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3 From the Director of Economic Development, Department of Administrative Services,
4 requesting authorization to accept the cancellation of the existing Sports Park
5 Maintenance and Operations Services Agreement with The Rock Sports Complex,
6 LLC, for the management of The Rock, pursuant to a new lease for the ski hill in the
7 Village of Greendale, by recommending adoption of the following:

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9 **A SUBSTITUTE RESOLUTION**

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11 WHEREAS, Milwaukee County (the County) is the owner of a former landfill
12 known as Crystal Ridge in the City of Franklin and the Village of Greendale
13 (the Property); and

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15 WHEREAS, since 2011, the former landfill has been operated as an outdoor
16 sports recreational facility under a Sports Park Maintenance and Operations Services
17 Agreement (Agreement) with The Rock Sports Complex, LLC (the Operator); and

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19 WHEREAS, the Operator desires to purchase the portion of the Property that is
20 in the City of Franklin (Franklin) and adjust the lease terms for the portion of the
21 Property that is in the Village of Greendale (Greendale); and

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23 WHEREAS, the Milwaukee County Board of Supervisors (County Board) and
24 the County Executive have authority over different portions of a potential transaction
25 with the Operator; and

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27 WHEREAS, the County is interested in pursuing this transaction with the
28 Operator; and

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30 WHEREAS, it is customary to develop term sheets authorized by the parties
31 prior to incurring the significant costs of drafting final documents; and

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33 WHEREAS, the aforementioned term sheets are non-binding, until the review
34 and approval of the appropriate final documents by the County Board and the County
35 Executive before any sale is consummated; and

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37 WHEREAS, the Committee on Parks, Energy, and Environment, at its meeting
38 of June 13, 2017, recommended adoption of File No. 17-366 as substituted (vote 4-0);
39 now, therefore,

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41 BE IT RESOLVED, the Milwaukee County Board of Supervisors
42 (County Board) hereby supports the attached Ballpark Commons Term Sheet and
43 Lease Agreement Term Sheet (Term Sheets) in concept only; and
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45 BE IT FURTHER RESOLVED, the County Board hereby authorizes the
46 Director of Economic Development, Department of Administrative Services, in
47 collaboration with Corporation Counsel, Office of Corporation Counsel, and the
48 Milwaukee County Comptroller, Office of the Comptroller, to draft an Option to
49 Purchase, Lease, and Maintenance Reserve Fund Trust Account Agreement
50 (Final Documents) which shall include the items in the Term Sheets; and

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52 BE IT FURTHER RESOLVED, the County Board will review all of the Final
53 Documents when presented, including the Option to Purchase; and

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55 BE IT FURTHER RESOLVED, only when the County Board finds all of the
56 Final Documents acceptable, will it vote to approve the Final Documents, and any
57 other documents which are under the County Board's authority (Final Document
58 Vote); and

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60 BE IT FURTHER RESOLVED, until the County Board takes a positive final
61 action on the Final Document Vote, the Term Sheets shall continue to be non-binding.

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