

**RESOLUTION NO. 2012-97**

**RESOLUTION BY THE PUBLIC WORKS, PARKS, AND FACILITIES COMMITTEE  
AUTHORIZING RACINE COUNTY TO ENTER INTO A LEASE AGREEMENT WITH L.O.  
ENTERPRISES, 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 L.O. Enterprises, 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.
2. The initial period of the Lease shall be five (5) years.
3. L.O. Enterprises, LLC shall pay Racine County rent at an initial yearly rate of \$40,000.00.
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,

1st Reading \_\_\_\_\_

2nd Reading \_\_\_\_\_

BOARD ACTION \_\_\_\_\_

Adopted \_\_\_\_\_

**PUBLIC WORKS, PARKS, AND FACILITIES  
COMMITTEE**

\_\_\_\_\_  
Katherine Buske, Chair

1 Resolution No. 2012-97

2 Page Two

3  
4 For \_\_\_\_\_  
5 Against \_\_\_\_\_  
6 Absent \_\_\_\_\_

\_\_\_\_\_ Robert D. Grove, Vice-Chair

7  
8 VOTE REQUIRED: Majority

\_\_\_\_\_ Mike Dawson, Secretary

9  
10 Prepared by:  
11 Corporation Counsel

\_\_\_\_\_ Jeff Halbach

12  
13 \_\_\_\_\_  
14 Kiana K. Johnson

15  
16 \_\_\_\_\_  
17 Monte G. Osterman

18  
19 \_\_\_\_\_  
20 Daniel Sharkozy

21  
22 **The foregoing legislation adopted by the County Board of Supervisors of**  
23 **Racine County, Wisconsin, is hereby:**

24 **Approved:** \_\_\_\_\_

25 **Vetoed:** \_\_\_\_\_

26  
27 **Date:** \_\_\_\_\_,

28  
29 \_\_\_\_\_  
30 **James A. Ladwig, County Executive**

31  
32  
33 **INFORMATION ONLY**

34  
35  
36 **WHEREAS**, pursuant to its standard contracting procedures, Racine County has,  
37 through a Request for Proposals (RFP), invited bids to operate the restaurant located in  
38 the administration building at the Reefpoint Marina; and

39  
40 **WHEREAS**, Racine County received one complete bid proposal, conducted  
41 interviews with the bidder to obtain details of the proposed restaurant operation, including  
42 proposed menu items, staffing, and the business plan for a year-round operation; and

43  
44 **WHEREAS**, upon examination of the proposed operation, the bid of L.O.  
45 Enterprises, LLC, has been deemed most advantageous to Racine County.

EXHIBIT "A"

The rental income from L.O. Enterprises LLC for the operation and management of a bar and restaurant at Reefpoint Marina will be deposited into revenue account - Rent Restaurant - 551.4675.100. The rent will be paid in equal monthly installments of the yearly Lease amount.

FINANCE COMMITTEE RECOMMENDATION

After reviewing the Resolution/Ordinance and fiscal information supplied, your Finance Committee recommends FOR--AGAINST adoption.  
REASONS

FOR	AGAINST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____