



Legislation Text

File #: 11307, **Version:** 2

Fiscal Note

The recommendations would require the City (on behalf of the CDA), as part of the CDA's acquisition of the Truman Olson Army Reserve Center, to purchase a separate site for development of housing to assist homeless persons, as proposed by Porchlight and Goodwill. A parcel of land located on Nakoosa Trail that is currently owned by the City of Madison Water Utility has been identified as a favorable site for Porchlight. The value of the land is estimated to be \$425,000 for a buildable site. An alternative location to accommodate Goodwill has yet to be identified, and a cost to accommodate Goodwill has yet to be determined. Funds will likely be required sometime between 2009 and 2011.

In addition, the recommendations include purchase by the CDA of the Truman Olson Reserve Center for public infrastructure and development purposes that comport with the Wingra BUILD Plan. The appraised value of the Truman Olson site is currently estimated to be \$1.3 million, with acquisition likely to occur in 2011. Additionally, an estimated \$900,000 is required for the demolition of the existing Truman Olson structure and the construction of a Cedar Street extension, which is likely to occur in 2012.

Further Council authorizations will be required for Resolutions enabling the purchase of the proposed Nakoosa Trail site, the accommodation of Goodwill, and the purchase of the Truman Olson Reserve Center, and for inclusion in the City capital budget.

Title

AMENDED - Adopting the recommendations outlined in the Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property and authorizing submission by the LRA of said documents to the Federal Government.

Body

WHEREAS, the Community Development Authority (CDA) of the City of Madison, Wisconsin was designated the Local Redevelopment Authority (LRA) for the disposition of the Truman Olson United States Army Reserve Center ("Truman Olson") at 1402 S. Park Street on June 5, 2007 by the City of Madison Common Council; and,

WHEREAS, the LRA advertised the availability of the Truman Olson property per Federal guidelines, and received four (4) Notices of Interest (NOIs) prior to the December 14, 2007 deadline; and,

WHEREAS, the City of Madison's previously adopted Wingra BUILD Plan outlines the community's vision for the Truman Olson property, and surrounding neighborhood; and,

WHEREAS, the LRA directed its Community Development Sub-Committee to review the four (4) NOIs and provide a recommendation to the LRA; and,

WHEREAS, on May 29, 2008 the Community Development Sub-Committee directed staff to begin preparing a Redevelopment Plan for the Truman Olson property that calls for use of the site for economic development purposes as outlined in the Wingra BUILD Plan, and further to explore alternative locations to accommodate the Notices of Interest submitted by both Goodwill and Porchlight, with Porchlight being given first priority; and,

WHEREAS, on June 23, 2008 the Community Development Sub-Committee recommended forwarding

the draft Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents to the LRA; and,

WHEREAS, the LRA held a public hearing on the draft Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents on July 10, 2008; and,

WHEREAS, on July 10, 2008, the Community Development Authority of the City of Madison, acting as the Local Redevelopment Authority (LRA), did as follows:

1. Amended the draft Homeless Assistance Submission to include the following statement as the fourth paragraph within the fourth section:

“If in the event an alternative equivalent piece of real estate is not found by the time of the Truman Olson property closing, then Porchlight, Inc. will be accommodated on the Truman Olson site subject to regulatory approvals including zoning, land use, and other adopted policies.”
2. Conditionally accepted the recommendations outlined in the Redevelopment Plan and Homeless Assistance Submission documents (with the amendment noted above), recognizing that additional information regarding the fiscal impacts of the recommendations is required before final approval can be granted.
3. That the draft Redevelopment Plan and Homeless Assistance Submission require refinement before they can be submitted to the Federal Government, including the preparation of Legally Binding Agreements (LBAs) as outlined in the draft Homeless Assistance Submission.
4. That the LRA desires to continue serving as the lead referral body for the preparation of these documents; however, that discussion and guidance from the Common Council, Board of Estimates, CDBG Commission, Plan Commission, and other City bodies as recommended, is warranted at this time due to fiscal and land use considerations. As such, the LRA forwards the draft Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents to the aforementioned bodies for further discussion and refinement, with the LRA serving as lead referral.
5. That contingent upon LRA and Common Council approval of the final Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents, the LRA hereby authorizes the Executive Director to submit said documents to the Federal Government in accordance with Federal guidelines.

NOW THEREFORE BE IT RESOLVED that the City of Madison Common Council adopts the recommendations outlined in the Redevelopment Plan, Homeless Assistance Submission (including Legally Binding Agreements), and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property and authorizes submission of said documents by the LRA to the Federal Government.

BE IT FURTHER RESOLVED that Council authorizations will be required for resolutions enabling the purchase of the proposed Nakoosa Trail site, the accommodation of Goodwill, and the purchase of the Truman Olson Reserve Center, and for inclusion in the City Capital Budget.

BE IT FINALLY RESOLVED that if any portion of this project is unsuccessful (because of expenses, site feasibility or HUD/DOD denials), then the homeless assistance plan returns to the Truman Olson location, subject to zoning, land use and other necessary approvals.