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## March Board Cycle

## Milwaukee County Parks

9480 Watertown Plank Rd.

Wauwatosa, WI 53226

(414) 257-PARK

Date: February 19, 2020

To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: **Authorization to enter into a Lease Agreement and Development Agreement with the Kellogg PEAK Initiative in Tiefenthaler Park – ACTION**

### Issue

Milwaukee County Parks requests authorization to enter into a Lease Agreement and Development Agreement with the Kellogg PEAK Initiative ("PEAK") for certain land within Tiefenthaler Park to support the construction of a new community center and associated amenities.

### Background

In 2009, Milwaukee County entered into a 5-year lease with renewal extensions for up to 20 years for the pavilion in Tiefenthaler Park with the Lake Valley Camp non-profit organization. Lake Valley Camp rebranded in 2018 as the Kellogg PEAK Initiative and except for the name change is the same organization. PEAK is a 501(c)3 non-profit organization whose mission is "to bring out the limitless potential in young leaders through extraordinary experiences and nurturing relationships." PEAK serves about 500 youth each year at their location in Tiefenthaler Park and at their resident camp in Boscobel, WI. Their organization has been successful in its mission and has outgrown their current facility in the park. PEAK is seeking to construct a new community center building with associated amenities at the location of the existing pavilion. In support of this project, Parks would enter into a new lease with PEAK to replace the existing lease.

Over the last few years, leadership from PEAK and Milwaukee County Parks have met to discuss the long-term future for PEAK in Tiefenthaler Park. In addition to the renovation of the pavilion, PEAK has invested in improvements in the park including to help coordinate the installation of peace posts and the basketball court revitalization in 2018. It is the desire of Parks to keep PEAK in their current location as they grow due to the positive after-school and summer programming that they provide, the "safe space" that the Tiefenthaler pavilion has become in the park, and the overall investment that PEAK continues to make despite Milwaukee County's financial challenges.

Milwaukee County Parks provided an informational report to the Milwaukee County Board of Supervisors in the January 2020 cycle that described the proposed project (File No. 20-87). This report described the thorough public outreach that was conducted in support of the project and the primary concerns from residents that will be addressed through new



investments. The master plan that was created addresses the community desires along with an expansion of PEAK's presence through a renovated building. The combination of creating new public park improvements along with the expansion of youth engagement and programming through PEAK creates great potential for Tiefenthaler Park to become an important community center in the Midtown neighborhood.

PEAK wishes to invest an estimated \$5 million into a renovated and expanded pavilion to house their activities, improve certain areas of the park outside of the building, and partner with other non-profit organizations that are focused in the Midtown neighborhood to bring further investments to the park. In order to provide the certainty that is needed for such a large investment, PEAK would enter into a long-term lease agreement to remain in the park. If fully realized, this project could result in a complete transformation of the park that has not seen significant investment in decades and strengthen the long-term programming partnership that has been built to provide positive activities for youth in Milwaukee.

**Lease Terms**

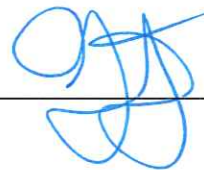
A new long-term lease is required as the current lease does not adequately capture the relationship between the County and PEAK with regard to the new improvements. The lease is for 10 years with eight 5-year extensions. PEAK will be required to operate the new facility in support of its non-profit use and educational and recreational programs. PEAK will be required to maintain the building and is required to establish a maintenance reserve fund for the maintenance and repair of the structure. The lease requires that the new structure is to be a public facility and allow for public access.

**Recommendation**

Parks respectfully requests authorization to enter into a Lease Agreement and Development Agreement for certain land within Tiefenthaler Park for the existing pavilion and adjacent areas to support the construction of a new community center building with the Kellogg PEAK Initiative.

Prepared By: Jim Tarantino, Director of Recreation and Business Services, Milwaukee County Parks

Approved By: Guy Smith, Executive Director, Milwaukee County Parks



**Attachments**

- Resolution
- Fiscal Note
- Lease Agreement
- Leased Premises
- Development Agreement



Copy

- Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
- Jason Haas, Parks, Energy & Environment Chair, Supervisor District 14
- Sheldon Wasserman, Parks, Energy & Environment Vice-Chair, Supervisor District 3
- Marcelia Nicholson, Parks, Energy & Environment Committee Member, Supervisor District 5
- Felesia Martin, Parks, Energy & Environment Committee Member, Supervisor District 7
- Steven Shea, Parks, Energy & Environment Committee Member, Supervisor District 8
- Supreme Moore-Omokunde, Supervisor District 10
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Kelsey Evans, Committee Coordinator, Office of the County Clerk
- Emily Peterson, Research & Policy Analyst, Office of the Comptroller
- Pam Mathews, Budget & Management Analyst, DAS -Office of Performance, Strategy & Budget



