



October Board Cycle

Milwaukee County Parks

9480 Watertown Plank Rd.

Wauwatosa, WI 53226

(414) 257-PARK

Date: September 25, 2019

To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: **Request from the Milwaukee Kickers Soccer Club, Inc., to allow a Prospective Assignment and Leasehold Mortgage of its 1994 Lease as amended of the Uihlein Soccer Park at 7101 W. Good Hope Road, Milwaukee, WI, to the National Exchange Bank & Trust - ACTION**

Issue

The Milwaukee Kickers Soccer Club, Inc., (Milwaukee Kickers) has requested approval of a prospective assignment of its 1994 Lease of Uihlein Soccer Park to the National Exchange Bank & Trust (Bank) and a leasehold mortgage in order to build an indoor, air-supported, full size soccer field and sports facility.

Background

Milwaukee Kickers provides organized soccer teams for youth players as well as soccer leagues, tournaments, educational programs, and administrative services. It has leased Uihlein Soccer Park from Milwaukee County Parks (Parks) since 1994.

The initial term of the Lease was twenty (20) years with three (3) optional ten (10)-year renewal terms; however, the Fourth Amendment to the Lease changed the renewal periods to three (3) fifteen (15)-year renewals, the first of which will end on October 31, 2029. Milwaukee County originally paid for the construction of Uihlein Soccer Park and the Milwaukee Kickers agreed to repay the annual debt payments over the initial term of the Lease. The Milwaukee Kickers made their last payment in August 2011.

Milwaukee Kickers recently approached Parks to inform us of its desire to build an indoor, full-size soccer field and sports facility on the leased property. In order to finance the development, the bank requires that the lease between Milwaukee Kickers and Parks be prospectively assigned to the bank and the bank will take a leasehold mortgage as



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collateral for the loan. Per Section 11.04 of the Lease, any assignment of the Lease must be approved by the County Board of Supervisors and the County Executive, which approval shall not be “unreasonably withheld or delayed”.

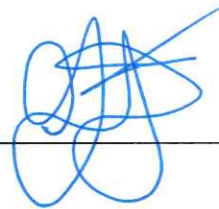
Milwaukee County Parks has reviewed the business proposal and the Milwaukee Kickers financial information and determined that the prospective assignment and leasehold mortgage request is reasonable, is compatible with the use of the Leased Premises, and provides a needed service for Milwaukee County residents and visitors.

Recommendation

The Executive Director recommends that Milwaukee County Parks be authorized to execute a prospective lease assignment and leasehold mortgage from the Milwaukee Kickers Soccer Club, Inc., to the National Exchange Bank & Trust of the 1994 Lease as amended.

Prepared By: Erica Hayden, Contracts Manager, Milwaukee County Parks

Approved By: Guy Smith, Executive Director



Attachments

- Attachment 1 – Resolution
- Attachment 2 – Fiscal Note
- Attachment 3 – 1994 Lease and Amendments
- Attachment 4 – Business Proposal
- Attachment 5 – Community Outreach

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- Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
- Jason Haas, Parks, Energy & Environment Chair, Supervisor District 14
- Sheldon Wasserman, Parks, Energy & Environment Vice-Chair, Supervisor District 3
- Marcelia Nicholson, Parks, Energy & Environment Committee Member, Supervisor District 5
- Felesia Martin, Parks, Energy & Environment Committee Member, Supervisor District 7
- Steven Shea, Parks, Energy & Environment Committee Member, Supervisor District 8
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Kelsey Evans, Committee Coordinator, Office of the County Clerk
- Emily Peterson, Research & Policy Analyst, Office of the Comptroller
- Mark Yatchak, Fiscal Mgt. Analyst, Admin & Fiscal Affairs, Department of Administrative Services



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