# Baran Park – Journey House, Felix Mantilla Little League

Parks, Energy, and Environment Committee 12/5/17

### Project Overview

- Baran Park Milwaukee County Park bounded by S. 1<sup>st</sup> St, W. Lincoln Ave, and S. Chase Ave in the City of Milwaukee
- Primarily used for five baseball fields
- Playground, picnic area, concession stand



## Felix Mantilla Little League

- The Felix Mantilla Little League ("FMLL") is an affiliate of Journey House and was founded in 1973 and annually serves over 250 youth
- The FMLL and Journey House organize their athletic programming around the concept of "Scholar Athletes" which reinforces the educational mission of Journey House.
- FMLL has been the primary entity utilizing the ball fields at Baran Park and have improved them in the past



























## Proposal

Milwaukee County would partner with Journey House in order to –

- 1. Upgrade the Baran Park infrastructure
  - Installation of 3 Little League baseball diamonds with artificial infield turf and natural outfield grass, renovation of a tee ball diamond, new fencing, field lighting, dugouts, and the construction of a new concession pavilion to replace the existing concession stand on the property
- 2. Support the THRIVE workforce development program
  - Youth-oriented apprenticeship program focused on sports turf and landscaping job training and hospitality and culinary arts job training

#### Upgrade Park Infrastructure

FMLL Field Enhancement Construction Project - \$2,219,000

- New fields installed through Cal Ripken Foundation
- Installation of artificial turf and natural grass outfield
- Renovation of tee ball diamond
- Fencing
- Field lighting
- Dug-outs
- Enhanced storm water management infrastructure
- Sound system

#### Upgrade Park Infrastructure

Pavilion Improvements - \$253,560

- New bathrooms
- New storage with garage expansion for mowers and landscaping equipment
- Concessions expansion with catering kitchen installation
- Patio gazebo for community rental
- New exterior





COLOR SITE PLAN

# Workforce Development Program

- THRIVE (Transforming Healthy Responsible Inspired Valued Employable) Sports Turf and Landscaping Services
  - Mowing Commercial Properties
  - Mowing Residential Properties
  - Plowing Commercial Properties
  - Plowing/Snow Removal Residential Driveways and Sidewalks
- THRIVE Culinary Arts Services
  - Catering
  - Culinary Arts Classes

# Workforce Development Program

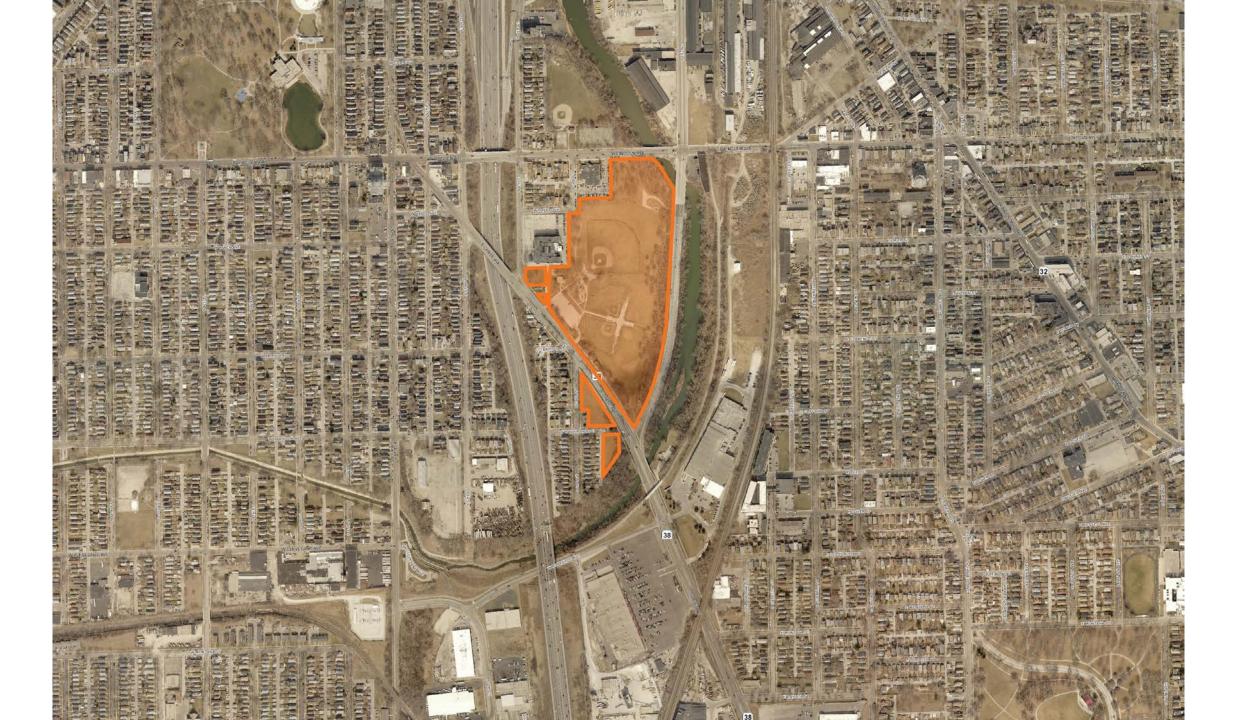
New Permanent FTE Jobs Created at Journey House	New FTEs
(Wage over \$14.45/Hour)	
Sports Turf and Landscaping Coordinator and	1
Trainer	
Sports Turf and Landscaping Crew Leaders	2
<b>Business Operations (Marketing and Management</b>	1
of Business) for Sports Turf and Landscaping and	
Hospitality/Culinary Arts	
<b>Culinary Arts Coordinator and Trainer</b>	1
<b>Assistant Culinary Arts</b>	2
JH Coffee Shop Manager and Trainer	1
Assistant Hospitality Service Trainers @ coffee shop	2
Permanent Jobs Created FTE Total	10
4 Concessions Assistants (0.5 FTE) (Wage @ \$8/hr)	2
Total FTEs Created	12

New Internships Created at Journey House	New FTEs
30 THRIVE Sports Turf and Landscaping Interns (0.5 FTE) (20 hours/week; 14 weeks; \$8/hr)	4
48 Hospitality and Culinary Arts Career Interns (0.5 FTE) (20 hours/week; 14 weeks; \$8/hr)	6.5
Annual Internship Jobs Created FTE Subtotal	10.5
7 Years Internship Jobs Created FTE Total	73.5

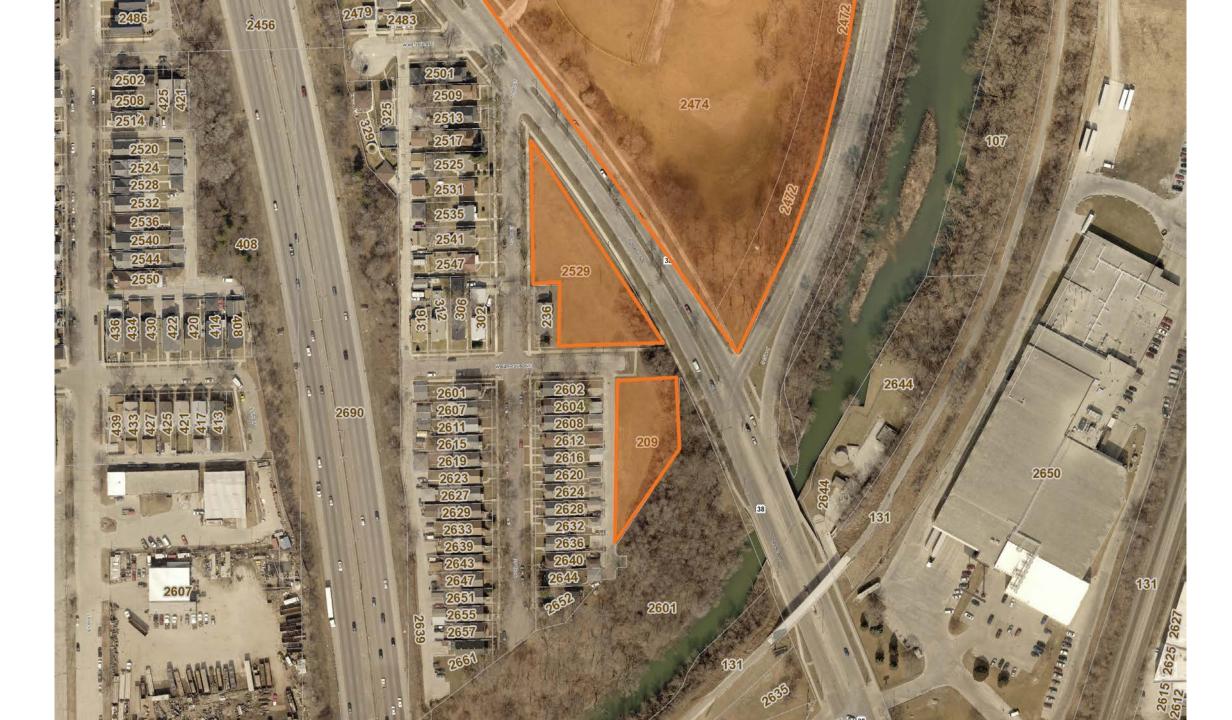
# Management Agreement

- Milwaukee County and Journey House would enter into a Management Agreement to govern this project
- Journey House assumes day to day management of the Park and commits to creating and installing the park improvements
- Baran Park will maintain the same level of public accessibility
- Milwaukee County maintains some obligation to forestry services

Term	Description
Term Length	30 years with one 15 year option to renew
Utilities	Paid by Journey House
Use	Non-exclusive right for public park use
Public Access	Guaranteed public access to the park and improvements throughout the agreement. The ability of the public to access and use the park will not change. The reservation system for the baseball fields will be modeled from the reservation system for the Mitchell Park football fields which involves a sharing of calendars between the County and Journey House and the implementation of an online reservation system that is open to the public.
Trash and garbage	Maintained by Journey House
Improvements	Journey House must create the improvements described in this report which includes three new regulation baseball diamonds, one tee ball diamond, associated baseball field infrastructure, and a new concession pavilion.
Maintenance and Repair	All day to day maintenance and operation of the Park and its improvements will be the responsibility of Journey House. The County will not be obligated for major or minor maintenance of the Park in any way.
Targeted Business Participation	25%
Insurance requirements	Yes
Compliance with ADA, non-	Yes
discrimination, affirmative	
action	







## Summary

- Opportunity to partner with Journey House to improve a public park
- Maintain a public asset while allowing improvements by a third party
- Support the THRIVE workforce development initiative
- Receive \$3 million in park upgrades without any County obligation
- Re-allocate hundreds of thousands of dollars worth of new infrastructure and staff time elsewhere in the Parks system