

DANE COUNTY
POLICY AND FISCAL NOTE

Title of Resolution or Ord. Amd.:

☒ X Original	_____ Update	Substitute No. _____
Sponsor: Supervisor McCarville		Resolution No. 2025 RES-230
Vote Required:		Ordinance Amendment No. _____
Majority ☒ X	Two-Thirds _____	

AUTHORIZING ASSIGNMENT OF LEASE INVOLVING
LAND AT THE DANE COUNTY REGIONAL AIRPORT
Lease No. DCRA 80-12

Policy Analysis Statement:

Brief Description of Proposal -

Black and White Properties LLC ("Black & White") is currently in foreclosure with its lender, Lake Ridge Bank ("Bank"), in case 24CV003280 in the Dane County Circuit Court. The parties seek to resolve the foreclosure by Black & White granting a deed-in-lieu of foreclosure of the leasehold improvements to the Bank. This process requires that Black & White also assign the Leasehold Interest to the Bank, contingent upon Dane County's approval to assign the Lease presently held by Black & White.

Current Policy or Practice -

Under Lease No. DCRA 80-12 ("Lease"), Black & White leases from Dane County approximately 96,253 square feet of land located adjacent to the Dane County Regional Airport at 2423 American Lane, Madison, Wisconsin ("Leasehold Interest").

Impact of Adopting Proposal -

Upon assignment, the terms and conditions of the Lease will remain unchanged. Airport staff have determined that approval of the requested Lease assignment is in Dane County's best interest.

Fiscal Estimate:

Fiscal Effect (check all that apply) -	Budget Effect (check all that apply)
☒ X No Fiscal Effect	☒ X No Budget Effect
☐ Results in Revenue Increase	☐ Increases Rev. Budget
☐ Results in Expenditure Increase	☐ Increases Exp. Budget
☐ Results in Revenue Decrease	☐ Decreases Rev. Budget
☐ Results in Expenditure Decrease	☐ Decreases Exp. Budget
	☐ Increases Position Authority
	☐ Decreases Position Authority
	Note: if any budget effect, 2/3 vote is required

Narrative/Assumptions about long range fiscal effect:

Upon assignment, the terms and conditions of the Lease will remain unchanged.

Expenditure/Revenue Changes:

Expenditures -	Current Year		Annualized		Revenues -	Current Year		Annualized	
	Increase	Decrease	Increase	Decrease		Increase	Decrease	Increase	Decrease
Personal Services					County Taxes				
Operating Expenses					Federal				
Contractual Services					State				
Capital					Other				
Total	\$0	\$0	\$0	\$0	Total	\$0	\$0	\$0	\$0

Personnel Impact/FTE Changes:

None

Prepared By:

Agency: Airport	Division: Administration	
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