



City of Madison

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

Meeting Minutes TRUMAN OLSON SELECTION COMMITTEE

Wednesday, April 3, 2019

6:00 PM

Madison Municipal Building
215 Martin Luther King, Jr. Blvd
Room #215

CALL TO ORDER / ROLL CALL

Present – Arntsen, Carter, Wachter, Bachmann, Stroick

Absent – Bachmann, Carter

Staff – Rolfs, Otto, Erdman

Meeting was called to order at 6:05 PM by Alder Arntsen

Present: 3 - Allen A. Arntsen; Jule Stroick and Matt Wachter

Absent: 2 - Sheri Carter and Christy Bachmann

APPROVAL OF MINUTES

Motion by Wachter, second by Stroick to approve the minutes of the March 6, 2019 meeting. Motion carried.

PUBLIC COMMENT

Dave Davis – Davis presented two letters to the Committee asking the Committee to focus on finding a way to ensure a grocery continues to be present in the South Madison area.

Lisie Kitchel – Kitchel asked if Welton had sold the Pick N Save site to SSM. Welton said that the deal was not yet done, but there were a lot of moving parts. Kitchel said she would like to see the site used for a grocery store. She said that the City could potentially use a land lease to allow the project to move forward and use this mechanism to write down the cost of the project.

Jesse Laz-Hirsch – Laz-Hirsch said that he was supportive of the extension as he would like to see the project move forward. If this extension was allowed to happen, it might provide time to move this project ahead.

Tom Bunbury – Bunbury asked for a delay to allow the City to see what Welton was going to come back with. He said that the community needed to have a grocery store to adequately address their needs.

Barbara Gilligan – She stated opposition on waiting on Welton. She asked the Committee to move ahead with a new RFP to allow the project to move forward.

Attachments: [2018 5-2 - Bay Creek NA - 1202 and 1402 Park St Survey Comments.pdf](#)
[2018 5-3 - Shutvet - Truman-Olson RFP Proposal Comments - May 2 2018.p](#)
[Bay Creek Neighbors' Feedback on 1402 RFPs.pdf](#)
[BCNA Letter to Truman Olson Selection Committee.pdf](#)
[2018 8-20 BCNA Letter regarding Park St grocery store.pdf](#)
[2019 1-9 BCNA Grocery Store Survey Summary.pdf](#)
[2019 2-12 - Gilligan email - Truman Olson.pdf](#)
[2019 3-4 - Kitchel email - Truman Olsen & Dean Clinic - Fish Hatchery_Park.](#)
[2019 3-29 Davis email - Truman Olson site and grocery store.pdf](#)
[2019 4-1 - Bryan email FW Save our Pick'n'Save on Park.pdf](#)
[2019 4-1 - Cotter email FW Keep a grocery store in South Madison.pdf](#)
[2019 4-1 Connor email - FW South Madison Full Service Grocery Closing.p](#)
[2019 4-1 - Lindsley email - FW Keep Copp's grocery store up and running.p](#)
[2019 4-2 - Felhofer email - FW concerns about proposed loss of Pick N Sav](#)
[2019 4-3 - Anderle email - Fwd Preserve Food access in South Madison.pd](#)
[2019 4-3 - Swimm email - FW Potential food desert on Park St.pdf](#)
[2019 4-3 - Anderson email - FW South Side grocery store.pdf](#)
[2019 4-3 - Shutvet email - Comments on the Truman - Olsen RFP Process.p](#)
[2019 4-3 SMU Letter to TO.pdf](#)
[2019 4-3 SMU SOS Supporters Letter.pdf](#)
[2019 4-3 - Panke email - FW South Madison Grocery Store.pdf](#)

DISCLOSURES AND RECUSALS

Present: 4 - Allen A. Arntsen; Sheri Carter; Jule Stroick and Matt Wachter

Absent: 1 - Christy Bachmann

NEW BUSINESS

Rolfs provided an overview of the Staff report. He noted that Staff continues to have concerns regarding the TIF assistance, how Cedar Street would be assessed, and the need for a two story element for the project as it fronts Park Street.

Paul Molinaro of Welton noted that they met with City Staff to go over the TIF concerns. He also noted that they had additional costs for Cedar St. He noted that their costs have gone up by approximately \$1.2 - \$1.5 million. He said that they have provided a proposal to the grocer involved, and they were waiting to hear back from the grocer as it regards to whether or not it would work.

51466

Staff Report on Truman Olson Proposals

Attachments: [11385 Truman Olson RFP - Staff Review - 2019 2-11 Welton Revised v2.pdf](#)
[11385 Truman Olson RFP - Staff Review - 2019 2-11 Welton Revised.pdf](#)
[11385 Truman Olson RFP - Staff Review.pdf](#)

DISCUSSION AND ACTION ON TRUMAN OLSON PROPOSALS

Arntsen reviewed the options that were available to the Committee, including accepting the Welton proposal, rejecting the proposal and re-issuing the RFP, or moving forward. Discussion took place around how to minimize the gap in

having a grocery available. Arntsen said that his priority was to get a grocery store as quickly as possible. He recommended that the Committee direct Staff to re-issue the RFP within five to six weeks, with Staff still negotiating with Welton during this five to six week window to see if a deal could be struck. The Committee felt that a ninety-day (90) window for responses would be appropriate. Motion by Carter, second by Wachter to re-issue the RFP with a ninety-day window for response, with Staff still negotiating with Welton during this five to six week period prior to the RFP being re-issued to see if a deal could be struck. Motion carried.

51275

Truman Olson Redevelopment Proposals

Attachments: [11385 2019 3-7 Welton / Molinaro email.pdf](#)
[11385 - 2019 2-11 Welton Revsied Proposal.pdf](#)
[11385 - 2019 1-15 Welton Revised Truman Olson Response.pdf](#)
[11385 - 2019 1-15 Welton Revsied Response to Truman Commons PPT.pdf](#)
[Hovde and SSM Proposal\(1\).pdf](#)
[Welton Proposal.pdf](#)
[Truman Commons.Revisedv2. March 2019 PPT.pdf](#)

ADJOURNMENT

Motion by Arntsen, second by Wachter to adjourn. Motion carried at 7:17 PM.