



Legislation Text

File #: 71123, **Version:** 1

Fiscal Note

The cost for the project planning, design, and construction for improvements of the Glenway Golf Park Clubhouse will be paid for using private donations. The estimated value of this work is approximately \$250,000. The City will, as owner of the improvements, add the value of the construction as an asset to the City's Golf Enterprise Fund's balance sheet.

Overall, there is no major impact to revenue expected within the Golf Enterprise Program in 2022 as a result of this project. The adopted programming plan will minimally reduce tee times available, but programming in the improved Clubhouse of the Glenway Golf Park is expected to generate additional revenue over time.

The plan includes significant improvements to accessibility of the clubhouse and provides the ability for greater flexibility of food, beverage and merchandise offerings. In addition, a portion of the donation may be used to provide investments into updated, energy efficient building components, such as plumbing infrastructure, refrigeration units, windows and potentially insulation.

Similar to 2022 projections, future financial impacts are influenced by numerous factors. Staff anticipates modest revenue growth with the project and estimates costs to maintain the clubhouse will be below current levels. In total, staff estimates that future financial results from the project should have a net positive impact of between \$20,000 and \$60,000 per year. The improvements should last, if maintained appropriately, for well over 25 years.

Title

Authorizing the Mayor and City Clerk to enter into a Donation Agreement and Construction Agreement with the Madison Parks Foundation for the Privately Funded Improvement of the Glenway Golf Park Clubhouse.

Body

WHEREAS, the Glenway Golf Course first opened for play in 1927 and, while consistently popular and profitable, has deferred capital needs that had not been met for decades; and,

WHEREAS, on June 18, 2019, by RES-19-00456, Legistar File No. 56004, the Common Council created the Task Force on Municipal Golf in Madison Parks in order to make recommendations regarding the future of municipal golf in Madison; and,

WHEREAS, on January 5, 2021, by RES-21-00007, Legistar File No. 61936, the Council accepted the final report and recommendations of the Task Force. Among the recommendations of the Task Force was to promote equity and inclusion at the courses, increasing utilization of courses for non-golf purposes, and making responsible capital investments in the facilities; and,

WHEREAS, in 2021, the City was approached by the Madison Parks Foundation, the City's official non-profit fund raising collaborator for the City's parks and open space system, regarding a potential private donation to make course improvements at Glenway Golf Course that would promote many of the recommendations from

the Task Force; and,

WHEREAS, on March 16, 2021, by RES-21-00174, Legistar File No. 64472, the Common Council authorized a Donation Agreement and a Developer's Agreement with the Madison Parks Foundation and Michael and Jocelyn Keiser for the Privately Funded Improvement of Glenway Golf Course, which agreements included a donation of time, expertise, and private funding to create and implement an updated Master Plan for Glenway to reimage municipal golf, enhancing and improving the course while making the property more inclusive and welcoming to the entire community. The Keiser donation and Glenway improvements are to be accepted by the City, and the course reopened to the public, in 2022; and,

WHEREAS, as agreed through the development of the Donation Agreement, the Board of Park Commissioners adopted the Glenway Golf Park Programming Plan on March 9, 2022 (Legistar 69413), which rebrands the course as The Glen Golf Park to promote community accessibility and inclusivity and furthers the recommendations of the Task Force on Municipal Golf; and,

WHEREAS, following the donor-sponsored course improvement project, the City was once again approached by the Madison Parks Foundation regarding a potential donation to improve the existing clubhouse at Glenway Golf Park through grassroots efforts of local licensed trades professionals; and,

WHEREAS, the proposed clubhouse improvement project will complement the course renovation, promote accessibility and inclusivity, further brand recognition, improve environmental sustainability of the facility, create an inviting gathering space and improve Golf Enterprise facilities without Capital investment from the City; and,

WHEREAS, the Madison Parks Foundation is agreeable to facilitating the clubhouse improvement plan and physical improvements at Glenway Golf Park.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to enter into a Donation and Improvement Agreement (the "Donation Agreement") with the Madison Parks Foundation for the Glenway Golf Park Clubhouse Improvements, on a form and in a manner that is approved by the City Attorney and the Parks Superintendent; and,

BE IT FURTHER RESOLVED that the Parks Superintendent is authorized to accept, on behalf of the City and after consultation with the City Engineer, plans for the Glenway Clubhouse improvement and to approve any plans and specifications for the privately funded Clubhouse improvement project; and,

BE IT FURTHER RESOLVED that the Madison Parks Foundation is authorized to construct public improvements to Glenway Golf Course consistent with the approved Clubhouse plans, in accordance with the terms of the Contract For the Donation and Construction of Public Improvements to be Accepted by the City of

Madison (the "Construction Agreement") at the sole cost of the developer; and,

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to enter into the Construction Agreement, on a form and in a manner that is approved by the City Attorney, the Parks Superintendent and the City Engineer; and,

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