1 Supervisor Patricia Jursik, Chairperson,
2 From the Committee on Economic and Community Development, reporting on:
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4   File No. 15-203
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6 (ITEM   ) From the Director, Department of Administrative Services, requesting
7 authorization to enter into a Fifth Amendment to the Lease Agreement between
8 Milwaukee County and the Milwaukee County Research Park Corporation (MCRPC) for
9 the Technology Innovation Center Building located at 10437 Innovation Drive
10 Wauwatosa, Wisconsin, and authorization to enter into a Vacant Land Offer to Purchase
11 with MCRPC for Lots 1, 10, and 21 of Certified Survey Map 7908 in Wauwatosa,
12 Wisconsin, by recommending adoption of the following:
13
14   **A RESOLUTION**
15
16   WHEREAS, since 1993 Milwaukee County and the Milwaukee County Research
17 Park Corporation (MCRPC) have been party to several agreements whereby MCRPC
18 leases the Technology Innovation Center ("TIC Building") and MCRPC is responsible for
19 the marketing and disposition of the remaining vacant land at Milwaukee County
20 Research Park (the "Research Park"); and
21
22   WHEREAS, at the Economic and Community Development Committee meeting
23 on July 15, 2013 the Committee requested that the Economic Development Division
24 work with MCRPC to develop a strategy to be implemented prior to the expiration of
25 MCRPC's lease for the TIC building (File 13-565); and
26
27   WHEREAS, Economic Development Division staff and MCRPC staff have been
28 meeting monthly to develop a long-term strategy for the TIC Building and the remaining
29 vacant land at the Research Park; and
30
31   WHEREAS, the strategy developed by MCRPC and the Economic Development
32 Division includes three components: Lease Amendment/Option; Private Sale of
33 Developable Lots; and MCRPC Ownership of Redevelopment Lots; and
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35   WHEREAS, the current lease of the TIC Building by MCRPC requires payment of
36 rent to the County at 66% of total base rent collected from the tenants of the TIC
37 Building for that month, with the County responsible for all building operation costs and
38 capital costs; and
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40   WHEREAS, part of the long-term strategy includes a Lease Amendment/Option
41 that would change the terms of the lease to a one year agreement with total rent owed
42 to the County of $1 per year with the County no longer obligated to cover the
43 maintenance, capital improvements, and repair of the TIC Building, and an option for
44 MCRPC to purchase the property for $1; and
45

46 WHEREAS, Lots 1, 10 and 21 need to be assembled and negotiations with WE
47 Energies must take place to remove WE Energies' building and related easements and
48 infrastructure; and
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50 WHEREAS, MCPRC is in the best position to assemble lots 1, 10 and 21; and
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52 WHEREAS, MCPRC has offered to purchase Lots 1, 10, and 21 from Milwaukee
53 County for a total price of $317,281; now, therefore,
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55 BE IT RESOLVED, the Director, Department of Administrative Services, is
56 hereby authorized to enter into the attached Fifth Amendment for the Lease of the
57 Technology Innovation Center Building between Milwaukee County and Milwaukee
58 County Research Park Corporation (MCRPC); and
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60 BE IT FURTHER RESOLVED, the Director, Department of Administrative
61 Services, is hereby authorized to accept the attached MCRPC's Offer to Purchase of
62 Lots 1, 10, and 21 of Certified Survey Map 7908 ("Purchase Agreement"); and
63
64 BE IT FURTHER RESOLVED, the County Executive and the County Clerk
65 and/or other appropriate County officials are hereby authorized to execute, after
66 Corporation Counsel approval, any and all instruments, rights of entry, documents,
67 agreements, assignment and/or amendment required to implement the intent of this
68 resolution or are otherwise called out in the Purchase Agreement or Lease, including
69 without limitation a warranty deed for the properties.
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