

**Mid-State Street Parking and Mixed-Use Facility  
Evaluation Team  
Meeting Notes  
January 12, 2005**

***Members Present:***

Trudy Barash, Dean Brassler, Sheridan Glen, Ald. Ken Golden, Kevin Hoag, Jeanne Hoffman, Bill Knobloch, Archie Nicolette, Mark Olinger, Susan Schmitz, Ald. Mike Verveer, Ledell Zellers, and Anne Zellhoefer

***Introduction of Team Members Present:***

Team members introduced themselves and which group they represented. They are as follows:

- Ald. Verveer, District Alder
- Ald. Golden, Board of Estimates
- Ms. Schmitz, Downtown Madison, Inc.
- Mr. Hoag, Transit and Parking Commission
- Ms. Barash, GSSBA
- Mr. Glen, Capitol Neighborhoods, Inc. (During introductions Mr. Glen disclosed that his firm, First Weber, is in active negotiations to be the real estate firm to handle the sales of the condominiums developed with Statehouse West).
- Ms. Zellers, Capitol Neighborhoods, Inc.
- Mr. Brassler, Comptroller's Office
- Mr. Knobloch, Parking Utility
- Ms. Hoffman, Mayor's Office
- Mr. Nicolette, Planning & Development
- Ms. Zellhoefer, City Attorney's Office
- Mr. Olinger, Planning & Development

***Review of Amended Third Substitute Resolution #61726:***

Mr. Olinger reviewed the Resolution which formed the basis of the RFP, the process to be followed in reviewing any responses, and the constitution of the Evaluation Team.

***Review of Statehouse West, LLC Proposal:***

The handout on the summary of the proposal from Statehouse West was reviewed (all Team members did receive a copy of the complete proposal earlier).

Under Proposal Requirement #1, there was a suggestion by Ms. Zellers wondering if any spaces might be available for an occupant of the Women's Building. Ms. Hoffman disclosed that representatives of the Women's Building had contacted the Mayor's Office and suggested that the idea be brought to the Evaluation Team. A number of questions were raised and discussed concerning opportunities to lease stalls in the ramp and if more than one company wanted to do

that how that might be addressed, operational issues, management issues of the parking, etc., also were raised, especially as it refers to how the Parking Utility will operate the facility. That is not known at this time.

Single point of access was also noted as concern by Parking Utility.

There was strong consensus by the Evaluation Team that the new public parking stalls at Mid-State Street would be for short-term parking – and that “event parking” would not occur.

Mr. Olinger stated that negotiations over details of any sale / transfer would be ongoing and that what was prepared was not the final terms.

Ms. Barash expressed concern bulk and massing of proposed building. Ms. Zellers expressed her concern that Pizzeria Uno and BOP building was left out and three houses on West Gilman were still in project. Seemed to her that this was a lost opportunity. General discussion followed that the adopting Resolution did state that the houses could be included and that the West Gorham property where Pizzeria Uno / BOP is located was also eligible to be included. As far as staff knows, Statehouse West did not contact ULI – building owners about being a part of project.

Further discussion from the Evaluation Team concerned the need for more detail on setbacks, elevations, etc. A specific request from Ald. Golden asked for more drawings to help in the discussion when the Evaluation Team meets Statehouse West. It was noted that a model will be required further in the review process.

### ***Discussion / Determination of Responsiveness to RFP:***

There was consensus that the Statehouse West proposal was responsive to the RFP.

### ***Next Steps:***

Mr. Olinger handed out a tentative schedule (attached for those not in attendance at January 12, 2005 meeting) that showed an introduction of a Resolution conditionally accepting the proposal, authorizing staff to continue negotiations, authorize the Parking Utility to release an RFP and authorize the establishment of a Redevelopment District for purposes of facilitating development of the project.

The Evaluation Team would like to meet with the Statehouse West development team. The next meeting was set for January 31, 2005 at 5:00 p.m. in Room LL110 of the Madison Municipal Building. Mr. Olinger would convey the meeting time and place to Mr. Brink of Statehouse West.

There being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark A. Olinger". The signature is stylized with a large, circular flourish at the end.

Mark A. Olinger, Director  
Department of Planning & Development

## Tentative Schedule for the Mid-State Street Project and Parking Ramp:

	<b>RFP PREPARED DATE</b>	<b>REVISED DATE</b>
• <b>Resolution Introduced @ Common Council Determining Responsiveness to RFP / Authorizing Release of RFP for City's Ramp</b>	N/A	February 1, 2005
• Common Council Authorizes the Contract for Design Services	February 1, 2005	TBD
• <b>TPC Review</b>	N/A	February 8, 2005
• <b>BOE Review</b>	N/A	February 14, 2005
• Begin Design for Mid-State Street Ramp	February 21, 2005	TBD
• <b>Council Adoption of Resolution</b>	N/A	February 22, 2005
• <b>Issue RFP for Architectural and Engineering Design Services for the Mid-State Street Ramp</b>	November 5, 2004	February 25, 2005
• <b>Receipt of Proposals for Mid-State Street Ramp</b>	December 3, 2004	March 25, 2005
• Adoption of a Relocation Order for the Land Acquisition for the Mid-State Street Parking Ramp	April 19, 2005	TBD
• Advertisement for Bid for Mid-State Street Parking Ramp	January 6 – 27, 2006	January 6 – 27, 2006
• Common Council Awards Mid-State Street Parking Ramp Construction	February 21, 2006	February 21, 2006

**Bold = Revised**