 Rebecca Kemble; Shiva Bidar; Keith Furman and Michael E. Verveer
 Noes: 2 Sheri Carter and Barbara Harrington-McKinney
 Non Voting: 1 Satya V. Rhodes-Conway

1	ECONOMIC DEVELOPMENT COMMITTEE	01/20/2021	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	01/25/2021	01/25/2021	Pass
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Action Text: A motion was made by Harris, seconded by Moreland, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE and should be returned by 1/25/2021. The motion passed by voice vote.

1	FINANCE COMMITTEE	01/25/2021	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
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Action Text: A motion was made by Carter, seconded by Bidar, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes:

1	COMMON COUNCIL	02/02/2021					
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Text of Legislative File 63217

Fiscal Note

The proposed resolution amends the 2021 Adopted Capital Budget by increasing the General Fund GO Borrowing for the Small Business Equity and Recovery (SBER) capital program by \$250,000 and authorizes a \$250,000 Small Business Equity & Recovery (SBER) grant to the Center for Black Excellence & Culture, funded by the SBER capital program. This grant will be funded by the SBER capital program. No additional city appropriation is required.

Title

ALTERNATE - Amending the 2021 Adopted Capital Budget for the Economic Development Division's Small Business Equity and Recovery capital program by appropriating an additional \$250,000 in General Fund GO Borrowing, for a program funding total of \$2.75 million in 2021, and authorizing the Mayor and City Clerk to enter into a Memorandum of Understanding with the Center for Black Excellence & Culture (CBEC) and to allocate \$250,000 from the \$2.755 million in the 2021 Small Business Equity & Recovery (SBER) program in the Department of Planning & Community & Economic Development Capital Budget to be used for CBEC predevelopment costs.

Body

WHEREAS the City of Madison is currently engaged in updating the South Madison Plan; and,

WHEREAS the South Madison Market Study (Teska Associates, Inc., 2020) recommends support for the creation of a community development corporation (CDC) to lead community engagement, housing and economic development efforts in South Madison; provide multi-lingual and culturally sensitive services, materials and programs to small business; and provide assistance to small businesses for business plans, marketing, supply chain, etc.; and,

WHEREAS the Center for Black Excellence & Culture will foster a sense of community and family, celebrate and teach about impactful Black culture, help nurture and develop Black

business and community leaders, connect employers with talented Black professionals, and become a new cultural landmark in South Madison; and

WHEREAS the Small Business Equity & Recovery (SBER) program aims to create a path toward equitable success, especially within the Black community, by providing tools and resources for entrepreneurs to prepare for a post-pandemic struggling economy; and

WHEREAS, the Center for Black Excellence & Culture can be included in the Small Business Equity & Recovery program as a catalytic project for the Black community and for South Madison.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are authorized to enter into an MOU with the Center for Black Excellence & Culture to accept a \$250,000 grant through Small Business Equity & Recovery fund for predevelopment costs including but not limited to:

- Project management
 - o Development issues
 - o Project strategy
 - o Project management
 - o Government
 - o Financial structures - including NMTC
- Programmatic due diligence
 - o Significant community engagement/outreach
 - o Management of program working group
 - o Tours of other cities / projects
 - o Engaging key consultants to support process
- Partner discussions / negotiations (e.g. health institutions, City, County, MMSD Madison College, MOCA, Historical Society, a growing set of potential programmatic nonprofit partners, business community, etc.)
- Business plan development - both at a global level of the organization and related to each core programmatic area
- Cultural center consultants - engaging a firm with significant expertise in program articulation and implications for design (3 or 4 with global expertise)
- Iterative architectural design process
 - o Schematic design
 - o Technical consultation on performance spaces
 - o Engage "experience" designers
- Project cost estimating
- Fund raising
 - o Staff pre-development fundraising
 - o Develop and staff capital campaign project team in preparation for a significant capital campaign by mid-2021
- Additional site due diligence
 - o Soil borings
 - o Additional surveying

~~NOW THEREFORE BE IT RESOLVED~~ **BE IT FURTHER RESOLVED that the 2021 Adopted Capital Budget is amended to appropriate an additional \$250,000 in General Fund GO Borrowing for the Economic Development Division's Small Business Equity and Recovery capital program, bringing the program funding total to \$2.75 million in 2021; and**

BE IT FURTHER RESOLVED that the grant will be managed by the Department of Planning & Community & Economic Development (DPCED); and

BE IT **FINALLY** ~~STILL FURTHER 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.