

**LEGISLATIVE REFERENCE BUREAU FISCAL ANALYSIS**

**PUBLIC WORKS COMMITTEE**

**JANUARY 6, 2010**

**Item 7, File #091172**

File Number 091172 is a resolution approving a lease between the City of Milwaukee and the Milwaukee Brotherhood of Firefighters, Inc., for the City-owned former Granville Senior Center at 7717 West Good Hope Road.

**Background**

1. The City-owned former Granville Town Hall building, 7717 West Good Hope Road, was leased to Milwaukee County for use as a senior center from 1983 through 2008. This property consists of approximately 2 acres of land, a 12,000-square-foot single-story building and a surface parking lot. This property is currently surplus to City needs.
2. The Milwaukee Brotherhood of Firefighters, Inc. ("MBF"), is a fraternal organization of black firefighters founded in 1970 and affiliated with the North Central Region of the International Association of Black Professional Fire Fighters. MBF desires to lease the former Granville Senior Center for use as an office and for hosting various the association's various educational programs and fundraising events.
3. The City Attorney's Office has negotiated a lease with MBF, a copy of which is attached to this Common Council file.

**Discussion**

1. This resolution approves a lease of the City-owned former Granville Town Hall (a/k/a Granville Senior Center) property to the Milwaukee Brotherhood of Firefighters, Inc. It also authorizes the Commissioner of Public Works or the Commissioner's designee to execute the lease on behalf of the City.
2. The lease is for a term of one year, with a one-dollar annual rental payment by MBF to the City. However, the lease shall be extended for additional successive terms of one year each upon expiration of the initial one-year term (or subsequent renewal term), provided neither party provides the other party with notice of nonrenewal of the lease at least 30 days before expiration of any such one-year term.
3. In the event the City negotiates a contract for sale of the property, the City may, upon 30 days notice to MBF, terminate the lease agreement.
4. Under the lease agreement, MBF bears full responsibility for all maintenance and repairs to the property throughout the term of the lease. MBF shall also be responsible for ensuring that the property is compliant with the City's Building Code and all other applicable statutes, laws and ordinances.

5. The lease agreement also specifies the insurance coverage MBF is required to secure and maintain throughout the term of the lease, as well as language to indemnify the City and hold it harmless from and against any and all liability, charges, claims and causes of action by 3<sup>rd</sup> parties or the MBF or its agents, employees or clients resulting from or in any way connected with the lease.

**Fiscal Impact**

Since the annual rental payment required by the lease document is only one dollar, adoption of this resolution will have a negligible fiscal impact on the City.

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