

-COUNTY OF MILWAUKEE-
INTEROFFICE COMMUNICATION



DATE: October 7, 2014

TO: Marina Dimitrijevic, Chairwoman
Milwaukee County Board of Supervisors

FROM: Timothy Ochnikowski, Director
DAS – Office for Persons with Disabilities

SUBJECT: Lease of Wil-O-Way Underwood to Goodwill Industries of Southeastern Wisconsin

REQUEST

The Department of Administrative Services Office for Persons with Disabilities (OPD) is requesting approval to enter into a three year agreement with Goodwill Industries of Southeastern Wisconsin for use of Wil-O-Way Underwood's main hall. The lease is for a period beginning January 1, 2015 to December 31, 2017.

BACKGROUND

Goodwill Industries previously rented space at Wil-O-Way Underwood (Underwood) to provide recreational programming for integrated community recreation and center-based programming. Since that period of time, Milwaukee County's Family Care Management Organization has rented a portion of the space for office use. Family Care will be relocating its Underwood offices to the Courthouse in December 2014.

This has provided OPD with an opportunity to rent the space for programming aligned with its mission, per Chapter 73 of the Milwaukee County Code of General Ordinances. The mission is to promote independence in handicapped and disabled persons. Upon Family Care's notice to leave Underwood, OPD pursued opportunities for space rental. It was at that time that Goodwill Industries expressed a serious interest in leasing the space at Underwood.

The three year lease agreement with Goodwill includes a rental structure with a total expected revenue of \$93,648, as follows:

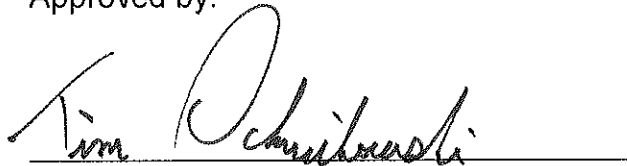
Months 1-12: \$2,500/month
Months 13-24: \$2,600/month
Months 25-36: \$2,704/month

The expiring lease agreement with Family Care was for \$3,000 per month. The 2015 budget request for the Office for Persons with Disabilities reflects the new revenue levels.

RECOMMENDATION

Approval of the lease with Goodwill Industries of Southeastern Wisconsin, Inc. is recommended as it assists the DAS – Office for Persons with Disabilities in its mission. In addition, the lease provides three years of revenue.

Approved by:



Tim Ochnikowski, Director
DAS – Offices for Persons with Disabilities

