



City of Racine

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Staff Report

Redevelopment Authority of the City of Racine
1402 State Street - lease

The Redevelopment Authority of the City of Racine is scheduled to close on the purchase of 1402 State street on December 9, 2010. The business at 1336 State Street, owned by Ivan Davalos and he has expressed interest in leasing the parking lot at 1402 State Street for employee and customer parking. Though there was no formal agreement with the previous owner, they have been using the parking lot, especially during the road construction. The parking lot is in poor condition and staff recommends entering into a 5-month lease while staff explores options for property for either permanent development or temporary uses. Staff recommends a lease with the following terms.

- \$1.00 per month rent
- Starting in December and ending on May 1, 2010
- Use of premises for employee and customer parking only. No unregistered, inoperable, or junk cars. No overnight parking.
- Insurance to be provided to the City Attorney's satisfaction.
- Lessee agrees to indemnify, defend, save, and hold harmless the Redevelopment Authority of the City of Racine.
- The RDA would retain the right of entry.
- No subletting would be allowed.
- Lessee shall be responsible for snow removal, regular litter pick-up, restoring parking blocks, and filling pot holes.
- There will be an option to renew if mutually agreed upon for 1 to 6 months increments.

Staff recommends adoption Resolution 10-30 authorizing Staff and City Attorney to enter into a lease with Ivan Davalos for parking at 1402 State Street.

1402 State Street

