

Parks

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JUN - 3 2011

County Board  
Chairman

11-288

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CHRIS ABELE, MILWAUKEE COUNTY EXECUTIVE  
SUE BLACK, DIRECTOR OF PARKS, RECREATION AND CULTURE

Date: June 1, 2011 FILE NO. 11-288

To: Chairman Lee Holloway, Milwaukee County Board of Supervisors

From: Sue Black, Director, Department of Parks, Recreation and Culture

Subject: **Request to Enter into a Long-Term Lease with the Philippine Cultural and Civic Center Foundation, Inc. for the Lease of Certain Portions of the Zablocki Park Pavilion – ACTION**

**POLICY**

The Department of Parks, Recreation and Culture (DPRC) respectfully requests authorization to enter into a long-term agreement with the Philippine Cultural and Civic Center Foundation, Inc. (PCCCCF) for the lease of certain portions of the Zablocki Park Pavilion, located at 3717 W. Howard Ave., to house its administrative and cultural programming activities.

**BACKGROUND**

DPRC received a request from PCCCCF, a not-for profit 501(c)3 organization, to lease certain portions of the Zablocki Park Pavilion to house its administrative and cultural programming activities.

The Zablocki Park Pavilion has been underutilized for a number of years and the building needs a considerable amount of maintenance and renovation, which PCCCCF agrees to provide at no cost to the County. PCCCCF is proposing to spend approximately \$200,000 to renovate the building. Of note is the fact that PCCCCF's renovations will encompass the entire building, even though PCCCCF is planning to occupy just 3,720 sq. ft. of the total 8,805 sq. ft. The capital improvements to be undertaken include, but are not limited to, expanding upon the newly installed HVAC system, updating the electrical, installing new energy efficient windows throughout, replacing portions of the ceiling, installing new air conditioning for the main hall and common areas, and providing the facility with a new entrance canopy.

DPRC and PCCCCF believe that PCCCCF's long term occupancy of the Zablocki Park Pavilion will sustain and strengthen the park and surrounding area while bringing important programs to the nearby residents. PCCCCF's programming is open to everyone, regardless of race, gender, age, religion, employment and immigration status, and includes, Computer Classes, Filipino Languages Classes, Dance Classes – Filipino Ballroom, Filipino Cooking Classes, Cultural Exhibits, Lectures/Seminars, and Exercise Programs. PCCCCF also operates a Free Medical Clinic two

Saturday mornings a month, offering basic medical treatment, exams, screenings, and routine immunizations for those who would otherwise not be able to afford care – the uninsured and the underinsured. Free over-the-counter medications would be available for patients during clinic hours, dispensed from a secured Pharmacy located within the pavilion. Because Zablocki Park lies in a centrally located neighborhood serviced by the Milwaukee County Transit System, PCCCF anticipates that it will immediately be able to expand its programming to offer a greater array services which would otherwise be difficult or too costly for some people to obtain.

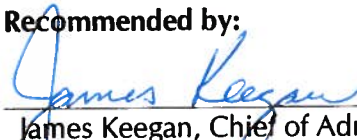
To date, PCCCF met with DPRC Staff on several occasions to tour the facility and discuss our mutual interests. PCCCF has also submitted to DPRC and the Department of Administrative Services (DAS) its due diligence packet for County review (please see the attached submittal).

**RECOMMENDATION**

The Parks Director respectfully recommends that DPRC be authorized to enter into a long-term agreement with the Philippine Cultural and Civic Center Foundation, Inc. for the lease of certain portions of the Zablocki Park Pavilion.

Prepared by: Paul Kuglitsch, Contract Services Officer

**Recommended by:**

  
James Keegan, Chief of Administration and  
External Affairs

**Approved by:**

  
Sue Black, Parks Director

Attachment: PCCCF Due Diligence Packet

Cc: County Executive Chris Abele  
George Aldrich, Chief of Staff, County Executive's Office  
Terrence Cooley, Chief of Staff, County Board  
Supv. Gerry Broderick, Chairman, Parks, Energy & Environment Committee  
Supv. Joe Sanfelippo, Vice-Chair, Parks, Energy & Environment Committee  
Sarah Jankowski, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS  
Linda Durham, Parks, Energy & Environment Committee Clerk  
Glenn Bultman, Research Analyst, County Board