

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

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6 **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

11 **WHEREAS**, because of the role that OYSC has voluntarily assumed over its 35 years of partnering with the
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

15 **WHEREAS**, although there is inestimable misfortune associated with the loss of the soccer shelter, the
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
24 responsibilities associated with the funding, planning, building, and maintaining of the aforementioned storage
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.

