

1 Supervisor Michael Mayo, Sr., Chairperson,
2 From the Committee on Transportation, Public Works, and Transit, reporting on:

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4 File No. 14-768

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6 (ITEM) From the Director, Department of Transportation, and the Interim Airport
7 Director, requesting authorization to enter into a Building Lease Agreement with
8 HMSHost, Host International, Inc., for the lease of 2,300 square feet of building space at
9 Milwaukee County's MKE Regional Business Park for a term of one year effective
10 November 1, 2014, and ending October 31, 2015, with four one-year mutual renewal
11 options, by recommending adoption of the following:

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13 **A RESOLUTION**

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15 WHEREAS, HMSHost, Host International, Inc., wants to enter into a Building
16 Lease Agreement with Milwaukee County for kitchen space located in a building at
17 Milwaukee County's MKE Regional Business Park at General Mitchell International
18 Airport; and

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20 WHEREAS, HMSHost, Host International, Inc., intends to use the approximately
21 2,300 square-foot area for a food preparation production facility as well as allowing their
22 Disadvantaged Business Enterprise Partner the space and ability to produce pastry
23 items for the Airport as well as beyond; now, therefore,

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25 BE IT RESOLVED, that the Director, Department of Transportation, and the
26 Interim Airport Director are hereby authorized to enter into a Building Lease Agreement
27 with HMSHost, Host International, Inc., effective November 1, 2014, for the lease of
28 approximately 2,300 square feet of space (6095 South Jasper Avenue) at Milwaukee
29 County's MKE Regional Business Park, under the following terms and conditions:

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31 1. The term of the triple net Lease Agreement shall be for one year, effective
32 November 1, 2014, and ending October 31, 2015, with four one-year mutual renewal
33 options.
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35 2. Any furniture, kitchen equipment, or any other material identified in the building will
36 be inventoried and made available to HMSHost, Host International, Inc., at no
37 charge, to be returned at the conclusion of the lease in normal wear and tear
38 condition.
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40 3. Rental for the approximately 2,300 square feet of space in the building will be
41 established at: \$8.00 per square foot, for an approximate total of \$18,400 for the first
42 year of the lease. This rental rate was established from a recommended lease
43 appraisal report that contained information for similar space in the surrounding area.
44 An option to extend the lease term for four additional one-year terms shall be at an
45 agreed-upon amount at the then-prevailing market rate.
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47 4. The Lease Agreement shall contain the current standard insurance and
48 environmental language for similar agreements. Under these terms of this triple net
49 Lease Agreement, HMSHost, Host International, Inc., will be responsible for the cost
50 of insurance, utilities, and common area maintenance charges.
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54 10/30/14

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