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3 **2020 RES-411**

4 AUTHORIZING LEASE FOR THE SOUTHWEST MADISON JOINING FORCES FOR
5 FAMILIES / EARLY CHILDHOOD INITIATIVE OFFICE
6 DCDHS – PEI DIVISION

7 Dane County Department of Human Services (DCDHS) Prevention and Early
8 Intervention Division (PEI) is involved in a program of providing more localized services
9 in communities identified as needing those services the most. Two Community
10 Programs units will be centralized into one such local office in a new Southwest Madison
11 office – Joining Forces for Families (JFF) and the Early Childhood Initiative (ECI).
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13 Common Wealth Development, Inc. has agreed to lease approximately 376 square feet
14 of office space located at 5802 Raymond Road, Madison, WI. All utilities including
15 electricity, heat, internet and cleaning services will be paid by the landlord.
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17 The lease is for five (5) years beginning June 1, 2021 and ending May 31, 2026 at a
18 negotiated rental rate of \$2,475 per month or \$29,700 annually the first year with a 2.5%
19 increase each year thereafter as shown in the following schedule:
20

Begin Date	End Date	Monthly rent	Annual Rent
June 1, 2021	May 31, 2022	\$2,475.00	\$29,700.00
June 1, 2022	May 31, 2023	\$2,536.87	\$30,442.44
June 1, 2023	May 31, 2024	\$2,600.29	\$31,203.48
June 1, 2024	May 31, 2025	\$2,665.30	\$31,983.60
June 1, 2025	May 31, 2026	\$2,731.93	\$32,783.16

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23 **NOW, THEREFORE, BE IT RESOLVED** that Dane County enter into a Lease with
24 Common Wealth Development, Inc. under the terms summarized above; and
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26 **BE IT FURTHER RESOLVED** that the Dane County Executive and County Clerk are
27 hereby authorized to execute the above described Lease on behalf of Dane County.