

CDA Redevelopment

Capital Improvement Plan

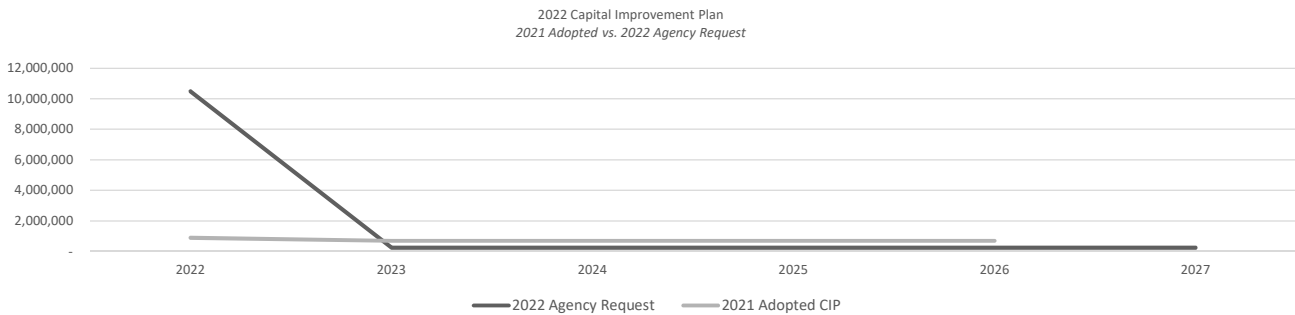
	2021 Adopted	2022 Request	Change
2022 Capital Budget	900,000	10,500,000	9,600,000
2022 Capital Improvement Plan*	3,700,000	11,500,000	7,800,000

*Years 2022 to 2026 used for comparison.

	2021 Adopted	2022 Request
Number of Projects	2	3

Project Summary: Agency Request

	2022	2023	2024	2025	2026	2027
Mosaic Ridge Construction Financing	1,800,000	-	-	-	-	-
Public Housing Redevelopment	500,000	250,000	250,000	250,000	250,000	262,500
Village on Park Redevelopment	8,200,000	-	-	-	-	-
Total	10,500,000	250,000	250,000	250,000	250,000	262,500



Major Changes/Decision Points

- Mosaic Ridge Construction Financing
 - Project budget increased in 2022 by \$1.2m, allowing the remaining five lots to be developed and sold by end of 2022
 - Budget for the remaining years of the CIP was removed (\$2.4m)
 - Project is scheduled to finish by end of 2022
- Public Housing Redevelopment
 - Program budget increased in 2022 by \$200k for accelerated predesign costs for the Triangle redevelopment
 - Total program budget increased by \$800k compared to 2021 Adopted, primarily due to moving into the next phases for the Triangle redevelopment
- Village on Park Redevelopment
 - New project for 2022 request
 - 2021 Adopted Budget was amended via resolution in 2021 to establish \$3m of budget authority to start redevelopment planning and design
 - Total project budget will be \$11.2m and is funded in the agency request entirely by TIF proceeds



Community Development Authority of the City of Madison

CDA Redevelopment

Matthew Wachter, Executive Director

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Phone: (608) 266-5940

<https://www.cityofmadison.com/dpced/housing/>

TO: David Schmiedicke, Finance Department

FROM: Matthew Wachter, CDA Executive Director

DATE: 05/20/2021

SUBJECT: CDA Redevelopment 2021 Capital Budget

Goals of Agency's Capital Budget

Under state statute, the Community Development Authority is charged with encouraging safe neighborhoods, the provision of healthful homes, and supporting adequate places for employment. The CDA engages in entrepreneurial redevelopment activities and manages properties that support these objectives.

The CDA Redevelopment 2022 capital budget reflects the agency's core work in providing neighborhood revitalization, home ownership and public housing redevelopment. In preparing the 2022 capital budget request, I have taken into account the CDA's available resources, the budget instructions from the Mayor, and the needs of our community as outlined in Imagine Madison. Our presented budget balances the affordable housing and economic opportunity needs of our community with the CDA's overall mission.

Per the Government Alliance on Race and Equity (GARE), there are two foundational equity elements used in creating a framework for advancing equitable development:

- 1) "Strong communities and people. People and communities with stability and resilience in the face of displacement pressures fare better. An intact community in which people are able to have high quality jobs and financial security; culturally appropriate goods, services, and support; and strong social networks that support the acceptance of a range of cultures has better outcomes."
- 2) "Great places with equitable access. A city where all neighborhoods are healthy, safe, and afford their resident access to the key determinants of well-being promotes inclusion."

As can be easily observed the CDA has prioritized marginalized neighborhoods in its 2022 capital budget proposals to create situations that promote racial equity and social justice by fostering low-income housing stability, a path to homeownership, and business opportunities focused especially on minority, small, and woman-owned businesses.

Prioritized List of Capital Requests

- **Project 11817 – Public Housing Redevelopment – Priority 1**
 - The Public Housing Redevelopment project is a multi-year project and is the only proposed project that requires GO borrowing. This project is significant in nature requiring engagement with residents, the broader community, and many redevelopment partners. The focus of this project revolves around redevelopment of the Triangle Public Housing Amp, Karabis, & Parkside Multifamily Buildings into a Section 42 Low Income Housing Tax Credit property to ensure financial, affordable, and physical sustainability well into future decades preserving a place of affordability in a very coveted location within the city. The requested GO borrowing is crucial to the CDA's ability to complete this project, however, the GO borrowing reflects a very small percentage of the overall funds needed. The CDA will leverage the city's investment in order to obtain the external funding needed to update, replace, and expand on the 340 units of affordable housing currently located at the Triangle as well as ensuring the proper care and attention be provided to the current and future neighborhood's needs.
- **Project 13624 – Village on Park – Priority 2**
 - This project funds the redevelopment of the Community Development Authority (CDA) owned Village on Park. The goal of this project, in partnership with the Urban League of Greater Madison (ULGM), is to develop a Black Business Hub—a brick-and-mortar space for minority business owners to develop and stabilize their businesses and to help ensure wealth creation opportunities in south Madison for black and other minority-owned businesses. This project will include conveyance of a remediated, development-ready parcel at the southeast corner of the ULGM site, demolition of the existing north building of the Villager Mall and replacement with a surface parking lot, development of affordable housing, and development of structured parking adjacent to the south end of the mall. This project is ranked second in our priorities as it is solely funded by TIF Proceeds.
- **Project 10079 – Mosaic Ridge Construction Financing – Priority 3**
 - This project funds construction at the Mosaic Ridge housing development. The goal of the project is to improve housing stock in the Allied Drive neighborhood and maintain a variety of housing choices for both renters and owners of low and moderate-income. Since the program's inception in 2014, 17 lots have been sold, and 5 lots remain for sale. The requested funding and prior budget authority covers the cost to build the homes prior to their sale with the goal of completing the remaining homes in 2022. 2020 proved to be a historic year on many fronts including homeownership. The real estate and affordable homeownership markets experienced intense influxes. This remains as our 3rd priority as it is a self-funding project.

Summary of Changes from 2021 Capital Improvement Plan

- **Project 11817 – Public Housing Redevelopment**
 - Previous proposals were based on an estimated project costs. In 2021 the team has assembled a more accurate plan with the direction from the CDA board as to how redevelopment of the Triangle will be approached, new numbers include current construction cost projections, reasonable expectations of the cost of resident engagement, as well as proper neighborhood engagement.
- **Project 13624 – Village on Park**
 - This project is a continuation of the 2021 CIP efforts to redevelop the final portion of the Village on Park as outlined in resolution 64975.
- **Project 10079 – Mosaic Ridge Construction Financing**
 - 2020 proved to be a historic year on many fronts including homeownership. The real estate and affordable homeownership markets experienced intense influxes. 2020's goal had been to sell 3 homes and ended up selling 6. Given the continued pressures of low inventory of affordable home options the CDA Redevelopment has shifted all previously appropriated funds into the fiscal year 2022. Only 5 plots remain for homes to be constructed which the CDA Redevelopment is confident will happen by the end of 2022 in its continued mission to provide affordable homeownership options to the Allied Drive neighborhood.

Potential for Scaling Capital Requests

The nature and size of these projects do not lend themselves to scaling, however, the Village on Park's current project will naturally be scaled as current budget is based on estimated market prices and will be adjusted based on project needs.

Impact of COVID-19 on Capital Funding

COVID-19 has required significant attention from CDA staff to protect the health and wellness of residents, employees, and the broader community. This delayed public housing redevelopment planning in 2020, however the team has adjusted and is prepared to formally contract a development team in 2021 to begin work on the Triangle in 2022.

COVID-19 has accelerated demand at Mosaic Ridge as well as created challenging budgets constraints as the price & availability of materials have created issues at times with appraisals, however, the project continues to adapt and has accounted for the change in conditions with the change in CIP from 2021.

Sincerely,

Matthew Wachter

Matthew Wachter
Executive Director
Community Development Authority

Cc: Anne Slezak, Finance & Grants Manager, CDA
Brent Sloat, Budget Analyst, Finance Department

2022 Capital Improvement Plan Project Budget Proposal

Identifying Information

Agency	<input type="text" value="CDA Redevelopment"/>	Proposal Name	<input type="text" value="Mosaic Ridge Constructic"/>
Project Number	10079	Project Type	Project
Project Category	Facility	Priority:	<input type="text" value="3"/>

Description

This project funds construction at the Mosaic Ridge housing development. The goal of the project is to improve housing stock in the Allied Drive neighborhood and maintain a variety of housing choices for both renters and owners that have low and moderate income. Since the program's inception in 2014 and as of May 2021, 13 lots have been sold, six homes are pending through the end of 2021, and five lots are left on the market.

Budget Information

Total Project Budget	<input type="text" value="\$6,420,000"/>	Prior Appropriation	<input type="text" value="\$4,620,000"/>
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*Based on Fiscal Years 2015-2021

Budget by Funding Source

<i>Funding Source</i>	2022	2023	2024	2025	2026	2027
Reserves Applied	1,800,000					
Total	\$1,800,000	\$0	\$0	\$0	\$0	\$0

Budget by Expenditure Type

<i>Expense Type</i>	2022	2023	2024	2025	2026	2027
Building	1,800,000					
Total	\$1,800,000	\$0	\$0	\$0	\$0	\$0

Explain any changes from the 2021 CIP in the proposed funding for this project.

2020 proved to be a historic year on many fronts including homeownership. The real estate and affordable homeownership markets experienced intense influxes. 2020's goal had been to sell 3 homes and ended up selling 6. Given the continued pressures of low inventory of affordable home options the CDA Redevelopment has shifted all previously appropriated funds into the fiscal year 2022. Only 5 plots remain for homes to be constructed which the CDA Redevelopment is confident will happen by the end of 2022 in its continued mission to provide affordable homeownership options to the Allied Drive neighborhood.

Explain any changes from the 2021 CIP in the proposed funding for this program.

2020 proved to be a historic year on many fronts including homeownership. The real estate and affordable homeownership markets experienced intense influxes. 2020's goal had been to sell 3 homes and ended up selling 6. Given the continued pressures of low inventory of affordable home options the CDA Redevelopment has shifted all previously appropriated funds into the fiscal year 2022. Only 5 plots remain for homes to be constructed which the CDA Redevelopment is confident will happen by the end of 2022 in its continued mission to provide affordable homeownership options to the Allied Drive neighborhood.

Priority & Justification

Citywide Element

Strategy

Describe how this project advances the Citywide Element:

As detailed on page 49 of Imagine Madison, Mosaic Ridge is designed to incorporate home ownership options for the "Missing Middle". This development self-funds and offers homeownership options to low & middle income families, a proven method of breaking generational poverty. Due to the project's self-funding nature, CDA Redevelopment has prioritized this as their 3rd priority.

What is the justification for this project?

Inclusion of a broad range of housing types and price levels within neighborhoods also fosters daily interaction among people of diverse ages, races, and incomes, thereby building a sense of community across various social groups." (Imagine Madison, page 49).

Racial Equity and Social Justice

We are continuing our efforts to articulate and prioritize racial equity and social justice in the City's budget and operations. Please respond to the following questions and incorporate these responses into your budget narrative to ensure racial equity is included in decision-making.

Describe how Black, Indigenous, and People of Color, people living with lower incomes, and people who are otherwise marginalized (because of gender, age, home language, etc.) would be affected by the proposed budget or budget change(s)?

Inclusion of a broad range of housing types and price levels within neighborhoods also fosters daily interaction among people of diverse ages, races, and incomes, thereby building a sense of community across various social groups."(Imagine Madison, page 49).

What City agencies or community partners are affected by, care about, or already working on issues related to this project/program?

Allied Drive NRT & Community Development Division

Have we asked for their perspectives directly and, if so, how have we incorporated their feedback?

Yes, a series of community engagement and design exercises with the neighborhood to create this development. A home-buyer education program was provided.

How will we continue to communicate with them in this process?

NRT meetings

Have we used any data related to the project/program that details race, non-binary and transgender people, people with disabilities, those experiencing homelessness, or undocumented status?

- Yes
 No
 Some, not all

Is the proposed budget or budget change related to a recommendation from any of the City's teams or initiatives that connect community need with opportunities to advance racial equity, inclusion, and social justice (e.g., NRTs, RESJI, LCET, MAC, WIC, Equitable Workforce Plans)?

- Yes No

If so, please identify the respective group and recommendation.

Allied Drive NRT

Project Schedule & Location

Can this project be mapped?

- Yes No

What is the location of the project?

Allied Drive Neighborhood

Is this project on the Project's Portal?

- Yes No

2022 Status

Status/Phase	Est Cost	Description
Construction	1800000	Only 5 plots remain for homes to be constructed which the CDA Redevelopment is confident will ha

2023 Status

Status/Phase	Est Cost	Description

2024 Status

Status/Phase	Est Cost	Description

2025 Status

Status/Phase	Est Cost	Description

2026 Status

Status/Phase	Est Cost	Description

2027 Status

Status/Phase	Est Cost	Description

Operating Costs

What are the estimated annual operating costs associated with the project?

\$0

Personnel

# of FTEs	Annual Cost	Description

Non-Personnel

<i>Major</i>	<i>Amount</i>	<i>Description</i>

Notes

Notes:

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2022 Capital Improvement Plan Program Budget Proposal

Identifying Information

Agency	<input type="text" value="CDA Redevelopment"/>	Proposal Name	<input type="text" value="Public Housing Redevelo"/>
Project Number	<input type="text" value="11817"/>	Project Type	<input type="text" value="Program"/>
Project Category	<input type="text" value="Facility"/>	Priority:	<input type="text" value="1"/>
2022 Project Number	<input type="text" value="13676"/>		

Description

This program funds planning and implementation of public housing redevelopment through 2026. The goal of this program is to provide quality, affordable housing for low-income seniors and people with disabilities. The scope of the program includes the redevelopment of Theresa Terrace, the Triangle, and Truax. Planned projects for 2021 include planning for the Triangle complex redevelopment and continued redevelopment of public housing duplexes on Theresa Terrace. This work will be carried out with existing capital appropriation.

Budget Information

Prior Appropriation*

*Based on Fiscal Years 2015-2020

<input type="text" value="\$1,380,000"/>	Prior Year Actual	<input type="text" value="\$1,055,554"/>
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Budget by Funding Source

<i>Funding Source</i>	2022	2023	2024	2025	2026	2027
Non-GF GO Borrowing	500,000	250,000	250,000	250,000	250,000	262,500
Total	\$500,000	\$250,000	\$250,000	\$250,000	\$250,000	\$262,500

Budget by Expenditure Type

<i>Expense Type</i>	2022	2023	2024	2025	2026	2027
Building	500,000	250,000	250,000	250,000	250,000	262,500
Total	\$500,000	\$250,000	\$250,000	\$250,000	\$250,000	\$262,500

Explain any changes from the 2021 CIP in the proposed funding for this program.

Previous proposals were based on an estimated project costs. In 2021 the team has assembled a more accurate plan with the direction from the CDA board as to how redevelopment of the Triangle will be approached, new numbers include current construction cost projections, reasonable expectations of the cost of resident engagement, as well as proper neighborhood engagement.

Priority & Justification

Citywide Element

Strategy

Describe how this project advances the Citywide Element:

The population of the Triangle are tenants at or below 50% of the area median income, 49% of the residents are people of color, and a significant portion of residents also have legally defined disabilities, they are a population historically discriminated against and in need of affordable housing. Redeveloping the Triangle not only meets the needs of these tenants, creates more opportunities for similar tenants, but allows for the updating of very dated buildings giving tenants a place they are proud to call home. "Affordable housing was a consistently identified priority throughout the Imagine Madison process. Participants emphasized the need for more affordable housing that is well served by transportation options and amenities...Affordable housing must go beyond simply low-cost housing. It must be clean, safe, fit the needs of the household. All housing, regardless of price, should meet standards of quality and provide a safe, healthy environment for those living there." (Imagine Madison, page 52)

Racial Equity and Social Justice

We are continuing our efforts to articulate and prioritize racial equity and social justice in the City's budget and operations. Please respond to the following questions and incorporate these responses into your budget narrative to ensure racial equity is included in decision-making.

Describe how Black, Indigenous, and People of Color, people living with lower incomes, and people who are otherwise marginalized (because of gender, age, home language, etc.) would be affected by the proposed budget or budget change(s)?

"Inclusion of a broad range of housing types and price levels within neighborhoods also fosters daily interaction among people of diverse ages, races, and incomes, thereby building a sense of community across various social groups." (Imagine Madison, page 49).

What City agencies or community partners are affected by, care about, or already working on issues related to this project/program? CDA Housing Operations, current Triangle residents

Have we asked for their perspectives directly and, if so, how have we incorporated their feedback? Yes, we are creating within this proposal money for continued resident engagement and participation throughout the project.

How will we continue to communicate with them in this process? Yes, we are creating within this proposal money for continued resident engagement and participation throughout the project.

Have we used any data related to the project/program that details race, non-binary and transgender people, people with disabilities, those experiencing homelessness, or undocumented status?
 Yes
 No
 Some, not all

Is the proposed budget or budget change related to a recommendation from any of the City's teams or initiatives that connect community need with opportunities to advance racial equity, inclusion, and social justice (e.g., NRTs, RESJI, LCET, MAC, WIC, Equitable Workforce Plans)?

Yes No

If so, please identify the respective group and recommendation. Imagine Madison, Triangle/Monona Bay Plan, & Analysis of the Impediment to Fair Housing

Project Schedule & Location

2022 Projects

Project Name	Est Cost	Location
Redevelopment Triangle	\$500,000	755 Braxton Place

Explain the justification for selecting projects planned for 2022:

Continuation of Phase 1 of 5(+) Triangle Redevelopment Phases. Consultant to be hired via RFP in 2021, beginning 2022 costs will accelerate as 65% of predesign will have to be completed in order to obtain appropriate land-use documents for zoning approval. In reviewing similar tax credit projects historical predevelopment costs are ranging from \$200,000-\$500,000. However, the Redevelopment is planning additional costs for resident engagement, an ALTA survey, and a one-time master plan.

2023 Projects

Project Name	Est Cost	Location
Redevelopment of Triangle	\$250,000	755 Braxton Place

Explain the justification for selecting projects planned for 2023:

Continuation of Triangle Redevelopment phases - expectation of moving from initial start-up costs for project into the next phase, costs include additionally need predesign work of next phase as well as costs to wrap up previous phase of development. Resident engagement costs continuation throughout project.

2024 Projects

Project name	Est Cost	Location
Redevelopment of Triangle	\$250,000	755 Braxton Place

Explain the justification for selecting projects planned for 2024:

Continuation of Triangle Redevelopment phases - expectation of moving from initial start-up costs for project into the next phase, costs include additionally need predesign work of next phase as well as costs to wrap up previous phase of development. Resident engagement costs continuation throughout project.

2025 Projects

Project name	Est Cost	Location
Redevelopment of Triangle	\$250,000	755 Braxton Place

Explain the justification for selecting projects planned for 2025:

Continuation of Triangle Redevelopment phases - expectation of moving from initial start-up costs for project into the next phase, costs include additionally need predesign work of next phase as well as costs to wrap up previous phase of development. Resident engagement costs continuation throughout project.

2026 Projects

Project name	Est Cost	Location
Redevelopment of Triangle 2022 Capital Budget	\$250,000	755 Braxton Place Agency Requests

Explain the justification for selecting projects planned for 2026:

Continuation of Triangle Redevelopment phases - expectation of moving from initial start-up costs for project into the next phase, costs include additionally need predesign work of next phase as well as costs to wrap up previous phase of development. Resident engagement costs continuation throughout project.

2027 Projects

<i>Project Name</i>	<i>Est Cost</i>	<i>Location</i>
Redevelopment of Triangle	262,500	755 Braxton Place

Explain the justification for selecting projects planned for 2027:

Continuation of Triangle Redevelopment phases - expectation of moving from initial start-up costs for project into the next phase, costs include additionally need predesign work of next phase as well as costs to wrap up previous phase of development. Resident engagement costs continuation throughout project.

Operating Costs

What are the estimated annual operating costs associated with the projects planned within this program?

Personnel

<i># of FTEs</i>	<i>Annual Cost</i>	<i>Description</i>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Non-Personnel

<i>Major</i>	<i>Amount</i>	<i>Description</i>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Notes

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2022 Capital Improvement Plan Project Budget Proposal

Identifying Information

Agency	CDA Redevelopment	Proposal Name	Village on Park Redevelop
Project Number	13624	Project Type	Project
Project Category	Facility	Priority:	2

Description

This project funds the redevelopment of the Community Development Authority (CDA) owned Village on Park. The goal of this project, in partnership with the Urban League of Greater Madison (ULGM), is to develop a Black Business Hub—a brick-and-mortar space for minority business owners to develop and stabilize their businesses and to help ensure wealth creation opportunities in south Madison for black and other minority-owned businesses. This project will include conveyance of a remediated, development-ready parcel at the southeast corner of the ULGM site, demolition of the existing north building of the Villager Mall and replacement with a surface parking lot, development of affordable housing, and development of structured parking adjacent to the south end of the mall.

Budget Information

Total Project Budget	\$11,200,000	Prior Appropriation	\$3,000,000
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*Based on Fiscal Years 2015-2021

Budget by Funding Source

Funding Source	2022	2023	2024	2025	2026	2027
TIF Proceeds	8,200,000					
Total	\$8,200,000	\$0	\$0	\$0	\$0	\$0

Budget by Expenditure Type

Expense Type	2022	2023	2024	2025	2026	2027
Building	8,200,000					
Total	\$8,200,000	\$0	\$0	\$0	\$0	\$0

Explain any changes from the 2021 CIP in the proposed funding for this project.

This project is a continuation of the 2021 CIP efforts to redevelop the final portion of the Village on Park as outlined in resolution 64975.

Explain any changes from the 2021 CIP in the proposed funding for this program.

This project is a continuation of the 2021 CIP efforts to redevelop the final portion of the Village on Park as outlined in resolution 64975.

Priority & Justification

Citywide Element Economy and Opportunity

Strategy Support small businesses and cultivate entrepreneurship especially businesses owned by underrepresented groups.

Describe how this project advances the Citywide Element:

"Business incubators provide low-cost space for entrepreneurs to turn ideas into businesses. The City supports non-profit organizations in their efforts to update or establish incubator facilities.... The City should continue to support incubators alongside community partners and promote the development of these facilities throughout the city." (Imagine Madison, page 70) As the primary goal of this project is to create space for an ULGM Black Business Incubator as well as ensuring the physical structure of the Village on Park is stable enough to support the indirect physical needs of the business structures as a whole, it is clear the direct parallel to how this project advances the Citywide Element.

What is the justification for this project?

The project's necessary emphasis on infrastructure spending somewhat obscures the larger purposes for the capital expenditures, namely, assistance to the Black Owned Business Hub. For a variety of reasons, it is easier to provide financial assistance to the Project indirectly through City spending than through direct cash allocations given the implications for the rest of the Village on Park and the CDA's sustained ownership of all other site improvements outside of the ULGM development pad to be transferred. Further, maintaining City control over future parking improvements throughout the site will facilitate incorporation of new stormwater and green infrastructure elements and mitigate longstanding runoff and flooding issues plaguing the site that may otherwise go unaddressed given the significant increase in proposed development density.

It should also be noted that Village on Park Master Plan updates currently under consideration also anticipate CDA's development of affordable housing on the northern portion of the site to alleviate pressure on its other aging properties in the South Madison vicinity. This final phase of redevelopment (within 3-5 years) will require careful consideration of near- and long-term parking and ingress/egress to minimize disruption to current tenants during the first and second phases (North Building demolition and ULGM Project, respectively) and maintain a usable housing development pad.

Racial Equity and Social Justice

We are continuing our efforts to articulate and prioritize racial equity and social justice in the City's budget and operations. Please respond to the following questions and incorporate these responses into your budget narrative to ensure racial equity is included in decision-making.

Describe how Black, Indigenous, and People of Color, people living with lower incomes, and people who are otherwise marginalized (because of gender, age, home language, etc.) would be affected by the proposed budget or budget change(s)?

The project's necessary emphasis on infrastructure spending somewhat obscures the larger purposes for the capital expenditures, namely, assistance to the Black Owned Business Hub. In promoting and providing a safe space for Black Business Entrepreneurs this project is designed to create equity through economic success in Madison for Black Business Owners.

What City agencies or community partners are affected by, care about, or already working on issues related to this project/program?

Urban League of Greater Madison, Dane County

Have we asked for their perspectives directly and, if so, how have we incorporated their feedback?

CDA was approached by ULGM as it selected the Village on Park as its preferred site for a planned Black Business Hub and office building. The Hub will be a brick-and-mortar space for minority business owners to develop and stabilize their businesses, and help ensure that Black and other minority owned businesses are able to spur wealth creation opportunities in south Madison.

How will we continue to communicate with them in this process?

CDA is participating in regular meetings with ULGM leadership for biweekly meetings to ensure the project is meeting all needs

Have we used any data related to the project/program that details race, non-binary and transgender people, people with disabilities, those experiencing homelessness, or undocumented status?

- Yes
 No
 Some, not all

Is the proposed budget or budget change related to a recommendation from any of the City's teams or initiatives that connect community need with opportunities to advance racial equity, inclusion, and social justice (e.g., NRTs, RESJI, LCET, MAC, WIC, Equitable Workforce Plans)?

- Yes No

If so, please identify the respective group and recommendation.

South Madison Plan & directives laid forth by the Village on Park Master Plan

Project Schedule & Location

Can this project be mapped? Yes No

What is the location of the project? 2300 Block South Park St

Is this project on the Project's Portal? Yes No

2022 Status

Status/Phase	Est Cost	Description
Construction	8200000	CDA aims for an aggressive timeline for construction with the goal of being fully completed by the e

2023 Status

Status/Phase	Est Cost	Description

2024 Status

Status/Phase	Est Cost	Description

2025 Status

Status/Phase	Est Cost	Description

2026 Status

Status/Phase	Est Cost	Description

2027 Status

Status/Phase	Est Cost	Description

Operating Costs

What are the estimated annual operating costs associated with the project?

\$0

Personnel

<i># of FTEs</i>	<i>Annual Cost</i>	<i>Description</i>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Non-Personnel

<i>Major</i>	<i>Amount</i>	<i>Description</i>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Notes

Notes:

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