



What is the structure of the development partner relationship?

The CDA intends to retain ownership of the development through an LLC once the project is complete. The development partner will assist the CDA with the development process. Examples of tasks the development partner will assist the CDA with include, but not limited to creation of a vision for the project, prepare a site master plan, facilitate public input sessions and public hearings, develop a financial plan, assist with implementation through construction. The CDA is open to discussing other relationship models.

Who is the applicant for the tax credit application?

It is anticipated that the CDA will be the applicant for the tax credit application, but the CDA is open to discussing other options.

Which entity is responsible for the guarantee requirements for the project? / Will the development partner be expected to provide completion and/or long-term operating guarantees typical for tax credit financed projects or will the CDA assume those obligations?

The CDA intends to be responsible for the guarantee requirements as they have in previous tax credit applications.

Is this a single stage Request for Qualifications (RFQ) or will there be a second part reserved as a second stage Request for Proposals (RFP) or similar?

This is a single stage Request for Qualifications.

Is there a plan for relocating Centro Hispano as part of the new Master Plan?

Centro Hispano is building a new facility at the corner of Cypress Way and Hughes Place. They are anticipated to vacate their current building by Spring 2024.

Considering the plan calls for hundreds of units, beyond Low Income Housing Tax Credit (LIHTC) allocations, what other resources might be available for development from the CDA or other stakeholders, e.g. capital funding, rental subsidy, project-based vouchers, etc.?

The CDA will be responsible for securing capital funding through the City of Madison for the construction of the Fire Station, Public Health Clinic, and gap financing for the housing component(s). The CDA is open to discussions of using other rental subsidy tools such as project-based vouchers based on the financial plan that will be developed. The CDA is also open to exploring other primary financing sources outside of LIHTC (ex. Essential Function Bonds). The CDA will work with the development team to identify and apply for other financing sources such as AHP through the Federal Home Loan Bank.

Will the development team be responsible for engaging and leading the master planning?

The development team will be responsible for engaging and leading the master plan in coordination with the City project team, with final approval by the CDA Board and Common Council.



Besides the on-site kick off meeting. Do you expect all members of the team to be present at the weekly/biweekly meetings?

The expectation is the appropriate development team members will be present at weekly/biweekly meetings. It will be up to the development team to determine which team members attend project meetings. The CDA/City is open to holding meetings in-person, hybrid, or virtual meetings.

Is the CDA willing to modify the program goals to achieve the desired density to meet maximum zoning or is it expected the allowable zoning will be amended (via zoning variances, planned development, etc.) to meet the desired density?

The CDA will be seeking guidance from development partners on how best to proceed regarding density and zoning based on financial feasibility, public input, and design/construction constraints.

Page 9, section “Renewable Madison”. Is the city targeting any particular certifications on LEED (or others listed) or is the city looking for recommendations in this area from the master planning team?

For the Fire Station and Public Health Clinic components, LEED certification is a specific requirement. For the housing components, the CDA is open to other certifications such as Enterprise Green Communities, etc. In general, the CDA seeks to build highly energy efficient buildings that do not utilize fossil fuels. To offset the cost associated with this we seek to leverage certifications that help maximize outside financial resources such as the 45L tax credit.

Page 6, paragraph 8, describes a potential third phase including relocation of the MPD to a separate south-Madison location. Would this relocation be considered as part of the current master planning efforts or a separate project?

Relocation of MPD in a third phase is being handled by the City of Madison and is not the responsibility of this project. However, planning for development of the third phase will be part of this project.

The request for qualifications indicates that the CDA will retain long-term ownership of the first two phases and may or may not retain ownership for the third phase. Would the CDA consider alternate ownership for the first two phases? And if so, what would be the parameters that would drive their consideration?

Given that the City of Madison will be the long-term tenant of the Fire Station and Clinic components of the development, the CDA intends to maintain long term ownership. However, if there is a clear financial or logistical advantage to an alternative ownership structure, the CDA is open to discussing it.

For the phases that CDA retains long-term ownership of, are they intending to self-manage the housing or would they be seeking third-party property management?

The CDA intends to seek a third-party property management company to manage the housing.



Community Development Authority of the City of Madison
Request for Qualifications: S Park Street & W Badger Road Redevelopment Partnership
RFQ-# 13001-0-2024-DJ
Addendum #1: February 15, 2024

Could the City clarify what “Lab” space means in Appendix B, Item F?

This laboratory space is intended to have a Bio Safety Level 2 (BSL 2) component. It will include space for analysis, benches and general workspace. Assume general lab equipment such as fume hoods, refrigerators and incubators that will have dedicated and specific connections for electric and plumbing. Spaces will have pressure relationships (both positive and negative) along with fume hoods and the ability to maintain very stable temperatures 24/7. It will most likely require a dedicated HVAC system to meet all these requirements and require some careful consideration to where exhaust is routed. A consultant team with lab design experience should be included on your team.