

1 Supervisor Gerry Broderick, Chairperson
2 From the Committee on Parks, Energy, and Environment, reporting on:

3
4 File No. 15-233

5
6 (ITEM) From the Director, Department of Parks, Recreation, and Culture,
7 requesting authorization to execute an Extension Agreement with Grandview
8 Management, Inc., doing business as Zilli Hospitality Group (ZHG) to extend for three
9 years or until October 31, 2018, ZHG's Coast Restaurant Lease and Miller Room
10 Catering Services Agreement at O'Donnell Park, by recommending adoption of the
11 following:

12
13 **A RESOLUTION**

14
15 WHEREAS, Grandview Management, Inc., doing business as Zilli Hospitality
16 Group (ZHG) and the Department of Parks, Recreation, and Culture (DPRC) are parties
17 to the certain Lease dated September 29, 1995, as amended on April 25, 2007, and as
18 supplemented by those Memoranda of Understanding dated April 17, 2007, and April 7,
19 2009, (Coast Restaurant Lease) pursuant to which ZHG leases Coast Restaurant at
20 William F. O'Donnell Park (O'Donnell Park) from DPRC and provides food and
21 beverage services for Milwaukee County patrons, all on the terms and conditions set
22 forth in the Coast Restaurant Lease; and

23
24 WHEREAS, ZHG and DPRC are parties to the certain agreement dated
25 December 10, 2002, as supplemented by the letter agreement dated October 2, 2003,
26 and the Memorandum of Understanding dated April 17, 2007, (Miller Room Agreement)
27 pursuant to which DPRC grants ZHG the exclusive right, subject to certain exclusions
28 set forth in the Miller Room Agreement, to provide Catering Services at the Miller Room
29 in the William F. O'Donnell Center; and

30
31 WHEREAS, unless ZHG and DPRC extend the terms of the Coast Restaurant
32 Lease and the Miller Room Agreement, the Coast Restaurant Lease and the Miller
33 Room Agreement shall expire on ~~October~~ December 31, 2015; and

34
35 WHEREAS, throughout the past three years, ZHG's partnership with DPRC at
36 Coast Restaurant and the Miller Room has generated, on average, approximately
37 \$175,000 per year in revenue for DPRC in rent payments, rental revenue, food and
38 beverage sales, and other miscellaneous revenue; and

39
40 WHEREAS, ZHG has been an optimal partner for DPRC, not only at Coast
41 Restaurant and the Miller Room but also as the exclusive caterer at the Mitchell Park
42 Horticultural Conservatory and Boerner Botanical Gardens; and

43
44 WHEREAS, ZHG and DPRC wish to extend the terms of the Coast Restaurant
45 Lease and the Miller Room Agreement to ~~October~~ December 31, 2018, during which
46 time DPRC may terminate the Extension term upon 18 months' prior notice to ZHG, and

47 ZHG and DPRC further agree that during this Extension term they shall engage in good
48 faith negotiations to enter into subsequent agreements for ZHG's lease of Coast
49 Restaurant and ZHG's right to serve as exclusive caterer of the Miller Room; and
50

51 WHEREAS, the Committee on Parks, Energy, and Environment, at its meeting of
52 September 15, 2015, recommended adoption of the Director's request (vote 5-0); now,
53 therefore,
54

55 BE IT RESOLVED, the Milwaukee County Board of Supervisors hereby
56 authorizes and directs the Department of Parks, Recreation, and Culture (DRPC) to
57 execute an Extension Agreement with Grandview Management, Inc., doing business as
58 Zilli Hospitality Group (ZHG) to extend, for three years, or until ~~October~~ December 31,
59 2018, ZHG's Coast Restaurant Lease and Miller Room Catering Services Agreement
60 with DPRC at William F. O'Donnell Park.
61

62
63 ars
64 09//15/15
65 S:\Committees\2015\Sept\PE&E\Resolutions\15-223.doc