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From the Economic Development Director, Department of Administrative Services requesting authorization to negotiate and enter into agreements with Charles Allis and Villa Terrace Museums, Inc., for the disposition of the Charles Allis Art Museum and Collection and Friends of Villa Terrace Decorative Arts Museum, Ltd. for the disposition of the Villa Terrace Decorative Arts Museum and Collection, by recommending adoption of the following:

**A REVISED RESOLUTION**

WHEREAS, the Charles Allis Art Museum (the Allis), located at 1630 East Royall Place in the City of Milwaukee (the City), is a Milwaukee County (the County)-owned property; and

WHEREAS, the home was completed in 1911 for Charles and Sarah Allis, and upon Ms. Allis' death in 1945, the building, the art collection, and a \$200,000 endowment fund were passed in trust to the City; and

WHEREAS, the Allis property, endowment, and collection were eventually transferred from the City to the County in 1979, with the approval of the probate court of the County; and

WHEREAS, the Villa Terrace Decorative Arts Museum (Villa Terrace) is located at 2220 North Terrace Avenue in the City, and the building was originally the residence of Lloyd and Agnes Smith, and was donated to the County in 1966; and

WHEREAS, the Villa Terrace is zoned "Parks District," so Section 59.17(2)(b)3, Wisconsin State Statutes, applies which 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..."; and

WHEREAS, from 2012 until present, the independent nonprofit, Charles Allis and Villa Terrace Museums, Inc. (CAVT) has governed and operated the two museums; and

WHEREAS, in the 2024 Adopted Budget, Amendment 39 requested that the Department of Administrative Services (DAS) explore opportunities to terminate the County's ongoing operational and capital support of the Allis; and

WHEREAS, the County's support of cultural institutions like the Allis and the Villa Terrace is a worthy public effort, but becomes increasingly difficult as public resources become increasingly scarce; and

44 WHEREAS, in May 2024, Economic Development (ED), DAS, provided an  
45 informational report, File No. 24-470, on the Allis and Villa Terrace, with a  
46 recommendation to pursue a Request for Information (RFI) to seek solutions for the two  
47 museums that reduced or eliminated the County's operational and capital support of the  
48 museums; and

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50 WHEREAS, an RFI was completed, and the results presented to the Milwaukee  
51 County Board of Supervisors (County Board) in September 2024 in action report  
52 File No. 24-767, which was adopted by the County Board and authorized ED, DAS, to  
53 pursue negotiations with the Friends of Villa Terrace Decorative Arts Museum, Ltd.  
54 (FOVT) with the goal of reducing or eliminating the capital and operational support the  
55 County provides to the Allis and Villa Terrace; and

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57 WHEREAS, ED, DAS, also continued discussions with CAVT to explore  
58 additional options for the Allis; and

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60 WHEREAS, CAVT, FOVT, and the County have negotiated the provisions of a  
61 Term Sheet, which contemplates the transfer of the Allis and collection to CAVT, and  
62 the transfer of Villa Terrace and collection to FOVT, with both entities continuing to  
63 operate the buildings in part as museums; and

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65 WHEREAS, upon execution of the definitive agreements negotiated based on the  
66 Term Sheet attached to this file, and containing terms and conditions acceptable to the  
67 parties, ownership and control of the Allis and collection will belong to CAVT at the end  
68 of one year, and ownership and control of Villa Terrace and collection will belong to  
69 FOVT at the end of three years; and

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71 WHEREAS, the transfer of these museums to these two nonprofit entities will  
72 relieve the County of the ongoing burdens of capital maintenance, repair, and operating  
73 costs, at a cost savings to taxpayers of over \$22 million over the next 18 years; and

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75 WHEREAS, as outlined in the Term Sheet, the County will provide operational  
76 and capital dollars to CAVT and FOVT, with required reporting and additional  
77 obligations, to allow for the successful transition of these museums to the nonprofits in  
78 the following amounts:  
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	Operating Funds		Capital Funds	
	CAVT	FOVT	CAVT	FOVT
2025	\$112,554	\$112,554	0	0
2026	\$185,000	\$40,000	\$250,000	\$400,000
2027	\$165,000	\$40,000	\$250,000	\$400,000
2028	\$150,000	\$40,000	0	\$400,000
<b>TOTALS</b>	<b>\$500,000</b>	<b>\$120,000</b>	<b>\$500,000</b>	<b>\$1,200,000</b>

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WHEREAS, the Director, ED, DAS, recommends authorization to prepare, execute, and record any and all documents, instruments, contracts, development agreements, leases, including without limitation Deeds for property to be transferred, and to perform all actions required to complete transactions with CAVT, FOVT, and other entities as needed, consistent with the attached Term Sheet, dated November 6, 2024, and revised November 27, 2024; and

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WHEREAS, the Committee on Parks and Culture, at its meeting of December 3, 2024, recommended adoption of File No. 24-940 (vote 5-0); and

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WHEREAS, the Committee on Finance, at its meeting of December 12, 2024, recommended adoption of File No. 24-940 (vote 7-0); now, therefore,

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BE IT RESOLVED, the Milwaukee County Board of Supervisors hereby authorizes the County Executive, the Office of the Comptroller (the Comptroller), the Office of the County Clerk, Corporation Counsel, and any other Milwaukee County (the County) officials deemed necessary to prepare, execute, and record any and all documents, instruments, contracts, development agreements, contribution agreements, and leases, including without limitation Deeds for property to be transferred, and to perform all actions required to complete transactions with the Charles Allis and Villa Terrace Museums, Inc. (CAVT), and the Friends of Villa Terrace Decorative Arts Museum, Ltd. (FOVT), and other entities as needed, consistent with the attached Term Sheet dated November 6, 2024, and revised November 27, 2024, that includes the following amounts of capital and operating dollars:

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	Operating Funds		Capital Funds	
	CAVT	FOVT	CAVT	FOVT
2025	\$112,554	\$112,554	0	0
2026	\$185,000	\$40,000	\$250,000	\$400,000
2027	\$165,000	\$40,000	\$250,000	\$400,000
2028	\$150,000	\$40,000	0	\$400,000
<b>TOTALS</b>	<b>\$500,000</b>	<b>\$120,000</b>	<b>\$500,000</b>	<b>\$1,200,000</b>

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109 ;and

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111 BE IT FURTHER RESOLVED, the authorization for the sale or lease of County  
112 property, and the related actions described above, are subject to determination by the  
113 County's Comptroller, based on advice from the County's bond counsel, that the County  
114 is able to satisfy or to take action approved by the Comptroller to preserve the tax-  
115 advantaged status of the outstanding and future county obligations related to the  
116 Charles Allis Art Museum and/or Villa Terrace Decorative Arts Museum, or otherwise  
117 protect the County against adverse financial consequences with respect to those  
118 obligations.

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