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3 **2023 RES-410**
4 **AUTHORIZING THE ASSIGNMENT OF THE GROUND AND CONDOMINIUM**
5 **LEASES AT 715 RETHKE AVENUE TO CINNAIRE SOLUTIONS CORPORATION OR**
6 **A WHOLLY-OWNED SUBSIDIARY THEREOF**
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8 In 2014, the City of Madison led an effort to develop an affordable housing project
9 dedicated to housing families in need of permanent supportive housing. The project is
10 located at 715 Rethke Avenue in the City of Madison.

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12 Dane County contributed to the cost of the project by buying the land the building was
13 constructed on and purchasing a commercial condominium unit within the building. The
14 land and condominium were then leased back to the project owner for a nominal
15 amount with the agreement that the property would be used for affordable housing.

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17 For various reasons, the project struggled to the point where the entity that owned and
18 managed the building dissolved and the building was placed in receivership. The court
19 has granted the Receiver permission to market the project to affordable housing
20 developers so that it can be repositioned and continue as an affordable housing project.

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22 Two affordable housing developments, the Rethke Terrace Apartments and Tree Lane
23 Apartments, are in the process of being sold to Cinnaire Corporation. This is the
24 culmination of an unprecedented legal and legislative process that, once concluded, will
25 prevent the two properties from falling into further disrepair and preserve affordable
26 housing for its current and future tenants. Cinnaire Corporation is a non-profit
27 affordable housing developer that has built projects for more than 30 years in
28 communities across the United States and in Wisconsin. Cinnaire staffs a local office in
29 Madison, WI.

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31 Upon assignment, the terms and conditions of the leases remain unchanged and in full
32 force and effect. The lease shall not be assigned to Cinnaire Corporation if their
33 purchase of the property is not finalized.

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35 **NOW, THEREFORE, BE IT RESOLVED** that the Dane County Executive and the Dane
36 County Clerk are authorized to execute on behalf of Dane County a Lease Assignment
37 and Approval of Lease Assignment approving the assignment of the Rethke Avenue
38 Condominium and Ground Leases and other associated documents related to the
39 assignment, as set forth above.
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