

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

From the Executive Director of Milwaukee of County Parks, requesting authorization to execute a ten-year lease extension with Mary-Bart, LLC, for the operation of Lake Park Bistro, by recommending adoption of the following:

A RESOLUTION

WHEREAS, since 1995, the Department of Parks, Recreation, and Culture (DPRC) has successfully partnered with Mary-Bart, LLC, also known as The Bartolotta Restaurants (Bartolotta’s), for the use of the building in Lake Park (the Park) that hosts Lake Park Bistro; and

WHEREAS, the Lease Agreement (the Agreement) allows Bartolotta’s to use the premises for a full-service, year-round restaurant, and related rental or catering activities, and requires that the entire first floor meeting room remains open and available to the public; and

WHEREAS, under the current Agreement, DPRC receives rent of \$45,000, plus one percent in gross sales annually; and

WHEREAS, additionally, for gross sales over \$1,499,999, three percent goes to the Lake Park Pavilion Trust Fund (the Trust Fund), which is used to enhance the interior and exterior of the building, and any other Park improvement, repair, or upgrade, as agreed to between the parties; and

WHEREAS, over the years, the Trust Fund has been used to remodel the community center on the first floor, replace the Heating, Ventilation, and Air Conditioning system, replace the stucco on the exterior, recent replacement of the wood shingled roof, replace the wood guide railing along the bluff, and for other Park repairs; and

WHEREAS, the recent roof replacement and the impacts of the Coronavirus Disease pandemic have caused the Trust Fund to be depleted to approximately \$119,000; and

WHEREAS, currently the flooring in the kitchen needs to be replaced due to the age of the building, and the natural settling and wear that has occurred, and the cost is approximately \$125,000; and

WHEREAS, instead of depleting the Trust Fund entirely, Bartolotta’s has offered to fund the necessary floor replacement and remodel of the kitchen, in return for a 10-year extension of the Agreement, to realize its return on investment; and

WHEREAS, estimates of the total investment for the flooring replacement and the kitchen remodel are in excess of \$250,000; and

48 WHEREAS, the current Agreement expires on December 31, 2025; and
49

50 WHEREAS, based on the successful relationship between DPRC and
51 Bartolotta's, the need for flooring replacement to ensure the longevity of this historic
52 building, the investment proposed by Bartolotta's, and Bartolotta's continued
53 commitment to DPRC and the community, DPRC is recommending approval of this
54 Agreement extension; and
55

56 WHEREAS, the Committee on Parks and Culture, at its meeting of September
57 13, 2022, recommended adoption of File No. 22-918 (vote 4-0); now, therefore,
58

59 BE IT RESOLVED, the Milwaukee County Board of Supervisors authorizes the
60 Department of Parks, Recreation, and Culture to execute a 10-year lease extension with
61 Mary-Bart, LLC, for use of portions of the building in Lake Park, for the operation of a
62 full-service, year-round restaurant, and related rental or catering activities; and
63

64 BE IT FURTHER RESOLVED, as part of the extension, Mary-Bart, LLC, will
65 commit to investing a minimum of \$300,000 for full flooring replacement in the kitchen,
66 and a kitchen remodel to ensure the long-term viability of the building.
67

68
69 kae
70 09/13/22
71 s:\committees\2022\september\p&c\resolutions\22-918 lake park bistro lease.docx