



CHRIS ABELE, MILWAUKEE COUNTY EXECUTIVE
 JOHN DARGLE, JR., DIRECTOR OF PARKS, RECREATION AND CULTURE

Date: November 13, 2017

To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors

From: John Dargle, Jr., CPRP, Director, Milwaukee County Parks

Subject: **Authorization to enter into a Management Agreement between the Milwaukee County Parks and Journey House, Inc. for Baran Park (ACTION)**

POLICY

Authorization to enter into a Management Agreement between the Milwaukee County Parks and Journey House, Inc. for Baran Park to support the upgrade of park improvements and a job training program.

BACKGROUND

The mission of Journey House is "Journey House empowers families on Milwaukee's near Southside to move out of poverty by offering adult education, youth development, workforce readiness, and family engagement." Milwaukee County has numerous partnerships with Journey House including a Management Agreement for a portion of Mitchell Park where Journey House operates the Packers football field.

The Felix Mantilla Little League ("FMLL") was founded in 1973 and annually serves over 250 youth. The youth that participate in FMLL are primarily Latino with ages ranging from 3 to 18. The FMLL and Journey House organize their athletic programming around the concept of "Scholar Athletes" which reinforces the educational mission of Journey House.

Project

The overall project contemplated between Milwaukee County and Journey House at Baran Park has two main components. First is the upgrade of the facilities at the park focused on the baseball fields. Second is the creation of a workforce development job training program that will be based out of Baran Park and operated by Journey House.

1) Baseball Field Upgrade:

The Baran Park Upgrade Project (the "Project") intends to upgrade the baseball field infrastructure at the park to be an anchor for the neighborhood and a catalyst for continued youth development. This Project includes the installation



of 3 Little League baseball diamonds with artificial infield turf and natural outfield grass, the renovation of a tee ball diamond, new fencing, field lighting, dugouts, and the construction of a new concession pavilion to replace the existing concession stand on the property. All of these upgrades would be the financial and operational responsibility of Journey House. The County and Journey House intend to enter into a Management Agreement to outline the responsibilities between the parties which is attached to this report. Certain elements of Baran Park would remain the same including the playground that was recently installed and the parking lot.

2) THRIVE Career Intern Training and Job Placement Program

In addition to the FMLL baseball project, Journey House intends to base a workforce development program in Baran Park. The THRIVE Career Intern Training and Job Placement Program (“Transforming Healthy Responsible Inspired Valued Employable”) will be focused on sports turf and landscaping training and hospitality and culinary arts training. Journey House intends to rebuild the concession pavilion and use Baran Park as a training academy for youth served in this program.

Services produced by THRIVE Career Intern Trainings -

- THRIVE Sports Turf and Landscaping Services
 - Mowing Commercial Properties
 - Mowing Residential Properties
 - Plowing Commercial Properties
 - Plowing/Snow Removal Residential Driveways and Sidewalks
- THRIVE Culinary Arts Services
 - Catering Kitchen Rental Income to Local Caters
 - Catering Kitchen Rental Income to Community Members who Rent Pavilion
 - Patio/Gazebo
 - Pavilion Patio/Gazebo Rental Income
 - Offer Culinary Arts Classes with a Fee per Student
 - Source a Bakery Item for Commercial Contract (Example: Chocolate Chip
 - Cookie Bar for Brewers/Miller Park and new Bucks/BMO Arena)
- Job Placement Income from Employer
 - Journey House THRIVE Career Internship Program rigorously prepares adults for industry in need of workers who will be on time and attend.

It is anticipated that the THRIVE program will have the following impact on job creation:

New Permanent FTE Jobs Created at Journey House (Wage over \$14.45/Hour)	New FTEs
Sports Turf and Landscaping Coordinator and Trainer	1
Sports Turf and Landscaping Crew Leaders	2
Business Operations (Marketing and Management of Business) for Sports Turf and Landscaping and Hospitality/Culinary Arts	1
Culinary Arts Coordinator and Trainer	1
Assistant Culinary Arts	2
JH Coffee Shop Manager and Trainer	1
Assistant Hospitality Service Trainers @ coffee shop	2
Permanent Jobs Created FTE Total	10
4 Concessions Assistants (0.5 FTE) (Wage @ \$8/hr)	2
Total FTEs Created	12

New Internships Created at Journey House	New FTEs
30 THRIVE Sports Turf and Landscaping Interns (0.5 FTE) (20 hours/week; 14 weeks; \$8/hr)	4
48 Hospitality and Culinary Arts Career Interns (0.5 FTE) (20 hours/week; 14 weeks; \$8/hr)	6.5
Annual Internship Jobs Created FTE Subtotal	10.5
7 Years Internship Jobs Created FTE Total	73.5

Management Agreement

Milwaukee County and Journey House have successfully partnered for the installation and management of the Packers football field in Mitchell Park since July 2012 (File 12-486, File 15-338, File 17-206). The Management Agreement for Baran Park is modeled off this agreement as a template, the major terms and conditions of the Management Agreement are as follows:

Term	Description
Term Length	30 years with one 15-year option to renew
Utilities	Paid by Journey House
Use	Non-exclusive right for public park use
Public Access	Guaranteed public access to the park and improvements throughout the agreement. The ability of the public to access and use the park will not change. The reservation system for the baseball fields will be modeled from the reservation system for the Mitchell Park football fields which involves a sharing of calendars between the County and Journey House and the implementation of an online reservation system that is open to the public.
Trash and garbage	Maintained by Journey House
Improvements	Journey House must create the improvements described in this report which includes three new regulation baseball diamonds, one tee ball diamond, associated baseball field infrastructure, and a new concession pavilion.
Maintenance and Repair	All day to day maintenance and operation of the Park and its improvements will be the responsibility of Journey House. The County will not be obligated for major or minor maintenance of the Park in any way.

Targeted Business Participation	25%
Insurance requirements	Yes
Compliance with ADA, non-discrimination, affirmative action	Yes

Financial

Journey House has applied for the LRC/WHEDA Wisconsin Business Opportunity Fund Program. This \$1,000,000 WHEDA investment will leverage over \$1,800,000 private resources secured by Journey House through private fundraising from foundations. Milwaukee County has no financial obligation for the Project upgrades or the workforce development program. By entering into the Management Agreement and supporting the Project, Milwaukee County also avoids an operating loss of about \$32,000 each year and outstanding capital replacement obligations of \$144,127, further described below.

Project Budget

Sources	
Journey House – Capital Investment from donors	\$1,800,000
WHEDA – New Market Tax Credit	\$1,000,000
TOTAL SOURCES	\$2,800,000
Uses	
FMLL Field Enhancement Construction Project <ul style="list-style-type: none"> • New fields installed through Cal Ripken Foundation • Installation of artificial turf and natural grass outfield • Renovation of tee ball diamond • Fencing • Field lighting • Dug-outs • Enhanced storm water management infrastructure • Sound system 	\$2,219,000
Pavilion Improvements <ul style="list-style-type: none"> • New bathrooms • New storage with garage expansion for mowers and landscaping equipment • Concessions expansion with catering kitchen installation • Patio gazebo for community rental • New exterior 	\$253,560
Furniture, fixtures, and equipment for THRIVE career internship training <ul style="list-style-type: none"> • Sports turf and landscaping training • Culinary arts training 	\$248,224 \$154,609 \$93,615
Maintenance Endowment	\$100,000
Tax Credit Interest	\$402,500
TOTAL USES	\$3,223,284

This proposal would save the County the following costs, which have been estimated based on actual expenses from prior years and VFA:

County Revenue	Amount
Baseball field rentals	\$12,000
County Expenses	
Roads	\$2,500
Supplies	\$2,000
Electrical	\$3,000
Paint	\$700
Baseball diamonds	\$9,500
Forestry	\$3,000
Grounds	\$3,500
Other maintenance	\$20,000
TOTAL	(\$44,200)
COUNTY NET INCOME	(\$32,200)
Capital Replacement	
	Expense (est.)
Pavilion Roof	\$23,973
Pavilion electrical	\$17,475
Pavilion HVAC	\$14,208
Pavilion Substructure repair	\$2,682
All other Pavilion repairs	\$25,161
Parking Lot	\$44,628
Ball field bleachers	\$16,000
TOTAL CAPITAL REPLACEMENT	\$144,127*

**Estimate, does not include unknown infrastructure replacement needs such as repaving the parking lot, maintenance facility costs, stormwater management improvements, or repairs to other improvements as needed. A playground was recently installed that would require replacement during the term of the agreement.*

This agreement aligns with the Parks' 2015-2020 Strategic Plan in support of goal #2 broaden and strengthen park stewardship and goal #4 strengthen partnerships to become more responsive to community needs.

RECOMMENDATION

Authorize Parks to enter into a Management Agreement with Journey House for Baran Park in support of the Project described in this report.

Approved by:



 John Dargle, Jr., CPRP, Director

Attachments:

Attachment 1 – Fiscal Note

Attachment 2 – Resolution

Attachment 3 – Management Agreement
Attachment 4 – Map

Copy:

Chris Abele, County Executive
Parks, Energy and Environment Committee Members
Sup. Marina Dimitrijevic, County Supervisor, 4th District
Teig Whaley-Smith, Director, Department of Administrative Services
Raisa Koltun, Chief of Staff, Office of the County Executive
Kelly Bablitch, Chief of Staff, County Board of Supervisors
Scott Manske, Comptroller
Steve Cady, Research & Policy Director
Allyson Smith, Committee Coordinator
Rick Norris, Director, Community Business Development Partners
James Tarantino, Director, Economic Development