

..Number

251185

..Version

PROPOSED SUBSTITUTE A

..Reference

141662, 241269

..Sponsor

ALD. BAUMAN

..Title

Substitute resolution relating to the transfer of funds for repairs to the Marcus Center for the Performing Arts parking structure.

.. Analysis

This resolution will transfer \$224,000 from the Surface and Tow Lot Repaving capital account in the Department of Public Works to the Emergency Repairs capital account, also in the Department of Public Works to fund urgent repairs to the Marcus Center for the Performing Arts parking structure.

..Body

Whereas, On February 5, 1969, the City of Milwaukee and Milwaukee County War Memorial Center, Inc. entered into a ground lease agreement concerning the property on which the parking structure for the Marcus Center for the Performing Arts currently sits, which lease was amended by the City and Milwaukee County War Memorial Center, Inc., on July 26, 1985; and

Whereas, The amended lease called for a joint, mutually-funded capital improvement plan to address long-term maintenance needs at the structure; and

Whereas, The City's share of net income from the parking structure has been used to fund the City's portion of approved capital improvements at the structure; and

Whereas, Milwaukee County War Memorial Center, Inc. assigned its interest in the ground lease to Marcus Center for the Performing Arts, Inc. ("Marcus"), its successor; and

Whereas, In 2015, Marcus requested from the City an amendment to the ground lease in order to extend the term of the ground lease to accommodate financing for certain repairs and maintenance Marcus intends to undertake on the parking structure; and

Whereas, Common Council File Number 141662, adopted March 5, 2015, extended the term of the lease for 3 years so that it expired on December 31, 2022, with an automatic renewal for an additional two years unless either party objects to such renewal; and

Whereas, In September, 2023, the City of Milwaukee issued a Request for Proposals for the redevelopment of the 2.45-acre parcel at 1001 North Water Street where the parking structure for the Marcus Center for the Performing Arts currently sits; and

Whereas, The City desires to allow Marcus to continue to use the parking structure until the redevelopment project at 1001 North Water Street is ready to move forward; and

Whereas, Common Council File Number 241269, adopted on December 17, 2024, approved the Third Amendment of Lease Agreement which allows the City to terminate the lease when the redevelopment project moves forward while giving Marcus sufficient time to move its parking operations and season ticket parkers to another location; and

Whereas, Capital maintenance projects, including concrete and elevator repairs were deferred based on the expectation that the parking structure would be demolished as part of the redevelopment of the parcel; and

Whereas, The \$700 million multi-building complex proposed by the Neutral Project for 1001 North Water Street is on hold, and redevelopment of the site is now projected to be 3 to 5 years away; and

Whereas, The City's capital budget included funding in the Surface and Tow Lot Repaving capital account for repairs and repaving at the City's Tow Lot; and

Whereas, A project undertaken by the Milwaukee Metropolitan Sewerage District resulted in the repaving of the Tow Lot with MMSD funds; and

Whereas, On October 29, 2025, the Finance and Personnel Committee did not approve a Schedule B fund transfer of \$353,170 from the Surface & Tow Lot Repaving account to the Parking EV Fleet account for the purpose of replacing aging parking enforcement vehicles and providing equipment for additional Parking Enforcement Officers; now, therefore, be it

Resolved By the Common Council of the City of Milwaukee, that the Comptroller is directed to transfer \$224,000 from the Department of Public Works' Surface and Tow Lot Repaving capital account (0451 9990 R999 PA160250100) to the Department of Public Works' Emergency Structure Repairs capital account (0451 9990 R999 PA160150100); and, be it

Further Resolved, That the Department of Public Works is directed to expend the funds on urgent repairs to the Marcus Center for the Performing Arts parking structure; and, be it

Further Resolved, That the appropriate City officials are authorized to enter into the necessary agreements and contracts to effectuate the intent of this resolution.

..Requester

..Drafter
Kathleen Brengosz
11/14/2025
LRB 181149-3