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From the Executive Director of Milwaukee of County Parks, requesting authorization to enter into a twenty-year lease agreement with three ten-year renewals with Milwaukee Community Sailing Center, Inc., for certain property, buildings, and improvements located in Veterans Park at McKinley Marina, by recommending adoption of the following:

AN ENGROSSED RESOLUTION

WHEREAS, Milwaukee Community Sailing Center (MCSC) is a private, not-for-profit 501(c)3 agency, located just north of downtown in the heart of Veterans Park at McKinley Marina; and

WHEREAS, MCSC's mission is to promote sailing and provide nonrestrictive access, education, and recreation to Lake Michigan to everyone in the Milwaukee County (the County) community through quality programming; and

WHEREAS, each summer, MCSC partners with local organizations to provide sailing opportunities to thousands of at-risk and economically-disadvantaged youths, youths and adults with disabilities, and others, and provides social activities and volunteer opportunities to its members; and

WHEREAS, over 15,000 people have learned to sail at the MCSC since its inception in 1979, and over 160,000 people have had on-the-water opportunities; and

WHEREAS, MCSC has reached more than 1,000 children with its Prams in the Park program; and

WHEREAS, completed in 2010 at no cost to the County, MCSC invested over \$2.1 million in a state-of-the-art building, with geothermal heat and a domed rain garden roof, that provides two new classrooms, a community space, and houses MCSC's administration; and

WHEREAS, MCSC also maintains a fleet of 72 vessels for youth instruction, adult classes, and membership use, and has made over \$450,000 of capital improvements to the fleet in the past few years; and

WHEREAS, MCSC has been a tenant of the County in good standing for over 30 years; and

WHEREAS, the 2002 lease expires at the end of this year, and the Department of Parks, Recreation, and Culture (DPRC) and MCSC wish to enter into a new Lease Agreement (the Agreement) on similar terms; and

WHEREAS, the term of the new Agreement is 20 years, with three, 10-year renewals; and

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WHEREAS, in lieu of rent, MCSC will continue to provide the same or similar level of community service it currently provides, and will provide \$500,000 of maintenance and improvements to the leased property over the course of the initial term, and \$250,000 in each extension; and

WHEREAS, DPRC wishes to continue this mutually beneficial relationship by entering into a new Agreement with MCSC; and

WHEREAS, the Committee on Parks and Culture, at its meeting of September 13, 2022, recommended adoption of File No. 22-919 (vote 4-0); now, therefore,

BE IT RESOLVED, the Milwaukee County Board of Supervisors (County Board) authorizes the Department of Parks, Recreation, and Culture (DPRC) to enter into a 20-year Lease Agreement (the Agreement), with three 10-year renewals, with Milwaukee Community Sailing Center, Inc. (MCSC), for certain property, buildings, and improvements located in Veterans Park at McKinley Marina; and

BE IT FURTHER RESOLVED, in lieu of rent, MCSC will continue to provide the same or similar level of community service it currently provides, and will provide \$500,000 of maintenance and improvements to the leased property over the course of the initial term, and \$250,000 in each extension; and

BE IT FURTHER RESOLVED, County Board approval of the lease is contingent upon the addition of a provision that when Milwaukee County chooses to pursue improvements to the public parking lot within the leased premises, MCSC shall contribute 20 percent toward the cost of the project, up to a maximum of \$75,000, and this contribution shall count toward the \$500,000 of maintenance and improvements required by MCSC under the Agreement; and

BE IT FURTHER RESOLVED, the County Board authorizes DPRC, the Department of Administrative Services, Corporation Counsel, Office of Corporation Counsel, and any other Department that may be necessary, to execute and record all documents, and perform actions as required to execute the Agreement with MCSC.

srb
09/22/2022
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