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3   **RESOLUTION:   Authorize Execution of Three (3)-Year Lease Agreement Between Winnebago**  
4                   **County Parks Department and Richard Helms for Property Located at 770 East**  
5                   **County Road Y, Oshkosh, Wisconsin**

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7   **TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:**

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9           **WHEREAS**, the Winnebago County Sunnyview Exposition Center consists of 210 acres which include three  
10   main campuses, an annex area, and extensive open camping/parking areas used by 200,000+ attendees annually.  
11   Altogether there are 20 buildings, 2,500+ campsites, 5 barns, a 35,000-seat stadium, a year-round exposition  
12   building, and auxiliary service structures for each, including significant infrastructure; and

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14           **WHEREAS**, promoters lease the Sunnyview Exposition Center for the purpose of availing themselves of an  
15   array of quality facilities and services that are vital to the successfulness of their event(s). According to the 2019  
16   Sunnyview Exposition Center Economic Impact Study, these events have the potential of generating \$71.8 Million for  
17   the local economy; and

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19           **WHEREAS**, as the proprietor of the Sunnyview Exposition Center, it is incumbent upon Winnebago County  
20   to provide the safe and dependable delivery of services in order to protect the promoter from experiencing disruption  
21   or cancelation of the promoter's event; and

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23           **WHEREAS**, in order to safeguard against having an event severely hampered or canceled due to the  
24   inability of staff to respond expeditiously to correct emergent issues at the Sunnyview Exposition Center, it would be  
25   judicious for the County to have a personnel resource available in close proximity to the Exposition Center grounds  
26   who can respond quickly to unanticipated safety concerns or service failures as well as to be able to provide for  
27   security monitoring and protection of County property; and

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29           **WHEREAS**, Winnebago County recognizes that the property known as 770 East County Road Y, which  
30   includes a livable dwelling, affords a valuable benefit for oversight of operations at the Sunnyview Exposition Center;  
31   and

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33           **WHEREAS**, the Sunnyview Exposition Center has events scheduled twelve months of the year, primarily  
34   occurring during mid-afternoon-to-late-evening hours and weekends; and

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36           **WHEREAS**, the Exposition Center Operations Manager is a salaried administrative position which is  
37   responsible for oversight of programming at the Sunnyview Exposition Center and as such is called on and in to  
38   attend to emergencies and other immediate needs throughout the course of programmed events; and

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40           **WHEREAS**, the Exposition Operations Supervisor wishes to rent the property at 770 East County Road Y  
41   from the County as a personal residence; and

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43           **WHEREAS**, it is beneficial to both Winnebago County and the Exposition Operations Supervisor to have the  
44   supervisor reside at the site to provide for immediate needs, safety, and security of the Exposition Center site as well  
45   as the adjacent County properties as specified; and

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47           **WHEREAS**, although long range plans for the property eventually call for demolition of what is presently a  
48   viable residential dwelling, and because the house will remain habitable for many more years without requiring  
49   anything but superficial repairs, it has been determined that the best use for the building would be for Winnebago  
50   County to enter into a three (3) year eight hundred dollar (\$800) per month rental agreement with the Exposition  
51   Operations Supervisor in exchange for the Exposition Operations Supervisor's performing specified duties that are

42 associated with events at Sunnyview Exposition Center and Winnebago County Community Park which primarily  
43 occur after 5:00 p.m. Mondays through Fridays and throughout the afternoon and evening hours on weekends,  
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45 **NOW, THEREFORE, BE IT RESOLVED** by the Winnebago County Board of Supervisors that it hereby  
46 authorizes that the Winnebago County Executive and Winnebago County Clerk execute a rental agreement between  
47 Winnebago County and Richard Helms for the property and dwelling located at 770 East County Road Y, Oshkosh,  
48 Wisconsin, for a period of three (3) consecutive years with an option for two (2) additional years, and for a starting  
49 rental rate of eight hundred dollars (\$800) per month. .  
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51 **Fiscal Impact:** Anticipated revenue to be received over the 3-year term of contract - \$23,000.00. Approximate  
52 overhead costs excluding administrative expenses as well as repairs depreciation on  
53 equipment/buildings/grounds – \$5,000.00. Estimated net revenue over 3-year term of contract  
54 equal \$23,000.00.  
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56 Respectfully submitted by:  
57 **PARKS AND RECREATION COMMITTEE**

58 Committee Vote: **4-0**

59 Respectfully submitted by:  
60 **PERSONNEL & FINANCE COMMITTEE**

61 Committee Vote: **2-3**

62 Respectfully submitted by:  
63 **HAROLD SINGSTOCK, District # 23**  
64 **STEPHANIE SPELLMAN, District # 10**

65 Vote Required for Passage: **Majority of Those Present**  
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67 Approved by the Winnebago County Executive this \_\_\_\_ day of \_\_\_\_\_, 2019.  
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69 \_\_\_\_\_  
70 Mark L Harris  
71 Winnebago County Executive  
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