

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: August 12, 2022

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: From the Executive Director of Milwaukee of County Parks, requesting authorization to enter into a twenty-year lease agreement with three ten-year renewals with Milwaukee Community Sailing Center, Inc., for certain property, buildings, and improvements located in Veterans Park at McKinley Marina

File Type: Action Report

REQUEST

The Executive Director of Milwaukee County Parks requests authorization to enter into a twenty-year lease agreement with three ten-year renewals with Milwaukee Community Sailing Center, Inc., for certain property, buildings, and improvements located in Veterans Park at McKinley Marina.

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.

Milwaukee County Code of General Ordinances 56.10 requires that leases over one year require County Board approval.

Wisconsin State Statutes:	§ 59.17(2)(b)3
Milwaukee County Code of General Ordinances:	56.10 - Procedures for leasing of county owned land or building space
Specific Adopted Budget:	
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	

BACKGROUND

Milwaukee Community Sailing Center (MCSC) is a private, not-for-profit 501(c)3 agency located just north of downtown in the heart of Veterans Park at McKinley Marina. MCSC's mission is to promote sailing and provide nonrestrictive access, education, and recreation to

Lake Michigan to everyone in the Milwaukee community through quality programming. MCSC has a comprehensive adult curriculum including basic, intermediate, and advanced classes for recreational sailing and competitive racing and also provides instruction for youth age 8-17 on water safety, sailing basics, and STEM Education. MCSC provides sliding scale options and scholarships to ensure that everyone has access to its programs.

Each summer, MCSC partners with local organizations to provide sailing opportunities to thousands of at-risk and economically disadvantaged youths, youths and adults with disabilities, and others, and provides social activities and volunteer opportunities to its members. Over 15,000 people have learned to sail at the MCSC since its inception in 1979 and over 160,000 people have had on-the-water opportunities. MCSC members provide over 10,000 volunteer hours each year to further MCSC’s mission.

In 2010 MCSC, at no cost to the County, invested over \$2.1 million in a state-of-the-art building with geothermal heat and a domed roof with a rain garden to avoid adding storm water run off to the municipal sewer system. The new building provides two new classrooms, a community space, and houses MCSC’s administration. MCSC also maintains a fleet of 72 vessels for youth instruction, adult classes, and membership use, and has made over four hundred fifty thousand dollars of capital improvements to the fleet in the past few years

MCSC has leased property from Milwaukee County since the 1980’s and the most recent lease is from 2002 and terminates at the end of this year. This new lease is on similar terms and conditions as the current lease. The term is for twenty years with three ten-year renewals. In lieu of rent, MCSC will provide \$500,000 worth of maintenance and improvements to the leased premises over the initial term and \$250,000 worth of maintenance and improvements over each extension and will provide the same or similar level of community benefits.

File No. 14-829 – an informational update provided regarding a capital campaign by the Milwaukee Community Sailing Center for infrastructure and programming enhancements to expand freshwater education, STEM programming, and stewardship.

Related File No’s:	14-829
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](#):

- 2A: Determine what, where, and how we deliver services to advance health equity
- 2C: Apply a racial equity lens to all decisions
- 3A: Invest “upstream” to address root causes of health disparities
- 3B: Enhance the County’s fiscal health and sustainability
- 3C: Dismantle barriers to diverse and inclusive communities

MCSC is dedicated to making Lake Michigan accessible to all Milwaukee County residents. MCSC provides sliding scale fees and scholarships to ensure children in underserved communities have the opportunity to learn water safety and sailing basics. MCSC's adaptive sailing program is dismantling barriers to inclusivity by serving hundreds of adults with disabilities each year. Additionally, with MCSC's emphasis on water safety and its Beach Ambassadors program it is helping Milwaukee County advance health equity by working to keep our community safe. Leasing to MCSC is also enhancing the fiscal health and sustainability of the county because all maintenance and repair of the premises will be the responsibility of MCSC.

FISCAL EFFECT

None

TERMS

- Twenty-year term with three ten-year renewals
- In lieu of rent, MCSC will provide \$500,000 worth of maintenance and improvements to the leased premises over the initial term and \$250,000 in each extension and will provide the same or similar level of community benefits
- All maintenance and repair of the leased premises that solely serves MCSC is MCSC's responsibility.
- All utilities are separately metered and the responsibility of MCSC
- MCSC is committed to reducing single-use plastics products and polystyrene foam pursuant to County Board File 20-147.

VIRTUAL MEETING INVITES

Erica Goblet


Holly Church, holly@sailingcenter.org, MCSC Director

Paul Baldino, pbbp08@gmail.com, MCSC Board of Directors President

PREPARED BY:

Erica Goblet, Parks Contracts Manager

APPROVED BY:

Guy Smith, Parks Executive Director 

ATTACHMENTS:

Report

Resolution

Fiscal Note

Draft Lease Agreement

cc: Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors
Janelle M. Jensen, Legislative Services Division Manager, Office of the County Clerk
David Crowley, County Executive
Mary Jo Meyers, Chief of Staff, County Executive's Office
Sheldon Wasserman, Parks, Energy & Environment Chair, Supervisor District 3
Steven Shea, Parks, Energy & Environment Committee Vice-Chair, Supervisor District 8
Felesia Martin, Parks, Energy & Environment Committee Member, Supervisor District 7
Sylvia Ortiz-Velez, Parks, Energy & Environment Committee Member, Supervisor District 12
Liz Sumner, Parks, Energy & Environment Committee Member, Supervisor District 1
Kelly Bablitch, Chief of Staff, County Board
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
Kelsey Evans, Committee Coordinator, Office of the County Clerk
Emily Peterson, Research & Policy Analyst, Office of the Comptroller
Anthony Rux, Budget & Management Analyst, DAS-PSB