



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 64975**

**File ID:** 64975

**File Type:** Resolution

**Status:** Passed

**Version:** 2

**Reference:**

**Controlling Body:** Economic  
Development  
Division

**File Created Date :** 04/08/2021

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

**Final Action:** 05/18/2021

**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:**

**CC Agenda Date:** 05/18/2021

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

**Effective Date:** 05/24/2021

**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, V1

**Enactment Number:** RES-21-00381

**Author:** Dan Johns - Housing Development Specialist

**Hearing Date:**

**Entered by:** afreedman@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1		Brent Sloat	Approve

### 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				
<b>Action Text:</b> This Resolution was Referred for Introduction							



**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	05/18/2021	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 05/13/2021 Return to Lead with COMMON 05/18/2021 Pass  
COMMISSION the COUNCIL  
Recommendation  
for Approval

**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 Adopt the Following  
Amendment(s)

**Action Text:** A motion was made by Bennett, seconded by Evers, to Adopt the Following Amendment(s). The motion passed by voice vote/other.

The amendment is to add the following language:  
BE IT FURTHER RESOLVED that the results of the parking study and a final parking count determination will be presented to the Common Council for approval before funds are expended to design any parking structure; and,

2 COMMON COUNCIL 05/18/2021 Adopt With Pass  
Amendment(s)

**Action Text:** A motion was made by Abbas, seconded by Martin, to Adopt With Amendment(s). The motion passed by voice vote/other.

There were ten registrants in support.

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## 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 results of the parking study and a final parking count determination will be presented to the Common Council for approval before funds are expended to design any parking structure; 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.