

**LRB-FISCAL REVIEW SECTION ANALYSIS**

**PUBLIC IMPROVEMENTS COMMITTEE**

**ITEM 38, FILE # 050373**

**JULY 20, 2005**

**MARK A. RAMION**

File # 050373 is a substitute resolution relating to accepting a lease agreement with Benedict Center to operate the Southside Community Justice Center at the Johnston Community Health Center.

**Background**

1. This resolution authorizes the Milwaukee Health Department (MHD) to enter into a lease agreement with the Benedict Center in order to occupy space, approximately 1,150 square feet, at the Johnston Community Health Center located at 1230 West Grant Street.
2. The Benedict Center is an interfaith nonprofit agency working with victims, offenders and the community to achieve a system of criminal justice that is fair and treats every person involved with dignity.

**Discussion**

1. The Benedict Center intends to operate the Southside Community Justice Center with the purpose of developing partnerships among the community, criminal justice system and government in order initiate and sustain alternatives to incarceration and to promote permanent returns to home from prison.
2. This initiative is funded with Community Block Grant Funding and in a partnership with the residents of the south side, the justice system and elected representatives in the area.
3. The Johnston Community Health Center provides an ideal location for the Benedict Center's initiative. The health center, in turn, has available space to accommodate this program.
4. A lease agreement has been negotiated between MHD and the Benedict Center that will extend through December 31, 2006 and may be extended with the written consent of both parties. The lease may be terminated with an advance written notice of 60 days.

**Fiscal Effect**

1. This lease agreement will generate \$1,875 in rent per quarter for occupancy.

2. The Benedict Center will reimburse the city, on a prorated basis, for security, telephone and receptionist services, also on a quarterly basis.
3. The Benedict Center will carry its own liability insurance as a condition of this lease agreement and will hold the city harmless for any claims or injuries arising out of the activities of the Benedict Center and the Southside Community Justice Center.

Prepared by: Mark A. Ramion, X8680  
LRB-Fiscal Review Section  
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Cc: Marianne C. Walsh  
W. Martin Morics  
Bevan K. Baker  
Vivien Chen  
Yvette Rowe