

Action Report Requesting Authorization to Execute Long-Term Leases with Easterseals Southeast Wisconsin for Wil-O-Way Grant and Underwood Facilities, by recommending adoption of the following:

## A RESOLUTION

WHEREAS, Milwaukee County's (the County) Wil-O-Way Grant and Wil-O-Way Underwood Recreation Centers (Wil-O-Way Facilities) are longstanding County-owned facilities located within County parkland that provide inclusive recreation and respite programming for individuals with disabilities; and

WHEREAS, programming at the Wil-O-Way Facilities currently serves children, adults, seniors, families, and caregivers through structured recreational activities, camps, life-skills development, and community-based programming; and

WHEREAS, the Office for Persons with Disabilities, Department of Health and Human Services, has partnered with Easterseals Southeast Wisconsin (Easterseals) for more than a decade to provide inclusive recreation and disability-focused programming aligned with the County's mission and strategic objectives; and

WHEREAS, the County continues to face significant capital and operational challenges associated with aging facilities and deferred maintenance obligations across its portfolio of community facilities; and

WHEREAS, the proposed Lease Agreements would transfer responsibility for utilities, maintenance, and capital obligations associated with the Wil-O-Way Facilities to Easterseals, substantially reducing the County's long-term financial exposure while preserving and expanding inclusive programming opportunities; and

WHEREAS, the County's broader facilities strategy includes leveraging partnerships with mission-aligned nonprofit organizations to preserve valued community programming while improving fiscal sustainability and reducing deferred maintenance liabilities; and

WHEREAS, the Committee on Health Equity, Human Needs, and Strategic Planning, at its meeting of June 11, 2026, recommended adoption of File No. 26-489 (vote 5-0); and

WHEREAS, the Committee on Finance, at its meeting of June 18, 2026, recommended adoption of File No. 26-489 (vote 7-0); and

WHEREAS, the Committee on Parks and Culture, at its meeting of June 23, 2026, recommended adoption of File No. 26-489 (vote 6-0); now, therefore,

BE IT RESOLVED, the Milwaukee County Board of Supervisors (County Board) hereby authorizes the Department of Administrative Services, the Department of Health and Human Services, and the Department of Parks, Recreation, and Culture to execute Lease Agreements with Easterseals Southeast Wisconsin (the Tenant) for the Wil-O-Way Grant and Wil-O-Way Underwood Recreation Centers, substantially consistent with the terms outlined below:

|                          |                                                                                                                                                                               |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lease Commencement Date: | January 1, 2027                                                                                                                                                               |
| Initial Lease Term:      | Ten Years                                                                                                                                                                     |
| Renewal Options:         | Two Additional Five-Year Renewal Periods                                                                                                                                      |
| Annual Rent:             | \$1                                                                                                                                                                           |
| Utilities:               | Tenant Responsibility                                                                                                                                                         |
| Maintenance and Repairs: | Tenant Responsibility                                                                                                                                                         |
| Capital Improvements:    | Tenant Responsibility                                                                                                                                                         |
| Reserve Requirement:     | Tenant shall maintain a \$50,000 reserve fund for maintenance and replacement obligations.                                                                                    |
| Termination Rights:      | Milwaukee County (the County) may terminate for convenience with 270 days written notice.<br><br>The County may terminate for continuing default with 30 days written notice. |

; and

BE IT FURTHER RESOLVED, the County Board recognizes that the proposed partnership supports the County Strategic Plan objectives related to accessibility, inclusion, health equity, fiscal sustainability, and responsible stewardship of County-owned facilities; and

BE IT FURTHER RESOLVED, the appropriate County officials are hereby authorized to execute all documents and take all actions necessary to implement the intent of this resolution.

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