

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

DCD Managed leases						
Lessee	Address	Purpose	Start Date	Term	Annual Rent	Compliance?
Groundwork Milwaukee	2571 North 2nd Street & 2575 North 2nd Street	Gardens	May 1, 2012	Three Years	\$25.00	Yes
Groundwork Milwaukee	3342 North 5th Street & 3348 North 5th Street	Gardens	May 1, 2012	Three Years	\$25.00	Yes
Groundwork Milwaukee	5974 North 49th Street (Gardens	May 1, 2012	Three Years	\$25.00	Yes
Groundwork Milwaukee	2111 North 49th Street (Washington Park)	Gardens	May 1, 2012	Three Years	\$25.00	Yes
Groundwork Milwaukee	2462 North Buffum Street (Scooters Garden)	Gardens	May 1, 2012	Three Years	\$25.00	Yes
Groundwork Milwaukee	220 East Concordia Ave	Gardens	May 1, 2012	Three Years	\$25.00	Yes
Groundwork Milwaukee	6316 West Fairview Ave (Bluemound Heights)	Gardens	May 1, 2012	Three Years	\$25.00	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 Avenue (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	Yes
Giri Corp.	2270 South Kinnickinnic	Open Space / Café	April 1, 201	Five Years until	\$917.34	Yes

(DBA Stone Creek Coffee)				3/31/2018		
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
Improved in Rem						
Doug Krystowiak (DBA Custom Designers)	5652 South 13th Street	Manufacturing	August 1, 2012	Month-to-Month	\$1,500/mo	Yes
Grill City (Tameka Lockett)	2729 West Atkinson Ave	Tavern/Restaurant	September 1, 2013	Month-to-Month	\$750/mo	Yes
Ashley's Bar-b-que (Darnell Ashley)	1501 West Center Street	Restaurant	August 1, 2012	Month-to-Month	\$1,100/mo	Yes
TLC Childcare Center (Harriet Conway)	4313-15 West Fond du Lac Avenue	Daycare Center	September 1, 2009	Month-to-Month	\$800/mo	Yes

Milwaukee Public Library Manage Leases						
<u>Lessee</u>	<u>Address</u>	<u>Purpose</u>	<u>Start</u>	<u>Term</u>	<u>Annual Rent</u>	<u>Compliance?</u>
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

ITMD Manage Leases						
<u>Lessee</u>	<u>Address</u>	<u>Beginning</u>	<u>Term</u>	<u>Purpose</u>	<u>Annual Rent</u>	<u>Compliance?</u>
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	\$30,368	yes
T Mobile (Voicestream)	4th Highland Parking Lot	Jun 09, 2005	5 Years, option 4 additional terms. 3%	Antenna	\$23,485	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	\$23,485	yes
T Mobile (Voicestream)	Zeidler Muni Bldg	Jun 09, 2005	5 Years, option 4 additional terms. 3%	Antenna	\$23,485	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	\$34,480	yes

DPW Managed Leases						
<u>Lessee</u>	<u>Address</u>	<u>Purpose</u>	<u>Beginning</u>	<u>Term</u>	<u>Annual Rent</u>	<u>Compliance?</u>
Johnson Controls	535 Milwaukee St.	Parking Garage	5/1/1994		\$574,500.00	Yes
Miller Compressing	4025 W Lincoln Ave	Land	10/14/2003	Monthly	\$44,546.28	Yes
Avenue Brake Shop	5500-10 West Lisbon Ave.	Surface Parking Lot Vehicle Spaces	1/1/2010	Semi-annual	\$ 1,200.00	Yes
US Bancorp	2353 North Farwell Ave.	Surface Parking Lot Vehicle Spaces	1/1/2013	Monthly	\$ 5,400.00	Yes
US Bancorp	930 West Maple Street	Surface Parking Lot Vehicle Spaces	7/1/2013	Monthly	\$ 3,300.00	Yes
JWK Management LLC.	1300 East Brady Street (Passegio)	Surface Parking Lot Vehicle Spaces	11/1/2009	Semi-annual	\$ 3,600.00	Yes
Allis Street Flats Condo Assn	2254 South Allis Street	Surface Parking Lot Vehicle Spaces	11/1/2009	Semi-annual	\$ 6,000.00	Yes
A.E. Shemitis Commons Condo Assn	2254 South Allis Street	Surface Parking Lot Vehicle Spaces	9/1/2009	Semi-annual	\$3,600.00	Yes
Bieck Management	1915 East North Ave.	Surface Parking Lot Dumpster Spaces	8/10/1999	Annual	\$ 360.00	Yes
Payless Shoes	1002 W. Maple	Surface Parking Lot Dumpster Spaces	8/1/2003	Annual	\$ 400.00	Yes
Von Trier's Tavern	1915 E North Ave	Surface Parking Lot Dumpster Spaces	1/1/2010	Annual	\$ 360.00	Yes
Third Coast Investors (Jimmy Johns)	365 W. Ward St.	Surface Parking Lot Dumpster Spaces	6/1/2007	Annual	\$ 517.50.00	Yes
Forman Smyser LLC	2353 N Farwell Av	Surface Parking Lot Vehicle Spaces	6/1/2013	One Year	\$ 1,575.00.00	Yes
Zipcar	Master lease - various locations	Surface Parking Lot Vehicle Spaces	4/1/2013	Semi-annual	\$ 1,920.00	Yes
Keep Greater Milwaukee Beautiful, Inc.	1313 W. Mt. Vernon Avenue	Office building lease	7/1/1995	Annual	\$1.00	Yes

Water Works Managed Leases						
<u>Lessee</u>	<u>Address</u>	<u>Purpose</u>	<u>Start</u>	<u>Term</u>	<u>Annual Rent</u>	<u>Compliance?</u>
Verizon	3000 N. Lincoln Memorial Drive	Antenna	12/22/2009	Annual	\$32,960.88	Yes
Verizon	1235 N. 57th Street	Antenna	6/21/2008	Annual	\$33,046.33	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	\$35,458.94	Yes
Sprint Nextel	1235 N. 57th Street	Antenna	3/5/2009	Annual	\$29,698.97	Yes
T-Mobile	1235 N. 57th Street	Antenna	12/5/2010	Annual	\$33,770.42	Yes
US Cellular	3000 N. Lincoln Memorial Drive	Antenna	7/1/2011	Annual	\$33,770.24	Yes
AT & T	3000 N. Lincoln Memorial Drive	Antenna	9/1/2010	Annual	\$31,255.88	Yes
US Cellular	2275 N. Lincoln Memorial Drive	Antenna	5/28/2007	Annual	\$29,0775.77	Yes
Cricket	5701 W. McKinley Ave.	Antenna	8/21/2008	Annual	\$29,199.67	Yes

Port of Milwaukee Managed Leases

<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 Gagging Plant	10/1/2005	Ten Years to 9/30/2015	\$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 sq. feet	MBT Processing, LLC		2020	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	2014	\$80,284.00	Yes
Kinder Morgan	at 1601 S. Carferry Drive (808 acres)	Two 15,000 ton storage domes		2014	\$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)		2014	\$8,000.00	Yes
Kinder Morgan	N. bulk dock; at N. end of CHLD	Store and transfer limestone		2014	\$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
Kinder Morgan	1711 S. Carferry Dr. (old advance ldg..) - 8.6 acres	Use building to store bagged Milorganite	11/1/2013	7+ years until 12/31/2020	\$37,410.00	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	10.5 Years - Expires 12/31/14	\$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				\$9,996.00	Yes
West Shore Pipe Line	South Harbor TractSHT and easements		3/11/2008	2032	\$12,555.00	Yes