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From the Comptroller, Office of the Comptroller, requesting an appropriation transfer of \$50,000 from Org. Unit 1940-1945 Appropriation for Contingencies to a new non-departmental account titled Mitchell Park Domes Study established by the Office of the Comptroller for the purposes of completing due diligence requests related to the recommended long-term plan from the Milwaukee County Task Force on the Mitchell Park Conservatory Domes, by recommending adoption of the following:

**AN AMENDED RESOLUTION**

WHEREAS, on March 17, 2016, the Milwaukee County Board of Supervisors (County Board) adopted File No. 16-200, authorizing the creation of the Milwaukee County Task Force on the Mitchell Park Conservatory Domes (Domes Task Force), and requesting the development of a “comprehensive long-term plan for the Domes”; and

WHEREAS, on August 13, 2019, the Domes Task Force approved a recommendation for a long-term plan for Mitchell Park Domes (the Domes) and Mitchell Park, by endorsing the business plan and conceptual design provided by ArtsMarket, Inc., the consultant group hired in April of 2019 to perform Phase III of the Domes Task Force’s study; and

WHEREAS, the business plan and conceptual design indicates an estimate of \$30 million to rehabilitate the Domes as part of the overall plan for the park; and

WHEREAS, the business plan and conceptual design estimates a total of \$66 million for the entire project, which will encompass the entirety of Mitchell Park, including Domes rehabilitation, new buildings and structures, landscape and garden installation, professional fees, temporary facilities and moving costs, exhibit and indoor buildout, soft costs, and operation ramp up; and

WHEREAS, the estimated \$66 million in project costs includes:

- \$13.5 million in private sector contributions
- \$13.5 million in public contributions from Milwaukee County (the County)
- \$39 million in tax credit and investment

; and

41 WHEREAS, the largest portion of the project is to be funded by a complex  
42 structure of tax credits and opportunity zone investments in the following amounts:

43

- 44 • \$7 million from Historic Tax Credit reimbursement
- 45 • \$15 million from New Market Tax Credits
- 46 • \$5 million from Property Assessed Clean Energy loans
- 47 • \$12 million through Opportunity Zones Investments

48

49 ; and

50

51 WHEREAS, these funding streams are individually complex, and have very  
52 specific requirements for qualification and can become even more intricate when they  
53 are interwoven and layered as the business plan and conceptual design lays out; and

54

55 WHEREAS, the County has not used all of these funding streams before, and is  
56 not currently equipped with the internal resources for evaluating the feasibility of the  
57 plan; and

58

59 WHEREAS, at its August 13, 2019, meeting, the Domes Task Force  
60 recommended referral to the Office of the Comptroller and Office of Corporation  
61 Counsel for review of the business plan and conceptual design, including a list of  
62 questions related to the feasibility of the outlined fiscal structure described above; and

63

64 WHEREAS, on September 18, 2019, the Chairman, County Board, requested the  
65 Comptroller review and answer the questions posed by the Domes Task Force, and  
66 recommend a process for moving forward; and

67

68 WHEREAS, on September 27, 2019, the Comptroller provided a report with initial  
69 feedback on the business plan (hereto attached to this file) and conceptual design, and  
70 determined that outside resources would be necessary to investigate the proposed  
71 financial structure; and

72

73 WHEREAS, the Corporation Counsel, in File No. 19-806, provided a preliminary  
74 information report about the comprehensive long-term plan for the Domes as  
75 recommended by the Domes Task Force, but will need access to additional financial  
76 resources to do an in-depth legal analysis; and

77

78 WHEREAS, in order to evaluate the plan and design, and recommend a process  
79 for moving forward, outside fiscal and legal analysis will need to be performed, and a  
80 recommendation of ~~\$50,000~~ \$100,000 is requested for the purposes of enlisting  
81 additional resources; and

82

83 WHEREAS, the Committee on Finance and Audit, at its meeting of  
84 November 4, 2019, recommended adoption of File No. 19-802 as amended (vote 5-0);  
85 now, therefore,

86

87 BE IT RESOLVED, the Milwaukee County Board of Supervisors (County Board)  
88 approves the recommendation from the Milwaukee County Comptroller (Comptroller),  
89 Office of the Comptroller, and authorizes and directs the Department of Administrative  
90 Services and Comptroller to transfer ~~\$50,000~~ \$100,000 from Org. Unit 1940-1945  
91 Appropriation for Contingencies to a new non-departmental account created by the  
92 Office of the Comptroller titled "Mitchell Park Domes Study," for the purposes of fulfilling  
93 the request of the County Board to evaluate the feasibility, and perform due diligence on  
94 the business plan and conceptual design recommended by the Milwaukee County Task  
95 Force on the Mitchell Park Conservatory Domes; and  
96

97 BE IT FURTHER RESOLVED, these appropriated funds shall be used by the  
98 Comptroller and Corporation Counsel to help complete the due diligence of the plan and  
99 design, which is likely to include the retention of outside fiscal and legal analysts; and  
100

101 BE IT FURTHER RESOLVED, the Office of the Comptroller and Corporation  
102 Counsel shall provide a report to the County Board for consideration in the ~~December~~  
103 ~~2019~~ January 2020 meeting cycle as to the status of the due diligence efforts on the  
104 fiscal aspects of the recommended business plan and conceptual design.  
105

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107 srb  
108 11/04/19  
109 S:\Committees\2019\Nov\F&A 110419\Resolutions\19-802 Mitchell Park Domes Study \$50k.docx