



City of Madison

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

Meeting Minutes - Approved JUDGE DOYLE SQUARE COMMITTEE

Monday, December 2, 2013

4:00 PM

Monona Terrace Community &
Convention Center - Hall of Ideas F & G
1 John Nolen Drive

CALL TO ORDER / ROLL CALL

Present: 7 -

Shiva Bidar-Sielaff; Michael E. Verveer; Bradley A. Cantrell; Ann E. Kovich; Sandra J. Torkildson; Adam J. Plotkin and Gregory O. Frank

Excused: 1 -

Annette Miller

1. APPROVAL OF MINUTES: November 11, 2013

A motion was made by Bidar-Sielaff, seconded by Kovich, to approve the Minutes of the meeting of November 11, 2013. The motion passed by voice vote.

2. PUBLIC COMMENT

Chairperson Adam Plotkin asked if any members of the public wished to address the Committee.

Ann E. Fleischli of 15 Hiawatha Circle of Madison registered in opposition to the Judge Doyle Square project and wishing to speak. She considers the Judge Doyle Square project a mistake and questioned the integrity of the City's process.

Dan Cornwell of 333 West Main Street of Madison registered neither in support or opposition to the project and wishing to speak. He believes the Madison Municipal Building should remain in civic use and recommended the Committee select a proposal that maintained the building as government offices.

3. DISCLOSURES AND RECUSALS

There weren't any disclosures or recusals under the City's Ethics Code by members of the body.

4. [32426](#)

Presentation of the Judge Doyle Square City Staff Team Analysis of the Request for Proposals Responses

The City Staff Team Report was presented by:

George Austin - Introduction
Katherine Cornwell - Project Plan
Dan Kennelly and Tom Woznick - Project Delivery and Operations
Dave Schmiedicke and Aaron Olver - Project Financing
George Austin - Summary

The power point presentation of the staff analysis can be accessed at:

[<http://www.cityofmadison.com/planning/judgeDoyleSquare/documents/JDS_Staff_Analysis_120213.pdf>](http://www.cityofmadison.com/planning/judgeDoyleSquare/documents/JDS_Staff_Analysis_120213.pdf).

Tom Hazinski of HVS then presented his responses to the follow-up questions from his October 28th Committee presentation regarding HVS' approach to the market analysis of the proposed hotel development component of Judge Doyle Square. The response can be accessed at:

[<http://www.cityofmadison.com/planning/judgeDoyleSquare/documents/HVS_Response120113.pdf>](http://www.cityofmadison.com/planning/judgeDoyleSquare/documents/HVS_Response120113.pdf)

5. **Committee Deliberation on Judge Doyle Square Developer Selection**

The Committee deferred questions of staff until the next meeting.

The Committee asked staff to invite each development team to submit any comments regarding the City Staff Team Analysis by **Wednesday, December 11th** so the responses can be given to the Committee in advance of its next meeting on Monday, December 16th at 4 pm. The Committee will have an agenda item at the December 16th meeting to allow Committee members to ask follow-up questions of the development teams.

Tom Woznick of the Parking Utility was asked by the Committee what the cost would be for the Parking Utility to build a replacement facility for the 560-car Government East ramp. He referred to Page 39 of the staff report and indicated that the Utility's consulting engineer had estimated the target cost to be \$30,000 per stall based on constructing three levels below ground and two levels above ground.

6. **Set Next Committee Meeting Dates**

The Committee set the next meeting dates for:

- Monday, December 16 at 4 pm in Ballroom C -Monona Terrace;
- Thursday, January 23 at 6 pm in Room 302 - Madison Central Library

7. ADJOURNMENT

A motion was made by Kovich, seconded by Verveer, to adjourn. The motion passed by voice vote. The meeting adjourned at 6:05 p.m.