City of Madison

Legislation Details (With Text)

File #:	80843	**Version:**	1	**Name:**	12776 - Fire Station No 6 Surplus Disposal to MATC
Type:	Resolution			**Status:**	Passed
File created:	11/14/2023			**In control:**	Economic Development Division
On agenda:	12/5/2023			**Final action:**	12/5/2023
Enactment date:	12/13/2023			**Enactment #:**	RES-23-00781

Title: Authorizing execution of a Purchase and Sale Agreement with Madison Area Technical College and/or its assigns for the sale of surplus property located at 825 W. Badger Road (Fire Station No. 6) for the purposes of expanding the Goodman South Campus. (District 14)

Sponsors: Satya V. Rhodes-Conway, Isadore Knox Jr., Regina M. Vidaver, Barbara Harrington-McKinney

Indexes:

Code sections:

Attachments: 1. 12776 LOI.pdf

Date	Ver.	Action By	Action	Result
12/5/2023	1	COMMON COUNCIL	Adopt	Pass
11/27/2023	1	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
11/21/2023	1	COMMON COUNCIL	Refer	Pass
11/14/2023	1	Economic Development Division	Referred for Introduction	

Town Hall..Fiscal Note

The proposed resolution authorizes the sale of City-owned property to Madison College for $1.00 in order for Madison College to construct and operate a childcare facility, a need identified in the South Madison Comprehensive Plan (RES-22-00026, Leg file 68084). No additional City appropriation required.

As Master Developer of the Park and Badger Area (RES-23-00652, Leg file 80082), the Community Development Authority (CDA) has included the replacement of Fire Station 6 in its South Madison Redevelopment project in the 2024 Capital Improvement Plan (CIP), and the station will be temporarily locate at the former Town of Madison Hall (2120 Fish Hatchery Rd) until construction of the new station is complete (estimated to be 2027).

Title

Authorizing execution of a Purchase and Sale Agreement with Madison Area Technical College and/or its assigns for the sale of surplus property located at 825 W. Badger Road (Fire Station No. 6) for the purposes of expanding the Goodman South Campus. (District 14)

Body

WHEREAS, Fire Station No. 6, 825 W. Badger Road (the “Property”), is wholly owned and operated by the City of Madison (“City”); and

WHEREAS, the estimated costs of renovating the existing Fire Station No. 6 nearly exceed the cost of new construction, and the City has moved to designate Fire Station No. 6 as surplus property per the process prescribed by MGO 8.075; and

WHEREAS, the City has identified a suitable City-owned replacement site for Fire Station No. 6 immediately across Badger Road from the existing site as part of the planned Park and Badger redevelopment project to

be led by the Community Development Authority (Enactment No. RES-23-00652, File I.D. No. 80082), with the station temporarily relocated to the City-owned former Town of Madison Hall, 2120 Fish Hatchery Road, until a new facility is constructed in 2027; and

WHEREAS, Madison Area Technical College (the “College”) has expressed its desire to acquire and demolish the existing improvements upon the Property and construct an expansion to the adjacent Madison College Goodman South Campus building; and

WHEREAS, the expansion shall initially be used primarily to provide for instructional spaces for early childhood educators; a licensed childcare facility; and related uses principally related to the educational mission of the College (the “Project”); and

WHEREAS, the South Madison Plan (Enactment No. RES-22-00026, File I.D. No. 68084); recognizes the need for expanded childcare service availability in the neighborhood, which shall be provided by the proposed Project; and

WHEREAS, the City has agreed to sell the Property to the College for a purchase price of One Dollar ($1.00) for purposes of constructing and principally operating the Project for the above listed principal uses for a period of not less than ten (10) years as outlined in the attached Letter of Intent (the “LOI”); and

WHEREAS, the LOI outlines the terms to be incorporated in a Purchase and Sale Agreement, and other necessary legal encumbrances and contingencies prior to Closing (together, the “Agreements”).

NOW THEREFORE BE IT RESOLVED that the City hereby authorizes the execution of a Purchase and Sale Agreement and related Agreements with Madison Area Technical College and/or its assigns for the sale of Fire Station No. 6 for the Project, on terms and conditions substantially, though not exclusively, contained in the LOI attached hereto.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign, accept, and record any and all documents and legal instruments required to complete the transaction contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.