City of Madison

Legislation Details (With Text)

File #:	30742	**Version:**	2	**Name:**	MSCC Next Steps
Type:	Resolution			**Status:**	Passed
File created:	6/26/2013			**In control:**	COMMON COUNCIL
On agenda:	9/3/2013			**Final action:**	9/3/2013
Enactment date:	9/5/2013			**Enactment #:**	RES-13-00651

Title: SUBSTITUTE Authorizing the expenditure of the remaining $132,000 of HUD/CARPC funds for Madison Sustainability Commerce Center (MSCC) related initiatives within the Capitol East District.

Sponsors: Larry Palm, Marsha A. Rummel, Ledell Zellers

Indexes:

Code sections:

Attachments: 1. Version 1 FILE ID30742 Master27-Aug-2013-10-33-37.pdf

Date	Ver.	Action By	Action	Result
9/3/2013	2	COMMON COUNCIL	Adopt	Pass
8/26/2013	2	BOARD OF ESTIMATES (ended 4/2017)	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
7/29/2013	1	BOARD OF ESTIMATES (ended 4/2017)	Refer	Pass
7/8/2013	1	BOARD OF ESTIMATES (ended 4/2017)	Refer	Pass
7/2/2013	1	COMMON COUNCIL	Refer	Pass
6/26/2013	1	Economic Development Division	Referred for Introduction	

Fiscal Note

The expenditure of $132,000 for Madison Sustainability Commerce Center initiatives is authorized in the 2013 adopted PCED capital budget, Project No. 13, "Madison Sustainability Commerce Center," Acc't No. 810728. No additional appropriation is required.

Title

SUBSTITUTE Authorizing the expenditure of the remaining $132,000 of HUD/CARPC funds for Madison Sustainability Commerce Center (MSCC) related initiatives within the Capitol East District.

Body

WHEREAS, the Madison Sustainability Commerce Center (MSCC) concept is a 75,000 s.f. commercial office building to be housed within Madison's Capitol East District ("District"); and,

WHEREAS, the MSCC will house established firms and new entrepreneurs in green and sustainability-oriented industry sectors; and,

WHEREAS, the MSCC will be housed in an energy efficient building incorporating the latest in green building technology; and,

WHEREAS, the MSCC will provide common/shared space for collaboration between tenants and outreach to the broader Madison community; and,

WHEREAS, under the direction of the Capitol Area Regional Planning Commission, the City received a $300,000 grant from the U.S. Department of Housing and Urban Development to be used for business/project

planning, design, and predevelopment activities (“Grant”); and,

WHEREAS, the City utilized approximately $168,000 of these funds to complete a Feasibility Study for the MSCC, led by a private consultant team under the direction of Dorschner Associates; and,

WHEREAS, the Feasibility Study defined the needs of prospective tenants, building technologies that should be employed, and the financial feasibility of the project; and,

WHEREAS, ~~although interest exists for the project, there also exists a financial gap~~ the Feasibility Study recommends engaging a development team to further tenant cultivation, site exploration, building design, financial analysis, and other pre-development activities; and,

WHEREAS, at present the City is negotiating the sale terms and development entitlements for a development within the 800 North Block of E. Washington Avenue led by Gebhardt Development; and,

WHEREAS, said project has identified a desire to incorporate elements of sustainability and green design that could serve as an excellent demonstration project for the future construction of an MSCC and similar projects throughout the District; and,

~~WHEREAS, there are likely other District-wide sustainability and green initiatives that could be implemented to further support development similar to the envisioned MSCC throughout the District; and,~~

WHEREAS, approximately $132,000 of the grant funds remain, and these must be utilized by December 31, 2013.

NOW THEREFORE BE IT RESOLVED that the Director of the Department of Planning & Community & Economic Development is authorized to negotiate a Contract for Purchase of Services with the Gebhardt Development team, or member(s) thereof, to assist with the planning and design of sustainable/green systems to be incorporated into the development currently envisioned by the Gebhardt Development team for the 800 North Block of E. Washington Avenue for an amount not to exceed $~~103,500~~55,000; and,

~~BE IT FURTHER RESOLVED that the Director of the Department of Planning & Community & Economic Development is authorized to negotiate a Contract for the Purchase of Services with Vandewalle & Associates, as an extension of their existing Capitol East District contract, to develop a Framework for District-wide Sustainable Development Initiatives in an amount not to exceed $24,000; and,~~

BE IT FURTHER RESOLVED that the Director of the Department of Planning & Community & Economic Development is authorized to prepare and release a Request for Proposals (RFP), and to hire a private development team to complete predevelopment activities for an MSCC, including tenant cultivation, site exploration, building design, and financial analysis, based on the MSCC Feasibility Study, in an amount not to exceed $75,000: and,

BE IT FURTHER RESOLVED that the Director of the Department of Planning & Community & Economic Development is authorized to utilize all remaining funds (approximately $~~4,500~~2,000) for ~~additional work of the aforementioned consultants or similar MSCC-related activities~~ Hiebing to conduct marketing/promotional work related to the MSCC Feasibility Study; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in a form approved by the City Attorney.