



Legislation Details (With Text)

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Title: Substitute resolution approving a new lease agreement with Giri Corporation d/b/a Stone Creek Coffee for land located at 2270 South Kinnickinnic Avenue, in the 14th Aldermanic District.

Sponsors: ALD. ZIELINSKI

Indexes: LEASES

Attachments: 1. 180558 Fiscal Impact Statement.pdf, 2. 180558 Lease Report.pdf, 3. 180558 Lease Due Diligence Checklist.pdf, 4. 180558 Lease Agreement as of 7-13-18.pdf, 5. 180558 City Plan Commission Letter.pdf

Date	Ver.	Action By	Action	Result	Tally
7/10/2018	0	COMMON COUNCIL	ASSIGNED TO		
7/11/2018	0	PUBLIC WORKS COMMITTEE	REFERRED TO		
7/13/2018	1	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
7/16/2018	0	CITY PLAN COMMISSION	RECOMMENDED FOR ADOPTION AND ASSIGNED	Pass	5:0
7/18/2018	1	PUBLIC WORKS COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
7/31/2018	1	COMMON COUNCIL	ADOPTED	Pass	14:0
8/9/2018	1	MAYOR	SIGNED		

180558

SUBSTITUTE 1

021307

ALD. ZIELINSKI

Substitute resolution approving a new lease agreement with Giri Corporation d/b/a Stone Creek Coffee for land located at 2270 South Kinnickinnic Avenue, in the 14th Aldermanic District.

This substitute resolution authorizes the Commissioner of the Department of City Development to enter into a new lease agreement because the existing lease agreement has expired.

Whereas, On January 22, 2003, the Common Council of the City of Milwaukee adopted File No. 021307, which approved a Lease Agreement between the City of Milwaukee ("City") and Stone Creek Coffee for the property located at 2270 South Kinnickinnic Avenue, whereby Stone Creek Coffee leased the City's lot for accessory outdoor seating and green space ("Lease Agreement") adjacent to a commercial property Giri Corporation d/b/a Stone Creek Coffee leases for use as a coffee roaster and wholesale and retail outlet; and

Whereas, The Lease Agreement had a three-year term with an option to extend for three successive periods, the first of which was for two years and the next two were for five years each; and

Whereas, The term, including the three extensions, of the Lease Agreement expired May 31, 2018 and the parties wish to enter into a new lease agreement ("New Lease Agreement"); and

Whereas, The Department of City Development recommends approval of a New Lease Agreement that is coterminous with Giri Corporation d/b/a Stone Creek Coffee's lease for the adjoining property and in consideration of Giri Corporation d/b/a Stone Creek Coffee's commitment to improve and maintain the land at its sole expense; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Commissioner of the Department of City Development is directed to cause the preparation and execution of a New Lease Agreement with Giri Corporation d/b/a Stone Creek Coffee for the property located at 2270 South Kinnickinnic Avenue, said New Lease Agreement to contain use and payment provisions as outlined above and all other terms and conditions deemed necessary to protect the City's interest; and, be it

Further Resolved, That upon termination of the New Lease Agreement, maintenance responsibility will revert to the Department of Public Works.

DCD:Amy.Turim:aet

07/12/18