



## Legislation Details (With Text)

**File #:** 25054      **Version:** 1      **Name:** 8054 (9470) - 704 E. Gorham Selection Resolution  
**Type:** Resolution      **Status:** Passed  
**File created:** 1/10/2012      **In control:** BOARD OF ESTIMATES (ended 4/2017)  
**On agenda:** 4/10/2012      **Final action:** 4/10/2012  
**Enactment date:** 4/12/2012      **Enactment #:** RES-12-00247

**Title:** Accepting a proposal from Bob Klebba and David Waugh for the purchase of the residential structure located at 704 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

**Sponsors:** Mark Clear

**Indexes:**

**Code sections:**

**Attachments:** 1. Link to ID 24470-Collins House Proposals, 2. 25054-version2.pdf, 3. 704 E Gorham Klebba-Waugh Collins House Proposal.pdf, 4. White Letter\_01-13-12.pdf, 5. White Letter\_01-17-12.pdf, 6. Klebba-Waugh response.pdf, 7. 704 E Gorham information.pdf, 8. 704 E Gorham Klebba communication to LC.pdf, 9. 704 E Gorham LC Report 013012.pdf, 10. LMC Report 013012.pdf, 11. 25054 - 704 E Gorham STAFF REPORT.doc.pdf, 12. Ltr. to BOE regarding difference between K\_W and Fant Proposal - # 11182266 v 1.PDF, 13. Tucker Ltr to Klebba-Waugh 3-30-12.pdf, 14. Fant - Letter to Mayor and Common Counsel - 4\_5\_12 - # 11214362 v 1.PDF, 15. 4/8/12 Klebba\_Waugh response -- Agenda item#20 (Collins House).pdf, 16. Klebba\_Waugh e-mail 2012 - 04-08.pdf, 17. James Madison Park Surplus Project Website, 18. 9470 - JamesMadisonPark - 2012 04-10 - REVISED ProposalReview&10yrPrjctns.pdf, 19. Registration Forms - Common Council Meeting 4-10-12.pdf

| Date      | Ver. | Action By                         | Action  | Result |
|-----------|------|-----------------------------------|---|--------|
| 4/10/2012 | 1    | COMMON COUNCIL                    | Substitute the Alternate as the Main Motion         | Fail   |
| 4/10/2012 | 1    | COMMON COUNCIL                    | Adopt   | Pass   |
| 4/2/2012  | 1    | BOARD OF ESTIMATES (ended 4/2017) | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER   | Pass   |
| 3/14/2012 | 2    | BOARD OF PARK COMMISSIONERS       | Return to Lead with the Recommendation for Approval | Pass   |
| 2/8/2012  | 1    | BOARD OF PARK COMMISSIONERS       | Refer   | Pass   |
| 1/30/2012 | 1    | LANDMARKS COMMISSION              | Return to Lead with the Recommendation for Approval | Pass   |
| 1/23/2012 | 1    | PLAN COMMISSION                   | Return to Lead with the Recommendation for Approval | Pass   |
| 1/17/2012 | 1    | BOARD OF ESTIMATES (ended 4/2017) | Refer   |        |
| 1/17/2012 | 1    | BOARD OF ESTIMATES (ended 4/2017) | Refer   |        |
| 1/17/2012 | 1    | BOARD OF ESTIMATES (ended 4/2017) | Refer   |        |
| 1/17/2012 | 1    | COMMON COUNCIL                    | Refer   | Pass   |
| 1/10/2012 | 1    | Economic Development Division     | Referred for Introduction                           |        |

### Fiscal Note

This resolution authorizes a sale and lease of the property at 704 East Gorham Street (the Collins House) for \$130,000. Parks 2012 Capital Project #30 "James Madison Park" provides that proceeds from the sale or lease of all properties within the Park will be divided equally between James Madison Park and general parklands.

**Title**

Accepting a proposal from Bob Klebba and David Waugh for the purchase of the residential structure located at 704 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

**Body**

WHEREAS, on February 8, 2006, the Madison Board of Park Commissioners declared the residential structure located at 704 East Gorham Street, but not the land underneath it, surplus to the needs of the City of Madison Parks Division; and

WHEREAS, the Mayor established the James Madison Park Disposal Surplus Criteria and Selection Committee (the "Committee") pursuant to Madison General Ordinance 8.075 Disposal of Surplus City Real Property; and

WHEREAS, the Committee identified the type(s) of use(s) and any special conditions desired for the residential structure located at 704 East Gorham Street (the "Property"); and

WHEREAS, the Committee established criteria with point values to be used in the evaluation of bid proposals submitted by potential purchasers of the Property; and

WHEREAS, the Committee, after having conducted a public hearing and held numerous public meetings to gather input on the future use of the structures, recommended the issuance of the Request for Proposals (the "RFP"); and

WHEREAS, the Common Council approved the issuance of in the RFP on September 20, 2011 (RES-11-00789, File ID 23898); and

WHEREAS, Bob Klebba and David Waugh (the "Respondents") submitted a response to the RFP to purchase the Property for \$130,000 and enter into a 99 year land-lease with the City to occupy the Property as a Bed and Breakfast; and

WHEREAS, the Committee recommended that the Common Council accept the proposal of Bob Klebba and David Waugh,

NOW, THEREFORE, BE IT RESOLVED, that the Common Council determines that it is in the best interests of the City to sell the Property to the Respondents for its adaptive rehabilitation and reuse as a Bed and Breakfast and to provide a long-term land lease for the ground under the structure, and;

BE IT FURTHER RESOLVED, that staff from the City Parks Division, the City Attorney's Office, and the Office of Real Estate Services are authorized and directed to enter into negotiations on behalf of the City of Madison to determine the terms of the conveyance of the Property and a lease of the land beneath the Property between the City of Madison and Bob Klebba and David Waugh, the terms of which will be subject to Council approval by separate resolution.

BE IT FURTHER RESOLVED that the Respondents shall have one hundred eighty (180) days from the adoption date of this resolution to secure financing and land use approvals or the City's acceptance of the Respondent's response shall be null and void.