



Legislation Details (With Text)

**File #:** 60659      **Version:** 1      **Name:** 4504 - Warner Park NewBridge Lease  
**Type:** Resolution      **Status:** Passed  
**File created:** 5/26/2020      **In control:** Economic Development Division  
**On agenda:** 6/16/2020      **Final action:** 6/16/2020  
**Enactment date:** 6/22/2020      **Enactment #:** RES-20-00443

**Title:** Authorizing the Mayor and City Clerk to execute a lease with NewBridge Madison, Inc. allowing for the use of a portion of the Warner Park Community Recreation Center for not-for-profit community services and related administrative use. (12th AD)

**Sponsors:** Syed Abbas

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution Exhibit A - Lease - ORES 4504.pdf

Date	Ver.	Action By	Action	Result
6/16/2020	1	COMMON COUNCIL	Adopt	Pass
6/10/2020	1	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
6/9/2020	1	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval	Pass
6/8/2020	1	PLAN COMMISSION	Return to Lead with the Recommendation for Approval	Pass
6/2/2020	1	BOARD OF PARK COMMISSIONERS	Refer	
6/2/2020	1	BOARD OF PARK COMMISSIONERS	Refer	
6/2/2020	1	COMMON COUNCIL	Refer	Pass
5/26/2020	1	Economic Development Division	Referred for Introduction	

**Fiscal Note**

The proposed resolution authorizes a three-year lease, starting September 7, 2019 and ending September 6, 2022, between the City and NewBridge Madison, Inc. for the use of a portion of the Warner Park Community Recreation Center. Annual rent payable for the first year of the lease, being a period from September 7, 2019 to September 6, 2020, shall be \$32,081.05 and shall be deposited as Parks agency revenue. Annual rent for the period from September 7, 2020 to September 6, 2021 shall be \$32,722.67. Annual rent for the period from September 7, 2021 to September 6, 2022 shall be \$33,377.13. For any renewal terms thereafter, annual rent shall increase by 3% per year.

**Title**

Authorizing the Mayor and City Clerk to execute a lease with NewBridge Madison, Inc. allowing for the use of a portion of the Warner Park Community Recreation Center for not-for-profit community services and related administrative use. (12th AD)

**Body**

WHEREAS, the City of Madison (the "City") is the owner of the building commonly known as the Warner Park Community Recreation Center (the "Center"), addressed as 1625 Northport Drive, which is located within Warner Park, located at 1425 Troy Drive in the City of Madison, Dane County, Wisconsin; and

WHEREAS, beginning September 7, 1999, the City leased a portion of the Center to the North/Eastside Senior Coalition, Inc. under a lease recorded as Document No. 3180012 on December 21, 1999 in the Dane County Register of Deeds (the "Prior Lease"); and

WHEREAS, the Prior Lease was assigned to **NewBridge Madison, Inc.**, a Wisconsin non-stock corporation (the "Lessee"), by an unrecorded Assignment and Assumption of Lease dated January 17, 2019; and

WHEREAS, the final renewal term of the Prior Lease expired on September 6, 2019, and the Prior Lease is currently in month-to-month hold over status; and

WHEREAS, the Lessee desires to continue to use of a portion of the Center; and

WHEREAS, the terms of a new lease have been negotiated between the Office of Real Estate Services and the Lessee; and

WHEREAS, City Parks Division staff have reviewed and approved the terms and conditions of the new lease agreement.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute a lease (the "Lease") with the Lessee, substantially on the terms and conditions detailed in the Lease, attached to this resolution as Exhibit A.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute, deliver and record such documents and to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution.