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(ITEM ) A resolution by Supervisors Taylor and Staskunas directing a Request for Proposals to repair leakage at O'Donnell Park in the City of Milwaukee and creating the O'Donnell Park Activation Task Force to develop and implement improvement plans for O'Donnell Park, by recommending adoption of the following:

**A SUBSTITUTE RESOLUTION**

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

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

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

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

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

WHEREAS, in the 2014 Milwaukee County Adopted Budget, an O'Donnell Park Workgroup was established, whose analysis concluded that the sale of O'Donnell Park was the best financial option; and

WHEREAS, a 2014 Southeastern Wisconsin Regional Planning Commission analysis concluded the parcel could be sold provided the parcel was developed consistent with the Lakefront Plan; and

WHEREAS, in December 2014, the Milwaukee County Board of Supervisors rejected a proposed sale and the stated reasons for denial included that there was no Request for Proposals (RFP) and if an RFP were considered a potentially higher price could be generated; and

WHEREAS, the Betty Brinn Children's Museum, Inc., (BBCM) has a long-term lease with Milwaukee County at O'Donnell Park, which necessitates that any RFP for redevelopment include a requirement that BBCM agree to how the site will be redeveloped; and

46 WHEREAS, Milwaukee County Board Resolution File No. 83-803 adopted a  
47 Procedure for Disposing of Excess Properties which requires that land designated as  
48 parks be first declared excess prior to solicitation of offers; and  
49

50 WHEREAS, Section 32.97, Milwaukee County Code of General Ordinances,  
51 allows the Department of Administration (now known as the Department of  
52 Administrative Services) to issue an RFP if real estate is declared surplus; and  
53

54 WHEREAS, if a successful RFP is not selected, Milwaukee County could remove  
55 the designation as excess and surplus; and  
56

57 WHEREAS, to ensure that O'Donnell Park continues to thrive going forward,  
58 Milwaukee County must attract outside resources to invest in O'Donnell Park; now,  
59 therefore,  
60

61 BE IT RESOLVED, the Department of Administrative Services (DAS) –  
62 Procurement Division is authorized to issue a Request for Proposals (RFP) for the  
63 parking operations at O'Donnell Park and the contract awarded through the RFP shall  
64 follow established Milwaukee County contracting rules, including submittal to the  
65 Milwaukee County Board of Supervisors if required; and  
66

67 BE IT FURTHER RESOLVED, the O'Donnell Park parcel is hereby declared  
68 surplus and excess; and  
69

70 BE IT FURTHER RESOLVED, DAS - Economic Development Division (ED) is  
71 authorized to issue an RFP for the redevelopment of the entire O'Donnell Park Parcel;  
72 the RFP shall be for full redevelopment on the southern half of the parcel and for  
73 redevelopment on the northern half of the parcel that is consistent with the parks only  
74 provision of the existing City deed restriction; and the contract awarded through the  
75 RFP shall follow established Milwaukee County contracting rules, which for the sale of  
76 land includes submittal to the Milwaukee County Board of Supervisors; and  
77

78 BE IT FURTHER RESOLVED, the RFP should not just prioritize the sale of the  
79 land for the highest price offered, but rather should seek development proposals which  
80 will provide the greatest future benefit in jobs, tax base, image for the community, green  
81 space, and green design, as well as a fair price; and  
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83 BE IT FURTHER RESOLVED, the RFP shall at minimum include the following  
84 requirements:  
85

- 86 (a) Disadvantaged Business Enterprise goals at 25% participation for hard  
87 construction costs (including Architectural and Engineering) and 17%  
88 participation for professional services costs (non-Architectural/Engineering).
- 89 (b) Residential hiring goal for Milwaukee County residents of 30% of worker  
90 hours.
- 91 (c) Apprenticeship/Job training goal of 12.5% of worker hours.

92 (d) Payment of prevailing wage for all construction employees.

93

94 ; and

95

96 BE IT FURTHER RESOLVED, the RFP shall include a requirement that, if the  
97 Betty Brinn Children’s Museum, Inc., (BBCM) elects to remain at the redeveloped  
98 property at the O’Donnell Park parcel, the redevelopment shall include sufficient indoor  
99 and outdoor operational space and parking for BBCM to support its educational mission  
100 and continued growth and service to the community, which shall be at least as much  
101 space as BBCM currently uses or is entitled to use, and at least as much parking as  
102 BBCM currently leases, on lease terms no less favorable than those in BBCM’s current  
103 lease, as amended or altered by any other agreement with the County; and

104

105 BE IT FURTHER RESOLVED, if BBCM elects to remain at the redeveloped  
106 property, BBCM will continue to provide free parenting education, admission, family  
107 membership, field trip, and transportation assistance programs that annually benefit at  
108 least 15,000 disadvantaged children and adults, including but not limited to families  
109 living in low-income census tracts, low-income families, foster families, teenage parents,  
110 families with a disabled child, families that do not speak English as a first language, and  
111 others whose circumstances might otherwise limit their access to BBCM resources; and

112

113 BE IT FURTHER RESOLVED, the RFP may include additional amenities as  
114 determined by DAS-ED that may benefit the public and disadvantaged families,  
115 including without limitation, the co-location of other entities that serve the public that are  
116 complementary to BBCM, or with BBCM’s express consent and agreement, the  
117 expansion of BBCM service offerings in early-childhood education; and

118

119 BE IT FURTHER RESOLVED, prior to issuing the RFP, DAS-ED will order an  
120 updated appraisal that takes into account the full development value of the southern half  
121 of the parcel; and

122

123 BE IT FURTHER RESOLVED, until the time that O’Donnell Park is sold, any  
124 revenue generated from the parking, Pavilion rentals, and other operations of O’Donnell  
125 shall be used first to pay off debt related to O’Donnell Park, then towards cash financing  
126 of any needed repairs, and then any excess shall be added to the Department of Parks,  
127 Recreation, and Culture budget; and

128

129 BE IT FURTHER RESOLVED, the O’Donnell Park Workgroup established by the  
130 2014 Milwaukee County Adopted Budget is hereby recreated as the O’Donnell Park  
131 Task Force with the same members but with the purpose to review and provide  
132 comment on the draft RFPs for both parking operations and redevelopment; members  
133 of the RFP review committees for both parking operations and redevelopment shall be  
134 selected from members of the O’Donnell Park Task Force; and the criteria to be used in  
135 commenting on and reviewing the RFP shall be the improvement of O’Donnell Park  
136 including aesthetic, sustainability, tax base, and public access improvements.