

Dane County Contract Cover Sheet

Dept./Division	Human Services / EAWS
Vendor Name	Northgate Ventures, LLC
Vendor MUNIS #	24189
Brief Contract Title/Description	Lease addendum with Northgate Ventures, LLC for space at Job Center Annex for an additional three (3) years with the option to renew. The initial annual rental rate is \$47,130.72.
Contract Term	10/1/2019 – 9/30/2022
Total Contract Amount	\$ 144,238.80

Contract # <small>Admin will assign</small>	11584 G
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input checked="" type="checkbox"/>	County Lessee
<input type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution /Addendum Form/ N/A	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.			
	<input checked="" type="checkbox"/> Resolution is required.		Res #	224
	<input type="checkbox"/> Addendum Form required.		Year	2019
	<input type="checkbox"/> N/A			

Domestic Partner Does Domestic Partner Equal Benefits Requirement Apply? Yes No

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	9/4/19		
ca	Controller		9/5/19	
Coe	Purchasing	9/9/2019	9/9/2019	
NA	Corporation Counsel			See "i" below
SL	Risk Management	9/9/19	9/9/19	
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Spring Larson, Contract Coord. Assistant	Name	Andrew Schmidt
Phone #	608-242-6391	Phone #	608-268-8116
Email	Larson.spring@countyofdane.com	Email	ans@alexandercompany.com
Address	1202 Northport Drive, Madison WI 53704, Rm 454	Address	2450 Rimrock Rd., Ste. 100, Madison, WI 53713

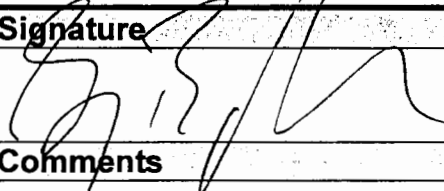
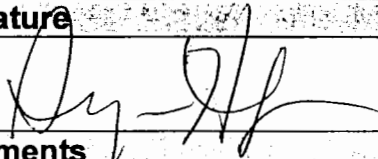
Human Services Only	a. Dane County Res. #	NA	Approvals	Initials	Date
	b. Budget/Personnel Required	NA	g. Accountant	DX	8/23/19
	c. Program Manager Name	Nikia Morton	h. Supervisor	SW	8-23-19
	d. Current Contract Amount	\$144,239	i. Corporation Counsel	SL	9-26-19
	e. Adjustment Amount	\$	j. To Provider		
	f. Revised Contract Amount	\$	k. From Provider		

Department Head Approval/Shawn Tessmann, Director

Shawn Tessmann

Certification: The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contracts Exceeding \$100,000
Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
		
	Comments	9/19/19
Corporation Counsel	Signature	Date
		
	Comments	8-26-19

2019 RES-224

**APPROVAL OF LEASE WITH NORTHGATE VENTURES, LLC FOR SPACE AT
JOB CENTER ANNEX DCDHS – EAWS DIVISION**

Dane County has leased approximately 4,083 square feet of space at 1709 Aberg Avenue, Suite B, located at the Northgate Shopping Center, from Northgate Ventures, LLC since 2013. This space, known as the “Job Center Annex” provides additional offices for County and partner agency services provided in conjunction with the Dane County Job Center located adjacent to this space. The current lease expires on September 30, 2019 and Economic Assistance and Work Services Division desires to continue to operate within the building for an additional three years through September 2022.

A new lease has been presented to the County at an initial monthly rental rate of \$3,927.56 or \$47,130.72 annually which, in keeping with the current escalator rate, is a 2% increase over the current rental rate. A continued annual increase of 2% shall apply to each subsequent year of the initial term. In addition to the base rental rate, the County shall be responsible for a portion of operation expenses for common area maintenance and a portion of real estates taxes, which amount is reconciled at the end of the calendar year.

After the initial three (3) year term, the County shall have the option to renew for three (3) successive one (1) year periods. Increases of 2% shall apply to each year of the renewal term until the last renewal expires on September 30, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Dane County enter into Lease Amendment #3 with Northgate Ventures, LLC under the terms summarized above; and

BE IT FINALLY RESOLVED, that the Dane County Clerk and County Executive are hereby authorized to execute the Lease on behalf of the County of Dane.

LEASE AMENDMENT #3

Effective upon signature of this document this Lease Amendment (the “**Amendment #3**”), shall amend and modify the Lease dated August 16th, 2013 (“**Lease**”), Amendment #1 (“**Amendment 1**”) dated April 27th, 2017, and Amendment #2 (Amendment #2) dated October 26th, 2017 between Northgate Ventures LLC (“**Lessor**”) and County of Dane (“**Lessee**”).

Lessor and Lessee hereby agree to the following:

1. This Amendment will serve as notice that Lessee wishes to extend the Term of the Lease for an additional three (3) years under the terms and conditions set forth in the original Lease. The following shall be the new Rent Schedule.

	Year	Base Rent Monthly
	10/1/2019-9/30/2020	\$3,927.56
	10/1/2020-9/30/2021	\$4,006.11
	10/1/2021-9/30/2022	\$4,086.23
option 1	10/1/2022-9/30/2023	\$4,167.96
option 2	10/1/2023-9/30/2024	\$4,251.32
option 3	10/1/2024-9/30/2025	\$4,336.34

Tenant to pay its proportionate share of exterior expenses as stated in Section 9a of the Lease.

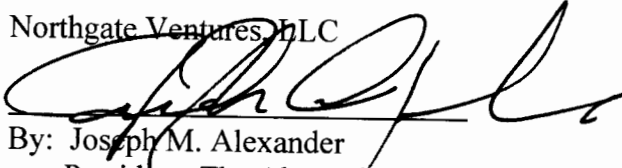
2. Tenant shall have the option to renew the Lease for three (3), one (1) year for the periods at the then escalated rental rate provided one hundred eighty (180) days advanced written notice to the Landlord.

All other terms, conditions, covenants and obligations of the Lease shall remain unchanged and in full force and effect except as specifically modified herein.

Acknowledged and Agreed this ___ day of June, 2019.

LESSOR:

Northgate Ventures, LLC



By: Joseph M. Alexander

President, The Alexander Company, Managing Member

LESSEE:

County of Dane

Joseph T. Parisi
Dane County Executive

Scott McDonell, Dane County Clerk