



THE PORT OF MILWAUKEE

April 17, 2017

Ref: MBT/Lease

To The Honorable
The Common Council
City of Milwaukee

Dear Council Members:

The Port of Milwaukee is requesting approval of Lease Agreement with Milwaukee Bulk Terminals, LLC for 2.48 acres of land located on the 1600 S. Carferry Drive commencing in May 2017 and terminating in May 2026. Dates are contingent with Milwaukee Bulk's final agreement with Cargill Salt.

At its meeting of April 13, 2017, the Board of Harbor Commissioners approved the Lease Agreement and authorized Port staff to notify the Common Council. We therefore, respectfully request that your Honorable Body approve this Lease Agreement and authorize its execution by adopting the attached resolution.

Respectfully submitted,



PAUL VORNHOLT
Municipal Port Director

PV/dcl

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..Number
170059

..Version

Original

..Reference

Milwaukee Bulk Terminals, LLC

..Sponsor

Ald. Borkowski

..Title:

Resolution approving Lease Agreement with Milwaukee Bulk Terminals, LLC.

..Analysis

This resolution would approve a Lease Agreement with Milwaukee Bulk Terminals, LLC for 2.48 acres of property located at 1600 South Carferry Drive for nine years commencing in May _____, 2017 and terminating May _____, 2026; and

..Body

Whereas, Milwaukee Bulk Terminals, LLC has been a long term tenant in good standing with the Port of Milwaukee; and

Whereas, the property will be used to construct a salt pad and the rental term for the parcel will be \$15,800 per acre annually totaling \$39,184 annually; and

Whereas, The Board of Harbor Commissioners at their meeting of April 13, 2017 acted by vote of the Board to grant such Lease Agreement; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that said Common Council hereby ratifies and approves the Lease Agreement between Milwaukee Bulk Terminals, LLC and the City of Milwaukee, by and through its Board of Harbor Commissioners, and, be it

Further Resolved, That the designated officers of said government and of said Board of Harbor Commissioners are hereby authorized and directed to execute an agreement to carry out this purpose.

..Drafter

4/13/17

Port of Milwaukee

Paul Vornholt

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City of Milwaukee Fiscal Impact Statement

A Date 4/17/2017 File Number 170059 Original Substitute
 Subject Approve Lease Agreement with Milwaukee Bulk Terminals, LLC

B Submitted By (Name/Title/Dept./Ext.) Paul Vornholt, Municipal Port Director, Port of Milwaukee, 8130

C This File

- Increases or decreases previously authorized expenditures.
- Suspends expenditure authority.
- Increases or decreases city services.
- Authorizes a department to administer a program affecting the city's fiscal liability.
- Increases or decreases revenue.
- Requests an amendment to the salary or positions ordinance.
- Authorizes borrowing and related debt service.
- Authorizes contingent borrowing (authority only).
- Authorizes the expenditure of funds not authorized in adopted City Budget.

D Charge To

- Department Account
- Capital Projects Fund
- Debt Service
- Other (Specify) _____
- Contingent Fund
- Special Purpose Accounts
- Grant & Aid Accounts

E

Purpose	Specify Type/Use	Expenditure	Revenue
Salaries/Wages		\$0.00	\$0.00
		\$0.00	\$0.00
Supplies/Materials		\$0.00	\$0.00
		\$0.00	\$0.00
Equipment		\$0.00	\$0.00
		\$0.00	\$0.00
Services		\$0.00	\$0.00
		\$0.00	\$0.00
Other		\$0.00	\$0.00
		\$0.00	\$0.00
TOTALS		\$ 0.00	\$ 0.00

F Assumptions used in arriving at fiscal estimate. Amount of lease payments _____

G For expenditures and revenues which will occur on an annual basis over several years check the appropriate box below and then list each item and dollar amount separately.

<input type="checkbox"/> 1-3 Years	<input type="checkbox"/> 3-5 Years	\$39,184 increase annually for nine years	_____
<input type="checkbox"/> 1-3 Years	<input type="checkbox"/> 3-5 Years		_____
<input type="checkbox"/> 1-3 Years	<input type="checkbox"/> 3-5 Years		_____

H List any costs not included in Sections D and E above. _____

I Additional information. _____

J This Note Was requested by committee chair.