

**COUNTY OF MILWAUKEE**  
Inter-Office Communication

Date: May 16, 2024

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 agreement with Milwaukee Christian Center at the Kosciuszko Community Center

File Type: Action Report

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**REQUEST**

From the Executive Director of Milwaukee of County Parks, requesting authorization to enter into a lease agreement with Milwaukee Christian Center to operate youth programming at Milwaukee County's Kosciuszko Community Center.

**POLICY**

Wis. Stat. § 59.17(2)(b)3. 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” includes authority over all rights appurtenant to the land. Milwaukee County Code of General Ordinances 56.10 requires County Board approval for leases longer than 1 year.

Wisconsin State Statutes:	§ 59.17(2)(b)3
Milwaukee County Code of General Ordinances:	
Specific Adopted Budget:	
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	

**BACKGROUND**

Milwaukee Christian Center has had a relationship with Milwaukee County since at least 2010. In 2014, MCC and Parks entered into a lease for certain rooms at the Kosciuszko Community Center (“Kozy”) to provide youth programming. The 2014 lease expired on November 1, 2023.

MCC has been continuing to provide services under the Holdover clause in the expired lease. MCC has negotiated with Parks to occupy a smaller square footage than in the 2014 lease.

Parks and MCC are mutually agreeable to MCC providing valuable youth programming at Kozy and would like to enter into a lease for MCC's occupancy at Kozy.

Related File No's:	15-770, 13-938
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](#):

3A: Invest “upstream” to address root causes of health disparities

3B: Enhance the County’s fiscal health and sustainability

**FISCAL EFFECT**

Parks will receive annual rental revenue during the course of the lease.

**TERMS**

- Initial Term of three (3) years
- Two (2) additional Renewal terms of 1 year each
- Base rent of \$1,000 per month in the initial Term
- Annual Maintenance Fee of \$550

**VIRTUAL MEETING INVITES**

Karen Higgins, Executive Director – Milwaukee Christian Center, [khiggins@mccwi.org](mailto:khiggins@mccwi.org)

Jeff Orlowski, Director of Business and Recreation

[jeffrey.orldowski@milwaukeecountywi.gov](mailto:jeffrey.orldowski@milwaukeecountywi.gov)

**PREPARED BY:**

Robert Senglaub, Contracts Manager, Milwaukee County Parks

**APPROVED BY:**

Guy Smith, Executive Director Milwaukee County Parks



**ATTACHMENTS:**

Exhibit A: Proposed 2024 Lease

Exhibit B: Proposed Lease Premises

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  
Felesia Martin, Committee on Parks & Culture Member  
Juan Miguel Martinez, Committee on Parks & Culture Member  
Jack Eckblad, 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  
Ciara Miller, Research & Policy Analyst, Office of the Comptroller  
Anthony Rux, Budget & Management Analyst, DAS-PSB