

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: December 28, 2023

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

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: From the Executive Director of Milwaukee of County Parks, requesting authorization to enter into a lease agreement with Milwaukee Christian Center to operate youth programming at Milwaukee County's Kosciuszko Community Center

File Type: Action Report

REQUEST

From the Executive Director of Milwaukee of County Parks, requesting authorization to enter into a lease agreement with Milwaukee Christian Center to operate youth programming at Milwaukee County's Kosciuszko Community Center.

POLICY

Wis. Stat. § 59.17(2)(b)3. 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...". In the law of property, authority over "land" includes authority over all rights appurtenant to the land. Milwaukee County Code of General Ordinances 56.10 requires County Board approval for leases longer than 1 year.

Wisconsin State Statutes:	§ 59.17(2)(b)3
Milwaukee County Code of General Ordinances:	
Specific Adopted Budget:	
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	

BACKGROUND

Milwaukee Christian Center has had a relationship with Milwaukee County since at least 2010. In 2014, MCC and Parks entered into a lease for certain rooms at the Kosciuszko Community Center ("Kozy") to provide youth programming. The 2014 lease expired on November 1, 2023.

MCC has been continuing to provide services under the Holdover clause in the expired lease. MCC has negotiated with Parks to occupy a smaller square footage than in the 2014 lease.

Parks and MCC are mutually agreeable to MCC providing valuable youth programming at Kozy and would like to enter into a lease for MCC's occupancy at Kozy.

Related File No's:	15-770, 13-938
Associated File No's (Including Transfer Packets):	
Previous Action Date(s):	

ALIGNMENT TO STRATEGIC PLAN

Describe how the item aligns to the objectives in the [strategic plan](#):

3A. Invest "upstream" to address root causes of health disparities

FISCAL EFFECT

Parks will receive annual rental revenue with a percentage increase for every successive year of the term.

TERMS

- Initial Term of three (3) years
 - Two (2) additional Renewal terms of 1 year each
 - Base rent of \$750 per year, plus an annual increase of 5%
 - Annual Maintenance Fee of \$550
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VIRTUAL MEETING INVITES

Karen Higgins, Executive Director – Milwaukee Christian Center, khiggins@mccwi.org
Jodi Wendt, Recreation Program Manager – Milwaukee County Parks
jodi.wendt@milwaukeecountywi.gov

PREPARED BY:

Saji Villoth, Contracts Services Manager

APPROVED BY:

Guy Smith, Executive Director Milwaukee County Parks 

ATTACHMENTS:

- Resolution
- Fiscal Note
- Exhibit A: Proposed 2024 Lease
- Exhibit B: Proposed Lease Premises
- Exhibit C: Expired Lease and Amendment
- Exhibit D: 2022 Year End Report

CC: David Crowley, County Executive
Mary Jo Meyers, Chief of Staff, County Executive's Office
Sheldon A. Wasserman, Supervisor District 3, Comm on Parks & Culture Chair
Steven Shea, Supervisor District 8, Comm on Parks & Culture Vice Chair
Felesia A. Martin, Supervisor District 7, Comm on Parks & Culture Member
Juan Miguel Martinez, Supervisor District 12, Comm on Parks & Culture Member
Steve F. Taylor, Supervisor District 17, Comm on Parks & Culture Member
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors
Janelle M. Jensen, Legislative Services Division Mgr, Office of the County Clerk
Aaron Hertzberg, Director, Department of Administrative Services
Joseph Lamers, Fiscal & Budget Director, DAS
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS
Pamela Bryant, Capital Finance Manager, Comptroller's Office
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office
Allyson R. Smith, Committee Coordinator, Office of the County Clerk
Ciara Miller, Research & Policy Analyst, Office of the Comptroller
Anthony Rux, Budget & Management Analyst, DAS-PSB