

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: June 21, 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 with Summit Educational Association Inc. for certain spaces at Dr. Martin Luther King Community Center and Kosciuszko Community Center.

File Type: Action Report

REQUEST

From the Executive Director of Milwaukee County Parks, requesting Authorization to enter into a lease with Summit Educational Association Inc. for certain spaces at Dr. Martin Luther King Community Center and Kosciuszko Community Center.

POLICY

59.17(2)(b)3., Wis. Stats., 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.

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 County Parks and Summit have had a mutually beneficial partnership for many years at Kosciuszko Community Center and Dr. Martin Luther King Community Center (Centers). Summit is a 501(c)3 not-for-profit privately funded agency that provides tutoring and mentoring to youth in Milwaukee.

Summit occupies 4,684 square feet, or 10% of the Kosciuszko Center with use of classrooms, common rooms, gymnasium, and restroom facilities. The term of this Lease is for five (5) years to August 31, 2029, with two (2) one-year renewals. Rent is \$24,000 annually or \$2,000 per month. Summit has agreed to reimburse Parks for the cost of utilities used, or 10% of the total cost for the Center.

Summit will pay an annual payment towards a separate maintenance fund for Kosciuszko that will be used to enhance their Lease space or common areas used by them. Contributions will be \$2,000 per year. Use of monies from this fund will require agreement by Summit and the Parks Executive Director.

Summit will have exclusive use of a classroom that is approximately 896 square feet, or 1.5%, of the Dr. Martin Luther King Center. Summit will have the ability to expand into expansion rooms when necessary, as scheduled with the Center's Manager and will have certain gym time during the school year. The term of this Lease is five (5) years to August 31, 2029, with two (2) one-year renewals. This term allows for flexibility based on the success of the program while keeping it aligned with the term of the Summit's lease at Kosciuszko, which is three years with two one-year renewals. Rent is \$1,000 per month during June, July, and August and \$800 per month from September to May. Summit has agreed to reimburse Parks for the cost of utilities used, or 1.5% of the total cost for the Center.

Related File No's:	19-430 and 19-431
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 five (5) years
- Two (2) additional renewal terms of 1 year each
- Rent:
 - King: September - May \$800 and June - August \$1,000
 - Kozi: \$2,000 Monthly
- Kozi Annual Maintenance Fee \$2,000

VIRTUAL MEETING INVITES


Matt Smyczek mattsmyczek@summitea.org

Tom Keenan tkeenan50@gmail.com

PREPARED BY:

Robert Senglaub, Contracts Manager, Milwaukee County Parks

APPROVED BY:

Guy Smith, Executive Director Milwaukee County Parks 

ATTACHMENTS:

Attachment A: Draft Lease King
Attachment B: Draft Lease Kozi
Attachment C: King Layout
Attachment D: Kozi Layout
Attachment E: PowerPoint Presentation

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