

LRB - FISCAL SECTION ANALYSIS

SEPTEMBER 8, 2004
PUBLIC IMPROVEMENTS COMMITTEE

ITEM 28, FILE 040585
EMMA J. STAMPS

File #040585 is a resolution authorizing the proper City officials to execute a lease with Columbia St. Mary's for the temporary helipad located on property under the jurisdiction of Milwaukee Water Works west of Lincoln Memorial Drive and north of Water Tower Road. (DPW-MWW)

Background

1. Columbia St. Mary's hospital is replacing its Lake Drive campus hospital facilities. The entire project is expected to be completed in 2009.
2. The campus reconstruction includes a helipad, located on the west side of Lake Drive, about 600 feet north of North Avenue. The helipad is used approximately 4 times per month, according to a hospital letter dated May 24, 2004.
3. The existing helipad must be temporarily relocated during construction.
4. Columbia St. Mary's, the Federal Aviation Authority, and the regional Flight for Life Program studied several sites and have identified a greenspace site on Water Works property at 2275 North Lincoln Memorial Drive, as suitable for a temporary helipad.
5. Resolution 040256, adopted July 7, 2004, authorized the proper City officials to negotiate a lease with the hospital to relocate the helipad. The fiscal impact was contingent upon the terms of the lease, which was not part of the adopted file.

Discussion

1. In a letter dated May 24, 2004, St. Mary's Hospital indicated a desire to lease greenspace currently owned by the Milwaukee Water Works. The letter also states that:
 - After the permanent helipad has been constructed, Columbia St. Mary will remove the temporary helipad and have the site restored.
 - Columbia St. Mary will be responsible for all costs related to the temporary occupancy and those for restoring the site to its original condition.
 - To proceed with the helipad relocation, Columbia St. Mary has initiated the Board of Zoning Appeals process to apply for and receive variances to construct the helipad on the Water Works site.
2. File 040585 indicates that the lease will expire on September 30, 2007, with a possible 2-year extension.

Fiscal Impact

Annual lease revenue due the Water Works is estimated at \$1,000 per year. File 040585 does not impact the tax levy because the utility is an enterprise fund.

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LRB-Fiscal Review Section
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