



Warren C. Evans  
Wayne County Executive

Wayne County Commission  
March 4, 2020, 2:03 p.m.

January 6, 2020

The Honorable Alisha R. Bell  
Chair, Wayne County Commission  
500 Griswold, 7<sup>th</sup> Floor  
Detroit, MI 48226

**RE: Approval of Lease and Use Agreement between Wayne County and Warren/Merriman LLC**  
**TCM: 2020-60-008**

Dear Commission Chair Bell:

The Department of Public Services - Parks Division respectfully requests your approval of the attached Lease and Use Agreement between Wayne County and Warren/Merriman LLC (Lessee). The Lessee wishes to enter upon, occupy, develop and use "the Premises" (as depicted in Exhibit A) as a parking lot with certain park facilities, as described in Exhibit B. Lessee or its assigns, at its sole option, can construct Phase 2 (as depicted in Exhibit B) at a later date.

The lease will be for a term of ten (10) years, commencing upon approval by the Wayne County Commission, with an option to extend the lease for additional periods of ten (10) years each in perpetuity.

The Lessee shall pay rent of \$750.00 per year for the initial 10 year term; \$1000 per year for the first renewal term; and \$1,250 per year for the second renewal term. Under each successive renewal term (10 years) the rent shall increase by \$250/year/term. If Lessee choses to complete Phase 2 construction, then the rent shall be \$1,000.00/year for the first 10 years term after Phase 2 construction is complete, \$1,250/year for the first 10 year renewal term and \$1,500 for the second 10-year renewal term. Under each successive renewal term (10 years) the rent shall increase by \$500/year/term after completion of Phase 2 construction.

Therefore, the Department of Public Services - Parks Division requests your approval of the attached agreement between Wayne County and Warren/Merriman, LLC.

Approved:

Beverly J. Watts, Director  
Department of Public Services

Department of Public Services · Administration Division  
400 Monroe, 3<sup>rd</sup> Floor, Detroit, Michigan 48226 · (313) 224-7373 · Fax (313) 224-2609