

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 3095

Authorizing a Third Amendment to Sublease between the City of Madison and Head Start pertaining to the extension of the term of Head Start's sublease within the South Madison Health and Family Center at The Village on Park.

Presented July 12, 2012
Referred _____
Reported Back _____
Adopted July 12, 2012
Placed on File _____
Moved By Daniel Guerra
Seconded By Tim Bruer
Yeas 6 Nays 0 Absent 0
Rules _____
Suspended _____

PREAMBLE

WHEREAS, the Community Development Authority ("CDA") owns The Village on Park, located at 2202-2328 South Park Street (the "VOP"); and

WHEREAS, the City of Madison ("City") is the lessee of approximately 36,500 square feet of space within the VOP for the South Madison Health & Family Center (the "Premises"), pursuant to that certain lease with the CDA dated February 1, 1995; and

WHEREAS, pursuant to a Sublease dated November 3, 1995, as later amended (collectively, the "Sublease"), the City is subleasing approximately 12,357 square feet of rentable space (the "Subleased Premises") located within the Premises to Dane County Parent Council, Inc. ("Head Start"); and

WHEREAS, the term of the Sublease expired on December 31, 2010, and Head Start remains in possession of the Subleased Premises on a month-to-month holdover basis; and

WHEREAS, Head Start desires to formally extend the term of its Sublease to June 30, 2014, and such extension is acceptable to CDA staff and the Office of Real Estate Services; and

WHEREAS, any changes to the Sublease require the consent of the CDA.

NOW, THEREFORE, BE IT RESOLVED that the CDA consents to a Third Amendment to Sublease by and between the City of Madison, as the sublessor, and Head Start, as the sublessee, which Third Amendment to Sublease shall contain the following terms and conditions:

1. The term of the Sublease shall be extended to June 30, 2014.
2. The Sublease shall be amended to provide that Head Start shall have the right to terminate the Sublease upon a minimum of sixty (60) days prior written notice to the City in the event Head Start secures an alternative site for its operations.
3. All other provisions of the Sublease which are not inconsistent with the amended terms set forth herein shall remain unchanged and in full force and effect.

BE IT FURTHER RESOLVED that the Chair and Executive Director of the CDA are authorized to execute any and all documents and take whatever actions necessary to accomplish the purposes of this resolution.