

September 21, 2016

Jeremy Theis, Director
Facilities Management Division
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Milwaukee, WI 53233



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Michael Mayo, Sr.

**County Board Supervisor,
7th District
Chairman, Transportation,
Public Works and Transit**

Dear Director Theis:

Thank you for your recent presentation to the County Board's Transportation, Public Works and Transit Committee on the status of the Courthouse Planning Program. As you acknowledged, the work done in support of this project has largely been the result of the collaborative efforts of all branches of Milwaukee County government, including the Executive, the County Board, the Courts, the Sheriff, the District Attorney and many others. It is my expectation that you will continue to seek input from each of these stakeholders as the project progresses.

You have indicated that you will ask this Committee to approve a resolution in December authorizing the continued expenditure of personnel and financial resources in support of this project. Prior to doing so, I ask that you address the following issues and incorporate them into your draft resolution.

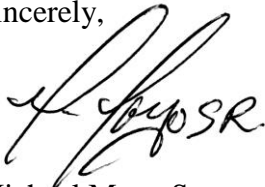
1. What is the purpose of the proposed resolution you mentioned is forthcoming during your presentation? For instance, is its purpose to authorize expenditures or approve moving into Phase III of the project?
2. Describe in greater detail the estimated costs for swing space, the criminal courthouse, real estate and move management cost, and Courthouse renovation costs. What are the costs attributable to each element? What is the timeline for expenditure of such costs?
3. If all sources of funding for the project have not yet been identified, how will the financing decision(s) be made? Describe in greater detail how court system fees could be used to finance the project. Will the County Board be asked to approve the financing for the project?
4. When will design decisions be made? Will the County Board be asked to approve such decisions?
5. If the decision is made to use debt to finance this project in whole or in part, will the County Board be asked to approve the issuance of debt?
6. Is the County Executive contemplating selling or leasing the Courthouse to a private party thereby removing public ownership of the asset? If the decision is made to do so, will the County Board be asked to approve the sale or transfer of the asset or will the County Executive invoke his unilateral authority under Wis. Stat. § 59.52(6)?

7. Describe in greater detail how a public-private partnership could be used in development or management of this project. Would the County retain ownership over the asset under such an arrangement? Would the County Board be asked to approve of such an arrangement?
8. How would the use of design-build affect the cost of the project, the use of minority and women-owned contractors, etc.? In addition, how would design-build assure taxpayers that the contractor selected is the most cost-effective option if there is no public bid process? If the decision to petition the state to use design-build is made, would the County Board be asked to approve the petition or the final decision?
9. As the project continues through the pre-identified phases, and additional phases are potentially identified, will the County Board be asked to approve all financing and siting decisions? What decisions, if any, will the County Board *not* be asked to approve? For those decisions, who will make the final decision?
10. How will the public be asked to participate in the decision-making process during each phase of the project?

Thank you for addressing these questions in advance of submitting a resolution to this Committee. Given that the total costs associated with this project are well in excess of \$200 million, it is crucial that the County Board – given its charge for making budgetary decisions – has sufficient information to make its own evaluation of the project. Moreover, the public is deserving of transparency in decision-making around this project given its breadth, scope, and impact on Milwaukee County residents.

Thank you in advance for addressing these questions.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Mayo Sr.", written in a cursive style.

Michael Mayo Sr.

Cc: County Board of Supervisors