

Baran Park – Journey House, Felix Mantilla Little League

Parks, Energy, and Environment Committee

12/5/17

Project Overview

- Baran Park - Milwaukee County Park bounded by S. 1st St, W. Lincoln Ave, and S. Chase Ave in the City of Milwaukee
- Primarily used for five baseball fields
- Playground, picnic area, concession stand



W Lincoln Ave

312A

W Lincoln Ave

E Lincoln Ave

38

S 5th St

S 3rd St

S 3rd St

S 3rd St

S 1st St

S 1st St

94

S Chase Ave

Baran Park

Kinickinnic River

S 5th St

43

S 3rd St

38

River

Felix Mantilla Little League

- The Felix Mantilla Little League (“FMLL”) is an affiliate of Journey House and was founded in 1973 and annually serves over 250 youth
- The FMLL and Journey House organize their athletic programming around the concept of “Scholar Athletes” which reinforces the educational mission of Journey House.
- FMLL has been the primary entity utilizing the ball fields at Baran Park and have improved them in the past

BARAN
PARK
MILWAUKEE
COUNTY PARK
SYSTEM





3

5

HOME AND VISITOR
BALL STUDY OUT



LEONARD PARK
1000
1000
1000



Felix Mantilla

"You need to swing the bat to get off the island"
Felix Mantilla



STOP READ THIS!

Important Information about the Journey House - Felix Mantilla Little League Field

Warning-Assumption of Risks:
By participating in an athletic activity (as a player or spectator), you accept and acknowledge the risk of injury or death that may occur on property that may result. The Journey House Park District Staff will not guarantee your safety. It is important that you are aware of the potential risk from using the field and take steps to protect yourself. You must follow these rules:

1. Obey all posted warnings, signs and rules
2. No dogs or other pets
3. Be aware of your surroundings
4. Keep your children under direct supervision
5. No bicycles
6. No unauthorized motor vehicles beyond main entrance gate
7. No carry-in food or beverages
8. No sunflower seeds
9. No gum on football field
10. Sag Free Zone
11. No weapons
12. Obey all rules of Journey House personnel

MILWAUKEE COUNTY PARKS

STOP ¡Lea!

Información importante sobre el Estadio de los Journey - Felix Mantilla Campo de Liga de Menores

Advertencia Sobre Riesgos:
Al participar en una actividad deportiva (como jugador o espectador), usted acepta y reconoce el riesgo de lesiones o muerte que pueden ocurrir en la propiedad que puede resultar. El personal del Journey House Park District no puede garantizar su seguridad. Es importante que usted sea consciente de los riesgos potenciales de usar el estadio y tome medidas para protegerse. Debe seguir estas reglas:


1. Obedezca todas las advertencias, letreros y reglas
2. No se permiten perros u otras mascotas
3. Sea consciente de sus alrededores
4. Mantenga niños bajo supervisión
5. No se permiten bicicletas dentro del estadio
6. No se permiten vehículos sin autorización más allá de la entrada principal
7. No se permite ningún tipo de comida o bebidas
8. No se permiten semillas de girasol
9. No se permite masticar chicle
10. Los pantalones tienen que estar a nivel de la cintura
11. No se permiten armas blancas o de fuego
12. Obedezca todas las reglas que imponen el personal de Journey House

MILWAUKEE COUNTY PARKS



3

Felix Mantilla
"You need to swing the bat to get off
the island."
-Felix Mantilla



"Cualquier momento que usted tiene
la oportunidad de hacer una diferencia en
este mundo y no lo hace, entonces usted está
perdiendo su tiempo en esta tierra"
-ROBERTO CLEMENTE
Legendary Baseball Player / Dominican Ambassador

Scoreboards created by:
Brewers Community Foundation
Yosani Galardo #49
Yanlesky Betancourt #3
Milwaukee Brewers (2011)







MUNSON FENCE DIV.



FELIX MANTILLA

HOME VISITOR

BALL STRIKE OUT



CONCESSIONS







Proposal

Milwaukee County would partner with Journey House in order to –

1. Upgrade the Baran Park infrastructure
 - Installation of 3 Little League baseball diamonds with artificial infield turf and natural outfield grass, 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
2. Support the THRIVE workforce development program
 - Youth-oriented apprenticeship program focused on sports turf and landscaping job training and hospitality and culinary arts job training

Upgrade Park Infrastructure

FMLL Field Enhancement Construction Project -
\$2,219,000

- 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

Upgrade Park Infrastructure

Pavilion Improvements - **\$253,560**

- 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



BARAN PARK BASEBALL FIELDS

COLOR SITE PLAN

Workforce Development Program

- THRIVE (Transforming Healthy Responsible Inspired Valued Employable) 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
 - Culinary Arts Classes

Workforce Development Program

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 would enter into a Management Agreement to govern this project
- Journey House assumes day to day management of the Park and commits to creating and installing the park improvements
- Baran Park will maintain the same level of public accessibility
- Milwaukee County maintains some obligation to forestry services

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



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Summary

- Opportunity to partner with Journey House to improve a public park
- Maintain a public asset while allowing improvements by a third party
- Support the THRIVE workforce development initiative
- Receive \$3 million in park upgrades without any County obligation
- Re-allocate hundreds of thousands of dollars worth of new infrastructure and staff time elsewhere in the Parks system