



## Legislation Text

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**File #:** 40632, **Version:** 1

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### Fiscal Note

No fiscal or budgetary impact.

### Title

Authorizing the execution of a Space Use Agreement with the Board of Regents of the University of Wisconsin System, on behalf of Covering Wisconsin, allowing for the operation of a single office space for purposes directly related to the mission of Covering Wisconsin and Public Health Madison & Dane County connecting residents to health care.

### Body

WHEREAS, the City is the lessee of the 2-story building space located at 2705 East Washington Avenue (the "Leased Premises") pursuant to a lease and all renewals (the "Original Lease") with MESC, LLC, as successor-in-interest to Madison East Shopping Center Partners (the "Lessor"); and

WHEREAS, the term of the Original Lease runs to December 31, 2020; and

WHEREAS, with the City's permission, Public Health-Madison and Dane County (PHMDC), a joint health department of the City of Madison and Dane County, occupies the second floor space of the Leased Premises for purposes of a public health facility (clinics and office space); and

WHEREAS, thousands of Dane County residents have gained health insurance coverage since 2013 because of the availability of discounted private insurance through the federal Health Insurance Marketplace (healthcare.gov), and because BadgerCare Plus (Medicaid) coverage was extended to eligible "childless adults" with income under the federal poverty level; and

WHEREAS, from late 2013 through June of this year, there was a net gain of almost 10,000 Dane County residents on BadgerCare Plus and 14,504 Dane County residents were signed up for 2015 Marketplace insurance plans during the open enrollment period, up from 9,737 in 2014; and

WHEREAS, PHMDC estimates that 14,000-16,000 of the Dane County residents who gained coverage since late 2013 were previously uninsured, reducing the number of uninsured by 36-40% but leaving 23,000-25,000 Dane County residents still uninsured; and

WHEREAS, Covering Wisconsin (CWI) is a statewide coalition dedicated to reducing health disparities and improving overall health in Wisconsin by connecting people to health insurance coverage, and is based at the University of Wisconsin-Madison and affiliated with UW-Extension and other partners throughout the State; and

WHEREAS, the Original Lease provides that the City may allow another unit of government or "similar service agency" to use the Leased Premises for similar services and activities, without the need for the Lessor's consent; and

WHEREAS, CWI desires to use a single office space within PHMDC's public health facility for purposes of CWI program activities; PHMDC is supportive of CWI's use of such space; and the City, as the lessee under the Original Lease, desires to allow such occupancy and use.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby authorizes the Mayor and City Clerk

to enter into a Space Use Agreement ("Agreement") with the Board of Regents of the University of Wisconsin System (the "User"), on behalf of Covering Wisconsin, allowing the User to occupy and use a single office space within the Leased Premises, on the following general terms and conditions:

1. The User shall have the exclusive right to occupy and use an office space consisting of approximately 77 square feet located on the second floor of the Leased Premises (the "User's Space"). The User's Space is depicted on the attached Exhibit A and includes furniture, fixtures, and equipment.
2. The Agreement shall be for a term of approximately three (3) years, beginning as of November 1, 2015 (the "Effective Date") and expiring at midnight on September 1, 2018.
3. The Agreement shall automatically continue for successive terms of one year, unless terminated earlier in accordance with the terms thereof.
4. Either party shall have the right to terminate the Agreement, at its sole discretion, upon ninety (90) days prior written notice to the other party. Notwithstanding the foregoing, the Agreement shall automatically terminate effective on the date of termination of the Original Lease.
5. The User's Space will be occupied and used by employees and volunteers of the User for general office purposes directly related to the mission of CWI to connect people to health insurance coverage.
6. No user fee shall be payable by the User under the Agreement.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be authorized to execute the Space Use Agreement and any and all other documents necessary to complete this transaction.