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From the Director, Department of Parks, Recreation, and Culture, requesting authorization to execute a Lease Agreement with the Urban Ecology Center for certain land within Washington Park for an initial 25-year term with two 25-year extension options, and an Option to Purchase Agreement for the existing boat house structure in Washington Park, by recommending adoption of the following:

A RESOLUTION

WHEREAS, the Urban Ecology Center (UEC) has been a long-term partner of Milwaukee County (the County) and the Department of Parks, Recreation, and Culture (DPRC), through their work in the community, and at Riverside and Washington Parks; and

WHEREAS, the mission of the UEC is to: foster ecological understanding as inspiration for change, neighborhood by neighborhood, by providing outdoor science education, protect and use public natural areas, preserve these areas and make them safe, accessible, and vibrant, promote community by offering resources that support learning, volunteerism, stewardship, recreation, and camaraderie, and practice and model environmentally responsible behaviors; and

WHEREAS, in support of its mission, the UEC leased the boat house in Washington Park from the County in 2007 and extended that lease in 2013; and

WHEREAS, the current lease of the Washington Park boat house references the desire of the County and UEC to develop a long-term plan for increasing UEC programming in the park; and

WHEREAS, the current lease contemplates natural restoration of certain areas of the park, to be conducted in consultation with the DPRC; and

WHEREAS, DPRC and UEC have worked to develop a restoration plan for certain areas of the park, which would be expanded under a new proposal; and

WHEREAS, the UEC intends to construct a new building at the current location of the Washington Park boat house, and this new building would serve as a hub of activity in Washington Park and a base for UEC programming; and

WHEREAS, the UEC intends to fund the construction of the new building through donations and other fundraised support; and

WHEREAS, in recognition of the capital and deferred maintenance needs of the County, the UEC and the County intend to include approximately \$2,000,000 worth of new public improvements in the fundraising campaign; and

47 WHEREAS, in support of the construction of the new building, the County intends
48 to offer an Option to Purchase to the UEC for only the boat house structure, and not the
49 sale of any park land; and

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51 WHEREAS, the County intends to lease the land underneath the existing and
52 new buildings to the UEC for a term of 25 years, with two optional 25-year extensions;
53 and

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55 WHEREAS, the Option to Purchase and Lease Agreement will be defined by the
56 terms and provisions as described in the Term Sheet attached to this file; and

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58 WHEREAS, the Committee on Parks, Energy, and Environment, at its meeting of
59 July 17, 2018, recommended adoption of File No. 18-495 (vote 5-0); now, therefore,

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61 BE IT RESOLVED, the Milwaukee County Board of Supervisors (County Board)
62 hereby supports the Urban Ecology Center (UEC) in its endeavor to improve the
63 Washington Park boat house, expand programming in Washington Park, improve public
64 facilities, and ensure the long-term presence of the UEC in Washington Park; and

65
66 BE IT FURTHER RESOLVED, the County Board hereby authorizes the
67 Department of Parks, Recreation, and Culture, the Department of Administrative
68 Services, the Office of Corporation Counsel (OCC), and any other Department that may
69 be necessary to execute and record all documents and perform all actions as required
70 to execute the proposed Lease Agreement and Option to Purchase as described in the
71 Term Sheet attached to this file; and

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73 BE IT FURTHER RESOLVED, the Term Sheet outlines the general parameters
74 of the Lease Agreement and Option to Purchase, and any change to ownership of
75 property by Milwaukee County described in the Term Sheet will be subject to finalization
76 by the OCC; and

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78 BE IT FURTHER RESOLVED, the County Executive and County Clerk are
79 authorized to execute any required documents for this transaction.

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