



Finance Department

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Purchasing Services

DATE: May 07, 2025

RE: **ADDENDUM 2**
14001-0-2025
Brayton Lot Development Project

Notice to All Bidders

Please note the following responses to additional inquiries received:

1. **The links in the RFP document for the downtown plan and urban design district are not working.**

Please see below:

[https://www.cityofmadison.com/dpced/planning/documents/Downtown Urban Design Guidelines.pdf](https://www.cityofmadison.com/dpced/planning/documents/Downtown_Urban_Design_Guidelines.pdf)

2. **Are City of Madison incentives (TIF, City of Madison Affordable Housing Fund, etc.) off the table because of the requirement to pay the City \$9 million for the land?**

If a project had separate phases / components, City financial assistance may be feasible, while still conforming to the requirement that the City be paid \$9 million. If one phase / component of the project paid the City more than \$9 million, and another phase requested City financial assistance that still ensured that the City received a net of \$9 million, financial assistance may be possible. However, any City financial assistance must also conform to City policies for that specific program.

3. **What body is the ultimate decision maker?**

Responses will be reviewed by Staff, with a report made to policy makers. The report will be introduced to City of Madison Common Council and go to the Finance Committee for review and a recommendation. The report may be referred to other City committees, but that is at the discretion of policy makers. Following review and recommendation by the Finance Committee, the Council will make a decision.

4. **Can you further describe the required access / FTA easement?**

The FTA requires the City of Madison to maintain "satisfactory continuing control" over the site to ensure that the development continues to benefit transit. The City will work with the developer and the FTA to ensure that this requirement is met, either through an easement, deed restriction or other land use control that meets the FTA's requirements.

5. **An updated RFP document has been created and attached to this Request for Proposals. Please review for the most up to date information.**

Please direct any other questions to the Purchasing contact person below.

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