



Legislation Details (With Text)

File #: 56678 **Version:** 1 **Name:** Approving the selection of the team led by Vera Court Neighborhood Center, Inc. to develop, own and operate a replacement neighborhood center to serve the Bridge Lake Point Waunona neighborhoods, and authorizing the City to enter into a Col

Type: Resolution **Status:** Passed

File created: 7/10/2019 **In control:** Community Development Division

On agenda: 7/16/2019 **Final action:** 8/6/2019

Enactment date: 8/9/2019 **Enactment #:** RES-19-00564

Title: Approving the selection of the team led by Vera Court Neighborhood Center, Inc. to develop, own and operate a replacement neighborhood center to serve the Bridge Lake Point Waunona neighborhoods, and authorizing the City to enter into a Collaboration Agreement with Vera Court Neighborhood Center, Inc. and directing staff to move forward with creating a Purchase of Service Contract, Development Loan Agreement and Ground Lease for the purpose of building and operating a replacement center.

Sponsors: Sheri Carter, Samba Baldeh, Shiva Bidar

Indexes:

Code sections:

Attachments: 1. BLPW Request for Qualifications FINAL.pdf, 2. BLPW Application 2019.pdf, 3. Agency Current Operating Budget.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|---|--------|
| 8/6/2019 | 1 | COMMON COUNCIL | Adopt | Pass |
| 7/29/2019 | 1 | COMMUNITY DEVELOPMENT DIVISION CONFERENCE COMMITTEE | | |
| 7/22/2019 | 1 | FINANCE COMMITTEE | Return to Lead with the Recommendation for Approval | Pass |
| 7/17/2019 | 1 | COMMUNITY DEVELOPMENT DIVISION CONFERENCE COMMITTEE | Referred | |
| 7/16/2019 | 1 | COMMON COUNCIL | Refer | Pass |
| 7/10/2019 | 1 | Community Development Division | Referred for Introduction | |

The proposed resolution approves approve the selection of the team headed by Vera Court Neighborhood Center, Inc., as submitted, to develop the new Bridge Lake Point Waunona Neighborhood Center and become its future owner and operator. Pursuant to the terms of the Collaboration Agreement, the City of Madison will enter into a Development Loan Agreement in the amount of \$2 million with Vera Court Neighborhood Center, Inc., or its assigns. The 2019 Adopted Capital Budget authorizes the Community Development Division to contribute up to \$2 million toward the construction of a resident-inspired community facility serving the Bridge Lake Point Waunona Way Neighborhoods. No additional City appropriation is required.

Approving the selection of the team led by Vera Court Neighborhood Center, Inc. to develop, own and operate a replacement neighborhood center to serve the Bridge Lake Point Waunona neighborhoods, and authorizing the City to enter into a Collaboration Agreement with Vera Court Neighborhood Center, Inc. and directing staff to move forward with creating a Purchase of Service Contract, Development Loan Agreement and Ground

Lease for the purpose of building and operating a replacement center.

The 2019 Adopted Capital Budget authorizes the Community Development Division to contribute up to \$2 million toward the construction of a resident-inspired community facility serving the Bridge Lake Point Waunona Way Neighborhoods. 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 Community Development Division used a Request for Qualifications (RFQ) process to solicit a partner in this endeavor to perform the functions of planning, designing and constructing the new facility and becoming its future Owner and Operator. The purpose of this resolution is to select that partner team.

Action Items

WHEREAS, on March 19, 2019, the Common Council enacted RES-19-00235 (Legistar #53836), authorizing the Community Development Division (CDD) to undertake a Request for Qualifications process to select a developer/owner/operator of a new neighborhood center serving the Bridge Lake Point Waunona neighborhoods; and,

WHEREAS, on March 26, 2019 the CDD issued an RFQ) for the purposes describe above; and,

WHEREAS, CDD received a single proposal in response, from a team headed by Vera Court Neighborhood Center, Inc.; and,

WHEREAS, CDD convened a review panel to advise CDD staff in its evaluation of the proposal and the qualifications of the team, and organized a neighborhood meeting in which the applicant was asked to make a presentation of its proposal and respond to questions; and

WHEREAS, upon review of the proposal submitted by Vera Court Neighborhood Center, Inc. and consideration of input gathered at the neighborhood meeting and offered by the review panel, CDD staff has concluded the response and the team assembled by Vera Court Neighborhood Center, Inc. reasonably satisfy the criteria set forth in the RFQ document; and,

WHEREAS, based on that conclusion, the staff recommendation is to select the team led by Vera Court Neighborhood Center, Inc. to undertake the development of a replacement neighborhood center to serve residents in the Bridge Lake Point Waunona neighborhoods and become the facility's future owner and operator; and

WHEREAS, the City and Vera Court Neighborhood Center, Inc. will need to develop a Collaboration Agreement establishing initial terms of this partnership, which will describe the responsibilities of the City and Vera Court Neighborhood Center Inc. team in completing the development of a new neighborhood center; and

WHEREAS, the Collaboration Agreement will address anticipated benchmarks, performance outcomes and other requirements related to Vera Court Neighborhood Center Inc. gaining site control, receiving land use approvals and securing City financing for the project.

NOW THEREFORE BE IT RESOLVED, that the Common Council does hereby approve the selection of the team headed by Vera Court Neighborhood Center, Inc., as submitted, to develop the new Bridge Lake Point Waunona Neighborhood Center and become its future owner and operator; and,

BE IT FURTHER RESOLVED, that the Common Council authorizes the Mayor and the City Clerk to enter into a Collaboration Agreement with Vera Court Neighborhood Center, Inc. for the purpose of carrying out this

project; and,

BE IT FURTHER RESOLVED, pursuant to the terms of the Collaboration Agreement, the City will enter into a Development Loan Agreement in the amount of \$2 million with Vera Court Neighborhood Center, Inc, or its assigns; 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.