

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: August 18, 2023

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

FROM: Shakita LaGrant-McClain, Director, Department of Health and Human Services

SUBJECT: A report from the Director, Department of Health and Human Services, requesting retroactive authorization to grant a lease renewal to Goodwill Industries of Southeast Wisconsin, Inc. for the Wil-O-Way Underwood Recreation Center

REQUEST

The Director of the Department of Health and Human Services (DHHS) is requesting authorization to execute a renewal to a lease agreement with Goodwill Industries of Southeast Wisconsin, Inc. for Wil-O-Way Underwood Recreation Center.

POLICY

The DHHS Office for Persons with Disabilities (OPD) is requesting approval to enter a three-year lease with two, one-year extension options with Goodwill Industries of Southeastern Wisconsin for the use of Wil-O-Way Underwood's main hall and office spaces. The lease is for an initial period beginning July 1, 2023.

BACKGROUND

Goodwill Industries has been leasing space at the Wil-O-Way Underwood since 2015 to provide a day service program called the Community Opportunities Club. The Community Opportunities Club supports adults who have a physical disability, brain injury, or mental health support need to regain the confidence and independence needed to lead more productive and active lives. Goodwill provides activities based on individual interests and needs. The participants may choose a variety of opportunities to improve life skills through vocational referrals, health and wellness activities, arts and enrichment classes, community integration and volunteer opportunities. The result of this selection of structured and self-directed activities is enriched lives and lifelong friendships. DHHS received lease renewal approval from the County Facilities Planning Steering Committee on April 20, 2023.

Property:	Wil-O-Way Underwood Recreation Center 10602 Underwood Pkwy, Wauwatosa, WI 53226
Sponsoring Division:	DHHS-ADS-OPD
Tenant:	Goodwill Industries of Southeast Wisconsin, Inc.
Term:	July 1, 2023 – June 30, 2026, + option for 2 more years
Rent:	\$2,900/Month with a \$50/month increase each year

ALIGNMENT TO STRATEGIC PLAN

By executing this lease and continuing our partnership with Goodwill at the Wil-O-Way Center, DHHS is supporting the County strategic area of investing in equity through enhancing the quality of life for people in the county, particularly those living or identifying with disabilities, while also increasing our fiscal health through earned income. This partnership will also dismantle barriers to diverse and inclusive communities and supports our vision of being the healthiest county in Wisconsin.

FISCAL EFFECT

This lease will provide OPD with an opportunity to continue its mission, per Chapter 73 of the Milwaukee County Code of General Ordinances, while also contributing to the County’s earned income. The mission is to promote independence in persons with disabilities.

RECOMMENDATION

The Director, Department of Health and Human Services, recommends the Milwaukee County Board of Supervisors authorize a lease renewal to Goodwill Industries of Southeast Wisconsin, Inc. for the Wil-O-Way Underwood Recreation Center. The lease would be effective retroactive to July 1, 2023 and extend thru June 30, 2028 assuming two, one-year extension options are invoked.

TERMS

July 1, 2023 - June 30, 2024	\$2,900	Monthly
July 1, 2024 - June 30, 2025	\$2,950	Monthly
July 1, 2025 - June 30, 2026	\$3,000	Monthly
July 1, 2026 - June 30, 2027	\$3,050	Monthly
July 1, 2027 - June 30, 2028	\$3,100	Monthly

VIRTUAL MEETING INVITES

Alvin Burris Jr, Leasing Manager Alvin.Burris@milwaukeecountywi.gov

PREPARED BY:

Michael Bonk, Director Office for Persons with Disabilities

APPROVED BY:

Shakita LaGrant-McClain

Shakita LaGrant-McClain, Director, Department of Health and Human Services

ATTACHMENTS:

(1) Lease with Goodwill Industries

Cc: County Executive David Crowley
Sup. Liz Sumner, Chair, Finance Committee
Sup. Steve Taylor, Chair, Committee on Community, Environment, and Economic Development
Mary Jo Meyers, Chief of Staff, County Executive's Office
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors
Janelle M. Jensen, Legislative Services Division Manager, Office of the County
Steve Cady, Research Director, Comptroller's Office
Lottie Maxwell-Mitchell, Sr Budget and Management Analyst, Strategy, Budget & Performance