2024 RES-018

AUTHORIZING THE TRANSFER OF REAL ESTATE AT 715 RETHKE AVENUE TO
CSC Madison East, LLC

In 2014, the City of Madison led an effort to develop an affordable housing project dedicated to housing individuals in need of permanent supportive housing. The project is located at 715 Rethke Avenue in the City of Madison.

Dane County contributed to the cost of the project by buying the land and purchasing a commercial condominium unit within the building. The land and condominium were then leased back to the project owner for a nominal amount.

For various reasons, the project struggled to the point where the entity that owned and managed the building dissolved and the building was placed in receivership. The court has granted the receiver permission to market the project to affordable housing developers so that it can be repositioned and continue as an affordable housing project, but with a change in the tenant mix resulting in fewer units being dedicated to persons in need of permanent supportive housing.

Cinnaire Solutions has proposed to rehabilitate the Rethke property. The County would transfer ownership of the land and condominium unit at Rethke for One dollar ($1.00) to CSC Madison East, LLC on the condition that the property be subject to a land use restriction agreement guaranteeing affordability. By way of this transfer of ownership, the leases for the condominium and land between the County and Rethke Washington, LLC will be terminated.

THEREFORE BE IT RESOLVED that the land and condominium unit owned by Dane County located at 715 Rethke Avenue be transferred to CSC Madison East, LLC on the condition that the development continue to be subject to a land use restriction agreement guaranteeing affordability and that the County Real Estate Officer be authorized to execute documents necessary for the transfer.