

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: August 11, 2023

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

From: Celia Benton, Economic Development Director – Department of Administrative Services

Subject: **An Action Report Requesting Authorization to Enter Into a New Five-Year Cooperation Agreement Between The Milwaukee County War Memorial, Inc., The Milwaukee Art Museum, Inc., And Milwaukee County**

REQUEST

Requesting authorization to execute a new five-year Cooperation Agreement between The Milwaukee County War Memorial Inc., The Milwaukee Art Museum, Inc., and Milwaukee County.

BACKGROUND

File 13-647 – Approving the creation of 5 documents between the War Memorial, the Art Museum, and Milwaukee County, to include lease agreements for each facility, as well as a Cooperation Agreement, Development Agreement, and North Tract Access, Use, and Future Development Agreement, all between all three entities

On March 17, 1953, the County Board first passed Resolution file no. 13594, approving and designating lakefront property within Juneau Park for use as a War Memorial. The War Memorial Center, Inc. (now The Milwaukee County War Memorial, Inc.) immediately engaged in fundraising to secure \$5 million in pledges to build the Eero Saarinen building and launched its mission statement to “Honor the Dead by Serving the Living.” On January 7, 1954, Milwaukee County agreed to lease land to WMC for construction of a War Memorial.

WMC as prime tenant and manager entered into an Agreement with the Milwaukee Art Institute and the Layton Art Gallery, dated July 18, 1955, as amended by an Addendum to Agreement dated September 10, 1956, all of which provided a sublease to the Milwaukee Art Institute of portions of the Saarinen Building and use of space by the Layton Art Gallery (together, the “1955 Sublease”) and Museum succeeded to the interests of the Milwaukee Art Institute under the 1955 Sublease. The War Memorial

building designed by Eero Saarinen was completed in 1957.

In April 2013, the County Board passed a resolution approving the County to enter into new agreements with the War Memorial and the Art Museum, including leasing spaces to both entities, as well as a Cooperation Agreement, Development Agreement, and Future Development Agreement with all three parties.

On December 18th, 2017 the Art Museum, War Memorial and County signed an Amendment to the Cooperation Agreement which amends the language in sections 1.A, 2.I.i, 6.A, 8, 9, and 10 of the original Cooperation Agreement.

ALIGNMENT TO STRATEGIC PLAN

2B: Break down silos across County government to maximize access to and quality of services offered.

The War Memorial and the Art Museum desire to maintain a harmonious relationship in which the use of their respective parcels complement one another, provide for the public use and enjoyment of the citizens of Milwaukee County, recognize WMC's mission of honoring the memory of service men and women who have served in the defense of our country, and recognize Museum's mission of enriching life by advancing the appreciation and understanding of visual arts through collection, preservation, display, research, education and interpretation.

FISCAL EFFECT

N/A

TERMS

September 30, 2023, through September 30, 2028

VIRTUAL MEETING INVITES

Daniel Buttery, President & CEO of the War Memorial Center

Alissa Karl, Chief Operating and Financial Officer of the Milwaukee Art Museum

REQUIREMENT FOR BOARD ACTION

The current leases, for the War Memorial and the Art Museum, automatically renewed on April 30, 2022, per the terms of the original agreements, each for an additional period of 25 years. However, the Cooperation Agreement between all three parties is set to expire on September 22, 2023, with no automatic renewals. An extension or revision of the Cooperation Agreement can be agreed to by all parties prior to the September 22, 2023 expiration.

REPORT

The War Memorial and the Art Museum desire to maintain a harmonious relationship in which the use of their respective parcels complement one another, provide for the public use and enjoyment of the citizens of Milwaukee County, recognize WMC's mission of

honoring the memory of service men and women who have served in the defense of our country, and recognize Museum's mission of enriching life by advancing the appreciation and understanding of visual arts through collection, preservation, display, research, education and interpretation. In the event the Parties are unable to agree to the terms of an extension or revision of this Agreement prior to September 30, 2023, County has the right to withhold present program revenue from WMC or Museum or both until such time as County is satisfied that an extension or revision to the existing agreement will be executed by the Parties. This withholding of program revenue would cause harm to both the War Memorial and the Art Museum, and potential disruptions to programming that the community relies on.

RECOMMENDATION

The Department of Administrative Services – Economic Development Division respectfully requests authorization to sign the new Cooperation Agreement between The Milwaukee County War Memorial Inc., The Milwaukee Art Museum, Inc., and Milwaukee County, to avoid a default of commitments and maintain existing funding.

Attachments: A: Proposed new Cooperation Agreement.
 B: Draft Resolution
 C: Original Cooperation Agreement between The Milwaukee County War Memorial Inc., The Milwaukee Art Museum, Inc., and Milwaukee County
 D: Amendment to the Cooperation Agreement between The Milwaukee County War Memorial Inc., The Milwaukee Art Museum, Inc., and Milwaukee County
 E: County and War Memorial Lease Agreement
 F: County and Art Museum Lease Agreement
 G: North Tract Agreement
 H: Development Agreement

Celia Benton

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Economic Development Director

cc: David Crowley, County Executive
 Community, Environment and Economic Development Committee Members
 Mary Jo Meyers, Chief of Staff, Office of the County Executive
 Aaron Hertzberg, Director, Department of Administrative Services
 Kelly Bablitch, Chief of Staff, County Board of Supervisors

Ken Smith, County Board Research Analyst
Allyson R. Smith, Committee Coordinator