



# City of Madison

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

## Meeting Minutes - Approved COMMON COUNCIL EXECUTIVE COMMITTEE

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Tuesday, February 26, 2019

4:30 PM

Room 108, City-County Building  
210 Martin Luther King, Jr. Blvd.

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### CALL TO ORDER / ROLL CALL

**Present:** 6 - Samba Baldeh; Sheri Carter; Shiva Bidar-Sielaff; Rebecca Kemble; Barbara Harrington-McKinney and Marsha A. Rummel  
**Excused:** 2 - Paul E. Skidmore and David Ahrens

**Others Present:** City Attorney Mike May, ACA Kevin Ramakrishna, Deputy Mayor Anne Monks, Ald. Keith Furman, Ald. Ledell Zellers, David Gawenda (City Treasurer), David Schmidiecke (Finance Director), Patricia McDermott (Accounting Services Manager), Natalie Erdman (PCED Director), Matt Mikolajewski (EDD Director), George Austin, Brenda Konkel, Karen Kapusta-Pofahl (Legislative Analyst) and Ben Zellers (Planning)

Ald. Samba Baldeh, chair, called the meeting to order at 4:34 p.m.

### APPROVAL OF MINUTES

A motion was made by Ald Shiva Bidar-Sielaff, seconded by Ald. Barbara Harrington-McKinney, to approve the minutes from the February 5, 2019 Common Council Executive Committee meeting. The motion passed by voice vote/other.

### PUBLIC COMMENT

There was no public comment.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals from the members present.

## REFERRALS FROM COMMON COUNCIL

### 52071

Amending the “City of Madison TIF Loan Underwriting Policy” and “City of Madison TIF Goals, Objectives, and Process” dated February 25, 2014 with changes to the “Jobs Project” section (aka Jobs TIF); and, directing staff to prepare program guidelines for a new “Small Cap” Business TIF Program targeted at small businesses.

**Sponsors:** Rebecca Kemble, Paul R. Soglin and Keith Furman

**Attachments:** [TIF Underwriting Policy - Amended for Jobs TIF 2018 6 14 18 5718 DRAFT Jobs TIF Memo.pdf](#)  
[DRAFT Maps - Platted and Zoned Employment Sites Vacant for 10 Years.pdf](#)  
[2018 Madison Designated Opportunity Zones.pdf](#)

**Matt Mikolajewski, Economic Development Director, was present for discussion on this item. He noted that they are drafting a new resolution to replace this resolution that was drafted in June 2018.**

**A motion was made to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.**

### 54496

SUBSTITUTE - Establishing an Ad Hoc Complete Count Committee and making a commitment to work with the Census Bureau to ensure a complete count of City of Madison residents in the 2020 Census.

**Sponsors:** Paul R. Soglin

**Attachments:** [54496 v1.pdf](#)

Amend the resolution to include one (1) Common Council Executive Committee member. Adopt as amended.

**Ben Zellers (Planning Division) was present for discussion on the resolution.**

**Ald. Barbara McKinney moved, seconded by Ald. Rebecca Kemble, to amend the resolution to include a member of the Common Council. Motion was withdrawn.**

**Ald. Shiva Bidar-Sielaff moved, seconded by Ald. Rebecca Kemble, to amend the resolution to include a member of the Common Council Executive Committee. Motion was approved with Ald. Barbara Harrington-McKinney recorded as voting no.**

**The motion, as amended, was made by Ald. Sheri Carter, seconded by Ald. Rebecca Kemble, to RECOMMEND TO COUNCIL TO ADOPT SUBSTITUTE RESOLUTION - REPORT OF OFFICER. The motion passed by voice vote/other.**

[54147](#)

CHARTER Amending Section 3.055 of the Madison General Ordinances to transfer the functions of the City Treasurer to the Finance Director.

**Sponsors:** Paul R. Soglin and Michael E. Verveer

**Attachments:** [2/26/19 Finance Director CCEC Presentation on Treasurer.pdf](#)  
[54147 - Version 1.pdf](#)

Recommend to refer to City Attorney to draft Substitute Charter Ordinance and refer to the 3/5/19 Common Council meeting for adoption.

**David Schmiedicke (Finance Director) David Gawenda (City Treasurer) and Mike May (City Attorney) were present for discussion on this item.**

**Mr. Schmiedicke provided a PowerPoint presentation to the members. Mr. Schmiedicke, Mr. Gawenda and City Attorney May answer questions from the members.**

**After discussion on duties of the Treasurer and Finance Director, changes to the charter ordinance were proposed. The City Attorney will re-draft and bring back a substitute charter ordinance to the 3/5/19 Common Council meeting for adoption.**

**A motion was made by Ald. Rebecca Kemble, seconded by Ald. Barbara Harrington-McKinney, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS: Refer to City Attorney to re-draft charter ordinance and to the 3/5/19 Common Council meeting for adoption - REPORT OF OFFICER. The motion passed by voice vote/other.**

[54146](#)

Creating Section 4.01(7) of the Madison General Ordinances to transfer the office of City Treasurer to the Finance Department and make the Finance Director the City Treasurer.

**Sponsors:** Paul R. Soglin and Michael E. Verveer

**Attachments:** [Version 1](#)

Recommend to refer to City Attorney to draft substitute ordinance and refer to the 3/5/19 Common Council meeting for adoption.

**David Schmiedicke (Finance Director) David Gawenda (City Treasurer) and Mike May (City Attorney) were present for discussion on this item.**

**Mr. Schmiedicke provided a PowerPoint presentation to the members. Mr. Schmiedicke, Mr. Gawenda and City Attorney May answer questions from the members.**

**After discussion on duties of the Treasurer and Finance Director, changes to the ordinance were proposed. The City Attorney will re-draft and bring back a substitute ordinance to the 3/5/19 Common Council meeting for adoption.**

**A motion was made by Ald. Rebecca Kemble, seconded by Ald. Barbara Harrington-McKinney, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS: Refer to City Attorney to re-draft ordinance and to the 3/5/19 Common Council meeting for adoption - REPORT OF OFFICER. The motion passed by voice vote/other.**

54514

SECOND SUBSTITUTE - Authorizing the Issuance of a Request for Proposals to Seek a Developer to Complete the Private Portion of the Judge Doyle - Block 88 Project.

**Sponsors:** Paul R. Soglin and Michael E. Verveer

**Attachments:** [City - JDS Block 88 RFP 2.19 -Draft.pdf](#)  
[54514 v1.pdf](#)  
[54514 v2.pdf](#)  
[54514 v3.pdf](#)  
[54514 CCEC Amendment.pdf](#)  
[54514 Committee Recommendations Summary 2/26/19.pdf](#)

Recommend adoption of second substitute resolution with amendments that passed at the 2/26/19 CCEC meeting.

**Natalie Erdman (PCED Director), George Austin and Kevin Ramakrishna, (Assistant City Attorney) were present for discussion on the second substitute resolution.**

**After discussion a motion was made by Ald. Shiva Bidar-Sielaff, seconded by Ald. Rebecca Kemble, to amend the second substitute resolution with the following language. Motion passed:**

**ADD:**

- 5. The air-rights above the parking must be leased or purchased at fair market value.**
- 6. The City of Madison intends to select a development team based on: (1) RFP proposals that are most responsive to the Project Goals found in Section 1 and Project Requirements found in Section 2 of this RFP, and (2) that contain the combination of features and attributes offering the best overall value to the City. The City will determine the potential best overall value by comparing differences in project features and feasibility, and development team attributes, striking the most advantageous balance for achieving the City's goals for Judge Doyle Project.**

**The submissions must provide convincing evidence that all team members have sufficient understanding and experience with similar projects to be able to manage the project in the initial stages and throughout the term of the relationship.**

**ADD:**

**d. Additional Information:**

**RENUMBER:**

- 1. The City of Madison is constructing and owns the 138 - cars of parking and 8,000 square feet retail spaces in the Podium. The parking was built to support housing development in the air-rights.**
- 2. The City intends to enter into a lease or purchase agreement with the selected developer for the Podium.**
- 3. There isn't any capacity in the 560-car underground municipal garage on Block 88 for accessory parking for the housing project.**
- 4. No tax incremental financing (TIF) shall be available for the development.**
- 5. The developer may proceed with the apartment project that has received**

zoning approval from the City, subject to the clearance of the conditions of approval, recordation of the zoning documents and receipt of a building permit. The owner of those plans is Lothan Van Hook DeStefano Architecture (LVDA) of Chicago, IL.

6. The approved GDP and Phase II SIP may also be amended subject to the approval of a Major Alteration to the Planned Development Zoning, which shall be reviewed by the Landmarks Commission, Urban Design Commission, and Plan Commission and approved by the Common Council as required by ordinance.

The motions, as amended, was made by Ald. Rebecca Kemble, seconded by Ald. Shiva Bidar-Sielaff, to Return to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE: Adopt second substitute resolution with amendments. The motion passed by voice vote/other.

[54454](#)

Amending Section 2.205 of the Madison General Ordinances to provide for a two (2) year term for the Common Council President and Common Council Vice President, and amending Section 33.13(1) of the Madison General Ordinances to make conforming changes to the terms of the Common Council Executive Committee.

**Sponsors:** Samba Baldeh and Sheri Carter

A motion was made by Ald. Sheri Carter, seconded by Ald. Rebecca Kemble, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

[53938](#)

Amending Section 35.01 and creating Sec. 35.03 of the Madison General Ordinances to formalize the appointment procedure for the City's appointees to the Madison Metropolitan Sewerage District.

**Sponsors:** Paul R. Soglin

**Attachments:** [Version 1](#)

A motion was made by Ald. Rebecca Kemble, seconded by Ald. Sheri Carter, to re-refer to the 3/5/2019 COMMON COUNCIL EXECUTIVE COMMITTEE meeting. The motion passed by voice vote/other.

## UPDATE

[54445](#)

Update: MPD Policy & Procedures Ad Hoc Review Committee (2/26/19)

**Attachments:** [2/15/19 MPD Pol\\_Proc\\_AHC\\_CCEC Update.pdf](#)

It was noted that the update was attached to the legislative file. Ald. Rummel requested that if the alders are unable to attend the meetings that the legislative analyst be asked to attend.

There is a resolution (Legislative File No. 54753) to extend their deadline on the 2/26/19 Common Council meeting agenda.

## FUTURE AGENDA ITEMS

Additional item: Annual performance review of Council Chief of Staff (Ald. Rebecca Kemble)

### \*Updates

- DCR/EOD Annual Report - Byron Bishop (3/5/19)
- Status of Education Committee - Ald. Matt Phair
- Council Chief of Staff
- President's Work Group to Develop City-Wide Surveillance Equipment & Data Management Policies
- Task Force on City Government Structure
- Update on Reorganization of Transportation Department and Related Committees – As Needed

### \* Potential Discussion Items

- CCEC Priority Items and Dedicated Time to Discuss Priority Issues (identified @ 6/5/18 CCEC meeting)
- Application of Administrative Procedure Memoranda to Alderpersons - Ald. Paul Skidmore / Updating Council Policy Guide to Incorporate APM language - K. Obeng
- MMSD Ad Hoc Committee - Final Report on ERO Program In High Schools

## ADJOURNMENT

A motion was made by Ald. Marsha Rummel, seconded by Ald. Rebecca Kemble, to adjourn. The motion passed by voice vote/other. The meeting adjourned at 6:08 p.m.