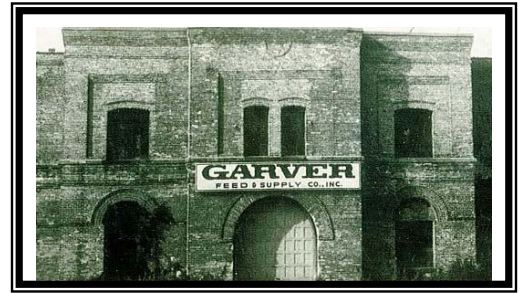


Garver Feed Mill Re-Use Committee
Public Information Meeting #1
January 18, 2007
6:30 – 8:30 PM
Location: Olbrich Botanical Gardens



Minutes
Garver Feed Mill Re-Use Committee
Public Information Meeting #1
Thursday, January 18, 2007
Olbrich Botanical Gardens
6:30 PM – 8:30 PM

I. Call to order and determination of Quorum

Present: Barker, Birke, McFadden, Palm, Host-Jablonski, and Skidmore.

Absent:

Staff: Rolfs, Widstrand, Sladky, Stepnik,

Olson arrived at 8 PM.

II. Introduction

Barker provided an overview of the process, as well as the outcomes that the committee is looking for tonight.

III. Overview of Project

Widstrand provided an overview of the project and a brief history of the Garver property.

IV. Questions

There were no questions about the overview of the project or the history of the Garver building.

V. Presentation on Building Condition

Lou Host-Jablonski gave a presentation on the building's condition.

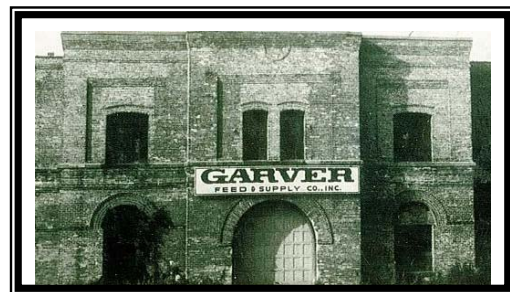
VI. Questions

There were several questions focused around how the reconstruction would take place and how long it would take. These questions also touched on what level of historical accuracy would be required in any reconstruction.

VII. Presentation of Financial Scenarios

Rolfs gave a presentation on the financial scenarios that staff had run to date.

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VIII. Questions

Questions centered on the end use and having it tied to the programs inside, as well as the overall financial scenarios themselves. Ownership of the end use / product was also discussed.

IX. Open Public Input

Staff estimated that there were approximately 70 people from the public present at the meeting.

Barker gave a brief overview of the criteria that the committee had developed to date.

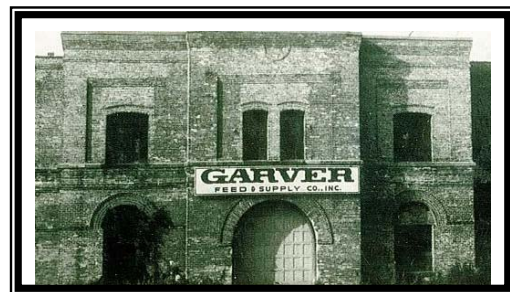
Questions from the public included:

- Would one entity be allowed to respond to part of the RFP, and act as only one portion of an end product?
- Was the meeting set up to review an arts incubator, or review the criteria?
- What kind of entities would respond to the final proposal?
- What kind of requirements was the committee going to set on access for those with physical impairments?
- What kind of costs would a use need to generate on a per square foot basis to cover the costs of rehabilitation?
- What kinds of uses did existing City planning documents support?
- Would the City balance the use of the building to ensure that an end use would be financially viable while also filling a public need?
- When would the study that the City of Madison worked with Common Wealth Development to finish be completed?
- What minimum level of public access to the building would be required of respondents to the RFP?
- Once proposals are received, what is the process that will be used to evaluate criteria and come to an agreement with a respondent?

Criteria that the public would like to see included:

- Preference would be given to respondents that would ensure equal access to all of the public.
- An arts incubator would be a use that should be supported.
- The conflicts between historic preservation and green construction would need to be hashed out.

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- Creating a space that reaches out to all levels of diversity, reaching out to many levels of the community, for example, reaching out to those that feel they are not incorporated into the Overture Center.
 - Performing arts, moving arts, and circus arts should be included in a final project. Cycropia Performing Arts would like to have a space in the final project.
 - Emphasizing bike and pedestrian access to the building over other modes of transportation.
 - Some kind of publicly oriented business that would be available to passers by, as well as the community at large.
 - The educational component is an essential criterion for the end use of the space. This criterion should be further fleshed out in the end request for proposals.
 - Not putting a specific percentage on the types of uses within the building to encourage creative uses, as well as not stifle creativity.
 - Encouraging an education component that focuses on watersheds.

Alder Olson arrived at 8 PM.

Alder Skidmore arrived at 8:24 PM

There were multiple citizens supporting the use of the Garver building for an arts incubator. It was noted that an arts incubator would be difficult to achieve due generating low revenues, along with the large costs projected for the rehab of the building. Commonwealth representatives addressed this issue by emphasizing the importance of committing sufficient financial resources at the beginning of the project.

X. Next Meeting Dates

Committee meetings (5:30 – 7:30 PM)

January 30 - (Parks Dept. Conference Room, City of Madison Municipal Building, Room 120)

February 19 - (Parks Dept. Conference Room, City of Madison Municipal Building, Room 120)

February 28 - (**City of Madison Municipal Building, Room LL-110**)

March 12 - (Parks Dept. Conference Room, City of Madison Municipal Building, Room 120)

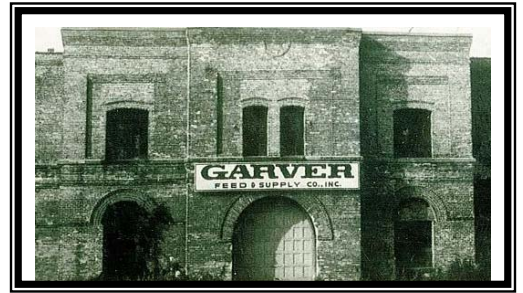
Public Mtg #2 (Olbrich Botanical Gardens) - 6:30 - 8:30 PM

February 5

XI. Adjourn

The meeting adjourned at 8:33 PM.

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If you need an interpreter or require an accommodation, please contact this Department at 266-4635, TDD# 266-4747.