



CHRIS ABELE, MILWAUKEE COUNTY EXECUTIVE
JOHN DARGLE, JR., DIRECTOR OF PARKS, RECREATION AND CULTURE

Date: October 2, 2017

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

From: John Dargle, Jr., CPRP, Director, Milwaukee County Parks

Subject: **Authorization to Execute a Lease Agreement with Milwaukee Bike Polo, LLC (ACTION)**

POLICY

Authorization for Milwaukee County Parks (Parks) to enter into a Lease Agreement (Agreement) with Milwaukee Bike Polo, LLC (Milwaukee Bike Polo) for the non-exclusive use of real property in Washington Park, located at 1859 N. 40th Street, Milwaukee, WI 53208 for the use and maintenance of a bicycle polo court (the "Premises").

BACKGROUND

Since 2010, Milwaukee Bike Polo, a sporting club promoting the play of bike polo, has been an active partner with Parks. Returning for Milwaukee Bike Polo's seventh year to Washington Park, this Agreement is for the non-exclusive use of Washington Park's old tennis courts which have been used and maintained as a bike polo course by this organization since 2010.

This initiative also aligns with the Parks 2015 Strategic Plan in support of goal #4: strengthen partnerships to become more responsive to community needs – engage, leverage and develop community and corporate partners to optimize and broaden programs and services.

The initial term of the Agreement shall be for a one (1) year period and shall automatically renew if agreeable to both Parties for two (2) additional one (1) year periods.

Milwaukee Bike Polo shall be responsible for the care and maintenance of the bike polo court and shall, at its own expense, pay for and make all necessary repairs and replacements to the Premises, including, but not limited to the foundation, walls, fence, or any other structural component of the Premises, and maintain the Premises in good condition and repair. In 2015, a usage fee was instituted based on the number of hours

the group uses the facility and the seasonal nature of their use. The fee for the use of the courts for 2017 is \$160.00 and this rent will increase by five percent (5%) annually.

The Agreement is structured around the additional following terms:

- Milwaukee Bike Polo shall post hours of operation and offer open play during hours of operation.
- Public benefit activity and financial reports shall be required yearly.
- Special event permits shall be required for all special events at standard pricing.
- All trash shall be removed from the site at the end of daily use.
- Nondiscrimination and affirmative action language applies.
- Tenant shall require all volunteers associated with the lease agreement to sign a Release and Waiver of Liability prior to the commencement of all activities.
- Tenant and County shall participate in pre- and post-season property inspections.
- Right to audit language applies.
- All other Milwaukee County standard leasing provisions apply.


This proposed Lease Agreement was approved on September 14, 2017 by the Consolidated Facilities Planning Steering Committee.

RECOMMENDATION

Authorize Milwaukee County Parks and Milwaukee County Department of Administrative Services - Economic Development to prepare, execute, record all documents, and take all actions as required to execute and implement the Lease Agreement between Milwaukee County Parks and Milwaukee Bike Polo, LLC.

Prepared by: Megan Haeger, MSL, Contract and Project Manager

Approved by:



John Dargle, Jr., CPRP, Director

Attachments:

- Attachment 1 – Fiscal Note
- Attachment 2 – Resolution
- Attachment 3 – Agreement
- Attachment 4 – Site Map
- Attachment 5 – Release and Waiver of Liability

Copy:

Chris Abele, County Executive
Raisa Koltun, Chief of Staff, County Executive's Office
Jason Haas, Chairman, Parks, Energy & Environment Committee
Marcelia Nicholson, Vice-Chair, Parks, Energy & Environment Committee

Kelly Bablitch, Chief of Staff, County Board of Supervisors
Allyson Smith, Committee Coordinator, Office of the County Clerk
Jessica Janz-McKnight, Research & Policy Analyst, Office of the Comptroller
Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS
James Tarantino, Director, Economic Development