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2020 RES-137

**AUTHORIZING LEASE FOR BADGER ROAD
BEHAVIORAL HEALTH RESOURCE CENTER - DCDHS – ACS DIVISION**

Dane County Department of Human Services (DCDHS) Adult Community Services (ACS) Division has secured office space at 818 W. Badger Road, Suite 102, Madison, WI for its Behavioral Health Resource Center (BHRC). The BHRC is being designed to effectively and efficiently connect people with the behavioral health care they need. The BHRC will do this by developing a no wrong door approach to direct people to the right level of care at the right time and identify barriers to accessing behavioral health care. Other Department of Human Services programs, such as Joining Forces for Families, Community Restorative Court, and Immigration Affairs occupy the second floor of the same building. This colocation will allow for shared resources such as technology, telephone, and janitorial services.

818 W Badger LLC has agreed to lease approximately 1,650 square feet of office space located at 818 W. Badger Road, Suite 102, Madison, WI for five (5) years. The lease will begin on October 1, 2020 and end on September 30, 2025 at a negotiated rental rate \$14.00 per square foot which is \$1,925 per month or \$23,100 annually with a 3% increase each year thereafter as shown in the following schedule:

Begin Date	End Date	Annual rent	Monthly Rent
October 1, 2020	September 30, 2021	\$23,100.00	\$1,925.00
October 1, 2021	September 30, 2022	\$23,793.00	\$1,982.75
October 1, 2022	September 30, 2023	\$24,506.79	\$2,042.23
October 1, 2023	September 30, 2024	\$25,242.00	\$2,103.50
October 1, 2024	September 30, 2025	\$25,999.25	\$2,166.60

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The landlord shall be responsible for all utilities including electricity, heat and water; janitorial services are not included.

NOW, THEREFORE, BE IT RESOLVED that Dane County enter into a Lease with 818 W Badger 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.