



Legislation Text

File #: 05726, **Version:** 1

Fiscal Note

This resolution authorizes an amendment to the sublease between the City and the County of Dane ("County") providing for the relocation of the County's subleased premises within the SMHFC. The relocation of the County's subleased premises shall not result in a change to its percentage share of rent payable to the City under the terms of its sublease. This resolution also authorizes the use of additional space within the SMHFC by the Madison Public Library ("MPL"), retroactive to May 1, 2006 when the MPL began using Space 31 on a temporary basis. The MPL will move to Space 106 in April 2007. The use of additional space by the MPL results in an increase to its percentage share of rent payable to the City from 14% to 14.83%. The additional cost is \$2,720 (\$340 for 8 months) for 2006 and \$4,260 (\$355 for 12 months) in 2007. Funds are available in the Library's Operating Budget. The costs of connecting telephone and data services to Space 106 for the MPL are estimated at \$200 - \$500, and funds are available in Account No. UC15-54713-251000 (property management expense).

Title

Authorizing an amendment to the sublease with the County of Dane for space within the South Madison Health and Family Center ("SMHFC") and authorizing the use of additional space at the SMHFC by the Madison Public Library.

Body

WHEREAS, the City of Madison is the lessee of approximately 36,500 square feet of space within the Villager Mall for the South Madison Health and Family Center ("SMHFC"); and

WHEREAS, the City currently subleases to the County of Dane approximately 468 rentable square feet of space within Space 2 of the SMHFC, as depicted on attached Exhibit A; and

WHEREAS, the initial term of the County's sublease expired on October 31, 2005 and the County has remained in occupancy of its subleased premises as a hold-over tenant, with the consent of the City; and

WHEREAS, the County desires to relocate its subleased space from Space 2 to Spaces 31, 32 and 33, as depicted on Exhibit A; and

WHEREAS, the County also desires to formally renew the term of its sublease; and

WHEREAS, since May 1, 2006, the Madison Public Library has been using Space 31 on a temporary basis as additional office space, and the Library has agreed to relocate such additional office to another vacant space within the SMHFC.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute on behalf of the City, as the lessor, an amendment to the sublease with the County of Dane ("County"), on the following terms and conditions:

1. Effective April 1, 2007, the County's subleased premises shall be relocated from Space 2 to Spaces 31, 32 and 33, consisting of approximately 736.75 rentable square feet, as depicted on attached Exhibit A.
2. The term of the County's sublease will be extended to October 31, 2010.
3. The percentage share of rent payable by the County to the City for Spaces 31, 32 and 33 shall remain at the rate of 4.2%
4. All other terms and conditions of the County's sublease will remain the same.

BE IT FURTHER RESOLVED that the Madison Public Library (MPL) shall relocate its temporary office space within the SMHFC, on the following terms and conditions:

1. Effective April 1, 2007, the MPL shall relocate its additional office from Space 31 to Space 106 of the SMHFC.
2. The percentage share of sublease rent payable by the MPL will increase from 14% to 14.83%. Such increase shall be effective retroactively to May 1, 2006, the date the MPL first began using additional office space at the SMHFC.
3. The City shall provide initial connection of data and telephone services for the MPL in Space 106.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized to execute any and all documents and take whatever actions necessary to accomplish the purposes of this resolution.