

**DANE COUNTY  
POLICY AND FISCAL NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update	Substitute No. _____
Sponsor: <b>Ratcliff</b>		Resolution No. <u>2021 RES-397</u>
Vote Required:		Ordinance Amendment No. _____
Majority <input checked="" type="checkbox"/>	Two-Thirds	

Title of Resolution or Ord. Amd.:

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

**Policy Analysis Statement:**

Brief Description of Proposal -  
 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 landlord, Northgate Ventures LLC, has offered to rent approx. 4,083 square feet to the CVSO for five years beginning August 1, 2022. 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.

Current Policy or Practice -  
 Leases require County Board approval.

Impact of Adopting Proposal -  
 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. 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.

**Fiscal Estimate:**

<u>Fiscal Effect (check all that apply) -</u>	<u>Budget Effect (check all that apply)</u>
<input type="checkbox"/> No Fiscal Effect	<input checked="" type="checkbox"/> No Budget Effect
<input type="checkbox"/> Results in Revenue Increase	<input type="checkbox"/> Increases Rev. Budget
<input checked="" type="checkbox"/> Results in Expenditure Increase	<input type="checkbox"/> Increases Exp. Budget
<input type="checkbox"/> Results in Revenue Decrease	<input type="checkbox"/> Decreases Rev. Budget
<input type="checkbox"/> Results in Expenditure Decrease	<input type="checkbox"/> Decreases Exp. Budget
	<input type="checkbox"/> Increases Position Authority
	<input type="checkbox"/> Decreases Position Authority
	Note: if any budget effect, 2/3 vote is required

**Narrative/Assumptions about long range fiscal effect:**

**Expenditure/Revenue Changes:**

	Current Year		Annualized			Current Year		Annualized	
	Increase	Decrease	Increase	Decrease		Increase	Decrease	Increase	Decrease
Expenditures -					Revenues -				
Personal Services					County Taxes				
Operating Expenses	\$281,207				Federal				
Contractual Services					State				
Capital					Other				
<b>Total</b>	\$281,207	\$0	\$0	\$0	<b>Total</b>	\$0	\$0	\$0	\$0

**Personnel Impact/FTE Changes:**

None

**Prepared By:**

Agency: Land & Water Resources	Division: Administration
Prepared by: Janet Crary	Date: 3/2/22 Phone: 224-3730
Reviewed by:	Date: Phone: