



Legislation Text

File #: 03306, **Version:** 1

Fiscal Note

This resolution authorizes a one-month extension of the deadline for the sublessee to renew the sublease. The deadline extension has no budgetary impact.

Title

Authorizing an amendment to the sublease with Madison Community Health Center, Inc., a/k/a Access Community Health Centers, for space within the South Madison Health and Family Center.

Body

WHEREAS, On December 23, 2004, the Community Development Authority ("CDA") acquired the Villager Mall located at 2202-2328 South Park Street (the "Villager") and assumed all interest as lessor in and to all of the Villager leases; and

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

WHEREAS, pursuant to a sublease dated November 28, 1995 (the "Sublease"), the City is subleasing approximately 6,241 square feet of space located within the SMHFC to Madison Community Health Center, Inc., a/k/a Access Community Health Centers ("Access"); and

WHEREAS, the initial term of the Sublease was for the ten (10)-year period running from October 16, 1995 through October 31, 2005; and

WHEREAS, pursuant to a First Amendment to Sublease dated December 8, 2005, the initial term of the Sublease was extended for the one (1)-year period ending October 31, 2006; and

WHEREAS, pursuant to the terms of the Sublease, Access has two (2) options to renew the Sublease for successive terms of five (5) years each; and

WHEREAS, the deadline for Access to exercise its first renewal option is April 30, 2006; and

WHEREAS, Access has requested that the renewal deadline be extended to May 31, 2006 to provide additional time for space needs planning and renegotiation of the Sublease; and

WHEREAS, the City's Real Estate Section has reviewed such request and recommends that such extension be granted.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute on behalf of the City, as the sublessor, a Second Amendment to Sublease with Madison Community Health Center, Inc., a/k/a Access Community Health Center ("Access"), on the following terms and conditions:

1. The Sublease shall be amended to provide that the deadline for Access to exercise its first option to renew is extended from April 30, 2006 to May 31, 2006.
2. All other provisions of the Sublease shall remain unchanged and in full force and effect.