



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 67422

File ID: 67422

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 09/14/2021

File Name: 11716 - Homeless Shelter 2002 Zeier Rd

Final Action:

Title: Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road (the "Property") in the City of Madison for use as a temporary men's homeless shelter and as a long-term site for redevelopment. (17th A.D.)

Notes:

CC Agenda Date: 10/05/2021

Sponsors: Satya V. Rhodes-Conway, Jael Currie, Yannette Figueroa Cole, Keith Furman, Regina M. Vidaver, Juliana R. Bennett, Grant Foster and Brian Benford

Effective Date:

Attachments: PSA 2002 Zeier Rd JPS Comments 8-26-21 Clean - SELLER SIGNED 31AUG2021.pdf, Written Public Comment #67422.pdf

Enactment Number:

Author: Dan Rolfs, Community Development Project Manager

Hearing Date:

Entered by: afreedman@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	09/14/2021	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (9/27/21), City-County Homelessness Issues Committee (10/4/21)					
1	COMMON COUNCIL	09/21/2021	Add Referral(s)				Fail
	Action Text:	A motion was made by Abbas, seconded by Martin, to Add Referral(s). The motion failed by the following vote:					
		Ayes: 5	Nasra Wehelie; Sheri Carter; Gary Halverson; Charles Myadze and Barbara Harrington-McKinney				
		Noes: 15	Patrick W. Heck; Lindsay Lemmer; Michael E. Verveer; Regina M. Vidaver; Brian Benford; Juliana R. Bennett; Nikki Conklin; Yannette Figueroa Cole; Arvina Martin; Syed Abbas; Tag Evers; Grant Foster; Jael Currie; Keith Furman and Christian A. Albouras				
		Non Voting: 1	Satya V. Rhodes-Conway				
1	COMMON COUNCIL	09/21/2021	Refer	FINANCE COMMITTEE		09/27/2021	Pass

Action Text: A motion was made by Abbas, seconded by Martin, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Notes: Additional Referral to City-County Homelessness Committee (10/4/21)

1 FINANCE COMMITTEE 09/21/2021 Refer CITY-COUNTY HOMELESS ISSUES COMMITTEE 10/04/2021

Action Text: This Resolution was Refer to the CITY-COUNTY HOMELESS ISSUES COMMITTEE

Notes:

1 FINANCE COMMITTEE 09/27/2021 RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Pass

Action Text: A motion was made by Abbas, seconded by Carter, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Notes:

Ayes: 4 Jael Currie; Yannette Figueroa Cole; Keith Furman and Michael E. Verveer

Noes: 2 Syed Abbas and Sheri Carter

Abstentions: 1 Satya V. Rhodes-Conway

1 CITY-COUNTY HOMELESS ISSUES COMMITTEE 10/04/2021 Return to Lead with the Recommendation for Approval FINANCE COMMITTEE Pass

Action Text: Public Comment period; see attached.

A motion was made by Benford, seconded by Alder Figueroa Cole to Return to Lead with Recommendation to APPROVE Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road (the "Property") in the City of Madison for use as a temporary men's homeless shelter and as a long-term site for redevelopment. (17th A.D.)

Motion passed unanimously.

Notes:

1 COMMON COUNCIL 10/05/2021

Text of Legislative File 67422

Fiscal Note

The proposed resolution authorizes the City of Madison to purchase the property located at 2002 Zeier Road for use as a temporary men's homeless shelter and as a long-term site for redevelopment. The estimated cost for the acquisition is \$2,635,000, plus an estimated \$580,000 for environmental studies, closing costs, and architectural / engineering services to prepare plans for the renovation / conversion of the Property to a site for a temporary men's homeless shelter. The property acquisition and accompanying costs will be funded by available budget authority the Economic Development Division's Land Banking capital program and/or the General Land Acquisition Fund capital program . No additional City appropriation is required.

Title

Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road (the "Property") in the City of Madison for use as a temporary men's

homeless shelter and as a long-term site for redevelopment. (17th A.D.)

Body

WHEREAS, BIP Enterprises, LLC (“Seller”) is the owner of the property located at 2002 Zeier Road, which contains 2.67 acres improved with a 31,550 square foot retail building (the “Property”), legally described as follows:

Lots 32 & 32, REGIONAL EAST PHASE II

WHEREAS, the City of Madison (“City”) desires to purchase the Property on which to establish, in partnership with Dane County, a facility that will provide shelter services to men experiencing homelessness, and;

WHEREAS, the Mayor directed City Real Estate Staff to pursue the purchase of one or more properties suitable for such use, and;

WHEREAS, the City’s acquisition of the Property would allow the City, in collaboration with Dane County, to create a new space to serve individuals experiencing homelessness; and

WHEREAS, the City is currently housing individuals at its First Street building, which is the expected future site of the Madison Public Market; and

WHEREAS, in order to facilitate both the Public Market project and this shelter project in 2022, the City requires a temporary homeless shelter be constructed while a permanent shelter site is identified and prepared; and

WHEREAS, the Seller agrees, by virtue of an executed Purchase and Sale Agreement (“Agreement”), to sell the Property to the City for a purchase price of \$2,635,000, which was negotiated based upon an appraisal approved by the City’s Office of Real Estate Services; and

WHEREAS the completion of architectural / engineering work is the first step toward preparing the existing facility located on the Property for use as a temporary men’s homeless shelter.

NOW, THEREFORE, BE IT RESOLVED that the City’s Common Council hereby authorizes the City’s execution of a Purchase and Sale Agreement, as Buyer, for the purchase of the Property subject to the terms and conditions contained in the Agreement attached hereto; and

BE IT FURTHER RESOLVED that the City will continue efforts, in collaboration with Dane County to establish a permanent men’s homeless shelter, including by pursuing and applying any funds which may be authorized by the Dane County Board of Supervisors to help acquire and/or renovate the Property for such use; and,

BE IT STILL FURTHER RESOLVED that City Staff are authorized to enter into contracts to address property holding costs including, but not limited to, grass cutting, landscaping maintenance, snow removal and general maintenance; and

BE IT FINALLY 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.