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3 **2019 RES-224**

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

6 Dane County has leased approximately 4,083 square feet of space at 1709 Aberg
7 Avenue, Suite B, located at the Northgate Shopping Center, from Northgate Ventures,
8 LLC since 2013. This space, known as the “Job Center Annex” provides additional
9 offices for County and partner agency services provided in conjunction with the Dane
10 County Job Center located adjacent to this space. The current lease expires on
11 September 30, 2019 and Economic Assistance and Work Services Division desires to
12 continue to operate within the building for an additional three years through September
13 2022.

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15 A new lease has been presented to the County at an initial monthly rental rate of
16 \$3,927.56 or \$47,130.72 annually which, in keeping with the current escalator rate, is a
17 2% increase over the current rental rate. A continued annual increase of 2% shall apply
18 to each subsequent year of the initial term. In addition to the base rental rate, the
19 County shall be responsible for a portion of operation expenses for common area
20 maintenance and a portion of real estates taxes, which amount is reconciled at the end
21 of the calendar year.

22
23 After the initial three (3) year term, the County shall have the option to renew for three
24 (3) successive one (1) year periods. Increases of 2% shall apply to each year of the
25 renewal term until the last renewal expires on September 30, 2025.

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

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