



REQUEST FOR COUNCIL ACTION

AGENDA DATE: November 28, 2022

AGENDA ITEM: Consider approval of a Lease Agreement with Rapids Brewing Company, LLC.

PREPARED BY: Rob Mattei, Director of Community Development

BACKGROUND:

Rapids Brewing Company approached the City with interest in leasing a space at the northeast corner of the public parking lot where their business is located. The proposed land lease involving a 10'x20' area described in the draft lease, would be used by Rapids Brewing and potentially other neighboring businesses for the purpose of establishing an enclosure for the relocation of trash dumpsters.

As stated by Rapids Brewing, the relocation of the dumpsters is part of an effort to make the primary façade of their business, facing west, more appealing. This relocation would also allow them to develop some additional patio space where their dumpster is currently located. This patio space would be used to provide community focused vendor markets and pop-ups as well as additional seating area.

The term of the proposed lease is for an initial term of one year. Upon the expiration of the initial term, if mutually agreed by the City and Rapids Brewing, the lease can be extended an additional 3 years. The monthly rent payment for the leased land is \$50.00, which is based upon 8% of the tax value of the land rounded up to an even total.

Rapids Brewing will be responsible for all of the cost of the permitting, construction and maintenance of the enclosure. The enclosure design will be aesthetically appealing and final approval of the design will be made by the Community Development Director.

REQUESTED COUNCIL ACTION:

Make a motion to approve a Lease Agreement with Rapids Brewing Company, LLC.