

From the Executive Director of Milwaukee County Parks, requesting authorization to enter into a lease extension with the Boys and Girls Club of Greater Milwaukee for their use of the Mary Ryan Building in Sherman Park, by recommending adoption of the following:

A RESOLUTION

WHEREAS, the Department of Parks, Recreation, and Culture (DPRC) and the Boys and Girls Clubs of Greater Milwaukee (the Clubs) are parties to a Lease Agreement (the Lease) dated April 30, 1990; and

WHEREAS, the original Lease, dated July 1, 1991, included provisions for three ten-year Extension terms (the Extensions), subject to mutual agreement by both parties; and

WHEREAS, DPRC and the Clubs executed a first Lease Extension on February 22, 2011, and a second Lease Extension on May 6, 2021; and

WHEREAS, the original Lease permits modifications to its terms through written agreement as part of any Extension; and

WHEREAS, DPRC and the Clubs continue to maintain a productive and mutually-beneficial partnership that positively impacts both Sherman Park (the Park) and the broader Milwaukee County (the County) community; and

WHEREAS, the current Lease Extension, dated May 6, 2021, is set to expire on July 1, 2031, and the parties have agreed to extend the term for an additional ten years, through July 1, 2041; and

WHEREAS, the Clubs seek to enter into this Lease Extension to support their fundraising efforts for capital improvements to the Park facility and surrounding grounds; and

WHEREAS, as part of the new Extension, the Clubs shall assume full responsibility for funding, managing, maintaining, and supervising routine maintenance of the newly-installed parking lot on the Leased premises, including but not limited to the pavement, perimeter fencing, dumpster corral, keypad-entry system, entry gate, signage, snow plowing, and adjacent concrete walkways; and

WHEREAS, the Clubs shall also, at their own expense, provide regular maintenance, repairs, janitorial services, and cleaning of the leased premises, including all mechanical, electrical, and plumbing systems; and

WHEREAS, DPRC shall retain responsibility for all structural repairs and restorations to the facility, including the foundation, building exterior (including windows and exterior doors, except the concession roll-up door), exterior lighting, roof and flashings, and utility lead-ins (water, sewer, and electric), as well as the splashpad, associated public restrooms, and the County's designated service and storage areas; and

WHEREAS, DPRC will make a good faith effort to request and secure capital funding for facility needs, including but not limited to the replacement of the building roof and other exterior improvements identified in the Lease Extension; and

WHEREAS, the Committee on Parks and Culture, at its meeting of September 2, 2025, recommended adoption of File No. 25-550 (vote 7-0); now, therefore,

BE IT RESOLVED, the Milwaukee County Board of Supervisors (County Board) hereby authorizes the Department of Parks, Recreation, and Culture (DPRC) to enter into a Lease Agreement Extension (the Extension) with the Boys and Girls Clubs of Greater Milwaukee for use of the Mary Ryan Building; and

BE IT FURTHER RESOLVED, the County Board authorizes the Director, DPRC, the Department of Administrative Services (DAS), the Register of Deeds, Corporation Counsel, and Risk Management, DAS, to take all necessary steps to prepare, review, approve, execute, amend, and implement the Extension, thereby enabling the continued provisioning of youth programming in Sherman Park.

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