



Legislation Details (With Text)

**File #:** 53836      **Version:** 1      **Name:** Authorizing the Community Development Division (CDD) to undertake a Request for Qualifications (RFQ) process for the purpose of selecting a Developer/Owner/Operator of a new neighborhood center to replace an existing facility serving the Bridge Lake Point

**Type:** Resolution      **Status:** Passed

**File created:** 11/14/2018      **In control:** FINANCE COMMITTEE

**On agenda:** 3/19/2019      **Final action:** 3/19/2019

**Enactment date:** 3/25/2019      **Enactment #:** RES-19-00235

**Title:** Authorizing the Community Development Division (CDD) to undertake a Request for Qualifications (RFQ) process for the purpose of selecting a Developer/Owner/Operator of a new neighborhood center to replace an existing facility serving the Bridge Lake Point Waunona Way neighborhoods and directing CDD to make recommendations to the Common Council of one or more entities to fulfill those roles.

**Sponsors:** Sheri Carter, Samba Baldeh

**Indexes:**

**Code sections:**

**Attachments:** 1. V3 BLPW RFQ Draft 3.18.19.pdf, 2. BLW RFQ Version 2 w Memo.pdf, 3. BLPW RFQ DRAFT 11.21.18.pdf

Date	Ver.	Action By	Action	Result
3/19/2019	1	COMMON COUNCIL	Adopt	Pass
2/27/2019	1	COMMUNITY DEVELOPMENT DIVISION CONFERENCE COMMITTEE		
1/23/2019	1	COMMUNITY SERVICES COMMITTEE		
1/10/2019	1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE		
12/3/2018	1	COMMUNITY DEVELOPMENT DIVISION CONFERENCE COMMITTEE		
11/26/2018	1	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
11/20/2018	1	FINANCE COMMITTEE	Refer	
11/20/2018	1	COMMON COUNCIL	Refer	Pass
11/14/2018	1	Community Development Division	Referred for Introduction	

**Fiscal Note**

The proposed resolution authorizes the Community Development Division to issue a Request for Qualifications (RFQ) for a Developer, Owner, and Operator of a neighborhood center serving the Bridge Lake Point Waunona Way neighborhoods. The 2018 Adopted Capital Budget includes \$2,000,000 to be contributed toward construction of the Bridge Lake Point Community Center. No additional City appropriation is required.

**Title**

Authorizing the Community Development Division (CDD) to undertake a Request for Qualifications (RFQ)

process for the purpose of selecting a Developer/Owner/Operator of a new neighborhood center to replace an existing facility serving the Bridge Lake Point Waunona Way neighborhoods and directing CDD to make recommendations to the Common Council of one or more entities to fulfill those roles.

## Body

### Background

The 2018 Adopted Capital Budget authorizes the Community Development Division to contribute up to \$2 million toward the construction of a resident-inspired community facility in the Bridge Lake Point Waunona Way Neighborhood. These funds include up to \$1.4 million from the City's Community Development Block Grant program and up to \$600,000 of applied General Fund reserves derived from the City's share of the cash balance in TID 27 upon its closure in 2018. The goal of the project is to establish a centrally located facility providing space to better accommodate public gatherings and broader programming and other activities that meet the needs of neighborhood residents. Progress will be measured by greater capacity for uses desired by neighborhood residents and a corresponding increase in the facility's rate of use.

The proposed resolution authorizes the Community Development Division to issue a Request for Qualifications (RFQ) to select a development team, which is to include the future Owner and Operator of the new neighborhood center.

The activities authorized by this resolution do not have a fiscal impact. The contribution of City funds for construction costs, as approved in the Capital Budget, will be carried out through a Development Loan Agreement subsequent to the selection and approval of a development partner.

### Action

WHEREAS, the 2018 Adopted Capital Budget includes up to \$2 million (\$1.4 million from Community Development Block Grant Program funds and \$600,000 from City General Fund reserves) to support the development of a new neighborhood center serving the Bridge Lake Point Waunona Way neighborhoods; and

WHEREAS, the Community Development Division (CDD), in consultation with the CDD Conference Committee, is responsible for formulating recommendations to the Common Council that address the development, operations and programming at neighborhood centers that receive funding from the City of Madison; and

WHEREAS, the development of a new neighborhood center serving the Bridge Lake Point Waunona Way neighborhoods furthers the goals expressed in the 2015-2019 City of Madison Consolidated Plan for CDBG funds, namely to ensure the availability of community facilities that primarily benefit low- to moderate-income persons in Madison; and

WHEREAS, the City will assemble three parcels situated at the southeast corner of Lake Point Drive and Hoboken Road already under City and/or Community Development Authority Control, that total 39,545 square feet, to be used as the site for the new neighborhood center; and

WHEREAS, the City will retain ownership of these parcels and convey rights to use the properties for a neighborhood center, through a long-term ground lease, to the center's owner/operator; and

WHEREAS, the City of Madison lacks the staffing capacity and ability to raise the supplemental financing that will be necessary to develop and operate a new neighborhood center for the Bridge Lake Point Waunona Way neighborhoods.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby authorizes the Community Development Division to issue a Request for Qualifications (RFQ) for a Developer, Owner and Operator of a neighborhood center serving the Bridge Lake Point Waunona Way neighborhoods, and recommend to the Common Council for its approval an organization or organizations to carry out those roles.

