

AUTHORIZING THE BOARD OF HEALTH FOR MADISON AND DANE COUNTY ON BEHALF OF PUBLIC HEALTH – MADISON AND DANE COUNTY TO EXECUTE A LEASE WITH INTERNATIONAL PROPERTIES LLP FOR OFFICE SPACE LOCATED AT 2701 INTERNATIONAL LANE.

The sanitarians working for the Department of Public Health – Madison and Dane County are currently working out of offices in both the City-County Building and the Northport Drive office. It is desirable and will be beneficial to the Environmental Health programs for the sanitarians to be housed in the same location, but no such space is currently available in either a City or County-owned building.

City and County staff and PHMDC staff have located available rental office space at 2701 International Lane that meets PHMDC’s needs. The terms of a lease have been negotiated with the owner, International Properties LLP. The lease would provide for rental of approximately 3,656 square feet. Rent expenditures during the first year of the lease will be \$58,313.20 (representing a cost of \$15.95 per square foot), and will increase by 3% in subsequent years. Funds are available in the 2009 Public Health Operating Budget.

NOW, THEREFORE, BE IT RESOLVED that the Board of Health for Madison and Dane County on behalf of Public Health – Madison and Dane County (the “Lessee”) is authorized to enter into a lease (“the lease”) with International Properties LLP (“the Lessor”) , subject to the following terms and conditions:

1. The Leased Premises shall be Suite 204-205 of the commercial building located at 2701 International Lane, Madison, Wisconsin (the “Building”) consisting of approximately 3,656 square feet, together with the nonexclusive use in common with others entitled thereto of certain common areas.
2. The Lease shall be for a term of two (2) year, commencing on January 1, 2009 (the “Effective Date”) and expiring on December 31, 2010.
3. The Lessee shall pay to the Lessor rent for the Leased Premises at the rates set forth below, payable in equal monthly installments in advance on the first day of each month.

<u>Lease Year</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>	<u>Per Sq. Ft.</u>
1	\$58,313.20	\$4,859.43	\$15.95
2	\$60,062.60	\$5,005.22	\$16.43

4. If, at the end of the original term of the Lease, the Lessee is not in default under the terms and conditions of the Lease, then the Lessee shall have one (1) option to extend the Lease for an additional term of one (1) year, under the same terms and conditions provided in the original term of the Lease, except that rent during the renewal term shall be as set forth below.

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<u>Lease Year</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>	<u>Per Sq. Ft.</u>
3	\$61,864.47	\$5,155.37	\$16.92

5. The Lessee will occupy and use the Leased Premises as an office for the Department of Public Health – Madison and Dane County, and activities related thereto.
6. The Lessor shall be responsible for all property taxes, assessments and special assessments that accrue to the Leased Premises. The Lessee shall be responsible for any personal property taxes levied against its personal property located in the Leased Premises.

BE IT FURTHER RESOLVED that the Director of Public Health –Madison and Dane County is authorized to execute any and all additional documents that may be required to complete this transaction, subject to review of those documents by the City Attorney and Corporation Counsel.

Submitted By:

