

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4048

Authorizing the execution of a lease with Mentoring Positives, Inc. for the CDA-owned apartment unit at 414 Rethke Avenue for the purpose of providing support services to public housing and Madison residents.

Presented November 21, 2013
Referred _____
Reported Back _____
Adopted November 21, 2013
Placed on File _____
Moved By Lauren Lofton
Seconded By Sariah Daine
Yeas 6 Nays 0 Absent 1
Rules Suspended _____

WHEREAS, Mentoring Positives, Inc. (the "Lessee") is the current occupant of the CDA-owned apartment unit located at 414 Rethke Avenue, which unit was previously leased to Joining Forces for Families; and

WHEREAS, the terms of a lease have been negotiated between the CDA and the Lessee.

NOW, THEREFORE, BE IT RESOLVED that the Chair and Executive Director of the CDA are hereby authorized to execute a lease ("Lease") with Mentoring Positives, Inc. (the "Lessee") allowing for the use of the CDA-owned apartment unit located at 414 Rethke Avenue, on the following general terms and conditions:

1. The "Leased Premises" shall consist of the apartment unit located at 414 Rethke Avenue, Madison, Wisconsin, together with the nonexclusive use in common with others entitled thereto of the "Common Areas" described in Paragraph 5.
2. The Lease shall be for a term of one (1) year, commencing as of November 1, 2013 (the "Effective Date") and expiring on October 31, 2014, subject to early termination pursuant to the terms of the Lease. The Lease will automatically continue for successive terms of one (1) year each, unless otherwise terminated in accordance with the terms of the Lease.
3. Commencing on January 1, 2014, the Lessee shall pay to the CDA a monthly rent of \$120.
4. The Lessee will occupy and use the Leased Premises solely for the purpose of providing positive mentoring and support services to public housing and Madison area youth and families, and for no other purposes whatsoever without the CDA's prior written consent, which consent the CDA may withhold in its sole discretion. In no event shall the Lessee's use include lodging of employees or guests.
5. The Lessee and its employees and agents shall have the right to use, in common with all others to whom the CDA has or may hereafter grant rights to use the same, the "Common Areas" located on the CDA's property. The term "Common Areas" is defined as the sidewalks, driveway and all other areas or improvements which may be provided by the CDA for the common use or benefit of occupants of all buildings located on the CDA's property. The CDA reserves the right to control and manage the Common Areas in its sole discretion and to establish rules and regulations for the use thereof. The CDA shall be responsible for cleaning, maintaining and repairing the Common Areas.

6. The Lessee shall have the right to use one (1) assigned parking stall on the CDA's property. All other parking by the Lessee, its employees, agents and guests, shall be on-street only.

BE IT FURTHER RESOLVED, that the Chair and Executive Director of the CDA are authorized to execute any and all documents necessary for the completion of this transaction.