

# City of Shawnee Memorandum

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**To:** Brian McDougal, City Manager

**CC:**

**From:** Rex B. Hennen, Assistant Airport Manager

**Date:** February 14, 2013

**Re:** 1836 N. Kickapoo Proposed Airport Lease - Sips Downtown Café, LLC



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Mr. Brad Carter, the owner/operator of Sips Downtown Café, LLC has requested to lease the referenced property for use as a drive-thru coffee and bagel shop. A copy of the proposed lease is attached.

The original lease rate, when the property was operated by Heavenly Grind, was based on the fair market value which was established per Section 4.4 of the lease document. The proposed lease rate is the original amount adjusted per the Consumer Price Index for the last three (3) years for an annual rate of \$1,620.00/year. The size of the property is 8,462 square feet or 0.19 acres.

Staff recommends approval of the proposed lease.