

**COUNTY OF MILWAUKEE**  
Inter-Office Communication

Date: August 16, 2024

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: From the Executive Director of Milwaukee of County Parks, requesting authorization to enter into a lease agreement with The Boldt Company to place a jobsite trailer on the Kinnickinnic River Parkway adjacent to Aurora St. Luke’s Hospital

File Type: Action Report

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**REQUEST**

From the Executive Director of Milwaukee of County Parks, requesting authorization to enter into a lease agreement with The Boldt Company to place a jobsite trailer on the Kinnickinnic River Parkway adjacent to Aurora St. Luke’s Hospital

**POLICY**

§ 59.17(2)(b)3., Wis. Stats., states that the “county board may continue to exercise the authority under s. 59.52(6) with regard to land that is zoned as a park...”.

Wisconsin State Statutes:	S. 59.17(2)(b)3
Milwaukee County Code of General Ordinances:	
Specific Adopted Budget:	
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	

**BACKGROUND**

Since 2003, Aurora St. Luke’s Hospital (“ASLH”) is Grantee of an easement from Milwaukee County Parks, for portions of the hospital facility (after its 2003 expansion) to occupy a portion of the County-owned Kinnickinnic River Parkway.

In 2016, ASLH began renovations of the facility’s Sterile Processing Department, EP 3, EP 4, and Breast Imaging departments and hired The Boldt Company (“Boldt”) to oversee the renovations. In 2016, Boldt applied for and received a Right of Entry permit to place a job trailer temporarily onsite. In 2016, Boldt and County Parks had presumed this would be a short-term Right-of-Entry permit. However, ASLH has not been able to provide space within the hospital facility and since 2017, Boldt has been applying for Right-of-Entry (“ROE”) permits annually to retain the jobsite trailer at the parkway.

Parks has determined that it is more appropriate to enter into a lease because the temporary occupancy has developed into a longer-term occupancy that should be governed by a lease agreement. A lease would also give Parks more ability to determine an end date for Boldt's exclusive use of this portion of park land and to establish predictability.

Related File No's:	
Associated File No's (Including Transfer Packets):	
Previous Action Date(s):	

### **ALIGNMENT TO STRATEGIC PLAN**

Describe how the item aligns to the objectives in the [strategic plan](#):

3B: Enhance the County's fiscal health and sustainability

### **FISCAL EFFECT**

Parks will receive annual rental revenue with a percentage increase for every successive year of the term.

### **TERMS**

- Proposed Initial Term of 3 years with no more than two (2) additional one (1) year consecutive extension terms, with Parks reserving the right to renegotiate the terms and conditions at each renewal
- Lease terminates if the existing trailer requires replacement due to damage or
- Lease will establish a final removal date of no longer than 5 years from the date of execution of the lease

### **VIRTUAL MEETING INVITES**

John Hugget, VP Central Operations, the Boldt Company, [John.Huggett@Boldt.com](mailto:John.Huggett@Boldt.com)  
Sarah Toomsen – Assistant Director of Planning, Parks Department -  
[sarah.toomsen@milwaukeecountywi.gov](mailto:sarah.toomsen@milwaukeecountywi.gov)

### **PREPARED BY:**

Robert Senglaub, Contracts Manager, Milwaukee County Parks

### **APPROVED BY:**

Guy Smith, Executive Director Milwaukee County Parks *Guy D. Smith*

### **ATTACHMENTS:**

Resolution

Fiscal Note

Exhibit A: Aerial Boldt Trailer at Aurora St. Luke's

Exhibit B: 2003 Easement Aurora St. Lukes

Exhibit C: Power Point Presentation

Exhibit D: Draft Lease Agreement

CC: David Crowley, County Executive  
Mary Jo Meyers, Chief of Staff, County Executive's Office  
Sheldon A. Wasserman, Supervisor District 3, Comm on Parks & Culture Chair  
Steven Shea, Supervisor District 8, Comm on Parks & Culture Vice Chair  
Felesia A. Martin, Supervisor District 7, Comm on Parks & Culture Member  
Juan Miguel Martinez, Supervisor District 12, Comm on Parks & Culture Member  
Steve F. Taylor, Supervisor District 17, Comm on Parks & Culture Member  
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors  
Janelle M. Jensen, Legislative Services Division Mgr, Office of the County Clerk  
Aaron Hertzberg, Director, Department of Administrative Services  
Joseph Lamers, Fiscal & Budget Director, DAS  
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS  
Pamela Bryant, Capital Finance Manager, Comptroller's Office  
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office  
Allyson R. Smith, Committee Coordinator, Office of the County Clerk  
Anthony Rux, Budget & Management Analyst, DAS-PSB