

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4071

Authorizing a Lease by and between the CDA and Dane County Parent Council, Inc. (Head Start) at the Village on Park

Presented April 10, 2014
Referred _____
Reported Back _____
Adopted April 10, 2014
Placed on File _____
Moved By Daniel Guerra, Jr.
Seconded By Sariah Daine
Yeas 5 Nays 0 Absent 0
Rules _____
Suspended _____

WHEREAS, the Community Development Authority of the City of Madison (the "CDA") is the owner of The Village on Park, located at 2200 South Park Street; and

WHEREAS, the CDA, as successor-in-interest to The Joseph Wayne Corp. (as the lessor), and the City of Madison (as the lessee) are parties to a certain Lease dated February 1, 1995 (the "Master Lease"), whereby the City leases approximately 36,500 square feet of space (the "Premises") within The Village on Park for use as the South Madison Health and Family Center; and

WHEREAS, the City and Dane County Parent Council, Inc. ("Head Start") are parties to a certain Sublease dated November 3, 1995, as later amended (the "Sublease"), whereby Head Start subleases from the City approximately 12,358 square feet of space (the "Subleased Premises") within the Premises; and

WHEREAS, the Master Lease will expire on June 30, 2014; however, Head Start wishes to continue to occupy and use the Subleased Premises until June 30, 2015.

NOW, THEREFORE, BE IT RESOLVED that the CDA approves a direct lease to Head Start (the "Head Start Lease"), on substantially the same terms as are set forth in the Sublease, including but not limited to the following:

1. The Head Start Lease shall be for 12,358 sq. ft. in the area set forth in the attached Exhibit A (the "Head Start Premises").
2. The term of the Head Start Lease shall be for one year commencing on July 1, 2014 and expiring on June 30, 2015.
3. Head Start shall be solely responsible for janitorial service for the Head Start Premises.
4. Head Start shall pay base rent of \$4,219.58 per month in addition to an amount equal to its prorata share of common area maintenance expenses, payment in lieu of real estate taxes, and insurance.

BE IT FURTHER RESOLVED that the Chair and Executive Director and Secretary of the CDA are hereby authorized to execute, deliver and record the Lease and to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution.