



Legislation Text

File #: 08806, **Version:** 2

Fiscal Note

Funding is included in the 2008 PCED Adopted Capital Budget, Project #29, "Villager Redevelopment," Account No. 810578.

Title

SUBSTITUTE Authorizing a grant to the Community Development Authority and the Mayor and City Clerk to execute execution of an amended contract with Forward Community Investments, Inc., to provide additional project management services as part of the redevelopment of The Villager, and to increase the term and compensation.

Body

WHEREAS, the Common Council adopted The Villager Site Development and Master Plan as a supplement to the adopted South Madison Neighborhood Plan on February 2, 2006 (Resolution # RES-06-00111, Legislative ID #02353); and

WHEREAS, to support the opportunities for redevelopment at The Villager, the CDA established The Villager Staff Team (comprised of the Executive Director of the CDA, CDA Board members, CDA staff, Mayor's Office, and The Villager Management & Leasing Team) to oversee activities at The Villager; and

WHEREAS, The Villager Staff Team believes that continuing the services provided by Forward Community Investment, LLC will provide the support the CDA needs to meet the redevelopment requirements of the site, especially in the critical first phase of the project in 2008; and

WHEREAS, the task of managing the redevelopment process of The Villager site has required more time than originally budgeted due to the complexity of the site Master Plan and implementation of development activities; and

WHEREAS, Forward Community Investments will be responsible for ensuring key development projects on site are underway in 2008; and

WHEREAS, the duties and responsibilities of Forward Community Investments include, but not be limited to, the following:

- Conducts financial feasibility analysis of The Villager.
- Develops and assists in implementing overarching development strategy for the project.
- Drafts RFPs for professional services and real estate development services; oversees selection and contract awards; and manages delivery of services.
- Provides real estate finance analysis to and in conjunction with CDA planning efforts.
- Work with leasing agent to manage negotiations, terms and legal issues regarding development transactions.
- Oversees preparation of document submissions for regulatory agencies.
- Works with CDA and City staff, the Mayor's Office and the Common Council to secure approvals.
- Work with key end-user and community stakeholders to ensure the project has needed input at various stages of design and implementation.
- Attend Villager Staff Team meetings, and provide regular updates to the Mayor and the CDA at its regular monthly meetings.
- Performs other duties as required.

NOW THEREFORE BE IT RESOLVED that the City of Madison approves and authorizes a grant to the Community Development Authority for \$125,000 the Mayor and and the execution of City Clerk are hereby authorized to execute an amendment to the contract with Forward Community Investments, Inc., to provide the additional services described herein, to increase the contract amount from \$50,000 to \$175,000, and to extend the term of the agreement to December 31, 2008.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized to execute any and all documents with Forward Community Investments, Inc., to perform the services described in this resolution.

BE IT FURTHER RESOLVED that the Comptroller is authorized to internally borrow to finance these costs.