



BOARD OF SUPERVISORS

Anthony Staskunas

17th District Supervisor

TO: Committee on Parks, Recreation and Culture

FROM: Supervisor Tony Staskunas

DATE: September 19, 2017

RE: Lease and Partnership Agreement Between
Milwaukee County Parks and City of Greenfield for
Kulwicki Park

Introduction

I am asking for your support for the resolution authorizing the Milwaukee County Parks Department to enter into a Lease and Partnership Agreement with the City of Greenfield for Kulwicki Park. In one way, this is a very unique transaction in that it involves a Milwaukee County park that has only been a part of the park's system since 1996. In addition, virtually no Milwaukee County money was used to develop this park. This is in contrast to many of our Milwaukee County parks that have been developed and paid for by Milwaukee County taxpayers and have been a part of the park system for many, many years.

We are asking to enter into a "public public partnership" with the City of Greenfield. This is similar to the "public public partnership" entered into between Milwaukee County and the Milwaukee Art Museum relative to O'Donnell Park. It is also similar to the many "public-private partnership" that Milwaukee County Parks have entered into with a variety of businesses over the years.

History

The 28 acres on which Kulwicki Park is located in Greenfield was originally zoned as "surplus land". Different development ideas were proposed for this parcel of land in the 1980's but did not come to fruition.

Alan Kulwicki was a race car driver born and raised in Greenfield, Wisconsin. In 1992, Alan Kulwicki won the Winston Cup as a stock car driver. In April, 1993, Alan Kulwicki died in a plane crash. Many of Alan's friends and neighbors were looking for a way to honor Alan and his legacy to the City of Greenfield. With great assistance from the Milwaukee County Supervisor representing the City of Greenfield at that time, Karen Ordinans, the creation of a park in Alan's name was proposed.

MILWAUKEE COUNTY COURTHOUSE

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This park was developed and programmed in partnership with the City of Greenfield, the Alan Kulwicki Park Memorial Committee, and Greenfield Little League. It was developed with the understanding that no Milwaukee County dollars would be used to help develop the park. In fact, Kulwicki Park was developed with \$1.3 million in private donations.

Kulwicki Park was opened in 1998. Therefore, Kulwicki Park has been a Milwaukee County Park for less than 20 years and was constructed solely with private financing.

Proposal

The main tenant at Kulwicki Park is the City of Greenfield Little League. They have operated at Kulwicki Park since at least 1999 under a "Use Agreement" between the County, Greenfield Little League, Alan Kulwicki Park Memorial Committee, and the Greenfield Lions. In a separate Use Agreement between Milwaukee County and the Greater Greenfield Lions Club, the Lions Club operates the Brooks Pavilion.

Unfortunately, like many of our Milwaukee County parks, Kulwicki Park has hundreds of thousands dollars of "deferred maintenance". The Pavilion has not been maintained and will need in excess of \$100,000.00 in repairs in the next few years. The baseball fields, and surrounding land, have also not been maintained properly needing significant repair and maintenance.

Milwaukee County does not have the resources to properly maintain and repair its parks. For example, in 1997 Milwaukee County Parks employed 876 full time and part time employees. In 2017, the Parks system employed 481 employees. Milwaukee County Parks reports that there is approximately \$246 million in unmet capital needs for cultural facilities and parks. As we all know, the Milwaukee County budget, and the Parks' budget, does not anticipate any improvement.

At the same time, the rent being charged to the Greenfield Little League by Milwaukee County has increased rapidly over the last several years. Greenfield Little League is in a poor financial condition and will soon find itself unable to pay the rental fee to Milwaukee County.

The City of Greenfield would like to partner with the Little League and Milwaukee County in Kulwicki Park. Under the terms of the Agreement, the City of Greenfield would assume the annual operating cost at Kulwicki Park, which is \$62,000.00. The City of Greenfield would also commit to making the necessary repairs to both the Park and the Pavilion.

The programming at the Park will change very little under this new Lease and Partnership Agreement. The Greenfield Little League already has a Lease for use of the little league baseball fields during the little league baseball season. The Lions Club will continue to operate the Brooks Pavilion, in conjunction with the City of Greenfield. Otherwise, as is the case now, the Park will remain open to the public, subject to the Greenfield Little League's right to use the little league fields. Kulwicki Park will remain a Milwaukee County Park.

Conclusion

This proposal is a win-win-win for everyone. First, Greenfield Little League and all other users of Kulwicki Park, will benefit because of the investments to be made in the Park by the City of Greenfield. Milwaukee County will benefit because the Parks Department will no longer need to budget for maintenance/repairs of Kulwicki Park. Lastly, all other Milwaukee County parks may potentially benefit since any funds that would have been used to repair/maintain Kulwicki Park could now be used for other Milwaukee County parks.

I ask for your support of this Lease and Partnership Agreement between Milwaukee County Parks and the City of Greenfield for Kulwicki Park.