

AGENDA ITEM # _____

Copy Mail _____
to Alderperson _____

City of Madison, Wisconsin

A RESOLUTION _____

Authorizing the Mayor and City Clerk to execute a lease with the Mendota Rowing Club for the former Hoover Boat House.

Presented July 18, 1995
Referred Board of Public Works
and Plan Commission

Rereferred _____

Reported Back AUG 15 1995

Drafted by: Joseph S. Stepnik
Redevelopment Assistance Analyst

Adopted POF _____

Rules Susp. _____ Tabled _____

Public Hearing _____

Date: July 10, 1995

Fiscal Note: Annual Rent of \$1,500 will be applied to the Parks Department Operating Budget for maintenance purposes. The Annual Rent increases in year 6, year 11, and for any lease extensions.

APPROVAL OF FISCAL NOTE IS NEEDED
BY THE COMPTROLLER'S OFFICE
Approved By
Gale DeLoach
Comptroller's Office

Sponsors: Ald. Barbara Vedder, District No. 2

ID NUMBER 17835
RESOLUTION NUMBER 52,442

WHEREAS, the Mendota Rowing Club has been utilizing the Hoover facility to operate their rowing club activities for many years; and

WHEREAS, said rowing club has agreed to participate in the funding of a major renovation project for the Hoover Boat House in which Wisconsin Department of Transportation will contribute 80% of the funding and the Mendota Rowing Club will contribute \$43,500; and

WHEREAS, the City shall enjoy the safekeeping presence of the Mendota Rowing Club as a proven and reliable lessee.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute a lease with the Mendota Rowing Club for the City-owned property described below, allowing for the use of the building commonly known as the Hoover Boat House, together with the use of the pier and common area subject to the following terms and conditions:

1. The City shall lease the property (see Exhibit A) to the Mendota Rowing Club for the purpose of operating a rowing club facility and activities related thereto, and for no other purposes without prior written consent of the City.
2. The Mendota Rowing Club shall have use of the building, bunker and pier, but shall share the use of the grounds with the public.
3. The primary term of the lease shall be fifteen (15) years, subject to early termination in the event the leased premises is needed by the City for a public purpose.

4. This lease may be renewed for subsequent five (5) year terms upon mutual agreement of the parties.
5. The Mendota Rowing Club agrees to pay \$43,500 of the total costs associated with the renovation of the leased premises.
6. Should the City terminate this lease within fifteen (15) years of the effective date of the lease, the City shall reimburse the Mendota Rowing Club for its unamortized share of the renovation costs of \$43,500.
7. The Mendota Rowing Club shall pay the City annual rent based on the following schedule:

<u>Years</u>	<u>Amount</u>
01-05	\$1,500
06-10	\$1,920
11-15	\$2,220
8. The Mendota Rowing Club shall not assign this lease nor sublet the leased premises without prior written consent of the City.

BE IT FURTHER RESOLVED, that the City Comptroller be authorized to internally borrow from other available funds to temporarily finance this project until permanent borrowing takes place.

Legal Description

A portion of Lots 4 and 5, Block 260, Original Plat, located in the SW 1/4 and the NW 1/4 of Section 13, T7N, R9E, City of Madison, Dane County Wisconsin described as follows:

Beginning at a point approximately 3 feet Southerly of the Southerly corner of the Building; thence Northwesterly on a line running parallel to and approximately 3 feet Southwesterly of the Southwesterly side of the Building to the shoreline of Lake Mendota ; thence Northeasterly approximately 58 feet along said shoreline (including the East Pier and the bunker adjacent to the Building, all as identified on Exhibit A); thence Southeasterly on a line running parallel to and approximately 3 feet Northeasterly of the Northeasterly side of the Building to a point approximately 3 feet Easterly of the Easterly corner of the Building; thence Southwesterly on a line parallel to and approximately 3 feet Southeasterly of the Southeasterly side of the Building for approximately 58 feet to the point of beginning; including access to and from the Grounds, Pier, and Building along established park walkways, trails, and roads.

EXHIBIT A

