

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 190988

Authorizing the Director of General Services to execute a lease agreement with Lawona Jeffery and Cherish the Cakes, LLC for 1704 East 18<sup>th</sup> Street in the 18<sup>th</sup> and Vine Historic District and authorizing the Director of General Services to provide funding for tenant finish improvements not to exceed \$35,000.00.

WHEREAS, the City owns a commercial premises commonly referred to as 1704 East 18<sup>th</sup> Street in the 18<sup>th</sup> and Vine Historic District that is currently vacant and for which the City sought proposals for its lease; and

WHEREAS, Cherish the Cakes, LLC and its owner Lawona Jeffery submitted a proposal to lease the premises at 1704 East 18<sup>th</sup> Street from which to operate a retail bakery and coffee bar for an initial term of five years and four months, with two option terms of five years at an initial rent of \$1,427.00 per month; and

WHEREAS, the proposal of Cherish the Cakes, LLC and Lawona Jeffery includes the City's funding of improvements to the premises to make it usable as a bakery and coffee shop in an amount not to exceed \$35,000.00; and

WHEREAS, both the Real Estate and Architecture Subcommittee of the 18<sup>th</sup> and Vine Development Policy Committee and the 18<sup>th</sup> and Vine Development Policy Committee have considered the proposal of Cherish the Cakes, LLC and its owner Lawona Jeffery and recommend the proposal and this lease agreement to the Council; and

WHEREAS, the lease agreement has been revised to provide for the exercise of the First Option Term and the Second Option Term only upon the mutual consent of all parties to the lease agreement; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of General Services Department is authorized to execute a lease agreement with Lawona Jeffery and Cherish the Cakes, LLC for the City-owned premises located at 1704 East 18<sup>th</sup> Street to be used for the operation of a retail bakery and coffee bar in substantial form to that attached hereto.

Section 2. That the Director of General Services Department is hereby authorized to expend the sum of \$35,000.00 from funds previously appropriated from Account No. AL-3436-648043-B-64017101 18<sup>th</sup> and Vine for Tenant Improvements.

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I hereby certify that these is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

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Tammy L. Queen  
Director of Finance

Approved as to form and legality:

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Galen P. Beaufort  
Senior Associate City Attorney