

**City of Milwaukee Semi-Annual Lease Report**  
**Second Half – 2014**  
**Commercial/Public leases**

<b>DCD Managed leases as of 12/31/2014</b>						
<b>Lessee</b>	<b>Address</b>	<b>Purpose</b>	<b>Start Date</b>	<b>Term</b>	<b>Annual Rent</b>	<b>Compliance?</b>
Groundwork Milwaukee	2571 North 2nd Street & 2575 North 2nd Street	Gardens	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	3342 North 5th Street & 3348 North 5th Street	Gardens	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	5974 North 49th Street	Gardens	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	2111 North 49th Street (Washington Park)	Gardens	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	2462 North Buffum Street (Scooters Garden)	Gardens	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	2858-68 North 2 <sup>nd</sup> & 2869 North 1st	Gardens (All People's Orchard)	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	3207 West Cherry	Gardens (Hmong Production Garden)	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	3143 West Madison	Gardens (LBWN Pocket Park)	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	1229-43 North 13 <sup>th</sup> & 1307 West McKinley	Gardens (Guest House Garden)	May 1, 2014	Three Years	\$25.00/yr	Yes
Groundwork Milwaukee	6316 West Fairview Ave (Bluemound Heights )	Gardens	May 1, 2012	Three Years	\$25.00/yr	Yes
Growing Power	1313 West Reservoir – adjacent Engine #5	Garden	April 1, 2011	Perpetual until terminated	No charge/ share produce with MFD	Yes
Friends Of Hank Aaron State Trail	138 North Broadway	Information Shelter	May 28, 2010	Perpetual	\$1.00	Yes
Lincoln Village Business Assn	2265 South Chase Ave	Lincoln Village signage	April 12, 2010	Perpetual	\$1.00	Yes
Milwaukee Homeless Veterans Initiative, Inc.	7222 West Fond du Lac Avenue	Office & Storage	April 9, 2014	One Year	\$1.00	Yes
COA Youth & Family Center	701 East Garfield (Kilbourn Park)	Tot Lot Parking & Park	December 1, 2003	25 Years	\$1.00	Yes
BID No. 2 Historic Third Ward	138 North Broadway Catalano Square	Park	July 1,2010	25 Years	\$1.00 Prepaid for 25 years	Yes
BID No. 2 Historic Third Ward	665 East Erie Erie Street Plaza	Park	July 1,2010	25 Years	\$1.00 Prepaid for 25 years	Yes
Marquette University	1801 West Kilbourn (Norris Park)	Athletic Field/Park	March 1, 2010	25 Years	\$1.00 Prepaid for 25 years	Yes

Fondy Food Center, Inc. (Young Kim)	2148-2200 West Fond du Lac (Fondy Market)	Farmers' Market	June 19, 2001	50 Years	\$1.00/yr	Yes
Giri Corp. (DBA Stone Creek Coffee)	2270 South Kinnickinnic	Open Space / Café	April 1, 201	Five Years until 3/31/2018	\$917.34/yr	Yes
MPS (for benefit of Redcat Academy)	706 East Russell Former Llewlynn Library	MPS program/ storage	July 1,1994	Month-to-Month	No charge/ MPS maintains	Yes
<b>Improved In Rem as of 12/31/2014</b>						
Doug Krystowiak (DBA Custom Designers)	5652 South 13th Street	Manufacturing	August 1, 2012	Month-to-Month	\$1,500/mo	January rent delinquent; Payment notice sent Yes-Insurance
Grill City (Tameka Lockett)	2729 West Atkinson Ave	Tavern/Restaurant	September 1, 2013	Month-to-Month	\$750/mo	January rent delinquent; Payment notice sent Yes-Insurance
Ashley's Bar-b-que (Darnell Ashley)	1501 West Center Street	Restaurant	August 1, 2012	Month-to-Month	\$1,100/mo	Yes
Jessica Stewart DBA Steward's Rest Spot	1422 West Atkinson	Tavern	March 1, 2014	Month-to-Month	\$500.00/mo	Yes
AR Jones, LLC DBA ARJ's Rick Inn	9308 West Capitol	Tavern/Restaurant	May 22, 2014	Month-to-Month	\$3,000.00/mo	Delinquent rent - \$13,500; City Attorney undertaking eviction action
Dionne Martin DBA Going Up Yonder COGIC	2601-05 West North Avenue	Church	September 14. 2014	Month-to-Month	\$500.00/mo	Yes
Peace Lutheran Church	5229 North 51 <sup>st</sup> Blvd.	Religious assembly	July 25, 1014	Month-to-Month	\$500.00	Rent delinquent two months; notice to be sent Insurance current
Jarvis McCoy DBA Jizzles Sandwich Shop	4618 West Burleigh	Restaurant	September 19, 2014	Month-to-Month	\$619.40/mo	Yes
Royale Canfield DBA All Stars Music & Variety	4620 West Burleigh	Clothing/Candy Store	September 19, 2014	Month-to-Month	\$619.40/mo	Yes
Royale Canfield DBA All Stars Music & Variety	4622 West Burleigh	Clothing/Candy Store	September 19, 2014	Month-to-Month	\$619.40/mo	Yes
Robert Bryant DBA Doc & Jugg Clothing	4624 West Burleigh	Clothing Store	September 19, 2014	Month-to-Month	\$621.50	Insurance-Yes Delinquent rent-\$925; Burleigh CDC helping tenant
Toan Quang Truong DBA Burleigh Nails & Spa	4628 West Burleigh	Nail Salon	September 19, 2014	Month-to-Month	\$819.83	January rent delinquent; Payment notice sent Yes-Insurance
Burleigh Street Community Development Corp.	4630 West Burleigh, Suite D	Office	September 19, 2014	Month-to-Month	\$375.00	Yes

Prayer House of Faith	4778 North Hopkins (Part of 4775 North 37 <sup>th</sup> )	Religious assembly	September 19, 2014	Month-to-Month	\$500/mo	No – Issued notice to vacate; failed to provide insurance and pay rent
Charmaine Briley DBA Stylistic Inc.	1246 West Atkinson	Hair salon	November 17, 2014	Month-to-Month	\$700.00	No – Issued notice to vacate; failed to provide insurance and pay rent
Cedric Fleming	1100 West North Avenue	Barber shop	November 11, 2014 (In Rem Date)	Until February 28, 2015		Not offered lease Issued Notice to Vacate for condition

<b>Milwaukee Public Library Manage Leases as of 12/31/2014</b>						
<b>Lessee</b>	<b>Address</b>	<b>Purpose</b>	<b>Start</b>	<b>Term</b>	<b>Annual Rent</b>	<b>Compliance?</b>
Milwaukee County Federated Library System	814 W. Wisconsin Ave.	Office, Sorting Room & use of dock	1/1/1994	21 Years Expires 12/31/2015	\$126,000	Yes
Audio & Braille Literacy Enhancement	814 W. Wisconsin Ave.	Office Room	1998	Ongoing	\$7,000	Yes
Friends of the Milwaukee Public Library	814 W Wisconsin Ave	Bookstore/ coffee shop and sorting rooms	1995	Ongoing	\$0	Yes

<b>ITMD Manage Leases as of 12/31/2014</b>						
<b>Lessee</b>	<b>Address</b>	<b>Beginning</b>	<b>Term</b>	<b>Purpose</b>	<b>Annual Rent</b>	<b>Compliance?</b>
AT&T (Telecorp)	4001 South 6th Street	Dec 15, 2000	5 Years, option 4 additional terms.	Antenna	\$29,699	yes
AT&T (Telecorp)	5600 W. Oklahoma Av.	Apr 01, 2007	5 Years, option 4 additional terms. No Escalator	Antenna	\$19,500	yes
AT&T (Telecorp)	8814 W. Lisbon Av.	Aug 31, 2001	5 Years, option 4 additional terms.	Antenna	\$36,204	yes
Cricket Communications	4001 South 6th Street	Aug 01, 2008	15 Years, option 4 additional terms.	Antenna	\$32,162	yes
Cricket Communications	5600 W. Oklahoma Av.	Aug 01, 2008	15 Years, option 4 additional terms.	Antenna	\$32,162	yes
Cricket Communications	8814 W. Lisbon Av.	Aug 01, 2008	15 Years, option 4 additional terms.	Antenna	\$41,160	yes
T Mobile (Voicestream)	4th Highland Parking Lot	Jun 09, 2005	5 Years, option 4 additional terms. 3%	Antenna	\$22,093	yes
T Mobile (Voicestream)	5600 W. Oklahoma Av.	Dec 20, 2005	5 Years, option 4 additional terms.	Antenna	\$23,485	yes
T Mobile (Voicestream)	8814 W. Lisbon Av.	Dec 18, 2000	Rebuild in lieu of rent 10-12 years, then 25 years	Antenna	\$26,938	yes
T Mobile (Voicestream)	Southside Health Center	Jun 09, 2005	5 Years, option 4 additional terms. 3%	Antenna	\$22,093	yes
T Mobile (Voicestream)	Zeidler Muni Bldg	Jun 09, 2005	5 Years, option 4 additional terms. 3%	Antenna	\$22,114	yes
U S Cellular	5600 W. Oklahoma Av.	Oct 01, 2001	5 Years, option 4 additional terms	Antenna	\$36,204	yes
U S Cellular	Southside Health Center	May 06, 2002	5 Years, option 4 additional terms	Antenna	\$34,480	yes
Verizon Wireless	5600 W. Oklahoma Av.	Jan 14, 2001	5 Years, option 4 additional terms	Antenna	\$30,530	yes
Verizon Wireless	8814 W. Lisbon Av.	Apr 12, 2002	5 Years, option 4 additional terms	Antenna	\$34,481	yes

<b>DPW Managed Leases as of 12/31/2014</b>						
<b>Lessee</b>	<b>Address</b>	<b>Beginning</b>	<b>Term</b>	<b>Purpose</b>	<b>Annual Rent</b>	<b>Compliance?</b>
Johnson Controls	535 Milwaukee St.	5/1/1994	50 Years Expires 5/1/2044	Parking Garage	\$574,500.00	Yes
Miller Compressing	4025 W Lincoln Ave	10/14/2003	20 Years Expires 10/14/2023	Land	\$44,546.28	Yes
Avenue Brake Shop	5500-10 West Lisbon Ave.	1/1/2010	Five Years Expires 12/31/2019	Surface Parking Lot Vehicle Spaces	\$ 1,200.00	Yes
US Bancorp	2353 North Farwell Ave.	1/1/2013	Month-to-Month Until Lot Sold	Surface Parking Lot Vehicle Spaces	\$ 5,400.00	Yes
US Bancorp	930 West Maple Street	7/1/2013	Five Years Expires 6/30/2018	Surface Parking Lot Vehicle Spaces	\$ 3,600.00	Yes
JWK Management LLC.	1300 East Brady Street (Pasegio)	11/1/2009	Five Years Expires 10/31/2019	Surface Parking Lot Vehicle Spaces	\$ 3,600.00	Yes
Allis Street Flats Condo Assn	2254 South Allis Street	11/1/2009	Four Years Expires 10/31/2016	Surface Parking Lot Vehicle Spaces	\$ 6,000.00	Yes
A.E. Shemitis Commons Condo Assn	2254 South Allis Street	9/1/2009	Three Years Expires 8/31/2015	Surface Parking Lot Vehicle Spaces	\$3,600.00	Yes
Bieck Management	1915 East North Ave.	8/10/1999	Month-to-Month	Surface Parking Lot Dumpster Spaces	\$ 360.00	Yes
Payless Shoes	1002 W. Maple	8/1/2003	Month-to-Month	Surface Parking Lot Dumpster Spaces	\$ 400.00	Yes
Von Trier's Tavern	1915 E North Ave	1/1/2010	Year-to-Year Annual Renewals	Surface Parking Lot Dumpster Spaces	\$ 360.00	Yes
Third Coast Investors (Jimmy Johns)	365 W. Ward St.	6/1/2007	10 Years Expires 5/31/2015	Surface Parking Lot Dumpster Spaces	\$ 565.88	Yes
Forman Smyser LLC	2353 N Farwell Av	6/1/2013	Five Years or until Sold Expires 5/31/2018	Surface Parking Lot Vehicle Spaces	\$ 2,700.00	Yes
Zipcar	Master lease - various locations	4/1/2013	Three Years 10/31/2016	Surface Parking Lot Vehicle Spaces	\$ 6,720.00	Yes
Keep Greater Milwaukee Beautiful, Inc.	1313 W. Mt. Vernon Avenue	7/1/1995	Year-to-Year Annual Renewals	Building lease	\$1.00	Yes

<b>Water Works Managed Leases – as of 12/31/2014</b>						
<b>Lessee</b>	<b>Address</b>	<b>Purpose</b>	<b>Start</b>	<b>Term</b>	<b>Annual Rent</b>	<b>Compliance?</b>
Verizon	1235 N. 57th Street	Antenna	6/21/2008	Annual	\$34,037.72	Yes
AT & T	1225 N. Hawley Road	Antenna	12/15/2010	Annual	\$29,320.10	Yes
US Cellular	5701 W. McKinley Ave.	Antenna	11/1/2010	Annual	\$37,231.88	Yes
Sprint Nextel	1235 N. 57th Street	Antenna	3/5/2009	Annual	\$31,183.92	Yes
T-Mobile	1235 N. 57th Street	Antenna	12/5/2010	Annual	\$35,458.94	Yes
US Cellular	3000 N. Lincoln Memorial Drive	Antenna	7/1/2011	Annual	\$35,458.93	Yes
AT & T	3000 N. Lincoln Memorial Drive	Antenna	9/1/2010	Annual	\$32,818.67	Yes
US Cellular	2275 N. Lincoln Memorial Drive	Antenna	5/28/2007	Annual	\$30,529.56	Yes
Cricket	5701 W. McKinley Ave.	Antenna	8/21/2008	Annual	\$32,162.29	Yes
Verizon	3000 N. Lincoln Memorial Drive	Antenna	12/22/2014	Annual	\$34,608.93	Yes
Children's Outing Assn	701 E. Garfield (Tot Lot)	Tot Lot, Parking	10/1/2010	Annual	\$1.00	Yes

**Port of Milwaukee Managed Leases as of 12/31/2014**

<u>Lessee</u>	<u>Address/Location</u>	<u>Purpose</u>	<u>Start</u>	<u>Term/Expiration</u>	<u>Annual Rent</u>	<u>Compliance?</u>
Cargill Salt Co.	1835 South Carferry Drive - South Harbor Tract - Parcel A (4.866 acres)	Business Office and Gaggging Plant	10/1/2005	9/30/2025	\$77,820.00	Yes
Cargill Salt	Parcel B	Bulk Storage Pad	10/1/2005	2015		Yes
Federal Marine Terminals, Inc.	1200 South Lincoln Memorial Drive (23 acres)	T-2 at Pier1, the Bradford bldgs 1 & 2; T-3 @ South Pier 2 & new warehouse of 50,000 sq. ft	1/1/2014	Five Years	\$200,000	Yes
Edward E. Gillen Company	Grand Trunk at South Marina Drive	Grand Trunk bare land - Parcels A, B, C (12.0 acres)	7/1/2011	24.5 Years	\$135,492.00	Yes
Great Lakes Towing	.Letter agreement	29 acres at heavy lift dock			\$6,000.00	Yes
US Ventures	1626 S Harbor Drive (11.55 acres)	Liquid Bulk Facility	8/18/2010	20 Years	\$82,500.00	Yes
Kinder Morgan (assigned from MBT Processing, LLC)	Terminal 4 and 4A, = 104,000 SF	MBT Processing, LLC		2023	80\$,284.00	Yes
Kinder Morgan	bare ground corner of Bay and LMD	Bay and LMD - salt		2018	\$18,522.00	Yes
Kinder Morgan	South Harbor Tract - 14.06 Acres - Bldg at 1900 S Harbor Dr	Master lease	10/24/1996	2018	\$80,284.00	Yes
Kinder Morgan	at 1601 S. Carferry Drive (808 acres)	Two 15,000 ton storage domes		2025	\$14,519.76	Yes
Kinder Morgan	1/2 acre on old Ruan 2.8 acre Site referred to as Parcel A near Harbor and Bay streets.	TLA (Transload Services ) (parcel 7)		2018	\$8,000.00	Yes
Kinder Morgan	N. bulk dock; at N. end of CHLD	Store and transfer limestone		2018	\$36,800.00	Yes
Kinder Morgan	401 East Greenfield Ave. (13.8 acres)	Coal Storage	5/1/2013	4+ years until 12/31/2017	\$133,000.00	Yes
Kinder Morgan	S. Harbor Drive extended (2.0 acres)	Limestone and other dry bulk aggregates	4/1/2012	Three years	\$28,500.00	Yes

Lafarge Corporation	1435 S. Carferry Drive, SHT 2.494 acres of real property	Cement	1995	2020	\$37,410.00	Yes
Lake Express, LLC	2330 South Lincoln Memorial Drive	Terminal Building (includes maintenance)	7/1/2004	12/31/2029	\$63,470.00	Yes
Milwaukee World Festival, Inc.	200 N. Harbor Drive / approx. 70.528 lakefront acres on North Harbor Tract	Festival grounds, buildings and amphitheater	1/1/2001	30 Years to 12/31/2030	\$1,306,500.00	Yes
MMSD	Bay & Carferry - 0.15 acres	Land and subsurface pipeline easement	2/13/2012	25 Years	\$2,700.00	Yes
North American Salt Company	Parcel 8 - 2.313 acres at Bay and Lincoln	Salt storage	10/1/2009	15.5 Years (until 3/31/2025)	\$143,583.00	Yes
Pier Wisconsin	south face of municipal north pier, adjoining parking area and adjoining yard area	Discovery World for construction of improvement		2033	N/A	Yes
Discovery World, Ltd.	Russell Avenue	Maintenance & repair facility (Denis Sullivan); land & berthing rights at finger pier south of U.S. Coast Guard station	3/1/2012	Five Years	\$1,000.00	Yes
Portland Trucking	2061 S. Harbor Drive (Ace Building)	Office & Garage	10/1/2013	Five Years	\$59,800.00	Yes
South Harbor, LLC (assigned from Jacobus)	1726 S. Harbor Drive (4.6 Acres)	Bulk Liquids Storage Terminal	1/31/2010	2020	\$78,200.00	Yes
Specialty Restaurants of WI	550 N. Harbor Drive (north face of Municipal Pier)	Harbor House restaurant	2/1/2008	10 Years to 1/31/2018	\$75,000.0	Yes
U.S. Coast Guard	2420 S. Lincoln Memorial Drive	7.4 acres of land for Coast Guard Station	10/1/2011	One year with 25 one-year renewal options	\$1.00	Yes
U.S. Navy	2401 S. Lincoln Memorial Drive	Naval Armory	10/1/2013	Five Years to 9/30/2018	\$91,176.00	Yes
Ward Welding & Fabrication	1801 S. Carferry Drive			Year-to-Year Renewals	\$9,996.00	Yes
West Shore Pipe Line	South Harbor TractSHT and easements		3/11/2008	2032	\$12,555.00	Yes