



# Milwaukee County

County Courthouse  
901 N. 9th Street, Rm. 105  
Milwaukee, WI 53233

## Meeting Minutes - Final Milwaukee County Task Force on the Mitchell Park Conservatory Domes

*Chairperson: William H. Lynch*  
*Task Force Coordinator:*  
*Kelsey A. Evans, 414-278-4013*  
*Research Analyst: Emily Petersen, 414-278-4741*

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Thursday, June 13, 2019

5:30 PM

Journey House  
2110 West Scott Street,  
Milwaukee, WI 53204

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### Call To Order

#### Roll Call at 5:36 p.m.

**Present:** 8 - Bautista, Haas, Krawiecki, McCarthy, Smith, Ortiz-Velez, Washington, and Lynch

**Excused:** 3 - Bria, Carron, and Gurda

**Mr. Dyango Zerpa, Legislative Assistant, Milwaukee County Board of Supervisors, appeared on behalf of Supervisor Ortiz-Velez.**

**Dr. Bria was not present at the time the roll was called, but appeared shortly thereafter.**

**DEDICATED FILE FOR REPORTS TO THE MILWAUKEE COUNTY TASK FORCE ON  
THE MITCHELL PARK CONSERVATORY DOMES**

- 1      [19-102](#)      Informational reports pertaining to the Milwaukee County Task Force on the Mitchell Park Conservatory Domes, authorized by Adopted File No. 16-200. **(INFORMATIONAL ONLY)**

**Attachments:**      [ArtsMarket Phase III Powerpoint \(06/13/19\)](#)  
                                 [AUDIO Intro \(06/13/19\)](#)  
                                 [AUDIO Item 2 \(06/13/19\)](#)  
                                 [AUDIO Item 3 \(06/13/19\)](#)  
                                 [AUDIO Item 4 \(06/13/19\)](#)  
                                 [AUDIO Item 5 \(06/13/19\)](#)  
                                 [AUDIO Items 6 and 7 \(06/13/19\)](#)  
                                 [Draft Minutes of the Domes Task Force Meeting \(06/13/19\)](#)  
                                 [Draft Capitalization Model \(06/26/19\)](#)  
                                 [Opportunity Zone Investments \(06/26/19\)](#)  
                                 [Domes Ten Year Plan \(07/08/19\)](#)  
                                 [ArtsMarket Phase III Powerpoint \(07/09/19\)](#)  
                                 [AUDIO Items 1-6 \(07/11/19\)](#)

Attachments to this file were DISCUSSED WITH NO ACTION TAKEN.

- 2      **Approval of the Minutes from the meeting of May 7, 2019.**

**APPEARANCE:**

Kelsey A. Evans, Task Force Coordinator, Legislative Services Division, Office of the County Clerk

A motion was made by Domes Task Force Member McCarthy and Proxy Zerpa that the draft minutes of the May 7, 2019, meeting of the Milwaukee County Task Force on the Mitchell Park Conservatory Domes be APPROVED. The motion PREVAILED by unanimous voice vote, with the exception of Task Force Member Krawiecki, who abstained:

**Ayes:**    7 -    Bautista, Haas, McCarthy, Smith, Ortiz-Velez, Washington and Lynch

**Excused:**    3 -    Bria, Carron and Gurda

**Abstentions:**    1 -    Krawiecki

**3 Update on the Status of the Concrete and Glazing System Rehabilitation Methods Studies. (INFORMATION ONLY)**

**APPEARANCE:**

Julie Bastin, Project Manager, Architecture, Engineering, and Environmental Services Section, Facilities Management Division, Department of Administrative Services

Task Force Member Smith reported that concrete samples have been taken from the Domes, and are currently in the lab being analyzed.

Ms. Bastin reported that during the course of obtaining the concrete samples, several joints were opened, and found to be in relatively good condition, with limited spawling. Ms. Bastin also reported that the contract for the glazing work is underway, and that a passive review contract and fund transfer are being put together to pay for the work, to hopefully begin in September.

Chairman Lynch thanked Supervisor Haas for his work securing funding to meet the contractual obligations to ArtsMarket, Inc.

This Informational Item was DISCUSSED WITH NO ACTION TAKEN.

#### **4 Update on Historic Preservation Review (INFORMATION ONLY)**

**APPEARANCE:**

Julie Bastin, Project Manager, Architecture, Engineering, and Environmental Services Section (AE&E), Facilities Management Division (FMD), Department of Administrative Services (DAS)

The following people appeared and spoke for information only regarding this item:

Louise K. Stevens, President, ArtsMarket, Inc.

Mark Ernst, Partner, Engberg Anderson Architects

Mr. Ernst reported that they have been working to begin the process of writing a report to make the Domes eligible for certification by the National Park Service. This would be the first part of a multi-step process to make the Domes eligible for Historic Tax Credits. Mr. Ernst stated that he would make a memo available to members about the process prior to the next meeting of the Domes Task Force.

Chairman Lynch expressed concern that Milwaukee County (the County) would need to formally authorize seeking Historic Preservation status. Ms. Bastin suggested that this would have to be approved by the Milwaukee County Board of Supervisors, in addition to giving AE&E, FMD, DAS, a monetary allocation to pursue the designation.

Ms. Stevens clarified that the application for historic tax credits is a two part process. The first part is the eligibility stage, which is reviewed by State and Federal officials. Once deemed eligible, the second portion consists of the application for Historic Tax Credits, at which time the applicant has up to one year to put together a comprehensive proposal for what the credits will be used for.

Chairman Lynch stated that the Task Force would approach the County seeking the authorization, and the resources, to apply for the Historic Tax Credits once the Domes have been deemed eligible.

This Informational Item was DISCUSSED WITH NO ACTION TAKEN.

## **5 Discussion Regarding Phase III of the Future Path and Feasibility Study (ACTION ITEM)**

Ms. Louise K. Stevens, President, ArtsMarket, Inc., appeared, and spoke for information only regarding this item.

Ms. Stevens provided an electronic presentation, which is attached to File No. 19-102 as "ArtsMarket Phase III Powerpoint (06/13/19)."

Ms. Stevens briefly recapped the information presented at the last meeting, including significant themes impacting the work going forward: the development of a sustainable business plan, a review of the services that could be provided, how the governance is structured by Milwaukee County (the County), and partnership and funding opportunities.

Ms. Stevens affirmed her previous recommendation that the long-term planning process for the Domes include not just the Domes structures, but activation of all the surrounding area in Mitchell Park. Ms. Stevens stated that this vision for the Domes and Mitchell Park is contingent on a new partnership and operating model.

Ms. Stevens advised that developing all portions of Mitchell Park would be able to capture additional tax opportunities such as New Market Tax Credits, Opportunity Zone Credits, etc., in addition to Historic Tax Credits for the Domes themselves.

Ms. Stevens also stated that full-park activation would help draw in new operating funds from partners, investors, and year-round services and businesses located at Mitchell Park, such as restaurants, events, and educational programming.

Ms. Stevens recommended the development of "Zones" within Mitchell Park, each with a thematic focus: a Center for Urban Horticulture, a Center for Water Stewardship, and a Center for Urban Health and Wellness. Ms. Stevens advised that these would provide the greatest opportunity for public-private partnerships, joint investments, and outside grants. Ms. Stevens also stated that this model would relieve the County of the need for a significant addition in staff.

Ms. Stevens stated the consultant team would develop an "informational Request for Proposals," which would be put out to various potential partners with similar or overlapping interests to the Domes, and which might offer services or programming thematically consistent with the Zones. Ms. Stevens advised that the operating model include "Lead Partners" which would be present year-round, and offer significant capital investment and risk-sharing, in conjunction with "Supporting Partners," which would offer complimentary programming and services.

Ms. Stevens stated that the consultant team is exploring the possibility of financing the Domes and Mitchell Park re-development using \$0 of County bond financing, and if it would be the worth the time and investment to put together all the tax credits, partnerships, and grant applications necessary to

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secure the new operating model. Ms. Stevens reminded Task Force members that the demolition of the Domes would be very expensive.

Task Force Members Washington and Krawiecki expressed that any capital campaign for the Domes should include funding for ongoing maintenance or even an endowment fund.

Ms. Stevens indicated that her preliminary findings found the tax credit and development model would be a viable way forward for the Domes. Ms. Stevens recommended that in the interest of timeliness and facilitating the recruitment of partners, a "leadership transition advisory committee" be established, in addition to hiring a full-time employee within Milwaukee County.

Proxy Zerpa inquired how the County might benefit from "Opportunity Zone" tax credits. Ms. Stevens elaborated that "Opportunity Zones" utilize private sector investment strategies in designated neighborhoods, which relieve investors of capital gains taxation if the profit from the investment is re-invested into the community through a Community Development Entity. Task Force Member Bautista added that the totality of Mitchell Park is in a designated "Opportunity Zone."

Dr. Bria inquired how the "Opportunity Zones," if leveraged, would benefit the Domes, if potential partners invested only in development in Mitchell Park, and not the Domes themselves. Ms. Stevens indicated that this method would assist in the early establishment of financial growth and expanded operations at the Domes, which could then begin producing revenue to pay down short-term loans. Ms. Stevens added that this is typically done with the cooperation of a major bank, and that each investment in Mitchell Park would not only produce revenue to keep each investment financially afloat, but make enough profit to contribute to Mitchell Park as a whole.

Chairman Lynch added that potential partners would support the capital costs of infrastructure that would support that partner's individual operations, in addition to being available to the public/Domes use. Dr. Bria inquired about the operating structure of other successful parks, such as Central Park in New York. Ms. Stevens commented that Central Park is run by a Conservancy, which has independent business operations, but that pieces of the Phase III planning proposal, such as integrating restaurants into the Domes, would be a similar arrangement to the Conservancy.

Chairman Lynch suggested that the Task Force wait, at a minimum, until its next meeting to take action and make formal recommendations to the Milwaukee County Board of Supervisors about allocating resources for implementation of Phase III.

This Action Item was DISCUSSED WITH NO ACTION TAKEN.

## 6 Public Comment

There were no appearances by members of the public.

**7 Dates, locations, and topics for the next meeting of the Milwaukee County Task Force on the Mitchell Park Conservatory Domes.**

Chairman Lynch announced that the next meeting of the Domes Task Force will be Thursday, July 11, 2019, at 5:30 p.m. to be held at Journey House, 2110 West Scott Street, Milwaukee, Wisconsin, 53204.

**Length of Meeting: 5:36 p.m. to 7:31 p.m.**

**Adjourned,**

**Kelsey A. Evans  
Committee Coordinator,  
Legislative Services Division, Office of the County Clerk  
Milwaukee County Task Force on the  
Mitchell Park Conservatory Domes**

The next meeting of the Milwaukee County Task Force on the Mitchell Park Conservatory Domes is scheduled for Thursday, July 11, 2019, at 5:30 p.m., to be held at Journey House, 2110 West Scott Street, Milwaukee, WI 53204.