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(ITEM) From the Director, Department of Transportation, and the Interim Airport Director requesting authorization to enter into a Building Lease Agreement with Doctari Longlines, LLP, for three years, effective October 1, 2014, and ending September 30, 2017, with two one-year mutual renewal options, by recommending adoption of the following:

A RESOLUTION

WHEREAS, Doctari Longlines, LLP, wants to enter into a Building Lease Agreement with Milwaukee County for a former covered outdoor storage area and small building at Milwaukee County’s MKE Regional Business Park at General Mitchell International Airport (“GMIA”); and

WHEREAS, Doctari Longlines, LLP, intends to use the approximately 3,700-square-foot area for warehousing, light manufacturing, assembly, and distribution of waterfowl decoy and other hunting equipment related items; now, therefore,

BE IT RESOLVED, that the Director, Department of Transportation, and the Interim Airport Director are hereby authorized to enter into a lease agreement with Doctari Longlines, LLP, effective October 1, 2014, for the lease of approximately 3,700-square-feet of space (433 East Mangold Avenue) at Milwaukee County’s MKE Regional Business Park, under the following terms and conditions:

1. The term of the triple net lease agreement shall be for three years, effective October 1, 2014, and ending September 30, 2017, with two one-year mutual renewal options.
2. Any furniture, office equipment, or any other material identified will be inventoried in the building and made available to Doctari Longlines, LLP, at no charge, to be returned at the conclusion of the lease with normal wear and tear condition.
3. Rental for the approximately 3,700-square-feet of space in the building will be established at \$1.00 per square foot for an approximate total of \$3,700 for the first year of the lease. This rental rate was developed by comparison of appraisal information for similar storage/warehouse space in the surrounding area. An option to extend the lease term for two additional one-year terms shall be at an agreed-upon amount at the then-prevailing market rate.
4. The lease agreement shall contain the current standard insurance and environmental language for similar agreements. Under these terms of this triple net lease agreement, Doctari Longlines, LLP, will be responsible for the cost of insurance, utilities, and common area maintenance charges.

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