

1 By Supervisors Broderick, Weishan and Dimitrijevic
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4 **A RESOLUTION**

5 Approving new lease, management and development agreements with the War
6 Memorial and Art Museum
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9 WHEREAS, in 1945, the Milwaukee County War Memorial Center, Inc., a non-
10 profit organization (now War Memorial Inc.), was formed to create a permanent
11 memorial commemorating the war dead of World War II, and to provide a home for
12 Milwaukee's growing visual and performing arts community; and
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14 WHEREAS, the Milwaukee County War Memorial, Inc's., mission is to "honor the
15 dead by serving the living" through the principles of arts and peace; and
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17 WHEREAS, in 2010, the County Board of Supervisors ("County Board") directed
18 that an audit be conducted to review the facility and parking of the War Memorial Center
19 along with the governing structure of the War Memorial Center Board of Trustees and
20 related governing boards; and
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22 WHEREAS, in 2011, the Department of Audit released an Audit entitled "New
23 Strategies are Needed to Revitalize the War Memorial Center and Fulfill its Dual
24 Mission to Honor Veterans and Promote the Arts" that made certain recommendations
25 relating to both the facilities of the separate institutions and the operations of the
26 respective governing boards; and
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28 WHEREAS, the County Board directed that the separate governing boards
29 identified within the Audit, primarily the War Memorial and Art Museum, make
30 recommendations for resolving the concerns addressed in the Audit, specifically
31 governance, facilities (including maintenance), and financial support; and
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33 WHEREAS, the Audit led to lengthy discussions between representatives of the
34 Milwaukee Art Museum and War Memorial, as well as County officials, about the
35 development of agreements on how best to manage the shared building complex while
36 serving their unique missions; and
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38 WHEREAS, the agreement discussions were facilitated by former state Supreme
39 Court Justice Janine Geske, who acted as mediator for the two sides at the request of
40 County Board Chairwoman Dimitrijevic; and
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42 WHEREAS, the proposed agreements call for separate leases with the County
43 for the War Memorial Board and the Art Museum, ending the arrangement in which the
44 Art Museum is a tenant and the War Memorial its landlord; and

45 WHEREAS, the agreements will help facilitate the planned \$25 million in
46 renovations the Art Museum has proposed for the original 1957 War Memorial
47 “Saarinen Building” and its 1972 “Kahler Addition,” as well as the construction of an
48 East Atrium Addition through \$15 million in privately-raised funds and a \$10 million
49 capital improvement funding commitment from the County to be appropriated in 2013-
50 2017; and

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52 WHEREAS, the War Memorial and Art Museum negotiations have resulted in five
53 separate agreements that include:

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- 55 1. Milwaukee County War Memorial Lease Agreement
- 56 2. Milwaukee County Art Museum Lease Agreement
- 57 3. Milwaukee County, War Memorial and Art Museum Cooperation
58 Agreement
- 59 4. Milwaukee County, War Memorial and Art Museum Development
60 Agreement
- 61 5. Milwaukee County, War Memorial and Art Museum North Tract Access,
62 Use and Future Development Agreement

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64 ; and

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66 WHEREAS, the 2013 Adopted Budget appropriates \$1,491,405 for the War
67 Memorial/Art Museum that has an additional \$212,500 included as an incentive
68 payment that, together with the \$212,500 in the base contribution earmarked for the Art
69 Museum, provides a total of \$425,000 that shall be split evenly by the two parties if the
70 agreement was approved prior to June 30, 2013; and

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72 WHEREAS, the new agreements provide a total of \$1,586,000 of County
73 operating support per year to the War Memorial and Art Museum (\$486,000 to the War
74 Memorial and \$1,100,000 to the Art Museum) for a ten-year period from 2014 through
75 2023; and

76

77 WHEREAS, the new agreements also memorialize the County’s commitment to
78 provide a total of \$10 million in capital improvement funding between 2013 and 2017 to
79 supplement the Art Museum’s \$15 million in privately-raised funds for the \$25 million in
80 building improvements to the publically-owned Saarinen Building and Kahler Addition,
81 as well as the construction of the East Atrium Addition; and

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83 WHEREAS, the County appropriated \$2,000,200 in the 2013 Adopted Capital
84 Improvements Budget toward the \$10 million commitment; and

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86 WHEREAS, the agreements with the War Memorial and Art Museum strike a fair
87 balance between public and private financial support and provide clarity in the operation
88 of the facilities while ensuring they are properly maintained for the enjoyment of the
89 community for the next generation and beyond; now, therefore,

90 BE IT RESOLVED, that the Milwaukee County Board of Supervisors hereby
91 approves the five negotiated agreements with and between the War Memorial and Art
92 Museum, which are hereto attached to this file, which include:

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94 1. Milwaukee County War Memorial Lease Agreement
95 2. Milwaukee County Art Museum Lease Agreement
96 3. Milwaukee County, War Memorial and Art Museum Cooperation
97 Agreement
98 4. Milwaukee County, War Memorial and Art Museum Development
99 Agreement
100 5. Milwaukee County, War Memorial and Art Museum North Tract Access,
101 Use and Future Development Agreement

102
103 ; and

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105 BE IT FURTHER RESOLVED, that the appropriate Milwaukee County officials
106 are authorized to execute the agreements as soon as practicable and, as
107 acknowledgement that the agreements were largely reached prior to the June 30, 2013,
108 deadline in order to receive the "incentive" payments included in the 2013 Adopted
109 Budget, release the sequestered funds to the War Memorial and Art Museum.