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From the Director, Department of Parks, Recreation, and Culture, requesting authorization to execute a Lease Agreement with the Urban Ecology Center for certain land within Washington Park for an initial 25-year term with two 25-year extension options, and an Option to Purchase Agreement for the existing boat house structure in Washington Park, by recommending adoption of the following:

AN AMENDED RESOLUTION

WHEREAS, the Urban Ecology Center (UEC) has been a long-term partner of Milwaukee County (the County) and the Department of Parks, Recreation, and Culture (DPRC) through their work in the community, and at Riverside and Washington Parks; and

WHEREAS, the mission of the UEC is to:

- foster ecological understanding as inspiration for change, neighborhood by neighborhood, by providing outdoor science education
- protect and use public natural areas
- preserve these areas and make them safe, accessible, and vibrant
- promote community by offering resources that support learning, volunteerism, stewardship, recreation, and camaraderie, and
- practice and model environmentally responsible behaviors

; and

WHEREAS, in support of its mission, the UEC leased the boat house in Washington Park from the County in 2007 and extended that lease in 2013; and

WHEREAS, the current lease of the Washington Park boat house references the desire of the County and UEC to develop a long-term plan for increasing UEC programming in the park; and

WHEREAS, the current lease contemplates natural restoration of certain areas of the park, to be conducted in consultation with the DPRC; and

WHEREAS, DPRC and UEC have worked to develop a restoration plan for certain areas of the park, which would be expanded under a new proposal; and

WHEREAS, the UEC intends to construct a new building at the current location of the Washington Park boat house, and this new building would serve as a hub of activity in Washington Park and a base for UEC programming; and

WHEREAS, the UEC intends to fund the construction of the new building through donations and other fundraised support; and

47 WHEREAS, in recognition of the capital and deferred maintenance needs of the
48 County, the UEC and the County intend to include approximately \$2,000,000 worth of
49 new public improvements in the fundraising campaign; and
50

51 WHEREAS, in support of the construction of the new building, the County intends
52 to offer an Option to Purchase to the UEC for only the boat house structure, and not the
53 sale of any park land; and
54

55 WHEREAS, the County intends to lease the land underneath the existing and
56 new buildings to the UEC for a term of 25 years, with two optional 25-year extensions;
57 and
58

59 WHEREAS, the Lease Agreement and Option to Purchase Agreement will be
60 defined by the terms and provisions as described in the Term Sheet attached to this
61 File; and
62

63 WHEREAS, the Committee on Parks, Energy, and Environment, at its meeting of
64 July 17, 2018, recommended adoption of File No. 18-495 (vote 5-0); and
65

66 WHEREAS, the Committee on Finance and Audit, at its meeting of July 19, 2018,
67 recommended adoption of File No. 18-495 (vote 7-0) as amended; now, therefore,
68

69 BE IT RESOLVED, the Milwaukee County Board of Supervisors (County Board)
70 hereby supports the Urban Ecology Center (UEC) in its endeavor to improve the
71 Washington Park boat house, expand programming in Washington Park, improve public
72 facilities, and ensure the long-term presence of the UEC in Washington Park; and
73

74 BE IT FURTHER RESOLVED, Milwaukee County conceptually supports the
75 proposed Lease Agreement and Option to Purchase Agreement, as outlined in the
76 Term Sheet hereto attached to this file, with the UEC for certain land within Washington
77 Park and the existing boat house structure; and
78

79 BE IT FURTHER RESOLVED, the County Board hereby preliminarily approves
80 the terms of the Term Sheet and authorizes the Department of Parks, Recreation, and
81 Culture, the Department of Administrative Services, the Office of Corporation Counsel
82 (OCC), and any other Department that may be necessary to ~~execute and record all~~
83 ~~documents and perform all actions as required to execute~~ finalized the proposed Lease
84 Agreement and Option to Purchase Agreement as described in the Term Sheet
85 attached to this File; and
86

87 ~~BE IT FURTHER RESOLVED, the Term Sheet outlines the general parameters~~
88 ~~of the Lease and Option to Purchase Agreements, and any change to ownership of~~
89 ~~property by Milwaukee County described in the Term Sheet will be subject to finalization~~
90 ~~by the OCC; and~~
91

92

93 BE IT FURTHER RESOLVED, the final Lease and Option to Purchase
94 Agreements, in line with the approved terms, shall be submitted to the County Board for
95 approval upon final agreement with the UEC and review by the OCC; and.
96

97 ~~BE IT FURTHER RESOLVED, the County Executive and County Clerk are~~
98 ~~authorized to execute any required documents regarding the execution of this~~
99 ~~Resolution.~~

100

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103 07/19/18

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