

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: December 28, 2023

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 Kinnikinnic River Parkway adjacent to Aurora St. Luke's Hospital

File Type: Action Report

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 Kinnikinnic 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 Kinnikinnic 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 quasi-permanent occupancy more akin to a lease. 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 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
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VIRTUAL MEETING INVITES

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

PREPARED BY:

Saji Villoth, Contracts Services Manager

APPROVED BY:

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

ATTACHMENTS:

- Resolution
- Fiscal Note
- Exhibit A: Aerial Boldt Trailer at Aurora St. Luke's
- Exhibit B: 2003 MOU Aurora MCP
- Exhibit C: 2003 Easement Aurora St. Lukes
- Exhibit D: ROEs 2018-2023
- Exhibit E: Proposed Term Sheet

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
Ciara Miller, Research & Policy Analyst, Office of the Comptroller
Anthony Rux, Budget & Management Analyst, DAS-PSB