

**MILWAUKEE COUNTY BOARD OF SUPERVISORS**

**DATE:** April 23, 2015

**AMENDMENT NO.** 1 to Item #5

**Resolution File No.** 15-260

**Ordinance File No.**

**COMMITTEE:** Unfinished Business

**OFFERED BY SUPERVISOR(S):** Staskunas and Taylor

**ADD AND/OR DELETE AS FOLLOWS:**

Add to and Amend the BIR clauses as follows:

BE IT RESOLVED, Corporation Counsel is authorized and requested to enter into initial discussions with Milwaukee Art Museum, Inc., (MAM) to explore the possibility of a site-specific plan for the sale or lease of O'Donnell Park to MAM on terms comparable to those in File No. 14-837 with a priority on retaining public use of and access to the Park; and

BE IT FURTHER RESOLVED, that Corporation Counsel shall communicate to MAM officials that within 90 days from the final adoption of this resolution by the County MAM is to declare in writing whether it desires to pursue an acquisition or lease of the property and, if so, to provide a proposed term sheet to the County as the basis for the development of a final proposal; and

BE IT FURTHER RESOLVED, that if MAM declares it is not interested in pursuing an acquisition, or if the 90 day period lapses without a response or submission of a term sheet from MAM, the County shall seek Requests for Information (RFI) from any other entities that may have interest in acquiring or leasing the property; and

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

BE IT FURTHER RESOLVED, the RFI should not just prioritize the sale of the land for the highest price offered, but rather should seek development proposals which will provide the greatest future benefit in jobs, tax base and image for the community, green spaced and green design, as well as, a fair price; and

BE IT FURTHER RESOLVED, that the RFI shall include at least the following requirements:

- (a) Disadvantaged Business Enterprise (DBE) goals at 25% participation for hard construction costs (including Architectural and Engineering) and 17% participation for professional services costs (non-Architectural/Engineering);
- (b) Residential hiring goal for Milwaukee County residents of 30% of worker hours
- (c) Apprenticeship/Job Training goal of 12.5% of worker hours;
- (d) Payment of prevailing wage for all construction employees.

BE IT FURTHER RESOLVED, that the RFI shall include a requirement that, if Betty Brinn Children's Museum, Inc. (BBCM) elects to remain at the redeveloped property at the O'Donnell Park parcel, the redevelopment shall include sufficient indoor and outdoor operational space and parking for BBCM to support its educational mission and continued growth and service to the community, which shall at a minimum be at least as much space as BBCM currently uses or is entitled to use, and at least as much parking as BBCM currently leases, on lease terms no less favorable than those in BBCM's current lease, as amended or altered by any other agreement with the County. If BBCM elects to remain at the redeveloped property, BBCM will continue to provide free parenting education, admission, family membership, field trip and transportation assistance programs that annually benefit at least 15,000 disadvantaged children and adults, including but not limited to families living in low-income census tracts, low-income families, foster families, teen parents, families with a disabled child, families that do not speak English as a first language and others whose circumstances might otherwise limit their access to BBCM resources; and

BE IT FURTHER RESOLVED, that the RFI may include additional amenities as determined by the Department of Administration-Economic Development Division (DAS-ED) that may benefit the public and disadvantaged families, including without limitation, the co-location of other entities that serve the public that are complementary to BBCM, or with BBCM's express consent and agreement, the expansion of BBCM service offerings in early-childhood education; and

BE IT FURTHER RESOLVED, Corporation Counsel shall ~~to provide a report to the County Board with Committee on Parks, Energy, and Environment at its meeting of April 14, 2015, status updates regarding the feasibility of such a transaction discussions with MAM as appropriate.~~