

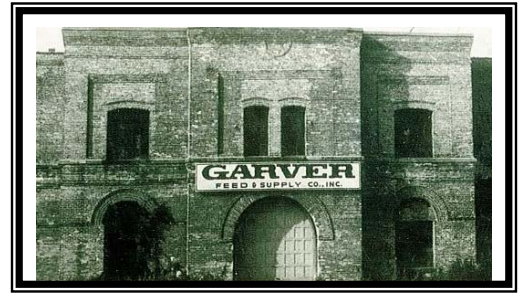
# Garver Feed Mill Re-Use Committee

October 26, 2006

5:30 PM

Location: Olbrich Botanical Gardens

---



## MINUTES

**Garver Feed Mill Re-Use Committee  
Thursday October 26, 2006  
Olbrich Botanical Gardens Meeting Room  
5:30 PM – 6:30 PM**

### **I. Introductions**

Present: McFadden, Olson, Palm, Barker, Birke,

Absent: Skidmore

Host-Jablonski arrived at 5:50 PM.

Staff: Widstrand, Stepnik, Constans, Rankin, Rolfs, Sladky

A motion was made by Olson, seconded by Birke, to appoint Barker as Chair of the Committee. The motion carried unanimously.

A motion was made by Barker, seconded by Birke to appoint McFadden as Vice-Chair of the committee. The motion carried unanimously.

Discussion took place on what guidelines to set for taking public comment. Olson proposed that members of the public have time at the beginning and end to address the committee. Stepnik recommended having registration for public speaking and taking comments. It was decided to have separate rules for Public Hearings versus regular meetings of the committee.

### **II. Overview**

#### **a. History of Property / City Acquisition**

- i. Rolfs handed out a Frequently Asked Questions document that included a timeline of the history of the Garver. Olson requested that these documents be put on the web.

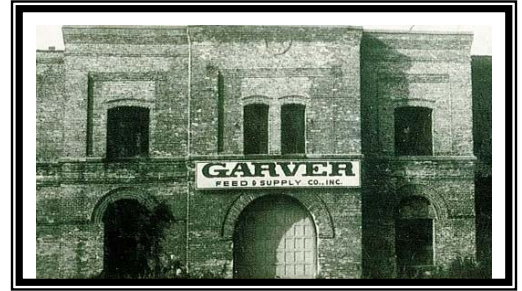
#### **b. Surplus Directive from Olbrich Botanical Society (OBS)**

- i. Rolfs handed out the minutes from the Parks Commission where action was taken directing the surplus of the Garver Feed Mill.

## Garver Feed Mill Re-Use Committee

October 26, 2006

5:30 PM



Location: Olbrich Botanical Gardens

### **c. Environmental Issues**

- i. Rolfs handed out the denial of closure letter from the Wisconsin Department of Commerce (WDCOM) for the environmental contamination located on the Garver site. It was noted that staff was working to close this project out with WDCOM.

### **d. DNR grant and associated deed restrictions**

- i. Rolfs handed out an e-mail from City Attorney Zellhoefer that discussed the different restrictions placed on the property by the Olbrich Botanical Society (deed restriction) and the City of Madison (via resolution). This handout also discussed the restrictions placed on it by the Wisconsin Department of Natural Resources (WDNR) from the stewardship grant that OBS received to assist with the purchase of the property.

Lou Host-Jablonski arrived at 5:50 PM

### **e. Financial analysis**

- i. Rolfs handed out a rough financial analysis to provide some background on the challenges that will be faced to redevelop the Garver Feed Mill. Barker asked for a revised scenario that reflected lower efficiency numbers to ensure that the committee was not being overly optimistic. Staff was directed to prepare several scenarios reflecting different efficiency assumptions. Host-Jablonski asked for a scenario that reflected only "stabilization costs", as defined in the Historic Structures Report.

## **III. Proposed Process**

- a. Olson asked staff to create a list of tasks that need to be completed, such as how to get neighborhood input. A completion date of mid-April was tentatively set for the committee to complete its work. It was decided to meet on a bi-weekly basis, for two hours.
- b. The next meeting was scheduled for November 13, 2006 at 5:30 PM. A tour of the Garver building was set for the committee on November 5, 2006, at 11:30 AM.

## **IV. Preliminary Criteria Discussion**

### **a. Initial Staff Recommendations**

- i. Staff was directed develop a list of tasks, a proposed process, and a proposed timeline. Birke asked to see a list of potential elements that the RFP should address.

## **V. Next Steps**

- a. Motion by Olson to adjourn. Motion carried at 6:30 PM.