-
т

## 2

## 2023 RES-411

## AUTHORIZING THE ASSIGNMENT OF THE GROUND AND CONDOMINIUM LEASES AT 7933 TREE LANE TO CINNAIRE SOLUTIONS CORPORATION OR A WHOLLY-OWNED SUBSIDIARY THEREOF

6 7

8 In 2017, the City of Madison led an effort to develop an affordable housing project dedicated to
9 housing families in need of permanent supportive housing. The project is located at 7933 Tree
10 Lane in the City of Madison.

11 Dane County contributed to the cost of the project by buying the land the building was

12 constructed on 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 with the

agreement that the property would be used for affordable housing.

15 For various reasons, the project struggled to the point where the entity that owned and

16 managed the building dissolved and the building was placed in receivership. The court has

17 granted the Receiver permission to market the project to affordable housing developers so that

18 it can be repositioned and continue as an affordable housing project.

19 Two affordable housing developments, the Rethke Terrace Apartments and Tree Lane

20 Apartments, are in the process of being sold to Cinnaire Corporation. This is the culmination of

an unprecedented legal and legislative process that, once concluded, will prevent the two

22 properties from falling into further disrepair and preserve affordable housing for its current and

future tenants.Cinnaire Corporation is a non-profit affordable housing developer that has built

24 projects for more than 30 years in communities across the United States and in Wisconsin.

- 25 Cinnaire staffs a local office in Madison, WI.
- 26

27 Upon assignment, the terms and conditions of the leases remain unchanged and in full force

and effect. The lease shall not be assigned to Cinnaire Corporation if their purchase of the

29 property is not finalized.

30

NOW, THEREFORE, BE IT RESOLVED that the Dane County Executive and the Dane County
 Clerk are authorized to execute on behalf of Dane County a Lease Assignment and Approval of

33 Lease Assignment approving the assignment of the Tree Lane Condominium and Ground

Leases and other associated documents related to the assignment, as set forth above.