



Boys and Girls Club Lease Extension at Mary Ryan

September 2nd, 2025

Request:

- 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 at Sherman Park.



BOYS & GIRLS CLUBS
OF GREATER MILWAUKEE

Background:

- Milwaukee County and the Boys & Girls Clubs of Greater Milwaukee have maintained a cooperative relationship at Sherman Park through a Lease originally dated April 30, 1990. The original agreement, formalized under a Lease dated July 1, 1991, included provisions for three (3) ten-year extension terms, contingent on mutual consent.
- Since that time, the County and the Club have executed:
 - A first Lease Extension on February 22, 2011
 - A second Lease Extension on May 6, 2021
- Per the terms of the original agreement, modifications may be incorporated into the Lease via written agreement as part of any formal extension.
- The current Lease Extension is scheduled to expire on July 1, 2031. The County and the Club have agreed to a third Lease Extension, which would extend the term an additional ten (10) years, through July 1, 2041.
- This extension is particularly important as the Club intends to fundraise for capital improvements at Sherman Park. As part of this agreement, the parties have agreed to modify certain terms of the original Lease to clarify roles and responsibilities for site maintenance and upkeep.

Terms:

- Ten-Year Extension Term (the lease will end in 2041)
- The Club's utility payment on a yearly basis shall not exceed \$45,955.48
- **Club Responsibilities:**
 - The Club will be solely responsible for funding, managing, maintaining, and/or supervising all routine maintenance for the newly installed parking lot on the leased premises. This includes maintenance of the pavement, perimeter fencing, dumpster corral, keypad entry system, entry gate, parking signage, snow removal, and adjacent concrete walkways.
 - The Club shall also, at its own expense, provide ongoing janitorial services, routine maintenance, and repairs to all interior components of the leased premises, including mechanical, electrical, and plumbing

Terms:

- **County Responsibilities (Parks):**
- The County will retain responsibility for structural repairs and restoration work, including the foundation, exterior building elements (windows, doors—excluding the concession roll-up door), roof and flashings, exterior lighting, and utility service connections (water, sewer, electricity).
- Parks will continue maintenance of the splashpad, public restrooms, and the County's designated service and storage areas.
- The Department will make a good faith effort to secure capital improvement funding for larger facility needs, including roof replacement and other exterior infrastructure improvements as defined in the Lease Extension.

Recommendation:

Parks recommends approval of the proposed Lease Extension Agreement with the Boys & Girls Clubs of Greater Milwaukee for use of the Mary Ryan Building. This extension will sustain a vital youth service provider in the community, ensure long-term stewardship of the site, and support capital investment efforts to improve the park and facility.

