

Kenosha



County

BOARD OF SUPERVISORS

RESOLUTION NO. _____

Subject: A Resolution authorizing Administration to undertake and complete a project to relocate the Kenosha County Human Services building.

Original ☒ Corrected ☐ 2nd Correction ☐ Resubmitted ☐

Date Submitted: February 7, 2022

Date Resubmitted:

Submitted by: Public Works - Facilities Division

Fiscal Note Attached No

Legal Note Attached Yes

Prepared by: James Kupfer

Signature:

WHEREAS, the existing Kenosha County Human Services (KCHS) building requires substantial investment to provide existing and future services and extend its useful life for the next twenty-five years, and

WHEREAS, several studies have been completed regarding the KCHS campus condition and options for restoration,,renovation and replacement which have been reviewed by the Administration and the Public Works, Human Services and Finance Committees, and

WHEREAS, it was the consensus of the Administration and the Kenosha County Board that replacement and relocation of the existing campus is the best option, and

WHEREAS, working with one entity, Bear Development, will facilitate a seamless transition to a new central Kenosha location, utilizing a developed area which, after renovation, will meet the objectives of the study and service needs of Kenosha County residents, and

WHEREAS, the 2022 Capital Budget provides for the new campus design, initial lease and eventual ownership of a new facility, and

WHEREAS, the design of this facility will be undertaken by Kenosha County, and

WHEREAS, the construction and initial ownership of this facility will be undertaken by Bear Development, and

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February 7, 2022

WHEREAS, in order for Bear Development to take advantage of significant credits provided by several sources, thereby reducing the ultimate cost of building this facility, they must construct the facility, lease it to an appropriate tenant and own it and lease it for at least five years from the date of tenant occupancy, and

WHEREAS, the attached agreement and exhibits outline the property lease, purchase and disposition details for the development and construction of a replacement campus for the KCHS utilizing a public-private partnership between Kenosha County and Bear Development to minimize project costs and maximize project value, and

WHEREAS, as a component of this project Bear Development will purchase the existing Human Services building, and

WHEREAS, as of the year-end 2020 audited Kenosha County financial statements there was approximately \$1.224 million in Fund 202, the Department of Human Services Building internal service fund, and

WHEREAS, it is unknown at this time what the balance of this fund will be at the end of 2021 which is dependent upon 2021 activity which is not yet finalized, and

WHEREAS, the purpose of of this fund is to offset any Human Services Department deficits at year-end close-out, and

WHEREAS, a summary of project details, dollars and timing, is shown in the attached Schedule 1

NOW THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors authorizes Administration to complete this project, signing the appropriate design, lease, purchase and sale agreements as necessary, and

THEREFORE BE IT FURTHER RESOLVED, that if there is a balance in Fund 202 at the conclusion of the 2021 or future fiscal years that it may be applied to lease payments and the eventual purchase of the new Human Services Building thereby reducing the need to borrow money for the project, and

THEREFORE BE IT FURTHER RESOLVED , that the necessary future budget modifications to apply this available fund balance to this project be approved as part of this resolution.

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Respectfully Submitted:

Public Works Committee:

Aye Nay Abstain Excused

<hr/> Bill Grady, Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Franco, Vice Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Laura Belsky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Andy Berg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Gabe Nudo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Sharon Pomaville	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Zach Rodriguez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
_____ Supervisor Jeffrey Gentz, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor David Celebre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Ron Frederick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Ed Kubicki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Monica Yuhas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Jeff Wamboldt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>