1 013-042018

RESOLUTION: Authorize Execution of a Ground Lease Agreement Between Winnebago 2 **County and Oshkosh Youth Soccer Club** 3

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TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:

7 WHEREAS, it is acknowledged that for almost 35 years the youth of Winnebago County have experienced 8 substantial benefits from the presence of the Oshkosh Youth Soccer Club (OYSC) within the Community Park and 9 the preeminent role it has played in being the chief promoter and organizer of soccer programming activities at that 10 facility; and

WHEREAS, because of the role that OYSC has voluntarily assumed over its 35 years of partnering with the 11 12 Winnebago County Parks Department in maintaining the soccer fields, circumstances have required that the OYSC 13 keep a store of materials and equipment on hand within the soccer shelter in order to accomplish an array of tasks 14 associated with said field maintenance: and

WHEREAS, although there is inestimable misfortune associated with the loss of the soccer shelter, the 15 16 situation has also presented a degree of opportunity for the involved parties to be able to address the static problem 17 that OYSC has encountered over the years with the absence of adequate space inside the soccer shelter for storage 18 of field preparation materials and equipment; and

- 19 WHEREAS, building of a metal pole building near the soccer shelter to serve as a storage garage would 20 vastly improve the operational functions of the OYSC by eliminating the need to dedicate a sizeable portion of the 21 interior of the soccer shelter towards securing OYSC's field maintenance equipment and operational supplies; and
- 22 WHEREAS, OYSC has indicated a need and desire to commit its resources towards the building of an 18' X 23 20' storage garage within the Soccer Complex and to subsequently commit the organization to assuming all responsibilities associated with the funding, planning, building, and maintaining of the aforementioned storage 24 25 garage; and

26 WHEREAS, building a separate storage garage would not only facilitate removal of OYSC's field prep 27 equipment and materials from the soccer shelter, but it would also allow the existing storage space to be reassigned 28 to serving as an auxiliary food storeroom and preparation area to help support OYSC's concession operations; and

29 WHEREAS, providing OYSC the aforementioned storeroom would not only permit the organization to 30 transfer its food, condiments, utensils and prep equipment to a secure setting, such action would also free-up use of 31 the front kitchen area and henceforth allow it to be made available for rental use by other parties according to a 32 yearly schedule of available dates mutually agreeable to by both OYSC and Winnebago County; and

33 WHEREAS, under the terms of a proposed twenty (20) year ground lease agreement Winnebago County 34 would make available for good and valuable consideration of a lease payment of one dollar (\$1.00) per year, a 35 specified amount of property within the Soccer Complex for the purpose of accommodating placement of an 18' X 20' 36 metal pole building that would be owned by OYSC and serve as a storage garage dedicated to accommodating 37 OYSC's soccer field maintenance operations and programming supplies; and

38 WHEREAS, it is proposed that at the conclusion of the aforementioned twenty (20) year term Winnebago 39 County would be given free title of the storage garage and the surrounding five foot pathway encompassing it unless, 40 by mutual agreement, the County and OYSC would elect to extend the terms of the ground lease agreement.

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42	NOW, THEREFORE, BE IT RESOLVED, by the Winnebago County Board of Supervisors that it hereby
43	authorizes that the Winnebago County Executive and the Winnebago County Clerk be and they hereby are
44	authorized to execute a ground lease agreement between Winnebago County and Oshkosh Youth Soccer Club for
45	the purpose of building an Oshkosh Youth Soccer Club storage garage within the Winnebago County Community
46	Park Soccer Complex.
47 48	BE IT FURTHER RESOLVED by the Winnebago County Board of Supervisors that it hereby approves the
49	granting of said ground lease for a term of twenty (20) consecutive years for good and valuable consideration of a
50	lease payment of one dollar (\$1.00) per year for the duration of said lease.
51	lease payment of one donal (\$1.00) per year for the duration of said lease.
52	BE IT FURTHER RESOLVED that a copy of the Oshkosh Youth Soccer Club Ground Lease Agreement
53	shall be made available upon request to either the Winnebago County Corporation Counsel or the Parks and
54	Recreation Department.
55 56 57 58 59	<i>Fiscal Note:</i> Given the conditions of the ground lease requiring that the Oshkosh Youth Soccer Club maintain and repair the storage garage, with the exception of a \$200/year increase in electrical costs, operation expenses for the Parks Department will not increase with the introduction of the structure onto the Soccer Complex premises. Respectfully submitted by:
60	PARKS AND RECREATION COMMITTEE
61	Committee Vote: <u>5-0</u>
62	Vote Required for Passage: Majority of Those Present
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64	Approved by the Winnebago County Executive this day of, 2018.
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66 67 68	Mark L Harris Winnebago County Executive