

## Patricia Heidorf

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**From:** Nicolas Sparacio  
**Sent:** Wednesday, August 24, 2016 3:01 PM  
**To:** Patricia Heidorf; Jeri Lynn Christensen; Nick Reimer  
**Subject:** Proposed parking sublease by Forefront Dermatology of 50 spaces at 720 Quay Street (Farmers Market parking lot)  
**Attachments:** Map of Cable Tie Down Area.pdf

Greetings,

Please use this email memo and the attached map as the documentation for this Public Safety Committee agenda item.

Forefront Dermatology has moved forward with plans to renovate and lease the first floor of 2 N 8<sup>th</sup> Street (the Riverlofts building) for additional office space. As a result, they have asked the City for assistance with securing additional parking. Given the current state of the downtown TIF districts, the City has limited options at its disposal to provide assistance to this growing company.

In preliminary discussions, Forefront has expressed an interest in leasing spaces at 720 Quay Street, also known as the farmers market parking lot. There would be obvious limitations with this site, as it is used for various purposes, but I want to engage the Public Safety Committee and Council in this discussion before proceeding any further to negotiate the needed agreements. The following is an outline proposal that has been agreed to in concept by the property owner, Briess Malting:

The City of Manitowoc would like to sublease to Forefront Dermatology a number of parking spaces covered under the Ground Lease and under the following terms:

1. The initial number of stalls leased would be 50. There is potential need for up to 100 spaces at a future date, but not without a revised lease/sublease.
2. The term of the sublease would be from November 1, 2016 to November 1, 2017.
3. There would be a renewal option on an annual basis.
4. The reserved use of spaces for this business would be from 7:00 a.m. to 5:00 p.m., Monday through Friday. No lessee parking allowed during Saturday morning Farmers Market or other City events.
5. The City would agree to not sublease spaces impacted by the cable tie-down area for ship mooring.
6. The City would relocate the Tuesday afternoon Farmers Market to another location to allow the proposed daytime use of the lot. The lot would continue to be used for community events on weekends and weekday evenings. The lot would continue to be used for the ice skating rink.
7. The lease rate paid to the City would be \$0, so there would be no revenue to share with Briess.

I am also attaching a map of the area referenced in item 5. Implementing this plan would require an amendment to the ground lease with Briess Malting and identification of an alternate location for the Tuesday afternoon farmers market. This proposal leaves open the question of maintenance of the parking lot, which would certainly be a concern with additional utilization.

With the projected job growth anticipated by Forefront Dermatology, a solution here is worth exploring. Thank you for your consideration.

Nic

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# Cable Location



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