



Office of the Comptroller

Milwaukee County

Scott B. Manske • Comptroller

Date: September 27, 2019

To: Chairman Theodore Lipscomb, Sr., Milwaukee County Board

From: Scott Manske, Comptroller 

Re: Request to Establish a New Non-Departmental Account and to Fund Services to Perform Fiscal Due Diligence on Domes Task Force Questions Related to the Comprehensive Long-Term Plan for the Domes (File No. 19-802)

My office has received a series of questions from the Domes Task Force dated August 13, 2019, a copy of which are attached to this file. Staff and I have read the Business Plan and Conceptual Design of Re-envisioning of Mitchell Park, prepared by ArtsMarket, Engberg Anderson Architects, Saiki Design, and Durkin Associates in August 2019 (Business Plan). Particular attention was paid to 1) the operating pro-forma, 2) the plan for funding the capital project including tax credits, Opportunity Zone financing, capital campaign and County bonds and 3) the Capitalization Scenario.

My office will focus only on answering the questions posed by the Domes Task Force; we will not provide a full review of the capital plan or pro-forma business plan at this time. It is important to note that Milwaukee County has not had any capital projects that have involved as many funding sources as suggested by the Business Plan. To answer the Domes Task Force questions, my office will need to become familiar with the tax credits, opportunity zone and PACE financing. Understanding these alternative financings will allow my staff and I to determine the County's overall financing responsibility in the Business Plan. My office will need to work with external partners with expertise in these areas who are able to assist in evaluating the proposal. My office has already begun efforts to locate experts on the various tax credits and PACE financing, but in the interim, current bond counsel will be retained. It should be noted that the Task Force on Mitchell Park Horticultural Conservatory Domes directed questions to both my office and Office of Corporation Counsel. It is my understanding that the Office of Corporation Counsel (OCC) will address the legal matters within the questions separately. It is very likely that the answers provided by the OCC will then impact the answers that my office provides.

My departmental budget does not contain any surplus funding in which I could hire experts to assist in analyzing this proposal; therefore, funding from the Appropriation for Contingencies will be necessary. Furthermore, I recommend that a separate non-departmental account be created for these funds titled "Mitchell Park Domes Study", which can be used to fund due diligence related expenditures for this project. A resolution is attached which authorizes the transfer of \$50,000 to retain subject matter experts and permission to create a new non-departmental account to better account for funds allocated to this project. While the exact amount of funding required has not yet been determined, I believe that this request will provide sufficient funds to begin the due diligence.

My office will provide the County Board with status report in December detailing our due diligence efforts and status on completing the questions posed.

Thank you for your time and consideration of this request.

Cc: Chris Abele, County Executive