

2021 RES-397

APPROVING A LEASE FOR DANE COUNTY VETERANS SERVICE OFFICE AT
ABERG AVENUE

The Dane County Veterans Service Office (CVSO) will be relocating its office from the City County Building to the Annex at 1719 Aberg Avenue, Ste. B, Madison. The county had a previous lease at this site for the Job Center which was terminated last summer.

The landlord, Northgate Ventures LLC, has offered to rent approximately 4,083 square feet to the CVSO for five years beginning August 1, 2022 and ending July 31, 2027. The agreed upon rental rate of \$3,927.56 per month, which was the rate of the previous lease, with additional monthly operating charges for common areas and taxes of \$1,279.06 for a total of \$5,206.62 per month or \$62,479.44 annually. The lease includes a 3% annual escalator clause and also includes two options to renew for an initial 2 year term and an additional 1 year term after that.

CVSO has requested a number of renovations to the space which the landlord has agreed to. The cost of these improvements is estimated to be \$276,000 and is included in the lease as a separate payment that is due upon occupancy on August 1st.

THEREFORE BE IT RESOLVED that the Dane County Board of Supervisors and Dane County Executive authorize the above described Lease for the Annex along with the costs for renovation; and

BE IT FINALLY RESOLVED that the County Executive and County Clerk are authorized to execute the lease document and the County Controller is authorized to issue payment for any renovation expenses.