Date: August 31, 2015

To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors

From: John Dargle, Jr., Director, Department of Parks, Recreation and Culture

Subject: **Kulwicki Park Development and Management Agreement with the City of Greenfield – ACTION**

**POLICY**

The Department of Parks, Recreation and Culture (DPRC) is seeking authorization to enter into a development and management agreement (Agreement) with the City of Greenfield (Greenfield) for improvements to and management of Kulwicki Park.

**BACKGROUND**

Kulwicki Park is a 28-acre park located on Highway 100 and Coldspring Road in Greenfield. It includes the Brooks Pavilion, which is managed and maintained pursuant to a lease agreement by the Greenfield Lions Club, and features kitchen facilities and capacity for approximately 75 people. It also features four little league diamonds that are utilized by Greenfield Little League.

Pursuant to the Agreement, Greenfield has committed to making certain improvements to the Park and maintaining the Park. For instance, Greenfield has proposed the following improvements to the Park:

* Improving erosion/flowage/flooding issues in Wild Cat Creek;
* Providing parking improvements and trail connectivity from the neighboring properties; and
* Dedicating developer fees for improvements to a new concession stand, updated playground, and restrooms.

DPRC retains prior approval for any improvements to the Park under the Agreement while Greenfield assumes all costs to operate and maintain the Park (including utility costs), as well as all costs pertaining to capital replacement of facilities.

The Agreement has a fifteen (15) year initial term with three (3) consecutive five (5)-year renewal terms. The parties will meet at least annually during the term to review Greenfield’s management of the Park and discuss contemplated improvements to the Park, as well as other topics of interest.

The Greenfield Lions Club and Greenfield Little League support Greenfield’s development and management of the Park and their current Use Agreements with the DPRC would transfer to Greenfield under this agreement.

**RECOMMENDATION**

The Parks Director recommends that the DPRC be authorized to execute a development and management agreement with the City of Greenfield.

**Recommended by: Approved by:**

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| Laura Schloesser, Chief of Administration and External Affairs |  | John Dargle, Jr., Director |

Attachment A – Draft Development and Management Agreement

Attachment B – Map

copy: County Executive Chris Abele

Raisa Koltun, Chief of Staff, County Executive’s Office

Kelly Bablitch, Chief of Staff, County Board

Sup. Gerry Broderick, Chair, Parks, Energy & Environment Committee

Sup. Khalif Rainey, Vice-Chair, Parks, Energy & Environment Committee

Sup. Anthony Staskunas, County Supervisor, 17th District

Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS

Scott Manske, Comptroller, Office of the Comptroller

Jessica Janz-McKnight, Research and Policy Analyst, Office of the Comptroller

Mayor Michael Neitzke, City of Greenfield