## COUNTY OF MILWAUKEE INTER-OFFICE COMMUNICATION

DATE: May 20, 2020

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

FROM: Aaron Hertzberg, Director, Economic Development Division – Department of

**Administrative Services** 

SUBJECT: An Informational Report regarding the conveyance of property at 8948 W. Watertown Plank Road to Ronald McDonald House for Facility Expansion

#### **BACKGROUND**

The County Board has previously received information relevant to the project in the following report:

**12-570** – Ronald McDonald House Charities of Eastern Wisconsin, Inc. submitting an offer to purchase on 3.5 acres of County-owned land abutting the 4.0 acres of land under lease at 8948 West Watertown Plank Road in the City of Wauwatosa, Wisconsin.

### **Overview of Transaction**

In March, 1983 Our House in Milwaukee, Inc., nka Ronald McDonald House Charities of Eastern Wisconsin, Inc. ("RMH") entered into a \$1.00 per year ground lease ("Lease") with Milwaukee County ("County") on approximately 4.0 acres of County-owned land located at 8948 West Watertown Plank Road. The current Lease continues in force with an initial term of thirty (30) years with extensions expiring on February 28, 2083.

In 2012, the County Board adopted a resolution (File 12-570) to sell 3.5 acres to RMH (the "RMH Owned Land". The transaction occurred in December 2012. As part of resolution, there is an accommodation that has the 4.0-acre leasehold (the "RMH Leased Land (County Owned)") conveyed to RMH at the end of the lease for \$1.00 in 2083. The County, at its sole discretion, has the ability to convey the leasehold to RMH prior to such time. The properties are shown on the included exhibit as "RMH Owned Land" and "RMH Leased Land (County Owned)".

RMH has petitioned that the County consider conveying the 4.0 acres due to the City of Wauwatosa requiring that all property be held under the same ownership before issuing permits for the expansion project. In accordance with the 2012 resolution and subsequent purchase and development agreements, RMH remains bound to these covenants and would be expressly prohibited from selling the land without consent of the Milwaukee County Board. The County incurs no additional obligation by finalizing this transaction. As such, a quitclaim deed will be prepared for execution by the County Executive and County Clerk as necessary to implement the intent of the 2012 resolution.

Purchase Price: \$1.00

# Informational Report - Conveyance of Property to Ronald McDonald House for Facility Expansion $P\ a\ g\ e\ |\ 2$

Closing: On or before September 1, 2020

**Title Evidence**: None. County will issue a quitclaim deed.

### RECOMMENDATION

The report is for informational purposes only, there is no request at this time.

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Aaron Hertzberg

Director - Economic Development Division - Department of Administrative Services

cc: David Crowley, County Executive
Economic and Community Development Committee Members
Mary Jo Meyers, Chief of Staff
Kelly Bablitch, Chief of Staff, County Board
Julie Landry, Director, Department of Administrative Services
Ken Smith, Research Analyst
Allyson Smith, Committee Coordinator