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**2019 RES-470**

**AUTHORIZING LEASE FOR BADGER ROAD JOINING FORCES FOR FAMILIES /  
COMMUNITY RESTORATIVE COURT / IMMIGRATION AFFAIRS OFFICE -  
DCDHS – PEI DIVISION**

Dane County Department of Human Services is involved in a program of providing more localized services in communities identified as needing those services the most. Three Community Programs units will be centralized into one such local office in the new Badger Road office – Joining Forces for Families (JFF), the Community Restorative Court (CRC) and the Immigration Affairs Unit (IAU).

818 W Badger Rd LLC has agreed to lease approximately 5000 square feet of office space located at 818 W. Badger Road, Madison, WI. JFF/CRC/IAU would occupy the entire second floor which is ADA accessible. All utilities including electricity and heat will be paid by the landlord.

The lease is for five (5) years beginning March 1, 2020 and ending February 28, 2025 at a negotiated rental rate of \$5,876.50 per month or \$70,518 annually the first year with a 3% increase each year thereafter as shown in the following schedule:

Begin Date	End Date	Annual rent	Monthly Rent
March 1, 2020	February 28, 2021	\$70,518 .00	\$5,876.50
March 1, 2021	February 28, 2022	\$72,633.54	\$6052 .80
March 1, 2022	February 28, 2023	\$74,812.55	\$6,234.38
March 1, 2023	February 29, 2024	\$77,056.93	\$6,421.41
March 1, 2024	February 28, 2025	\$81,295.06	\$6,774.59

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**NOW, THEREFORE, BE IT RESOLVED** that Dane County enter into a Lease with 818 W Badger Rd LLC under the terms summarized above; and

**BE IT FURTHER RESOLVED** that the Dane County Executive and County Clerk are hereby authorized to execute the above described Lease on behalf of Dane County.