



"...meeting community needs...enhancing quality of life."

**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

1819 East Witzke Boulevard
Appleton, Wisconsin 54911-8401
(920) 832-5572 FAX (920) 993-3103
Email - dean.gazza@appleton.org

TO: Parks & Recreation Committee

FROM: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

DATE: 11/20/2017

RE: Action Item: Approve Basil's Pub and Provisions Request to Lease Space in Houdini Plaza for 2018–2022.

In 2005, the Parks and Recreation Committee and City Council approved a lease agreement with Mark Behnke, owner of Basil's Pub and Provisions, to use space in Houdini Plaza for an outdoor seating/serving area. The most recent lease expires on December 31, 2017. Mr. Behnke is requesting to continue this lease for another five year period.

The new lease will be: \$4,100 (2018), \$4,200 (2019), \$4,300 (2020), \$4,400 (2021) and \$4,500 (2022).

Major components of this lease include:

- Food and beverage service shall be limited to the Leased Premise only between 11:00 A.M. and 12:00 A.M. Monday thru Friday and Sunday; and, between 9:00 A.M. and 12:00 a.m. Saturday.
- Basil's Pub and Provisions will provide food and beverage service that meets all applicable licenses and permits.
- Basil's Pub and Provisions will obtain all applicable licenses and approvals for the service of food and beverage in the leased area.
- Basil's Pub and Provisions will provide trained wait staff during all food service hours.
- Basil's Pub and Provisions will provide all furniture for the leased area.
- Basil's Pub and Provisions will be solely responsible for the furniture.
- Basil's Pub and Provisions will provide the fencing necessary to separate the leased area from the remainder of Houdini Plaza.
- Basil's Pub and Provisions will maintain the leased area on a daily basis.
- Basil's Pub and Provisions will address daily maintenance issues in Houdini Plaza directly related to the activities related to the leased area. Maintenance issues shall include, but are not limited to, waste and litter disposal, walkway cleaning, and general site inspection consistent with standards established by the Parks, Recreation and Facilities Management Department.

In addition to additional revenue for the Parks, Recreation and Facilities Management Department, Mr. Behnke has met the requirements of this lease and we experienced no significant issues over these last five years. He has been a great partner in helping us monitor and maintain this area of the plaza. I therefore recommend the renewal of this lease.

Please feel free to contact me at 832-5572 with any questions, or by email at dean.gazza@appleton.org.