
Re: McGovern Senior Center Funding

From Aaron Hertzberg <Aaron.Hertzberg@milwaukeecountywi.gov>

Date Sat 4/18/2026 3:47 PM

To Marcelia Nicholson <Marcelia.Nicholson@milwaukeecountywi.gov>

Cc Kelly Bablitch <Kelly.Bablitch@milwaukeecountywi.gov>; Shakita LaGrant <Shakita.LaGrant@milwaukeecountywi.gov>; Tina Anderson <Tina.Anderson@milwaukeecountywi.gov>; Emily Kenney <Emily.Kenney@milwaukeecountywi.gov>; Sean Hayes <Sean.Hayes@milwaukeecountywi.gov>; Celia Benton <Celia.Benton@milwaukeecountywi.gov>; Kyle Ashley <Kyle.Ashley@milwaukeecountywi.gov>

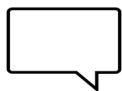
Bcc DL CBRD CtyBrd Supervisors <CBRD CtyBrdSupervisors@milwaukeecountywi.gov>

Chair and Supervisors (bcc):

UPDATE: I wish you and your districts the best as we all respond to the recent storms. Teams are still assessing impacts throughout County owned facilities, but I did want to share that have had additional flood damage at McGovern. This unfortunately confirms what we suspected back in August. The frequency and intensity of weather events is increasing and the impact to our facilities is significant.

Feel free to reach out with any questions.

Aaron



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By achieving racial equity, Milwaukee County is the healthiest county in Wisconsin.

From: Aaron Hertzberg <Aaron.Hertzberg@milwaukeecountywi.gov>

Sent: Tuesday, April 14, 2026 12:29 PM

To: Marcelia Nicholson <Marcelia.Nicholson@milwaukeecountywi.gov>

Cc: Kelly Bablitch <Kelly.Bablitch@milwaukeecountywi.gov>; Shakita LaGrant <Shakita.LaGrant@milwaukeecountywi.gov>; Tina Anderson <Tina.Anderson@milwaukeecountywi.gov>; Emily Kenney <Emily.Kenney@milwaukeecountywi.gov>; Sean Hayes <Sean.Hayes@milwaukeecountywi.gov>; Celia Benton <Celia.Benton@milwaukeecountywi.gov>; Kyle Ashley <Kyle.Ashley@milwaukeecountywi.gov>

Subject: McGovern Senior Center Funding

Chairwoman & Supervisors (bcc):

First off, congratulations on your re-election (and best wishes to Sup. Taylor #5)! I look forward to working with you all in the new term.

I understand the Board intends to reconsider [File 26-328](#), a request for \$100,000 to support exploration of a new senior center solution on the Northwest Side of Milwaukee. This would help to support a replacement option for the closed McGovern Senior Center. There have been a few requests for more information, so I thought I would share broadly with the entire board.

The requested \$100,000 is an estimated cost for the following items:

- Architect fees for preparing design needs for new facility. We'll start broadly with understanding our program needs and general plan layouts for a senior center space. (est. \$30k)
- We believe there may be a few development or redevelopment opportunities to ensure we find the best fit for Milwaukee County and the senior community. For any viable options, we'll then do more specific "test-fits" to see how our space program lays out within specific buildings or developments. (est. \$10-20k/ site, may be combined with general architecture fees)
- Along with the architectural fees, we expect a few more costs to be necessary:
 - o Engineer or other site conditions testing (Milwaukee County's role in this may change depending on whether we are the lead agency on a site or a potential partner plays lead. Regardless, it is reasonable to expect that we will pay our share of any analysis. (est. \$20-30k)
 - o Cost estimating - We are working from very rough estimates on what we think it would cost to build out a facility. As we advance design and narrow site choices, we'll want to engage a firm to help with estimating true costs of the project. This will be a major influencing factor in making a final selection. (est. \$10-20k)

As noted and presented at committee, the requested funds are an estimate of needed costs. Because we are at such an early stage, we often work with round numbers. Please know that our teams have long operated with an understanding that we are utilizing tax-payer-funded resources that are to be used with care and respect.

The \$100,000 is a worthwhile investment in gathering additional information to help inform what will be a major decision about whether, where and how we can move forward. Without resources, would be like asking our team to put together a puzzle with the lights off. If we are serious about this effort, it's worth spending some money to turn the lights on and see how a project might come together. I'll note this will likely take 6-12 months and include a variety of sites and options. Again, we think that's the best path forward rather than rushing into a decision that may later be found to be cost prohibitive or otherwise not preferred.

Feel free to follow up if you have any additional questions. Thanks for your consideration.

Aaron



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