

TIMELINE FORMER HHS/MOOR MUD BATHS BUILDING

- Announced that the Moor Mud Baths building will be used for flex space during courthouse renovations then demolished. Plan Commission minutes
- January 2014 Resolution for sale and relocation of building or demolition. Supervisor Cummings brings forward an amendment to sell the building on its current site with a land lease. The amendment fails 12-11. However, supervisors were told that if someone came with a proposal for the building that fit the campus that the board would look at it. Three supervisors who voted against the amendment were under the impression that they would still be able to look at proposals.
- May 2014 5 year lease unreasonable restrictions. The 5 year lease required that the lessee pay \$100,000, demolish the dormitory addition for parking, pay for rezoning, put in a sprinkler system, and pay for all improvements needed in the building.
- September 2014, the 2015 capital plan has \$3.3 million for the demolition of the dormitory addition and the historic hotel building. The dormitory addition is being demolished for parking (70 spaces), and the footprint of the historic hotel building will be green space. This translates to \$47,000 per parking space.
- October 2014 the County Board votes 14-10 to pull the demolition of the historic portion of the hotel building out of the capital plan. The intent is for Supervisor Cummings, Nelson, and Crowley to draft a resolution that will allow for an RFP for sale of the building. The County Board approves the demolition cost for the newer dormitory addition to allow for parking to be put in. The demolition of the dormitory addition does not occur in 2015.
- February 2015 Supervisors Cummings, Nelson, and Crowley bring their Resolution forward. Within days, administration drafts its own competing resolution which gives administration full control of the process. The Executive Committee votes to amend Cummings, Nelson, and Crowley's resolution. The amended resolution passes on a vote of 19-6.
- May 2015, the RFP drafted by administration comes out. There are numerous issues which were identified early on by Supervisors Nelson, Crowley, and Cummings along with Mary Emery from Waukesha Preservation Alliance. These issues were submitted in the form of questions to administration within one week of the RFP start date. They were never addressed by administration until August. Among these issues were that the county wants to keep all of its parking spaces around the building despite the footprint that the board approved, and a timeline that does not allow for developers to utilize WHEDA tax credits.
- June, 2015 Because of numerous issues with the RFP, it becomes apparent from conversations with the developers that only one developer will be submitting a proposal. One developer who had been very interested in the building states that they do not seem serious about selling the building. After discussions with Chairman Decker, he decides to meet with County Executive Farrow and ask for the parking to be removed and to extend the RFP to allow this company to respond. This company said that they would submit a proposal if the parking requirement is removed and the RFP is extended.
- June 24, 2015 Chairman Decker meets with County Executive Farrow. However, the RFP is only extended to July 7, 2015 and the parking requirement is left in place. The original deadline was

June 30th, so the extension is only 7 days and is over the July 4th holiday. Based on this, the second developer decides that the county is not serious about selling the building and decides not to submit a proposal.

- August 5, 2015. As expected, the only proposal by Gorman is rejected by the selection committee and the committee recommends not moving forward with the sale of the building. This recommendation is then heard by the county board committees.
- August 2015 first few weeks. The signs for Moor Downs golf course are removed. A concerned citizen calls the county and is directed to the County Executive's office and the parks office. The park's office admits that the sign was taken down because of a direct order from the County Executive's office.
- August 25, 2015 County Board votes 15-8 to accept the selection committee's recommendation to reject Gorman's proposal and to accept the selection committee's recommendation not to move forward. Some supervisors voted to reject Gorman's proposal based on the fact that the appraisal was for \$1.3 million and Gorman offered \$400,000. Other supervisors were under the impression that they could only vote on whether the RFP process was handled appropriately (this is how RFP's are normally handled). This RFP was supposed to be handled differently.
- September 2015 Demolition of the historic building is in the capital plan. This brings the total cost of demolition back up to \$3.3 million.
- October 2015 The appraisal for \$1.3 million dollars is released. It has numerous extraordinary assumptions and hypothetical conditions. First of all the appraisers were told to assume that no lead or asbestos are in the building even though they know that is not true. Secondly, they are told to appraise the building as if there is adequate parking for the development (the RFP did not give any parking to the developer). Thirdly, the parcel is larger 2.5 acres and is a different footprint than the 2.2 acres that the county board approved. Lastly, the exposure time needed to get an arm's length sale would be 1 year.
- October 2015 Asbestos abatement cost estimate is \$1.2 million. This brings the project cost up to \$3.6 million which translates to \$51,000 per parking space. Much of the asbestos would not need to be removed if the building is renovated instead of demolish. For instance, asbestos containing floor coverings that are already covered over with newer flooring would not need to be removed in a renovation.
- October, 2015 County announced that they would like to sell off the Northview site and move the Huber Facility.
- October, 2015 County Board votes against the removal of the demolition of the former HHS building from the capital plan. 13-8
- December 2015 City of Waukesha Common Council passes a resolution as follows:

WHEREAS, the City of Waukesha Common Council finds that the Moor Downs Golf Course helps make the City an attractive and desirable community for people to live in, play, and locate businesses; and

WHEREAS, the Moor Downs Golf Course adds appreciably to the quality of life for City residents; and

WHEREAS, the Moor Downs Golf Course retains historical significance as evidenced by the fact that it was designated a landmark site by the City of Waukesha in 2001 and is on the National Register of Historic Places;

NOW, THEREFORE, BE IT RESOLVED, that the City of Waukesha Common Council voices its support for keeping the location a golf course and not be used for future expansion of the County office or jail facilities.

- June, 2016 The county filed a petition with the City of Waukesha Landmarks Commission to rescind the local landmark designation under Chapter 28.05 (4) of the city code which states, “Any person listed as the owner of record of a landmark site at the time of designation, who can demonstrate to the commission that by virtue of such designation the owner is unable to find a buyer who is willing to preserve the landmark or landmark site, even though he has made reasonable attempts in good faith to find and attract such a buyer may petition the commission for a rescission of the designation.” Landmarks Commission heard the testimony and found that the county did not make a good faith effort to sell the property. Also, the Landmarks Commission felt that it was not by virtue of the designation that the county had failed to find a buyer for the property. The designation made this property very desirable to developers.
- November-December, 2016- Administrative Review Board comprised of three attorneys from the community hears testimony in regards to Waukesha County’s appeal of the City of Waukesha Landmarks Commission’s decision in June, 2016.
- February 14, 2017 Administrative Review Board releases Findings of Fact upholding City of Waukesha Landmarks Commission’s decision on June, 2016.
- September, 2017 City of Waukesha Landmarks Commission unanimously approves Waukesha County COA for demolition of non-historic dormitory.
- November-December, 2017 RFP by Waukesha County for demolition of non-historic dormitory addition of Former HHS/Moor Mud Baths building. Also had a second portion of RFP for demolition of the historic portion of the building. When asked during Public Works Meeting January, 2018 why this second portion of the RFP was included, the response from administration was that it was for when they get permission to demolish the historic portion of the building
- 2018 demolition of the non-historic portion of the building completed.
- June 5, 2019 City of Waukesha Landmarks Commission approves letter offering to help with sale of Former HHS/Moor Mud Baths Building. Letter is signed and sent on June 11, 2019
- State Legislation is circulated for co-signers(LRB 3216). This legislation takes away the city of Waukesha’s ability to regulate historic County land located in the city of Waukesha.