**COUNTY OF MILWAUKEE**

Inter-Office Communication

Date: November 2, 2021

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Ashley Adsit, Director, DAS-Division of Grants & Special Projects

Subject: Report from the Grants and Special Projects and Facilities Management Divisions, providing updates on securing grant funding for rehabilitation of the Domes and the approved structural testing and netting replacement projects at the Domes.

File Type: Informational Report, Amendment 1, Resolution File No. 21-518

**REQUEST**

The Department of Administrative Services Grants Procurement Division and Facilities Management Division shall submit a report to the Milwaukee County Board of Supervisors for the September 2021 committee cycle providing an informational update on structural testing performed at the Domes, as well as the upcoming netting replacement project approved in the 2021 Adopted Budget. The report shall also include an informational update on progress made by the Grants Procurement Division to secure grant funding for rehabilitation of the Domes and other outside funding avenues that are being explored (Amendment 1, Resolution File No. 21-518 to Appropriation Transfer A9 on P.5).

**POLICY**

Milwaukee County Resolution File No. 16-200 (March 2016): “BE IT RESOLVED, that Milwaukee County shall pursue the repair and preservation of the existing Mitchell Park Conservatory Domes.”

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| Wisconsin State Statutes: | N/A |
| Milwaukee County Code of General Ordinances: | N/A |
| Specific Adopted Budget: | N/A |
| Specific Adopted Budget Amendment: | N/A |
| Specific Adopted Capital Project: | N/A |

**BACKGROUND**

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| --- | --- |
| Related File No’s: | 21-772, [18-627](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=3619721&GUID=D7103FF7-D020-4381-AC97-A12120EABB5B), [16-636](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=2862809&GUID=728C247C-2D42-4585-8EDF-9B793C27DC22), [19-102](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=3834867&GUID=196C2325-03D7-41BC-96CD-8A1D18E8A059), [19-736](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=4120019&GUID=A9F94319-C522-4A24-87FA-874A04183904), [20-733](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=4655201&GUID=89CFE22B-260D-4EB4-90A9-782730A02461), [21-518A](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=4993822&GUID=F7C4F651-03B8-4138-ACAD-D9B86A9F5DED), [16-200](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=2575649&GUID=68967E0F-44A1-48CA-8865-752BE724676A), [18-164](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=3343423&GUID=8A09173F-030C-4008-925E-0396DE027049), [19-55](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=3822750&GUID=0BF5AF3D-DAFE-4A28-BC6B-AC7CB8629453), [19-57](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=3842780&GUID=3339EB0C-4908-42C6-89DB-0C6564DE3416), [19-677](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=4094693&GUID=DA25B76E-8A15-41BB-8CC4-4957EA84303A), and [21-233](https://milwaukeecounty.legistar.com/LegislationDetail.aspx?ID=4835370&GUID=82832465-2246-449D-BC75-9F8D68BE9022) |
| Associated File No’s  (Including Transfer Packets): | 21-518 Appropriation Transfer A9 |
| Previous Action Date(s): | Received and placed on file on 21-772 |

**Grants & Special Projects Update:**  
  
The Office of Corporation Counsel (OCC), in conjunction with the Grants & Special Projects (GSP) Division and Parks Department is working to secure an independent legal analysis of the options for legal partnership structures that would need to be in place for a capital project involving the Domes. The target date for a preliminary analysis is January 15, 2022.  
  
The GSP is coordinating with the Office of Performance, Strategy, and Budget (PSB), Office of the Comptroller (OoC), and the Parks Department to pursue an independent feasibility analysis of the revenue sources proposed in the 2019 Domes Task Force Business Plan and Conceptual Design from an experienced accounting firm as well as a revised and updated capital funding stack that could be used to fund this project. The initial requests were sent to four accounting firms in October of 2021 with subsequent follow-up. The window for accepting responses from accounting firms closes on November 30 (amended from October 31), but there has not yet been a sufficient response to move forward. The target date for this preliminary analysis will depend on the response from a qualified vendor. The preliminary analysis will be tentatively completed by February 25, 2022.   
  
The Mitchell Parks Domes capital concept has been included as a sample project in WHEDA’s 2022 application to the Community Development Financial Institutions (CDFI) Fund of the U.S. Treasury for New Market Tax Credits (NMTC)-funded projects. Being included in this application does not commit Milwaukee County to any deliverables, but would make the project eligible to receive tax credits from one or more allocatees if WHEDA were to be awarded.

**Facilities Management Update:  
  
*Project A: The Glazing System Renovation*** ***Investigation, P-684-18607, Contract 2, and Project B: The Safety Mesh Inspection and Repairs Project, P718 20079***

Projects A & B are being combined to ensure the most cost-efficient approach and to minimize operational disruptions at the Domes. The combined contract will go to the Board of Supervisors for approval in December of 2021. The work for these projects has been postponed until Q1 2022 to avoid disrupting the Domes operations during the busy holiday season; exact timing will be coordinated with the Director of the Domes.

***Repair Cost Estimates***

Until we know if the proposed new glazing system will work, there are no further cost estimates to be made. Repair cost estimates will be undertaken at such time as the Domes glazing mock-up testing is completed with the consultant’s report and recommendation.

**ALIGNMENT TO STRATEGIC PLAN**This item is directly related to the County’s strategic goal *3B,* *Enhance the County’s fiscal health and sustainability*. The Mitchell Parks Domes has been operating at a substantial annual loss, which increases the burden on the tax levy (see the Comptroller’s 2018 audit report) and the 50+ year old structure requires extensive repairs and upgrades to remain operable. Milwaukee County’s ownership of this property necessitates extensive internal and external coordination. The County’s ability to advance strategic objective *3A,* *Invest “upstream” to address root causes of health disparities,* relies on a stable business model to sustain our landmarks.

It is also important to note that the Mitchell Park Domes are located in an area of the County that has persistently high rates of unemployment and exceeds 30% of poverty. The residents in this area are a majority people of color who have comparatively less access to green space compared to other areas of the County. In this respect, investing in the restoration of the Domes and Mitchell Park more broadly would advance objective *2A, Determine what, where, and how we deliver services to advance health equity.*

**FISCAL EFFECT**

The funds to assess the proposed funding streams and complete the material testing and inspections have already been allocated. There is no fiscal effect related to this update.

**TERMS**

There is no specified term related to this informational update.

**VIRTUAL MEETING INVITES**

Aaron Herzberg, Stuart Carron, Julie Bastin, Ashley Adsit, and Nichole Todd from DAS; Guy Smith, Jim Tarantino, and Sarah Toomsen from the Parks Dept.; and Scott Brown from OCC.

**PREPARED BY:**

Nichole Todd, Senior Analyst, Grants and Special Projects Division  
Stuart Carron, Director, Facilities Management Division

**APPROVED BY:**

Aaron Hertzberg, DAS Director

**ATTACHMENTS:**  
Updated Project Planning Timeline

cc: Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors

Janelle M. Jensen, Legislative Services Division Manager, Office of the County Clerk