

Moor Mud Baths Timeline – October 2015
Waukesha Preservation Alliance

- 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. 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, only one developer submits a proposal.

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- 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.
- 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.
- 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.