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(ITEM NO. 6) From the Interim Director, Department of Health and Human Services, requesting authorization to enter into three lease agreements for Day Hospital space at the Behavioral Health Division, by recommending adoption of the following:

AN AMENDED RESOLUTION

WHEREAS, the 2010 Budget included an initiative to consolidate the Behavioral Health Division (BHD) operations within the main Psychiatric Hospital and to mothball the Day Hospital facility for a savings of \$471,136; and

WHEREAS, since the Budget was adopted, BHD has discovered a new opportunity to lease the Day Hospital space, therefore, the Interim Director, Department of Health and Human Services (DHHS), and the BHD Administrator are returning to discuss the policy change with the Board and to request permission to enter into three lease agreements; and

WHEREAS, BHD plans to consolidate the Day Treatment Program and Fiscal Services areas into the main hospital, and Wraparound Milwaukee will stay in their current space and their Mobile Urgent Treatment Team (MUTT) will expand within the Day Hospital and the Service Access to Independent Living (SAIL) program will also remain in their current space; and

WHEREAS, St. Charles Youth and Family Services Inc. (St. Charles) plans to lease approximately 36,000 square feet for a day treatment program for their clients and this would not only provide the Day Hospital with an anchor tenant but also create great synergy between Wraparound, the Children and Adolescent Inpatient Services (CAIS) team, and St. Charles who currently work together; and

WHEREAS, the St. Charles Family Intervention Support and Services (FISS) Program, the Willowglen Community Care Program, and the My Home, Your Home Inc. Program would lease space on the 2nd floor of the Day Hospital for their Access to Recovery (ATR) and Case Management Programs; and

WHEREAS, BHD also plans to move the County Emergency Medical Services (EMS) Program from their current location at the Coggs Building to the Child and Adolescent Treatment Center (CATC) facility; and

WHEREAS, this will provide better oversight for the EMS program by BHD and also place EMS staff in closer proximity to the Communications Center at Froedtert and the hospital systems on the County Grounds; and

45 WHEREAS, the rental income currently paid to DHHS operations would be paid
46 to Facilities, therefore, it would be a net zero change Countywide, and DHHS will
47 coordinate with Department of Transportation and Public Works (DTPW)-Facilities in
48 this relocation effort to maintain consistency with the County-wide space plan; and
49

50 WHEREAS, the downtown Community Support Program (CSP) currently leases
51 space on 4th Street and Wisconsin Avenue from the Milwaukee Office of Mental Health
52 America, and the building they are in has some space concerns and is also for sale,
53 therefore, the downtown CSP will potentially need to relocate soon; and
54

55 WHEREAS, BHD plans to move the downtown CSP to the Coggs Building and
56 the current lease is a month-to-month and requires 30-day notice to vacate the building;
57 and
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59 WHEREAS, this will not only save the County from paying nearly \$110,000 in
60 rent to an outside entity annually, it will also create more of a one-stop shop for many
61 clients; and
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63 WHEREAS, the savings associated with mothballing the Day Hospital in the
64 2010 Budget totaled \$471,136; and
65

66 WHEREAS, the new leases, on an annual basis, add up to \$310,000 and SAIL
67 has new grants that include allowable rent costs, which contribute \$40,000 since they
68 will remain in the building, Wraparound Milwaukee will pay \$100,000 in additional rent
69 associated with the expansion of the MUTT and the CSP rent is an additional \$109,586
70 for an annual total of \$559,586; and
71

72 WHEREAS, in 2010, the St. Charles lease will be less due to initial start up costs
73 and the partial year, and none of the leases will run a full year, therefore, the additional
74 lease revenue will be less in 2010, but with the additional SAIL and Wraparound rent,
75 BHD anticipates it will break-even with the anticipated savings included in the budget;
76 and
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78 WHEREAS, there are also various one-time moving and modification costs that
79 will be incurred due to the EMS and CSP moves, and BHD intends to absorb these in
80 their normal maintenance and operating capital budgets; and
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82 WHEREAS, the Committee on Health and Human Needs, at its meeting of
83 January 27, 2010, recommended approval of the resolution AS AMENDED (vote 7-0);
84 now, therefore,
85

86 BE IT RESOLVED, that the Interim Director, Department of Health and Human
87 Services (DHHS), or his/her designee, is hereby authorized to work with Corporation
88 Counsel to structure a lease agreement, which once in its final form, be brought back
89 before the Committee on Health and Human Needs for review and approval, with St.
90 Charles Youth and Family Services Inc., My Home, Your Home Inc., and Willowglen

90 Community Care to lease space within the Behavioral Health Division (BHD) Day
91 Hospital in accordance with the following parameters:

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Vendor	Square Footage	Lease Term	Annual Rent
St. Charles Day Treat	36,000	1 year, with automatic renewals for up to 3 years (start date of March 1, 2010)	\$158,332 for the first 10 months, \$250,000 annually thereafter
St. Charles – FISS	2,100	Same as above, (start date of Feb 1, 2010)	\$15,000
My Home, Your Home Inc	3,600	Same as above, (start date of March 1, 2010)	\$25,000
Willowglen Community Care	2,800	Same as above, (start date of March 1, 2010)	\$20,000

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BE IT FURTHER RESOLVED, the Interim Director, Department of Health and Human Services (DHHS), or his/her designee, is hereby authorized to provide a 30-day notice to Mental Health America for the downtown Community Support Program (CSP) space and pursue their move to the Coggs Building.