Polk County Board of Supervisors
Resolution No. 17-17
Resolution to Authorize Lease of Old County Jail to Salvation Army for Continuation of Serenity House/Transition Housing Program

TO THE HONORABLE BOARD OF SUPERVISORS OF THE COUNTY OF POLK, WISCONSIN:

Gentlemen:

WHEREAS, pursuant to Resolution No. 13-06, the Polk County Board of Supervisors had authorized lease of the Old County Jail, 200 Polk County Plaza, Balsam Lake, Wisconsin, to the Salvation Army for the purposes of making available transitional housing to those persons incarcerated in the Polk County Jail; and

WHEREAS, the Lease Agreement between Polk County and Salvation Army for lease of the Old County Jail expired on February 28, 2017; and

WHEREAS, on February 15, 2017, the County received the written request of the Salvation Army seeking to continue the lease arrangement on mutual agreeable terms; and

WHEREAS, pursuant to Wisconsin Statute § 59.52(6)(c), the County Board may direct the leasing of County facilities on terms that it determines as appropriate; and

WHEREAS, pursuant to the County Finance Policy, Subchapter 5.6 **Management of County Owned (Non-Tax Forfeiture) Real Estate,** Section 1.06, the County Administrator is delegated the responsibility to negotiate the terms of leases of county property to outside agencies according to the following criteria:

a. *Amount of lease payment*. For other than nonprofit agencies unless otherwise authorized by the County Board, the rental amount for leased property must not be less than the market rental value in the area. For nonprofit agencies, the rental amount must not be less than the different between the mothballed costs and the cost to the County if occupied.

b. *Term of lease.* All lease agreements must be for a period of one calendar year, subject to automatic renewal, unless otherwise authorized by the County Board.

WHEREAS, consistent with policy, the County Administrator has recommended the Old County Jail be used under lease agreement by the Salvation Army for its operation of the Serenity House program and the provision of transitional housing programming; and

WHEREAS, the General Government Committee has received and considered the request of the Salvation Army to lease the Old County Jail for the continuation of the Serenity House transitional housing program and has provided an advisory recommendation in support of leasing said county property consistent with County policy.

NOW, THEREFORE, BE IT RESOLVED, Not withstanding subchapter 5.6 of the County Finance Policy, that the Polk County Board of Supervisors authorizes and directs the County Administrator to negotiate a lease agreement with the Salvation Army for lease of the Old County Jail a ~~rental amount and term of lease as provided by policy and upon other terms and conditions determined by the County Administrator as being in the interest of the County~~.

BE IT FURTHER RESOLVED that, pursuant to Wisconsin Statute Section 59.52(6)(c), the Polk County Board of Supervisors directs the County Clerk to execute a lease agreement to the Salvation Army for lease of the Old County Jail on terms and conditions negotiated by County Administrator.

BE IT FURTHER RESOLVED that the Polk County Board of Supervisors authorizes and directs the Polk County Parks and Buildings Director to administer the lease authorized herein.

Funding Source/ Funding Amount:	
Date Reviewed as to Appropriations:	
Committee Recommendation as To Appropriation:	
Effective Date:	Upon Passage
Dated Submitted To County Board	~~March 21~~, 2017
Submitted By:	_____
Review By County Administrator: ☐ Recommended ☐ Not Recommended ☒ Reviewed Only _____ Dana Frey, County Administrator	Review By Corporation Counsel: ☒ Approved as to Form ☐ Recommended ☐ Not Recommended ☒ Reviewed Only _____ Jeffrey B. Fuge, Corporation Counsel

Acknowledgement of County Board Action

At its regular business meeting on the 23rd of May 2017, the Polk County Board of Supervisors considered and acted on the above resolution, Resolution No. 17-17: Resolution to Authorize Lease of Old County Jail to Salvation Army for Continuation of Serenity House/Transition Housing Program, as follows:

- ☒ Enacted by simple majority by a vote of 12 in favor and 2 against. 1 abstain
- ☐ Enacted by unanimous vote.
- ☐ Defeated by a vote of _____ in favor and _____against.
- ☐ Defeated by voice vote.
- ☐ Action Deferred by Procedural Action, as follows: _____

SIGNED BY:

_____
Dean Johansen, County Board Chairperson

Attest: _____
Sharon Jorgenson, County Clerk

Res 17-17 Amendment

_____ moves to amend to Resolution No. 17-17: Resolution to Authorize Lease of Old County Jail to Salvation Army for Continuation of Serenity House/Transition Housing Program as follows:

Page 2, Line 38, immediately after the word RESOLVED, insert ", Notwithstanding subchapter 5.6., of the County Finance policy",

Page 2, line 40, strike "a rental amount and term of lease as provided by policy and upon other terms" and strike line 41 and insert "for a period beginning immediately and ending June 30, 2020, on the same financial conditions and terms as the lease which expired on March 1, 2017."

Page 2, after line 44, insert two new paragraphs to read:

"BE IT FURTHER RESOLVED that the County Administrator serve as a liaison between the government of the Village of Balsam Lake and the Salvation Army to mediate any issues related to the operation of Serenity House/Home.

BE IT FURTHER RESOLVED that an ad hoc committee be formed comprised of 2 members of the Polk County Board of Supervisors appointed by the Chair and 5 citizen members appointed by the County Administrator and that committee be assigned the responsibility of addressing the need for emergency housing in Polk County, both to reduce the need for this housing and to provide for adequate supply of this housing, including a permanent location or locations for clients now served by Serenity House, with a report to the Board of Supervisors on or before March 1, 2018, incorporating a recommendation for extension of this committee beyond April 2018."

Renumber the lines accordingly.

Summary:

This amendment is the recommendation of the Polk County Administrator on Resolution No. 17-17. It contains three major components:

- A new lease for Serenity Home ending June 30, 2020, or for a period of just over three years, on the exact same terms as the lease that expired on March 1, 2017;
- That the county administrator serves as the liaison between Polk County and the Village of Balsam lake on an issues that arise from occupancy in that period; and
- A committee be formed, composition to be decided by the May 23 County Board meeting, to address the issue of emergency housing in Polk County both to reduce the need for such housing and to help ensure an adequate supply, including a permanent location for clients now served by Serenity House.

The county administrator has also requested that the Salvation Army identify any unmet planning needs associated with this transition and provide a reasonable request for funding to the county by late August, 2017, for possible inclusion in the 2018 budget.

CERTIFIED COPY OF POLK COUNTY RESOLUTION

STATE OF WISCONSIN

COUNTY OF POLK

I Sharon E. Jorgenson, Polk County Clerk due hereby certify that the attached hereto and incorporated herein is a full, true and correct copy of Resolution No. 17-17 Resolution to Authorize Lease of Old County Jail to Salvation Army for Continuation of Serenity House/Transition Housing Program, adopted by the Polk County Board of supervisors at its regular business meeting held on

5-23-17.

Sharon E. Jorgenson 5-25-17

Sharon E. Jorgenson, Polk County Clerk Date