



Boys and Girls Club of Manitowoc County Offer Proposal for Mirro Site

*In an effort to attain the Mirro Site for the build of the new Boys and Girls Club of Manitowoc County, our Club representation is proposing the following offer framework to the Manitowoc City Council. Our Club would like to acquire the entire Mirro Site property for the development of a world class Club, parking, and a green space play area for youth programming. The table on the next page highlights the expectations and responsibilities that would be aligned with our proposal in attaining the Mirro Site. We value your partnership in the mission to bring arguably the number one youth development brand here to Manitowoc and look forward to finding common ground that will help us put an amazing Club facility on the storied Mirro Site. We ask the council to consider this proposal and let us know within **45 days** as to whether this is something the city could agree to. If agreeable, we will formalize it and present that to you in the very near future. If you are not agreeable, we ask that you counter with what you would feel is a more acceptable proposal within that same 45 days. Thank you for your consideration.*

Our Mission

To inspire and enable all young people, especially those who need us most, to reach their full potential as productive, responsible and caring citizens.

Why Boys & Girls Clubs Are Special

Four key characteristics define the essence of a Boys & Girls Club. All are critical in exerting positive impact on the life of a child:

- **Dedicated Youth Facility:** The Boys & Girls Club is a place – an actual neighborhood-based building – designed solely for youth programs and activities.
- **Open Daily:** The Club is open every day, after school, when kids have free time and need positive, productive outlets.
- **Professional Staff:** Every Club has full- and part-time, trained youth development professionals, providing positive role models and mentors. Volunteers provide key supplementary support.
- **Available/Affordable to All Youth:** Membership dues are affordable. Clubs reach out to kids who may lack access to other community programs.

All Clubs focus to provide to as many young people as possible:

- Supportive relationships with caring adults
- A safe, positive environment
- Recognition for who kids are and what they can achieve
- Opportunity
- Fun and a sense of belonging

Delivering this Club Experience at the highest level is the most important thing that can be done for the children in our community – because every kid, regardless of income or circumstance, deserves the opportunity to thrive and an equal chance to reach their full potential.

Proposed Offer Framework

City Responsibility	Boys and Girls Club Responsibility
Clean up PCB/Other contaminants – Estimate \$253000 - Site should be verified as clean for building by DNR. City would be responsible for any future monitoring well or other analysis as required by the DNR.	Once the Mirro Site property is verified as clean for building by the DNR, the Boys & Girls Club of Manitowoc County would obtain the Mirro-site property for \$1 for the purpose of building a Club on the site.
Cap site/PFAS with appropriate soils and fill for green space development.	BGCMC will finish capped/remediated areas with playing surfaces and parking lots.
City works in collaboration with the Boys and Girls Club of Manitowoc County to submit grants for clean-up funding at the next available cycle.	Fill or geo-foam needed for building site – Estimate - \$200000-\$400000.
All issues pertaining to groundwater and runoff remain the cities responsibility until the construction process begins for the Boys and Girls Club of Manitowoc County.	Complete build of 15000 square foot Boys and Girls Club facility – estimated at \$3-4 million.
Complete needed structural engineer testing to ensure integrity of the areas of potential construction.	If using existing piers, added costs for breaking up concrete to expose piers for building.
	The Boys and Girls Club responsibilities come with a financing contingency. In the event the Boys and Girls Club of Manitowoc County can't finance our project within 48 months, the parties will have the opportunity to amend the contract or the offer shall be null and void and the BGC of a Manitowoc County shall not be held liable for any costs incurred. The site would then be returned to the city for other use. If the delay is due to environmental clean-up delays, then an extension would be given to the Boys and Girls Club of Manitowoc County until such time as the cleanup is completed.