

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

DATE: August 30, 2011

TO: Lee Holloway, Chairman, County Board of Supervisors

FROM: Justin Rodriguez, Interim Capital Finance Manager, Department of Administrative Services

SUBJECT: **Notification of Intent to Enter into Negotiations with Milwaukee Kickers Soccer Club in Order to Attempt to Come to Mutually Agreed Upon Terms for a Ten-Year Lease Extension**

Background

In 1994, Milwaukee County entered into a lease with the Milwaukee Kickers Soccer Club, Inc. for the building and premises located at 7003 West Good Hope Road in the City of Milwaukee. The County issued general obligation bonds in 1995 for the construction of the building. The rent payments included in the original lease were structured to reflect the County's repayment of the bonds.

The term of the lease is twenty years and will expire in 2014, although the final payment for the initial term was made in August 2011.

Included in the lease is a provision for three ten-year options that may be exercised by the Milwaukee Kickers Soccer Club. According to the 2nd amendment to the lease, the club shall pay the County annual rental payments in an amount, and at such times, as would be mutually agreed upon.

Issue

The County has received notice that the Milwaukee Kickers would like to exercise its option to renew the lease for an additional ten years.

In accordance with Section 4.02 (b) of the 2nd amendment to the original lease Milwaukee County will enter into negotiations with the Milwaukee Kickers in an attempt to come to a rental payment amount that would be mutually agreed upon.

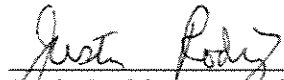
As included in the 2011 Adopted Budget, a work group consisting of the Department of Administrative Services, the Department of Parks, Recreation, and Culture, the Department of Audit, the Department of Transportation and Public Works, and County Board staff will assemble to potentially develop mutually agreed upon terms for a ten-year lease extension with the Milwaukee Kickers Soccer Club.

In August of 2011, the Department of Transportation and Public Works completed property assessment reports that outlined current and future maintenance needs for the facility and the exterior grounds. These reports will be used in the development of the lease renewal terms.

The negotiations may also include, but not be limited to, provisions regarding repairs, public use, and outreach.

Recommendation

This is an informational report. No action is necessary.



Justin Rodriguez, Interim Capital Finance Manager

cc: County Executive Chris Abele
Chairman Lee Holloway, Milwaukee County Board of Supervisors
George Aldrich, County Executive's Office
Terrence Cooley, Chief of Staff, County Board
Pat Farley, Director, Department of Administrative Services
Pamela Bryant, Interim Fiscal and Budget Administrator
Jerome Heer, County Auditor
Jack Takerian, Director, Transportation and Public Works
Sue Black, Director, Parks
Greg High, Director, Architecture & Engineering Div. DTPW
Steve Cady, County Board Fiscal and Budget Analyst
John Schapekahn, Corporation Counsel