

RESOLUTION NO. 2018-127

JOINT RESOLUTION BY THE EXECUTIVE AND PUBLIC WORKS, PARKS, AND FACILITES COMMITTEES AUTHORIZING RACINE COUNTY TO ENTER INTO A LEASE AGREEMENT WITH JPM HOSPITALITY, LLC FOR THE OPERATION AND MANAGEMENT OF A BAR AND RESTAURANT AT REEFPOINT MARINA

To the Honorable Members of the Racine County Board of Supervisors:

BE IT RESOLVED that the Racine County Board of Supervisors authorizes and approves a multi-year lease agreement between Racine County and JPM Hospitality, LLC for operation and management of a bar and restaurant at Reefpoint Marina under the following terms and conditions:

1. The rental space consists of 9596 square feet on the second floor of the Administration Building at Reefpoint Marina and will be occupied by Reefpoint Brew House as a year-round bar and restaurant. This includes 5824 square feet of floor space indoors and 3772 square feet outdoors on concrete, railed decking. In addition, the rental space will include one (1) private office space on the second floor.
2. The initial period of the Lease shall be five (5) years, and the lease allows for a five (5) year renewal period at fair market value.
3. JPM Hospitality, LLC shall pay Racine County rent at an initial yearly rate of \$50,000.00 with a \$10,000.00 increase per year for the initial period.
4. The Lessee shall provide all phone lines and any necessary computer equipment. Any remodeling will need the prior written approval of Racine County's Building and Facilities Management Division.
5. Such other terms and conditions as the Corporation Counsel, Finance Director, and Public Works and Development Services Director deem necessary and appropriate.

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that any two of the County Clerk, the County Executive and/or the County Board Chairman are authorized to execute any contracts, agreements or other documents necessary to carry out the intent of this resolution.

Respectfully submitted,

EXECUTIVE COMMITTEE

Russell A. Clark, Chairman

David J. Cooke, Vice Chairman

Robert Miller, Secretary

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4 Robert Grove

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6 Scott Maier

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8 Janet Bernberg

9 _____
10 Q.A. Shakoor, II

11 _____
12 Katherine Buske

13 _____
14 Thomas Roanhouse

15 _____
16 Melissa Kaprelian-Becker

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25 1st Reading _____

**PUBLIC WORKS, PARKS AND FACILITIES
COMMITTEE**

26
27 2nd Reading _____

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29 **BOARD ACTION**

_____ Robert D. Grove, Chairman

30 Adopted _____

31 For _____

32 Against _____

33 Absent _____

_____ Tom Hincz, Vice-Chairman

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35 VOTE REQUIRED: Majority

_____ Monte G. Osterman, Secretary

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37 Prepared by:
38 Corporation Counsel

_____ Mike Dawson

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41 _____ Nick Demske

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43 _____ Fabi Maldonado

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46 _____ Tom Kramer

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49 **The foregoing legislation adopted by the County Board of Supervisors of
50 Racine County, Wisconsin, is hereby:**

51 **Approved:** _____

52 **Vetoed:** _____

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54 **Date:** _____,

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56 _____
57 **Jonathan Delagrave, County Executive**

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INFORMATION ONLY

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6 **WHEREAS**, since 2013, the bar and restaurant at Reefpoint Marina has been
7 successfully managed by L.O. Enterprises, LLC; and

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9 **WHEREAS**, L.O. Enterprises has been dissolved and members have formed a new
10 entity, JPM Hospitality; and

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12 **WHEREAS**, Racine County's original lease with L.O. Enterprises, LLC allowed for a
13 renewal period of five years; therefore, Racine County has elected to enter into a new
14 lease for the operation and management of the bar and restaurant at Reefpoint Marina
15 with JPM Hospitality; and

16

17 **WHEREAS**, this lease renewal has been deemed most advantageous to Racine
18 County.

