

**RESOLUTION**

**ROCK COUNTY BOARD OF SUPERVISORS**

Supervisor Kathy Schultz  
Supervisor Jeremy Zajac  
INITIATED BY



1/25/2024  
DATE DRAFTED

**Investigating Potential Sale of the Health Care Center**

**WHEREAS**, Rock County’s Health Care Center housed several county departments, including the Human Services Department, Information Technology and Emergency Management, but is now mostly vacant due to its obsolescence as an office setting, per the Facilities Management Long-Range Master Plan; and

**WHEREAS**, \$1.2 million was initially budgeted in the 2024 budget for asbestos removal that was subsequently removed as part of the final 2024 adopted budget, pending an investigation of possible alternate use of the facility; and

**WHEREAS**, building demolition was estimated to be undertaken in 2025 at a cost of approximately \$1.4 million, bringing the total cost of the project to \$2.6 million; and

**WHEREAS**, in lieu of spending \$2.6 million to end up with a vacant piece of ground, it would be better to identify the highest and best compatible use of the property; and

**Whereas**, contracting with a property development consultant is advisable to identify steps needed and approximate cost to place the property for sale, including but not limited to working with the City of Janesville on zoning, comprehensive plan, land division, application processes and compatibility uses, among other items.

**NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled this 14th day of March, 2024 does hereby direct Rock County Administration to request quotes to hire a property development consultant to determine steps needed and approximate costs to place the property on the open market, which will position the county to sell the property for its best and highest compatible use.

**BE IT FURTHER RESOLVED**, that the investigation be completed such that the property can be listed for sale by June 30, 2024.

FISCAL NOTE:

If approved, a funding source will need to be determined and a budget amendment will need to be approved for the cost of a property development consultant and other related costs.

Sherry Oja  
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to §§ 59.01, 59.51 & 59.52(6), Wis. Stats.

Richard Greenlee  
Corporation Counsel

ADMINISTRATIVE NOTE:

I support the spirit of the resolution, as I would prefer to spend \$2.6 million on other projects if there was a higher and better use for the building. Given the condition of the building, as identified in previous evaluations that were conducted during the development of the facilities master plan, the Board should have tempered expectations for the market for the building. If the Board wishes to proceed, we will do our best to conduct the necessary work to position the building to be listed by June 30, 2024, but given the timing of the RFP process and potential complexity of the evaluation, that may be somewhat ambitious.

Josh Smith  
County Administrator

**Committee Action**

General Services Committee

General Services Committee recommended this resolution for approval by a unanimous voice vote.