



AGENDA

Joint Marinette County Board & City of Marinette Council Meeting

Wednesday, March 18, 2026

9:00 a.m.

Bay Shore Arts Center Theater

750 W Bay Shore Street, Marinette, WI

1. Call the meeting to order (Chairperson Guarisco)
2. Roll Call (City Council and County Board)
3. Pledge of Allegiance and a Moment of Silence
4. Approval of agenda
5. Update from Cooperating Agencies – *(Each agency will be given 10 minutes to address the City Council and County Board related to the UW-Marinette Campus, Fieldhouse, or the Stephenson Public Library)*
 - Association of Community and Culture, LTD
 - River Cities Community Pool Association
 - Marinette County Consolidated Library Board
 - Greater Marinette Menominee YMCA
 - University of Wisconsin Green Bay
6. Round-table discussion County Board and City Council concerning the following topics in the order listed: *Discussion Only - No action will be taken. County staff will present some information about each topic to open discussion. Questions and comments will alternate between City Council and County Board members.* Mayor and County Board Chairperson will recognize their own members to speak.
 - Runnoe Park
 - Fieldhouse/Pool
 - Main Campus (Theater, Library, Admin/Classrooms)
 - Stephenson Public Library potential relocation to UW Campus Library
7. Adjournment

Concept 2 (Bay Shore Arts Center Expansion, funded by a strategic property sale) appears on pages 6–8 of this document.

Original Document starts below

Mr. John Lefebvre, County Administrator, and
Members of the County Infrastructure Committee
Marinette County Courthouse
1926 Hall Ave.
Marinette, WI 54143

Re: Report from the Association of Community and Culture (“ACC”) on Appropriate Future Uses of the Former University of Wisconsin-Green Bay (UWGB) Marinette Campus

Dear Mr. Lefebvre and Members of the Infrastructure Committee,

As you are aware, when the UWGB stopped education activities on the Marinette campus site, ending more than five decades of UW presence in Marinette, the public became concerned about the future use of the campus site which is owned by Marinette County.

The ACC was created by local citizens to assist the County in repurposing the site while considering its historical and cultural characteristics. The ACC is a not-for-profit corporation that now has 203 “friends” committed to its mission and purpose. Mr. Lefebvre has discussed the County’s fiscal considerations relating to the campus site with several ACC directors and addressed the ACC friends at general meetings on January 12 and April 2 of this year. At a recent Infrastructure Committee meeting, several members of the Committee expressed an interest in the ACC’s involvement in the project and urged the ACC to continue its efforts. Based on a perceived interest by the County, the ACC friends have brainstormed to come up with ideas that would be financially sustainable and aligned with our communities’ desire to maintain the cultural nature of the campus site.

The ACC suggests three selected concepts identified by its friends as being “top rated” during their work sessions:

1. A regional arts conservatory for students and others to participate in music, dance, visual art, writing, etc.
 - a. Concept found on pages 3 - 5
2. Bay Shore Arts Center Expansion: Funded by Strategic Property Sale
 - a. Concept found on pages 6 - 8
 - b. See email attachment titled *ACC Letter of Support UWGB*

3. A Chautauqua concept (an institute, museum, meeting place, etc., that would honor the historical nature of the campus site and surrounding area.
 - a. Concept found on page 9
 - b. See email attachment titled Chautauqua Brief 6.2.25

These expanded submissions aim to provide additional clarity on feasibility, timelines, operational models, and potential partnerships. Each form includes updated or expanded information to assist in the evaluation process. Continued efforts will be made to determine other possibilities that might apply to the campus. The ACC remains fully committed to supporting Marinette County as it identifies a viable, community-supported the future of this important property. A strong public-private model can reduce the County's long-term financial responsibility while enhancing a cultural opportunity for residents to experience. The ACC stands ready to assist in any way that helps move this process forward constructively and collaboratively.

The Association for Community and Culture
Submitted By:



Wendy Dzurick, President

Directors: Betsy Bradley, Paula Gruszynski, Kurt Hellermann, Tyrgve Rhude, Amy Schwaba, Wendy Dzurick

CONCEPT 1: A regional arts conservatory for students and others to participate in music, dance, visual art, writing, etc.

ACC Champion Name: Amy Schwaba
Phone Number: 715-923-8836 **Email**
Address: amy@schwabalaw.com

Repurposing Idea Summary:

The establishment of a Conservatory on the former UW Marinette Campus, which would serve area schools and the general population.

At the moment we are in the process of gathering information looking at how a conservatory might be established, who it would serve, how it would be funded and how it would be sustained. There are over 10 conservatories in the State of Wisconsin. All have been generous with their time and advice, and very supportive of our idea of a conservatory. We are also reaching out to State Agencies, including the Wisconsin Arts Board, the Wisconsin Office of Rural Prosperity, the Wisconsin Economic Development Corporation, the Wisconsin School Music Association and others. All have been helpful and encouraged us to pursue the goal of a conservatory. See the entities listed above. Meetings with representatives of some of them are being arranged and will take place soon. The balance of the information sought below is not applicable at this time.

CONCEPT

1. Establish a music conservatory located on the campus of the former UW Marinette Campus.
2. The conservatory would provide to local area public high schools, private high schools and home-schooled students, the music program required of all high schools in the State of Wisconsin/Michigan in lieu of music departments in each of the individual schools.
3. The Conservatory would receive funds from the State of Wisconsin/Michigan that the State would ordinarily allocate to support a music program in each individual school.

INITIAL STEPS NEEDED TO DETERMINE COMMUNITY REACTION TO CONCEPT

1. Consult with School Superintendents to assess their need for music education in their districts, and their response to the conservatory concept.
2. Consult with current music teachers for their reaction to the conservatory concept.

Con't:

CONCEPT 1: A regional arts conservatory for students and others to participate in music, dance, visual art, writing, etc.

BEGIN THE WORK OF ACHIEVING THE GOAL OF A CONSERVATORY

1. HIRE A CONSULTANT
2. Research institutions that might be interested in establishing a music conservatory on the former UW Marinette campus.
3. Create a cost-benefit plan to determine if the conservatory option is fiscally viable
4. Establish a stakeholders' decision-making board/committee to address:
 - A. What schools will participate
 - B. Hiring faculty
 - C. Transportation
 - D. Schedule of Classes
 - E. Determine what days/times individual schools' students will be attending classes at the conservatory
 - F. Address issues of student compatibility and school pride regarding sports and other competitions between the individual schools.

CONSERVATORIES CURRENTLY OPERATING IN WISCONSIN :

1. SHELL LAKE ARTS CENTER
2. BIRCH CREEK MUSIC ACADEMY
3. THE CLEARING, ELLISON BAY
4. MADELINE ISLAND SCHOOL OF THE ARTS
5. MADISON YOUTH ART CENTER
6. LAWRENCE CONSERVATORY OF MUSIC
7. UNIVERSITY OF WISCONSIN GREEN BAY
8. BLUE LAKE
9. WAUSAU CONSERVATORY OF MUSIC

RESOURCES:

1. Wisconsin Arts Board
2. Wisconsin Office of Rural Prosperity
3. The Wisconsin Economic Development Corporation, rural economic development directors.
4. Wisconsin School Music Association
5. There are currently 15 high schools encompassing both public and private institutions that are within 30 miles of the former UW Marinette Campus including parts of Michigan's Upper Peninsula.

IDENTIFY ADVANTAGES TO PURCHASER OF CAMPUS PROPERTIES

1. Beautiful 18 acre wooded campus bordered by a 5 acre park along the shore of Green Bay.

2. Well-maintained buildings on the main campus: Theater, with classrooms, art gallery, performance hall and music room; Administration With classrooms, cafeteria, science labs and student union; Library with offices and attractive conference/board room.
3. Field House two blocks from main campus with gymnasium, pool and surrounded by soccer fields.
4. Highly successful community theater and community choir
5. Community strongly engaged and supportive of cultural growth
6. Price for campus negotiable
7. Eligible for \$2,000,000 in State funds for repurposing the Campus
8. Benefit from grants or private donations that make the arts available to small communities.
9. Property has a rich history: originally home to indigenous peoples; at the turn of the 20th century, it became a thriving Chautauqua settlement; for fifty years the Campus was one of the 13 University of Wisconsin Colleges.
10. Fifteen high schools located within a 30-mile radius of Marinette.

IMPACT ON COMMUNITY:

1. Ease the difficulty of hiring music and fine arts teachers to teach at the smaller high schools in this rural area.
2. Offer students more diverse options to study music and fine arts.
3. Create more learning opportunities for current residents and for families moving into the area.
4. Make it easier for local employers to recruit potential employees to relocate to the area.
5. Offer learning opportunities not just to students, but to all residents regardless of age.
6. Foster a strong sense of pride in a first class educational institution that serves the entire area.

Statement of Organization/Institution Commitment

While we do not yet have a formal Statement of Organization or Institutional Commitment, our group remains actively engaged in exploring the viability of a financially sustainable conservatory. We are continuing to gather input from existing conservatories, consult with state agencies, and pursue guidance and partnerships to support the long-term success of this initiative. Our goal is to ultimately secure a committed, financially sustainable partner to help bring this vision to life.

ACC Champions' Signature

I affirm that the above information is accurate and reflects the current level of commitment from the involved party.

E - Signature: *Amy Schwaba* **Date:** June 5, 2025

CONCEPT 2: Bay Shore Arts Center Expansion: Funded by Strategic Property Sale

ACC Champion Name: Kim Brooks
Phone Number: 615.804.9653
Email Address: kkbrooks@bellsouth.net

Repurposing Idea Summary: The future of the UWGB Marinette Campus property deserves our immediate attention. While no perfect solution has emerged, forward momentum begins with preparing the property for sale. This act transforms uncertainty into possibility and facilitates the process of collaborative, community-minded proposals. Below outlines steps to ground this process and guide us from indecision toward opportunity. I aim to support your leadership and provide the County Board with a clear path to approve preparation for listing—guided by a framework that honors Marinette values and preserves its cultural landmarks through appropriate deed restrictions. Carving off the theater (and adequate space for parking) would allow a developer to maximize the pristine waterfront views and provide much needed housing or a mixed-use development. Proceeds from the sale could be earmarked for future infrastructure expenses at the theater, and UWGB could continue to pay for the operations of the theater building. This proposal does not include suggestions for the new lease with UWGB that would be necessitated by the sale of a portion of the campus.

Recommended Preparation Actions

- Define a Clear Sales Strategy

Establish parameters for acceptable future ownership models and uses that align with community interests and rezoning considerations.

- Compile Essential Property Documentation
- Current property survey
- Comprehensive environmental assessment reports
- Complete list of required disclosures
- Detailed demolition cost estimates broken down by parcel
- Commission a New Appraisal Request valuation for:
 - Each parcel in its current "as-is" condition
 - Property value as vacant land
- Engage Specialized Real Estate Representation

Select a broker with expertise in public asset transactions and community-centered redevelopment projects. See more below.

Con't -

CONCEPT 2: Bay Shore Arts Center Expansion: Funded by Strategic Property Sale

Proposed Deed Restrictions

The community has consistently emphasized one priority: protecting the theatre building and ensuring its continued operation as a cultural cornerstone. We recommend incorporating deed restrictions that safeguard this community asset, potentially including:

- **Use limitations** that maintain public access and preserve neighborhood character
- **Heritage preservation** requirements honoring the property's historical significance
- **Community engagement** mandates for any future redevelopment planning

Timeline Perspective

Preparing the property for sale creates momentum that has been missing. This preparation isn't closing the door on community vision—it's opening windows to new possibilities. A professionally prepared listing attracts qualified interest and transforms abstract discussions into concrete choices.

Looking Forward

The Marinette campus has been woven into the fabric of our community through education, artistic expression, and shared history. Though its original purpose is changing, its story continues. By taking these first responsible steps toward sale, with thoughtful protections, we create a bridge connecting our past to our future.

I remain hopeful and confident. Marinette's strength has always been its resilience, creativity, and community spirit.

Partner Organization or Institution Committed to the Idea

1. Michael Alexander, Chancellor, University of Wisconsin Green Bay Chancellor Alexander has provided the attached letter (***titled ACC Letter of Support UWGB***) confirming the University's commitment to operating the theater.

2. An important partner will be the broker chosen by Marinette County. I am suggesting two different agencies that have navigated projects like this one, but I didn't think it was my place to engage with them on the county's behalf.

- A.) Manny Vasquez, Vice President / Partner
Pfefferle Companies, Inc., NAI Pfefferle / Pfefferle Management
mannyv@naipfefferle.com
200 E. Washington Street, Suite 2A

Appleton, Wisconsin 54911
Main 920.968.4700
Mobile 920.858.1075

B.) Colliers Real Estate Broker Colliers is working on Thrivent's campus redevelopment in Appleton that will include housing, an amphitheater, a park and connections to trails. <https://www.thriventdevelopment.com/>

ACC Champions' Signature

I affirm that the above information is accurate and reflects the current level of commitment from the involved party.

E - Signature: *Kim Brooks*

Date: 6.5.2025

CONCEPT 3: A Chautauqua concept (an institute, museum, meeting place, etc., that would honor the historical nature of the campus site and surrounding area

ACC Champion Name: Ben Dorris
Phone Number: 715.587.4449
Email Address: jbendorris@gmail.com

Repurposing Idea Summary: The attached document titled *Chautauqua Brief 6.2.25* contains recommendations for possible terms and/or deed restrictions for the UWGB Marinette site based on my past projects and considerations for the area. These should be carefully considered and vetted to assist in honoring the community's past.

MEMORANDUM OF AGREEMENT TO MATERIAL TERMS
MARINETTE COUNTY
AND
RIVER CITIES COMMUNITY POOL ASSOCIATION, INC.

Agreement made this 30th day of June 2025, by and between the County of Marinette, Wisconsin, hereinafter referred to as the "County" and River Cities Community Pool Association, Inc., hereinafter referred to as the "Association", for the purpose of defining the terms and conditions associated with the Association utilizing the facility known as the Max E. Peterson Fieldhouse located on real estate owned by Marinette County, parcel #251-1450.001, described as:

That part of the Northeast quarter of the Southeast quarter of Section 18 Town 30 North, Range 24 East, more particularly described as follows, to-wit: Beginning at the quarter corner of Sections 17 and 18 thence west on the quarter line in Section 18 a distance of 1330.75 feet, thence deflecting to the left at an angle of 88° 46' 30" a distance of 662.03 feet, thence deflecting to the left at an angle of 91° 12' 30" a distance of 1331.22 feet, thence deflecting to the left at an angle of 88°50' and along the line between Sections 17 and 18 a distance of 662.31 feet to the point of beginning.

To achieve previously recited objectives the Association and the County agree as follows:

1. The Association will be primarily responsible for operating and maintaining the building structure to be known as the facility. The Association shall be responsible for staffing, utilities, waste disposal, custodial services, and cleaning of the facility. The County each month will contribute \$3,000 towards payment of the utilities with the remainder being the responsibility of the Association.
2. The utilities shall be in the County's name. All utility charges will be sent to the County. The County will pay the utilities and invoice the Association for that portion of the utilities that exceed \$3,000 per month. The Association agrees to reimburse the County for their portion of the utilities within 30 days of receiving an invoice from the County.
3. Authorized representatives working as an employee or contractor for the County shall maintain the full right of access to all areas of the facility at any and all times. When possible, the County will provide the Association with advanced notice for any work on the facility or equipment that could affect the activities at the facility.
4. The Association shall have the non-exclusive right to use the parking facilities located adjacent to the pool facility for parking the vehicles of its employees, members and guests. Responsibility for plowing and/or maintenance of the parking lot or lighting will be the County's.
5. The Association shall establish a program schedule for the facility. In the event the County requests use of the facility, the County and the Association will meet to determine if the County's request fits into the facility schedule. When using the facility for a County event the County will provide the necessary staff for the event and to clean those areas of the facility used for the event.
6. The County will be responsible for major repairs required for the building structure and for major repairs of all machinery and equipment. Major repairs are defined as non-routine repairs that are not required on an annual basis or less than an annual

basis and which are not annually and routinely budgeted for by any of the parties. Repairs with an expense less than \$5,000 shall be paid by the Association and repairs \$5,000 or over will be considered a major expense and the County will be responsible for the entire expense.

7. The Association will have the right to erect signage on the property, in conformity with City of Marinette municipal code, to appropriately identify the Association operation. However, prior to undertaking such installation, the Association shall provide the County with plans and details of the proposed signage and shall obtain express approval of the County. The County agrees that it will not unreasonably withhold approval.
8. The use of alcoholic beverages anywhere in the facility is strictly prohibited unless approved by the County.
9. The Association may rent use of all or a portion of the facility at its discretion. The County Facilities/Parks Director shall be notified at least one week in advance of any such event. The Association is responsible for providing staff for general oversight of the facility during such events. The County reserves the right under this agreement to terminate any event at which occupant behavior is deemed by the County to threaten personal or public safety, or damage County property.
10. The Association shall have the right to make cosmetic and structural improvements to the facility. However, prior to undertaking such improvements, the Association shall provide the County with plans and details of the proposed improvements and shall obtain express approval of the County and/or County Board if the improvements are significant. The County agrees that they will not unreasonably withhold approval. Said improvements, when affixed to the building or real estate, shall become fixtures and shall become the County's property in the event of the termination of this Agreement at no additional expense to the County unless otherwise provided in the County's approval of the improvement. The County's approval is not required for the placement of non-affixed removable equipment and such equipment shall remain the property of the Association in the event of termination of this agreement. The equipment listed on Appendix A, attached to and incorporated by reference shall remain the property of the County. The Association at its own expense shall maintain the equipment identified on Appendix A in excellent operating condition and if necessary replace said equipment at its own expense with equal or better equipment.
11. The Association will maintain at its expense Comprehensive General Liability Insurance for Association members and the general public participating in/spectating at any Association sponsored program. Commercial General Liability Insurance policy limits shall be not less than a Combined Single Limit for Bodily Injury, Property Damage, and Personal Injury Liability of 1,000,000 per occurrence and \$2,000,000 aggregate. The County shall be declared on the policy as additional insured, and provided with a copy of the certificate of coverage.
12. The Association must comply with all pool operating and safety requirements set forth by the Wisconsin Administrative Code and all applicable OSHA Standards.
13. The County will be responsible for the grounds on which the facility is located and may lease and/or develop this property as they determine appropriate.

14. The County hereby agrees to hold harmless the Association from any and all liability, loss, damages, costs or expenses which arise out of the negligent act or omission of an employee, officer or agent of the University while acting in the scope to their employment and in the course of their involvement with the above mentioned program.
15. The Association, does hereby agree to hold harmless the County from any and all liability, loss, damages, costs or expenses which arise out of the negligent act or omission of an employee, officer or agent of the Association while acting in the scope of their employment and in the course of their involvement with the above mentioned program. This does not limit or in any way affect the Association's obligation to provide the insurance required pursuant to paragraph 11 of this Agreement.
16. The term of this Agreement shall be for the period beginning July 1, 2025 and ending June 30, 2026. Either party may terminate this agreement for any reason by providing the other party with a minimum 30 day written notice.
17. This Agreement constitutes the entire Agreement of the parties and it may be modified only with the written agreement of the parties.

NOW THEREFORE, IN WITNESS WHEREOF, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS ACKNOWLEDGED, THE UNDERSIGNED PARTIES HAVE SET THEIR HANDS AND SEALS EFFECTIVE THIS 30th DAY OF JUNE 2025.

Marinette County,

By: Bobbie Berkowski

Date: 5-27-2025

River Cities Community Pool Association,

By: Janner Martell

Date: 6/18/25

Appendix A

List of items which will remain as part of the building and are considered property of Marinette County:

1. Lap Lanes and reel
2. Pool handicapped lift
3. Pool entry stairs
4. Wall mounted first aid kit
5. All pool cleaning equipment
6. All pool rescue equipment
7. White boards attached to wall

LETTER OF INTENT

This Letter of Intent generally summarizes the terms by which the **Greater Marinette-Menominee Y.M.C.A, Inc.** ("YMCA") will acquire a parcel of property, more particularly described on **Exhibit A**, together with all appurtenances and improvements, including any personal property utilized in the current operation and maintenance of the same, *for the sum of \$1.00*, from the **County of Marinette** ("County"). The YMCA and County may hereafter referred to, together, as "the Parties".

RECITAL

Whereas, the County owns a parcel of real estate, consisting of appropriately 18.63 acres, more or less, located at the intersection of University Drive and Shore Drive in the City of Marinette, County of Marinette and State of Wisconsin and more particularly described on **Exhibit A**, together with all appurtenances and improvements thereon, and expressly including any personal property regularly stored on the real estate and utilized in the current operation and maintenance of the same (together "the Property"); and

Whereas, the YMCA is interested in acquiring the Property, *for the sum of \$1.00*, if, after completing its due diligence, acquisition of the Property is deemed prudent for the current and future operations of the YMCA; and

Whereas, the County is willing to convey the Property to the YMCA, *for the sum of \$1.00*, if the YMCA determines that acquisition of the Property is deemed prudent for the current and future operations of the YMCA; and

Whereas, the Parties further agree that the County will maintain ownership of, and will further provide routine maintenance and repairs to the Property without contribution from the YMCA, while the YMCA and County acquire necessary funding as described below and the YMCA undertakes its due diligence to determine, in the sole discretion of the YMCA, whether acquisition of the Property is deemed prudent for the current and future operations of the YMCA.

AGREEMENT

Subject to the execution of a definitive Purchase Agreement, this Letter of Intent outlines the terms and conditions pursuant to which the YMCA will acquire the Property from the County *for the sum of \$1.00*:

1. Purchase Agreement. The YMCA will draft a Purchase Agreement, within sixty (60) days of execution of this Letter of Intent, requiring the County to sell the Property to the YMCA and the YMCA to irrevocably accept the Property from the County, free and clear of all liabilities, liens and encumbrances, except liens and encumbrances of record, as evidenced by the title commitment/title policy to be issued with regard to the transaction.

2. The Property. The Property shall include all appurtenances and improvements, including any personal property regularly stored on the real estate and utilized in the current operation and maintenance of the same, excluding the MM Youth Soccer Association Shed and its contents, which will remain the property of the MM Youth Soccer Association

3. Consideration. The County will convey the Property to the YMCA for and in consideration *for the sum of \$1.00.*

4. AS IS SALE. Subject to the obligation of the County to convey the Property free and clear of all liabilities, liens and encumbrances, except liens and encumbrances of record, as evidenced by the title commitment/title policy to be issued with regard to the transaction, the County shall convey, and the YMCA shall accept, the Property as is, where is and with all faults, and without warranty of any kind whether express, implied, fitness for a particular purpose or otherwise.

5. Conditions Precedent to YMCA's obligation to Close. The obligation of the YMCA to close the transaction, and accept the Property, is contingent upon the following:

i. The YMCA, within up to twelve (12) months, obtaining commitments from the general public contracting and agreeing to donate an amount, in the aggregate, of not less than \$4,000,000.00, to the YMCA in support of the YMCA's improvement to the Property so as to facilitate the long terms needs of the YMCA;

ii. The YMCA, within up to twelve (12) months, obtaining commitments from the State of Wisconsin and/or the County for a grant in the amount of \$500,000.00 to improve the Property so as to facilitate the long terms needs of the YMCA. The YMCA covenants that it will provide the County specific details of eligible activities, if any, which meet the grant standards. Upon receipt of these specific details the County will submit a grant application to the Wisconsin Economic Development Corporation (WEDC). It shall be the responsibility of the YMCA to track and maintain accurate records of all expenses for submittal to WEDC for grant funding reimbursement. YMCA further agrees to prepare the final report to be submitted to WEDC upon completion of all grant eligible activities.

iii. The County agreeing that, for a period of one (1) year after the YMCA's acceptance of the conveyance of the Property from the YMCA, the County will provide the YMCA access to the County's facility director or other like employee, without cost to the YMCA, for assistance in dealing with any mechanical problems encountered by the YMCA during said one (1) year period – it being understood that said assistance shall not encompass

physical assistance but rather education assistance with regard to the operation and maintenance of said mechanical aspects of the Property.

6. Closing. This closing of the sale and acquisition shall be irrevocable and shall occur as soon as practical after the YMCA has fulfilled all conditions precedent to closing as more particularly delineated in Section 5, above.

7. ZONING. This Letter of Intent is contingent upon the County or YMCA obtaining a zoning change for the Property, which is currently zoned I-1 Institutional and Public Services District, to a zoning permit that would allow the proposed use of the Property by the YMCA.

8. Termination. This Letter of Intent, and any subsequent Purchase Agreement drafted in conformity herewith, shall be null and void and without effect, ab initio, if the YMCA does not waive all conditions precedent to closing, as more particularly delineated in Section 5, above, with a date twelve (12) months from the effective date of this agreement – said effective date being the date that the last of the Parties hereto executes the Letter of Intent.

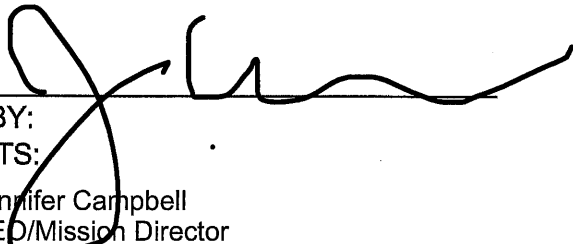
COUNTY OF MARINETTE

Dated this 27th day of May, 2025

Bobbie Borowski
BY:
ITS:

**GREATER MARINETTE – MENOMINEE
YMCA, INC.**

Dated this 28 day of May, 2025


BY:
ITS:
Jennifer Campbell
CEO/Mission Director

That part of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Eighteen (18), Township Thirty (30) North, Range Twenty-four (24) East, City of Marinette, Marinette County, Wisconsin, described as follows: Commencing at the Northeast corner of the NE 1/4 of SE 1/4 of Section 18, Township 30 North, Range 24 East; thence running West on the quarter line of said Section, 1320 feet; thence South 333 feet; thence East 1320 feet; thence North on the Section line between Sections 17 and 18, 333 feet to the place of beginning, being the North 10 acres of said NE 1/4 of SE 1/4 of Section 18, Township 30 North, Range 24 East; EXCEPTING THEREFROM that part of the NE 1/4 of SE 1/4 of Section 18, Township 30 North, Range 24 East, described as follows: a strip of land 33 feet wide all along the North side of said 40 acre tract, described in Vol. 298, Page 416 for public road purposes; FURTHER EXCEPTING THEREFROM that part used for public road purposes described in Doc. No. 604949.

AND

The South Half of the North Half of the Northeast Quarter of the Southeast Quarter (S 1/2 of N 1/2 of NE 1/4 of SE 1/4) of Section Eighteen (18), Township Thirty (30) North, Range Twenty-four (24) East, City of Marinette, Marinette County, Wisconsin.

EXHIBIT A



UW–Green Bay Marinette Campus: Financial Narrative Summary

This document is intended to provide a comprehensive narrative of the operating and programmatic costs associated with the UW–Green Bay Marinette Campus, including both campus operations and theater operations including revenue, external support, and the resulting financial position for the most recent fiscal years.

Note, the information does contain both actual costs and budget allocation should be seen as providing the practical fiscal picture of Campus operations. Additional details can be requested if needed.

I. Campus Operations (Excluding Theater Operations)

A. Labor

Campus operations are supported by 1.25 FTE dedicated to facilities and grounds services:

- **1.0 FTE Full-Time Facilities Employee**
Provides maintenance, custodial services, and grounds support.
Annual Cost: \$53,231
(Salary \$47,528; Fringe \$5,703)
- **On-Call Grounds Support (0.25 FTE Equivalent)**
Supports landscaping, leaf removal, and snow removal.
Annual Cost: \$7,800
(520 hours at \$15/hour)
- **Supervisory/High-Level Support (not budgeted)**
Oversight and specialized remediation work are absorbed within the broader UW–Green Bay Facilities Management budget.

B. Utilities

FY 2025

- Electric (Main Building & Library): \$37,523
- Water: \$6,348
- Gas (Entire Campus): \$20,586
- **Total:** \$64,457

FY 2026 (Year-to-Date: July 1, 2025 -- January 31, 2026)

- Electric: \$17,163
- Water: \$4,718
- Gas: \$2,183
- **Total: \$24,064**

Average annual cost: \$55,908¹

C. Technology Support (Budget FY25)

No FTE is dedicated to on-site technology support; instead, costs are assessed by asset value and hourly services.

- Annual Tech Licenses (Aruba): \$2,800
 - Security Cameras (11 units): \$22,000
 - Desktop Computers (3 units): \$2,100
 - **Subtotal: \$26,900**
 - 10% Technology Allocation: \$2,690
 - Hourly GBIT Support: \$1,500
 - **Total Technology Cost: \$31,090**
-

D. Operating Summary

- **Total Campus Operating Cost: \$151,500**
- **Annual Marinette County Allocation: \$20,000**
- **Net Campus Operational Deficit: (\$131,500)**

Note: Marinette County budgets \$20,000 annually for repairs; additional needs require direct requests.

- FY24 repair support: \$45,622 *including adding a gas main to Theater*
 - FY25 repair support: \$22,771 (some cross-fiscal allocations possible)
-

II. Theater Operations

A. Labor

- **1.0 FTE Theater Director + Marketing Support**
Total Cost (Salary & Fringe): \$103,500

B. Programmatic Costs

- Production & Marketing: \$88,790
- AV Technical Support: \$7,300
- Contract Custodial: \$600
- **Program Total: \$96,690**

Note, these costs do not include the fundamental functions of technical assistance and ticketing that are provided and funded through the administration by the Weidner Center for the Performing Arts and contracted services paid for through the WCPA budget.

¹ Average monthly cost \$4,659 noting that in September of 2025, the University ceased using the Library and Main Building for University programming.

C. Utilities

- **FY25:**
 - Electric: \$21,027
 - Water: \$1,143
- **FY26 YTD:**
 - Electric: \$13,637
 - Water: \$1,195

Total (19 months): \$37,002

Annual Allocation: \$23,370

D. Theater Operating Summary

- **Total Expenses:** \$223,560
- **Total Revenue:** \$116,162
- **Operational Deficit:** (\$107,398)

Revenue includes:

- Ticket Sales: \$56,512
- Registration/Fees (2-year average): \$21,650
- Donations: \$2,500
- Sponsorships: \$16,500²
- Grants: \$21,250³

III. Total Enterprise Financial Position

- **Campus Operating Deficit:** (\$131,500)
- **Theater Program Deficit:** (\$107,398)
- **Total Enterprise Deficit:** (\$238,898)

Attachments:

FY25 & FY26 Utility Charges

FY25/FY26/ est. FY27 Program Revenue

FY25/FY 26 Event Revenue

² Includes ongoing sponsorship of \$15,000 for single event (Worldfest)

³ Includes grants which are program specific or combined with other UW-Green Bay / WCPA grants

2024-25 Fiscal Year

Marinette Campus			
Bldg #1525	Main Building	39458	Gross sf
	Utility	Cost \$/yr	Cost \$/sf
	Electrical	\$22,755	0.577
	Water & Sewer	\$5,095	0.129
Bldg #1526	Theater Building	22880	Gross sf
	Utility	Cost \$/yr	Cost \$/sf
	Electrical	\$21,027	0.919
	Water & Sewer	\$1,143	0.050
Bldg #1527	Library Building	18422	Gross sf
	Utility	Cost \$/yr	Cost \$/sf
	Electrical	\$5,889	0.320
	Water & Sewer	\$643	0.035
Bldg #1529	Shop Building	4800	Gross sf
	Utility	Cost \$/yr	Cost \$/sf
	Electrical	\$983	0.205
	Water & Sewer	\$610	0.127
	Campus Wide		
	Utility	Cost \$/yr	Cost \$/sf
	All Campus Buildings Natural Gas	\$20,586	12 months
	Outdoor Electrical	\$7,896	12 months

2024-25 Fiscal Yr Grand Total = \$86,826.20

2024-25 All building Sew & Wat/sf \$0.09
 2024-25 All building Elec/sf \$0.59
 2024-25 All building Nat Gas/sf \$0.24

2025-26 Fiscal Year (7 of the 12 months)

Marinette Campus			
Bldg #1525	Main Building	39458	Gross sf
	Utility	Cost \$/yr	Cost \$/sf
	Electrical	\$5,507	0.140
	Water & Sewer	\$4,005	0.102
Bldg #1526	Theater Building	22880	Gross sf
	Utility	Cost \$/yr	Cost \$/sf
	Electrical	\$13,637	0.596
	Water & Sewer	\$1,195	0.052
Bldg #1527	Library Building	18422	Gross sf
	Utility	Cost \$/yr	Cost \$/sf
	Electrical	\$1,850	0.100
	Water & Sewer	\$358	0.019
Bldg #1529	Shop Building	4800	Gross sf
	Utility	Cost \$/yr	Cost \$/sf
	Electrical	\$523	0.109
	Water & Sewer	\$355	0.074
	Campus Wide		
	Utility	Cost \$/yr	Cost \$/sf
	All Campus Buildings Natural Gas	\$2,183	6 months
	Outdoor Electrical	\$3,776	7 months

2025-26 Fiscal Yr Grand Total = \$33,390.11

2025-26 All building Sew & Wat/sf \$0.06
 2025-26 All building Nat Elec/sf \$0.25
 2025-26 All building Nat Gas/sf \$0.03

2024-25 Natural gas yearly costs are lower due to the Library and Main building temperatures were lowered throughout the heating season, resulting in the use of less natural gas
 2025-26 Heat was disconnected before heating season, there was only 6 months billed up to the time this document was created (2/3/26) not including the higher natural gas usage months. All the sf cost will be lowered as well, due to only 7 months of billing

UW GREEN BAY
Marinette Campus

	FY25	FY26 As of Dec 31, 2025
Revenue		
GPR - State Support	1,055,985	126,991
Student Fees	37,186	1,887
Tuition	23,705	-
Community Outreach & Theatre	85,413	76,741
	1,202,288	205,618
Expenses		
Salary	707,671	76,614
Fringe	318,620	36,902
Supplies & Expenses		
Administration	43,510	700
Facilities	13,454	6,379
Utilities	86,597	30,403
Utilities Debt Service	54,348	
Community Outreach & Theatre	83,721	70,979
Financial Aid	1,500	
Instruction & Academic Support	8,680	
Municipal Service	5,277	
	1,323,378	221,978
Net Income/(loss)	(121,090)	(16,360)

BAYSHORE ARTS CENTER

FY25 Net Revenue by Program

Theatre on the Bay	\$12,547.30
Children's Theatre	\$8,244.75
West Shore Chorale	\$548.30

YTD FY26 Net Revenue by Program

Theatre on the Bay	\$3,352.53
Children's Theatre	\$18,142.79
West Shore Chorale	\$66.49

Projected FY27 Net Revenue by Program

Theatre on the Bay	\$10,000.00
Children's Theatre	\$10,000.00
West Shore Chorale	\$500.00

FY25 Operational Expenses

	Salary	Supplies	Contracted Custodial
	\$58,308.00	\$1,200.00	\$0.00
Salary			

FY26 Operational Expenses

	Salary	Supplies	Contracted Custodial
	\$58,308.00	\$1,200.00	\$660.00

**BAYSHORE ARTS CENTER Programs
(Registration Fees over Budgeted
Costs)**

FY25 Net Revenue by Program

Theatre on the Bay	\$12,547.30
Children's Theatre	\$8,244.75
West Shore Chorale	\$548.30

YTD FY26 Net Revenue by Program

Theatre on the Bay	\$3,352.53
Children's Theatre	\$18,142.79
West Shore Chorale	\$66.49

**Projected FY27 Net Revenue by
Program**

Theatre on the Bay	\$10,000.00
Children's Theatre	\$10,000.00
West Shore Chorale	\$500.00

Registration Fees	K-12 Preview Sales	TOTAL INCOME	TOTAL EXPENSES	NET REVENUE
\$1,850.00	\$3,414	\$17,430.16	\$12,636.06	
\$1,750.00	\$1,638.00	\$13,099.68	\$8,408.33	
\$10,000.00		\$10,000.00	\$6,938.15	
\$13,600.00	\$5,052	\$40,529.84	\$27,982.54	\$12,547.30

TOTAL INCOME	TOTAL EXPENSES	NET REVENUE
\$3,420.16	\$600.00	
\$11,460.90	\$8,688.60	
\$17,758.00	\$15,000.00	
\$1,792.58	\$0.00	
\$743.47	\$2,701.23	
\$7,834.78	\$5,850.90	
\$5,209.35	\$7,133.76	
48219.24	39974.49	8244.75

Registration Fees	TOTAL INCOME	TOTAL EXPENSES	NET REVENUE
\$1,295.00	\$3,253.00		
\$875.00	\$9,513.00		
\$2,170.00	\$6,383.00	\$5,834.70	\$548.30

Registration Fees	K-12 Preview Sales	TOTAL INCOME	TOTAL EXPENSES	NET REVENUE
\$1,650.00	\$3,684		\$14,342.21	
\$1,650.00	\$3,684	\$32,485.00	\$14,342.21	\$18,142.79

TOTAL INCOME	TOTAL EXPENSES	NET REVENUE
\$10,464.00	\$12,024.08	
\$17,549.37	\$12,408.52	
\$5,130.24	\$7,531.17	
\$13,747.98	\$10,893.13	
\$1,533.00	\$0.00	
\$784.84	\$3,000.00	
\$49,209.43	\$45,856.90	\$3,352.53

Registration Fees	TOTAL INCOME	TOTAL EXPENSES	NET REVENUE
\$910.00	\$3,339.00	\$3,272.51	
\$910.00	\$3,339.00	\$3,272.51	\$66.49

John Lefebvre

From: Michael Ward <michael.ward@wedc.org>
Sent: Thursday, March 5, 2026 8:40 AM
To: John Lefebvre; Jim Rosenberg
Cc: Martin Keyport; Kevin Solway; Rebecca Lindner; Tina Chitwood
Subject: RE: Question UW Branch Campus Redevelopment Grant

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

Thanks for the question.

Specifically “upon termination of the lease with the UW-Board of Regents can the owner of the campus (County/City/Nonprofit) enter into an agreement with UWGB to manage the Theater”

This does not seem to be a problem for us with the way the program guidelines work.

Mike

Mike Ward
Senior Vice President – Business and Community
Development
He/His/Him



Wisconsin Economic Development Corporation

Email: michael.ward@wedc.org
Phone: +1.608.210.6750

WEDC @ The Hub
2352 S. Park St., Suite 303
Madison, WI 53713



Websites: lookforwardwisconsin.com | wedc.org

Newsletters: wedc.org/newsletters

WISCONSIN
ECONOMIC DEVELOPMENT

LEASE

THIS LEASE, made and entered into by and between City of Marinette, a Wisconsin municipality, Marinette, WI, (hereinafter referred to as the "Lessor"), and Marinette County, a Wisconsin corporation, WI, (hereinafter referred to as the "Lessee").

WHEREAS, the Lessor has the legal right to lease the parcel of land and building located at 1700 Hall Ave, Marinette, WI, 54143 commonly referred to as the Stephenson Public Library Building (hereinafter referred to as the "Property") and more particularly described as:

PRT GOVT LOT 2 S6 T30N R24E,
City of Marinette, Marinette County, Wisconsin, 54143
Parcel Number 251-923 and Part of Parcel # 251-924

WHEREAS, Lessee wishes to lease Property, consisting of a building and parking lot located at the above described location in the City of Marinette, WI;

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Lessee and Lessor do covenant, promise, and agree as follows:

1) **LEASED PREMISES:** The Lessor does hereby lease to the Lessee and the Lessee leases and takes from the Lessor, subject to the conditions of this Lease that part of the Property defined above as the "Property," together with all equipment currently existing on the Property and together with parking areas now existing. Lessee shall maintain the full right of access to all areas of the building at all times. Lessee shall have the non-exclusive right to use the parking facilities located adjacent to the building for parking vehicles of its employees, patrons and contractors working in the building.

2) **TERM, RIGHT TO RENEW AND RIGHT TO TERMINATE:** The term of this Lease shall be for twenty-five (25) years commencing on the 1st day of June 2026 and terminating on the 31st day of May 2051. Lessee shall have the option to renew this lease by providing written notice to Lessor not later than the 31st day of May 2050, with terms of renewal negotiated at that time. Lessee shall have the right to immediately terminate the lease if the Marinette County Consolidated Library System is dissolved.

3) **RENT AND OTHER CONSIDERATION:** The Lessee will pay to the Lessor rental payment of One dollar (\$1.00) per year due and payable on the 1st day of June each year.

4) **INSURANCE:**

a) Lessee shall procure and maintain policies covering Lessee's building contents and liability insurance, at its own cost and expense, throughout the term of this Lease. Insurance shall insure Lessor and Lessee from all claims, demands or actions made by or on behalf of any person or persons, firm or corporation and arising from, related to or connected with the Property, for bodily injury to or personal injury to or death of any person, or more than one person, or for damage to property in an amount of not less than \$1,000,000.00 per occurrence / \$2

million aggregate. Insurance shall be written on an "occurrence" basis and not a "claims made" basis. Lessee shall maintain proof of insurance and provide it to Lessor upon request.

b) Lessor shall procure and maintain property damage insurance for its building and general liability insurance for its lands owned surrounding the building in an amount not less than \$1,000,000.00 per occurrence and shall provide proof of insurance to Lessee upon request.

c) All policies of insurance provided for or contemplated by this paragraph shall name Lessor and Lessee as insureds or additional insureds, as their respective interests may appear. Said policies shall further provide that they are not cancelable except upon thirty (30) days written notice to the other party.

d) Each party shall indemnify, defend, and hold the other party and its officers, employees, and agents harmless from and against all claims and resulting losses, penalties, expenses and fees to the extent arising from or related to such party's negligent acts or omissions, including reasonable attorney fees. Lessee asserts its right to any and all affirmative defenses and limitations of liability as set forth by law.

5) SUBLEASING OR ASSIGNMENT: Lessee may not sublease the whole or any part of its interest in Property.

6) MAINTENANCE/REPAIRS:

a) Lessee covenants and agrees to keep and maintain in good order, condition and repair the interior of the Property during the term of the Lease, and further agrees that the Lessor shall be under no obligation to make any repairs or perform any maintenance to the interior of the Property unless specifically provided for herein.

The Lessee shall be responsible for staffing, utilities, waste disposal, custodial services and maintenance and repair of the equipment within the building. Lessee shall not be responsible for repairing any damage caused to the building which was beyond the control of the Lessee.

The Lessee shall be responsible for snow/ice removal on the sidewalks within fifty (50) feet of the building. Lessor shall be responsible for snow and ice removal within the parking lot and driveways located on the property.

The Lessor shall be responsible for repair, and replacement of those components that make up the building envelope, HVAC system, boiler and elevator. Lessee shall be responsible for the maintenance, inspection and certification of the boiler, elevator, fire door(s), and fire sprinklers.

Lessee, may upon termination hereof lease remove all of Lessee's trade fixtures, personal property and equipment purchased by Lessee prior to and during the term of this Lease for the Property provided that Lessee repairs any damage caused by such removal and restores the Property to the condition existing as of the date said items were installed in the Property. Upon termination of this Lease for any reason, Lessee shall not remove any interior improvements, as that term is defined in paragraph 10 below. All such

Interior Improvements shall remain to and for the benefit of the Lessor, and Lessor shall be deemed to own said interior improvements free and clear of all liens and encumbrances effective on the date this Lease terminates.

b) Lessee agrees that Lessee shall not permit alterations of or upon any part of the Property except by and with the prior written consent of the Lessor which may be granted or withheld as Lessor shall determine. Any permitted alterations and additions to the Property shall be made in accordance with all applicable laws, codes and ordinances, and shall remain for the benefit of Lessor except as otherwise provided for in this Lease or in said written consent; and Lessee further agrees, in the event of making such alteration as herein provided, to indemnify and save harmless Lessor from all expense, liens, claims or damages to either person or property or the Property arising out of or resulting from the undertaking or making of said alterations or additions.

7) **DESTRUCTION OF PREMISES:** If, during the term of this Lease, the Property is totally or partially destroyed by fire or the elements, so as to render the Property wholly unfit for occupancy, or makes it impossible to conduct the business of Lessee thereon, and if the Property cannot be repaired within sixty (60) days from the date of the damage, or if Lessor decides within a reasonable time, not to exceed sixty (60) days, not to rebuild, then Lessee or the Lessor shall have the right to terminate this Lease by giving the other party written notice. Upon the giving of such notice, Lessee shall immediately surrender the Property and all interest therein to Lessor. In no event shall Lessor be required to repair, rebuild and restore the Property.

8) **TRADE FIXTURES:** Lessee shall furnish and pay for any and all additional equipment, furniture, trade fixtures and signs to be used in or installed upon the Property after the commencement of this Lease unless the parties agree otherwise in writing.

9) **UTILITIES:** Lessee agrees to pay all utilities, including but not limited to telephone, water, sewer, gas, electric and heat attributable to Lessee's use and occupancy of the Property.

10) **IMPROVEMENTS:** Lessee may undertake, at Lessee's sole cost and expense, improvements provided Lessee first procures the advance written consent of Lessor to all improvements.

11) **COMPLIANCE WITH LAWS AND REGULATIONS:** Lessee will comply with all statutes, ordinances, rules, orders, regulations and requirements of all federal, state, city, county and local governments.

12) **RIGHT TO INSPECT:** Lessor reserves the right to enter upon, inspect and examine the Property at any time upon reasonable notice.

13) **USE OF PROPERTY:** Lessee agrees to operate and use the Property as a Public Library, shall have 24 hour access to the Property and sole control of employees or agents of Lessee.

14) MISCELLANEOUS PROVISIONS:

a) The terms, conditions and covenants contained in this Lease shall bind and inure to the benefit of Lessor and Lessee and their respective successors, heirs, and assigns.

b) This Lease shall be governed by and construed under the laws of the State of Wisconsin.

c) This Lease contains the entire agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors in interest.

d) Lessor's contact person shall be:

Marinette County Administrator
Marinette County Courthouse
1926 Hall Avenue
Marinette, WI 54143

IN WITNESS WHEREOF, Lessor and Lessee have respectively signed and sealed this Lease.

Dated this _____ day of _____, 2026.

LESSEE
Marinette County

LESSOR
City of Marinette

by: Bobbie Borkowski
County Clerk

by: Steve Genisot
Mayor