

1 By Supervisors Stashunas & Taylor and _____
2

File No. 15-98

3 **A SUBSTITUTE RESOLUTION**

4 To create a task force to develop and implement improvement plans for
5 O'Donnell Park

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7 WHEREAS, O'Donnell Park has between \$1.6 million and \$7 million of deferred
8 maintenance; and

9 WHEREAS, O'Donnell Park is estimated to cost \$12 million to demolish, and
10 nearly \$50 million to rebuild; and

11 WHEREAS, O'Donnell Park has an estimated \$7 million in debt; and

12 WHEREAS, adopted County Board Resolution File No. 11-154 created the Long
13 Range Lakefront Planning Committee, comprised of officials from Milwaukee County
14 and the City of Milwaukee, as well as other representatives from the various lakefront
15 attractions and the business community; and

16 WHEREAS, adopted County Board Resolution File No. 11-401 adopted the
17 Long-Range Lakefront Planning Committee's Report ("Lakefront Plan"), which specified
18 "the continuation of O'Donnell Park in its current function in the short-term, while
19 considering redevelopment options long-term;" and

20 WHEREAS, in the 2014 adopted County budget, an O'Donnell Task Force was
21 established, whose analysis concluded that the sale of O'Donnell Park was the best
22 financial option; and

23 WHEREAS, a 2014 Southeastern Wisconsin Regional Plan Commission
24 (SEWRPC) analysis concluded the parcel could be sold provided the parcel was
25 developed consistent with the Lakefront Plan; and

26 WHEREAS, in December of 2014 the County Board rejected a proposed sale,
27 and among the stated reasons for denial included that there was no RFP, and if an RFP
28 were considered a potentially higher price could be generated; and

29 WHEREAS, to ensure that O'Donnell Park continues to thrive going forward,
30 Milwaukee County must attract outside resources to invest in O'Donnell Park; now,
31 therefore,

32 BE IT RESOLVED, that Department of Administrative Services-Procurement is
33 authorized to issue a Request for Proposal (RFP) for the parking operations at
34 O'Donnell Park; and the contract awarded through the RFP shall follow established
35 County contracting rules, including submittal to the County Board if required ; and

36 BE IT FURTHER RESOLVED, that the O'Donnell Park parcel is hereby declared
37 surplus; and

38 BE IT FURTHER RESOLVED, that Department of Administrative Services-
39 Economic Development is authorized to issue a Request for Proposal (RFP) for the
40 redevelopment of the entire O'Donnell Park Parcel; the RFP shall be for full
41 redevelopment on the southern half of the parcel and for redevelopment on the northern
42 half of the parcel that is consistent with the parks only provision of the existing City deed
43 restriction; and the contract awarded through the RFP shall follow established County
44 contracting rules, which for the sale of land includes submittal to the County Board; and

45 BE IT FURTHER RESOLVED, that until the time that O'Donnell Park is sold, any
46 revenue generated from the Parking operations shall be used first to pay off debt related
47 to O'Donnell Park, then towards cash financing of any needed repairs, and then any
48 excess shall be added to the Parks Department's budget; and

49 BE IT FURTHER RESOLVED, that the O'Donnell Taskforce established by the
50 2014 budget is hereby recreated with the same members but with the following
51 purpose: The O'Donnell Taskforce shall review and provide comment on the draft
52 RFPs for both parking operations and redevelopment. Members of the RFP review
53 committees for both parking operations shall be selected from members of the
54 O'Donnell Taskforce. The criteria to be used in commenting on and reviewing the RFP
55 shall be the improvement of O'Donnell Park including aesthetic improvements,
56 sustainability and tax base improvements, and public access improvements.