

City of Shawnee Memorandum



To: Brian McDougal, City Manager

CC:

From: Rex B. Hennen, Assistant Airport Manager

Date: June 26, 2013

Re: 1836 N. Kickapoo Proposed Airport Lease - Heavenly Grind Coffee Shop

At the February 19, 2013 meeting, the City Commissioners acting as the Airport Authority approved a lease agreement for the referenced airport property with Mr. Brad Carter, the owner/operator of Sips Downtown Café, LLC, who requested to lease the referenced property for use as a drive-thru coffee and bagel shop. Following that meeting, Mr. Carter requested to delay the execution of the lease agreement while certain legal and financial issues were being addressed. After an extended time, the issues were unable to be resolved. As a result the current leaseholder, Mr. Quisenberry successfully negotiated the selling of the business to Brett and Shelly VanMeter. The VanMeter's have signed the proposed lease and are ready to begin operating the business upon approval of the attached lease by the Commission.

The original lease rate, when the property was operated by Mr. Quisenberry, 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.