

City of Milwaukee 2016 Lease Report  
Commercial/Public Leases

ITMD-Managed Leases as of 12/31/2016						
Lessee	Address	Beginning	Term	Purpose	Annual Rent	Compliance?
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	\$30,915	yes
T Mobile (Voicestream)	4th Highland Parking Lot	Jun 09, 2005	Terminated – June 2016	Antenna	\$13,265	Yes / terminated
T Mobile (Voicestream)	5600 W. Oklahoma Av.	Dec 20, 2005	5 Years, option 4 additional terms.	Antenna	\$25,892	yes
T Mobile (Voicestream)	8814 W. Lisbon Av.	Dec 18, 2000	5 Years, option 4 additional terms.	Antenna	\$32,743	yes
T Mobile (Voicestream)	Southside Health Center	Jun 09, 2005	5 Years, option 4 additional terms. 3%	Antenna	\$25,892	yes
T Mobile (Voicestream)	Zeidler Muni Bldg	Jun 09, 2005	5 Years, option 4 additional terms. 3%	Antenna	\$25,892	yes
U S Cellular	5600 W. Oklahoma Av.	Oct 01, 2001	5 Years, option 4 additional terms	Antenna	\$39,915	yes
U S Cellular	Southside Health Center	May 06, 2002	5 Years, option 4 additional terms	Antenna	\$38,015	yes
Verizon Wireless	5600 W. Oklahoma Av.	Jan 14, 2001	5 Years, option 4 additional terms	Antenna	\$33,659	yes
Verizon Wireless	8814 W. Lisbon Av.	Apr 12, 2002	5 Years, option 4 additional terms	Antenna	\$38,015	Yes
DCD-Managed Leases as of 12/31/2016						
Groundwork Milwaukee	2571 North 2nd Street & 2575 North 2nd Street(All People’s Garden)	May 1, 2014	Gardens	3 -yr annual garden lease	\$25.00	y
Groundwork Milwaukee	1229-31 North 13 <sup>th</sup> Street(Guest House Garden)	May 1, 2014	Gardens	3-yr annual garden	\$25.00	Y

				lease		
Groundwork Milwaukee	3342 North 5th Street & 3348 North 5th Street (Groundwork's Garden)	May 1, 2014	Gardens	3 -yr annual garden lease	\$25.00	y
Groundwork Milwaukee	5974 North 40th Street (Thurston Woods)	May 1, 2014	Gardens	3 -yr annual garden lease	\$25.00	y
Groundwork Milwaukee	3207 W Cherry Street(Hmong Production Garden)	May 1, 2014	Gardens	3-yr annual garden lease	\$25.00	Y
Groundwork Milwaukee	2858-64 North 2 <sup>nd</sup> Street (All People's Orchard)	May 1, 2014	Gardens	3 -yr annual garden lease	\$25.00	Y
Groundwork Milwaukee	2111 North 49th Street (Washington Park)	May 1, 2014	Gardens	3 -yr annual garden lease	\$25.00	y
Groundwork Milwaukee	2462 North Buffum Street (Scooters Garden)	May 1, 2014	Gardens	3 -yr annual garden lease	\$25.00	y
Groundwork Milwaukee	3143-45 W Madison St (LBWN Pocket Park)	May 1, 2014	Gardens	3-yr annual garden lease	\$25.00	Y
Groundwork Milwaukee	6316 West Fairview Ave (Bluemound Heights )	May 1, 2014	Gardens	3 -yr annual garden lease	\$25.00	y
Custom Designer (Doug Krystowiak)	5652 South 13th Street	August 1, 2012	Occupied in rem property	monthly	\$1,500.00	Y
Grill City (Tameka Lockett)	2729 West Atkinson Ave	September 1, 2013	Occupied in rem property	monthly	\$750.00	Y
Business Improvement District no.2	138 North Broadway	May 28, 2010	Vacant lot	endless	\$1.00	Y
Business Improvement District no.2	665 East Erie Street	July 1 , 2010	Erie Street Right of Way	Annual	\$1.00	Y

Lincoln Village Business (John Rozga)	2265 South Chase Ave	April 12, 2010	Vacant lot	endless	\$0.00	n
Mohammad Fahid Nazer	2329 W Capitol Dr	July 1, 2015	Occupied in rem property	monthly	\$1,100.00	Y
Clear Channel	3530-3534 W Lincoln Ave	January 4, 2016	In Rem Billboard	Annual	\$500.00	Y
Clear Channel	3706 N Teutonia	September 14, 2015	In rem billboard	Annual	\$700.00	Y
Growing Power, Inc	1313 W Reservoir	April 1, 2011	Public Facility	Annual	\$1.00	Y
Glenda Hampton d/b/a Gateway to Change	2319 W Capitol Dr	July 1, 2015	Occupied in rem property	monthly	\$1.00	Y
Peace Lutheran Church	5229 N 51 <sup>st</sup> Blvd	December 2, 2013	Occupied in rem property	monthly	500.00	N
Marquette University	1832 W Kilbourn Ave	March 1, 2010	Park	Annual	\$1.00	Y
COA Youth & Family Center(Thomas Schneider)	701 East Garfield Avenue	December 1, 2003	Park	annual	\$1.00	Y
Clear Channel	2977 N Martin Luther King Dr	November 16, 2015	in rem billboard	Annual	\$200.00	Y
Laronnie Gilliam & Leslie Hodges	2977 N Martin Luther King Drive	November 16, 2015	Occupied in rem property	monthly	\$500.00	y
Rita Lee	7115 W Capitol Dr	December 12, 2016	Occupied in rem property	monthly	\$700.00	Y
Joshua Pelczynski	7115 W Capitol Dr	December 12, 2016	Occupied in rem property -	monthly	\$200.00	Y
Dionne Martin d/b/a Going up Younder COGIC	2601-05 W North Ave	January 1, 2014	Occupied in rem property	monthly	\$500.00	Y
Melvin C. Johnson, Jeffrey A Mack d/b/a Natian Enterprise LLC	7350 North 76 <sup>th</sup> Street	December 1, 2016	Occupied in rem property	monthly	\$600.00	N
Fondy Food Center, Inc	2200-34 W Fond du Lac Ave	April 1, 2016	Vacant Lot	Monthly	\$300.00	Y
Jessica Stewart d/b/a Stewart's Rest Spot	1422-24 W Atkinson Ave	March 1, 2014	Occupied in rem property	monthly	\$500.00	Y
Marilyn J Simms d/b/a Honey's Child Care	2939 W Kilbourn Ave	February 1, 2016	Occupied in rem property	monthly	\$2,000	Y
<b>Milwaukee Public Library</b>						
Milwaukee County Federated Library System	814 W. Wisconsin Ave.	1/1/1994	Office, Sorting Room & use of dock	Expires 12/31/2017	\$126,000 per year	Y
Literacy Enhancement (formerly: Volunteer Services for the Visually	814 W. Wisconsin Ave.	1998	Office Room	Ongoing	\$7,000 per year	Y

Handicapped, Inc.)						
Friends of the Milwaukee Public Library	814 W Wisconsin Ave	1995	Bookstore/ coffee shop and sorting rooms	Ongoing	\$0	Y

Port of Milwaukee						
<u>Lessee</u>	<u>Address</u>	<u>Beginning</u>	<u>Purpose</u>	<u>Term/Expiration</u>	<u>Lease Rent</u>	<u>Compliance?</u>
Cargill Salt	1835 S. Carferry Dr.; Parcel A (4.866 acres)	12/1/05	Business office and gagging plant	2020	\$105,176.40	Y
Cargill Salt	Parcel B	10/1/2005	Bulk Storage Pad	2015	Combined with Parcel A	Y
Federal Marine Terminals	1200 S. Lincoln Memorial Dr. (23 acres)	1/1/2014	T-2 at Pier1, the Bradford bldgs 1 & 2; T-3 @ S. Pier 2 & new warehouse of 50,000 sq. ft	2018	\$220,000.00	Y
Great Lakes Towing	Letter agreement	1/1/2002	29 acres at heavy lift dock	Year to Year	\$6,000.00	Y
						Y
Kinder Morgan (assigned from MBT Processing, LLC)	Terminal 4 and 4A, = 104,000 sq. feet	11/1/2013	MBT Processing, LLC	2023	\$208,990.00	Y
Kinder Morgan (Parcel 6)	bare ground at corner of Bay and LMD	1/1/2002	Bay and LMD - salt	2018	\$31,632.36.00	Y
Kinder Morgan (Parcels 1-5)	1900 S. Harbor Drive (14.06 acres)	10/24/1996	Master lease	2018	\$137,112.36	Y
Kinder Morgan	1601 S. Carferry Dr.; (.808 acres)	2/1/2015	Two 15,000 ton storage domes	2025	\$14,519.76	Y
Kinder Morgan (Parcel 7)	1/2 acre on old Ruan site 1050 E. Bay); 2.8 acre referred to as Parcel A near Harbor and Bay streets.	7/1/2013	TLA (Transload Services ) (parcel 7)	2018	\$16,992.00	Y
Kinder Morgan (Parcel 8)	N. Bulk Dock; at N. end of CHLD (2.3 acres)	1/21/2015	Store and transfer limestone	2018	\$37,977.60	Y
Kinder Morgan	401 East Greenfield Ave. (13.8 acres)	5/1/2013	Coal Storage	12/31/2017	\$133,000.00	Y
Kinder Morgan	S. Harbor Dr. Extended (2.0 acres)	4/1/2012	Limestone and other dry bulk aggregates	2015	\$28,500.00	Y
						Y

Lafarge Corporation	1435 S. Carferry Dr. (2.494 acres)	4/1/2015	Cement	2020	\$37,410.00	Y
Lake Express	2330 S. Lincoln Memorial Dr.	1/1/2015	Terminal building (includes maintenance)	12/31/2029	\$76,164.00	Y
Milwaukee World Festival, Inc.	200 N. Harbor Drive and approx. 70.528 lakefront acres on NHT	1/1/2001	Buildings and amphitheater	2030	\$1,306,500.00	Y
MMSD	Bay & Carferry Dr. (0.15 acres)	2/13/2012	Land and subsurface pipeline easement	25 years	\$2,700.00	Y
Michels Corporation	Grand Trunk at S. Marina Dr. (10.75 acres)	7/1/2016	1980 S. Marina Drive	2021	\$20,571.42	Y
Compass Minerals (f/k/a North American Salt Company)	7 parcels: P1-1551 S. Carferry 1.518 ac @ \$21,339.24; P2-2175 S. Carferry 1.130 ac @ \$15,884.94; P3-2225 S. Carferry 1.068 ac @ \$15,013.38; P4-1830 S.	10/1/2009	Salt storage	2025	\$176,428.36	Y
Pier Wisconsin	500 N. Harbor Drive; adjoining parking area and adjoining yard area	7/1/2003	Discovery World for construction of improvement	2033	N/A	Y
Discovery World	Russell Avenue	3/1/2012	Maintenance & repair facility (Denis Sullivan); land & berthing rights at finger pier south of U.S. Coast Guard station	3/1/2017	\$1,000.00	Y
Portland Trucking	2061 S. Harbor Drive (Ace building)	10/1/2013	Office and garage	2018	\$19,000	Y
South Harbor, LLC	1726 S. Harbor Drive (4.6 acres)	1/31/2010	Bulk liquid storage terminal	2020	\$78,200.00	Y
Specialty Restaurants of WI	550 N. Harbor Drive (north face of Municipal Pier)	2/1/2008	Harbor House Restaurant	2018	\$75,000.00	Y
U.S. Coast Guard	2420 S. Lincoln Memorial Dr.	10/1/2011	7.4 acres of land for Coast Guard Station	2036	\$1.00	Y
U.S. Navy	2401 S. Lincoln Memorial Drive	10/1/2013	Naval Armory	2018	\$67,860.00	Y
U.S. Venture	1626 S Harbor Dr. (11.55 acres)	8/1/2010	STS site; liquid bulk facility	20 years	\$118,500	
Ward Welding &	1801 S. Carferry Drive	5/1/2016	Fabricating workshop; maintenance/repair shop	Year to Year (4/30/18)	\$9,996.00	Y

Fabrication						
West Shore Pipe Line	property on SHT and easements	2/9/2012	Pipe Line	2032	\$875/monthly	Y