

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: 08/15/2025

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Guy Smith, Executive Director for Milwaukee County Parks

Subject: Authorization to enter into a lease extension with the Boys and Girls Club of Milwaukee

File Type: Action Report

REQUEST

From the Executive Director of Milwaukee County Parks, requesting authorization to enter into a lease extension with the Boys and Girls Club of Greater Milwaukee for their use of the Mary Ryan Building in Sherman Park.

POLICY

§ 59.17(2)(b)3., Wis. Stats., states that the “county board may continue to exercise the authority under s. 59.52(6) with regard to land that is zoned as a park...”. In the law of property, authority over “land” include authority over all rights appurtenant to the land.

Wisconsin State Statutes:	
Milwaukee County Code of General Ordinances:	
Specific Adopted Budget:	
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	

BACKGROUND

Parks is requesting authorization to enter into a Lease Extension Agreement with the Boys & Girls Clubs of Greater Milwaukee (“the Club”) for continued use and operations within the Mary Ryan Building in Sherman Park. This extension supports the Club’s long-standing partnership with Milwaukee County, allows for continued youth programming, and enables the Club to pursue capital fundraising efforts for improvements at the site.

Milwaukee County and the Boys & Girls Clubs of Greater Milwaukee have maintained a cooperative relationship at Sherman Park through a Lease originally dated April 30, 1990. The original agreement, formalized under a Lease dated July 1, 1991, included provisions for three (3) ten-year extension terms, contingent on mutual consent.

Since that time, the County and the Club have executed:

- A first Lease Extension on February 22, 2011
- A second Lease Extension on May 6, 2021

Per the terms of the original agreement, modifications may be incorporated into the Lease via written agreement as part of any formal extension.

The current Lease Extension is scheduled to expire on July 1, 2031. The County and the Club have agreed to a third Lease Extension, which would extend the term an additional ten (10) years, through July 1, 2041.

This extension is particularly important as the Club intends to fundraise for capital improvements at Sherman Park. As part of this agreement, the parties have agreed to modify certain terms of the original Lease to clarify roles and responsibilities for site maintenance and upkeep.

Parks recommends approval of the proposed Lease Extension Agreement with the Boys & Girls Clubs of Greater Milwaukee for use of the Mary Ryan Building. This extension will sustain a vital youth service provider in the community, ensure long-term stewardship of the site, and support capital investment efforts to improve the park and facility.

Related File No's:	
Associated File No's (Including Transfer Packets):	
Previous Action Date(s):	

ALIGNMENT TO STRATEGIC PLAN

Describe how the item aligns to the objectives in the [strategic plan](#):

- 1A: Reflect the full diversity of the County at every level of County government
- 1B: Create and nurture an inclusive culture across County government
- 2A: Determine what, where, and how we deliver services to advance health equity
- 2B: Break down silos across County government to maximize access to and quality of services offered
- 2C: Apply a racial equity lens to all decisions
- 3A: Invest "upstream" to address root causes of health disparities
- 3B: Enhance the County's fiscal health and sustainability
- 3C: Dismantle barriers to diverse and inclusive communities

FISCAL EFFECT

With the new amendment terms, Parks will save money as the club assumes responsibility for the mechanical systems. This amendment will decrease parks operating expenses

TERMS

- Ten Year Extension Term (the lease will end in 2041)
- The Clubs utility payment on a yearly basis shall not exceed \$45,955.48
- **Club Responsibilities:**
 - The Club will be solely responsible for funding, managing, maintaining, and/or supervising all routine maintenance for the newly installed parking lot on the leased premises. This includes maintenance of the pavement, perimeter fencing, dumpster corral, keypad entry system, entry gate, parking signage, snow removal, and adjacent concrete walkways.
 - The Club shall also, at its own expense, provide ongoing janitorial services, routine maintenance, and repairs to all interior components of the leased premises, including mechanical, electrical, and plumbing systems.
- **County Responsibilities (Parks):**
 - The County will retain responsibility for structural repairs and restoration work, including the foundation, exterior building elements (windows, doors—excluding the concession roll-up door), roof and flashings, exterior lighting, and utility service connections (water, sewer, electricity).
 - Parks will continue maintenance of the splashpad, public restrooms, and the County's designated service and storage areas.
 - The Department will make a good faith effort to secure capital improvement funding for larger facility needs, including roof replacement and other exterior infrastructure improvements as defined in the Lease Extension.

VIRTUAL MEETING INVITES


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David Knutson David.Knutson@bgcmilwaukee.org

PREPARED BY:

Robert Senglaub, Contracts Manager, Milwaukee County Parks

APPROVED BY:

Guy Smith, Executive Director Milwaukee County Parks 

ATTACHMENTS:

Resolution

Fiscal Note

Draft Lease Extension

Power Point

CC: David Crowley, County Executive
Mary Jo Meyers, Chief of Staff, County Executive's Office
Sheldon Wasserman, Committee on Parks & Culture Chairperson
Steve Taylor, Committee on Parks & Culture Vice Chairperson
Priscilla Coggs-Jones, Committee on Parks & Culture Member
Jack Eckblad, Committee on Parks & Culture Member
Felesia Martin, Committee on Parks & Culture Member
Juan Miguel Martinez, Committee on Parks & Culture Member
Anne O'Connor, Committee on Parks & Culture Member
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors
Janelle M. Jensen, Legislative Services Division Mgr, Office of the County Clerk
Aaron Hertzberg, Director, Department of Administrative Services
Joseph Lamers, Fiscal & Budget Director, DAS
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS
Pamela Bryant, Capital Finance Manager, Comptroller's Office
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office
Allyson R. Smith, Committee Coordinator, Office of the County Clerk
Anthony Rux, Budget & Management Analyst, DAS-PSB
Sandy Saltzstein, Research and Policy Analyst