**Dane County Contract Cover Sheet** 

Dept./Division		Human Ser	vices / EAWS	3			Contrac		584	G
Vendor Name		Northgate Ventures, LLC			<del>70 - 71 - 11 - 11 - 11 - 11 - 11 - 11 - </del>		Addend	-	Yes	□ No
Vendor MUNIS #		24189			T	Type of Contract				
		\(\sigma_1 \)							County C	
Brief C	ontract	Lease addendum with Northgate Ventures, LLC for space at Job Center Annex for an additional three (3) years with the option to					Grant			
Title/Des	scription	renew. The initi			[Z]	Coun	ty Lessee			
·								Coun	ty Lessor	
Contract Term		10/1/2019 – 9/30/2022						Interg	overnme	ntal
		10/1/2019 - 9/30/2022						Purch	ase of Pr	operty
Total Contract		144,238.80						Prope	rty Sale	
Amount		4 174,250.00						Other		
		\$10,000 or u	under – Best Ju	dgment (1 quote	required)		<del></del>			
i		□ \$10,000 or under – Best Judgment (1 quote required) □ Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)								
Purch	hasing	<del></del>		lic Works) (Form	•		<del>,</del>	RF	B/RFP#	
Auth	nority			der (\$25,000 or a		ks)	··-			
		<del></del> -		(N/A to Public W	· · · · · · · · · · · · · · · · · · ·					
		∐ N/A – Grant	s, Leases, Inte	rgovernmental, f	Property Purcha	se/Sale, (	Other			
MUNIS	S Req.	Org Code		∄ Obi	Code			Amount	\$	
Req#	<u>'</u>	Org Code			Code			Amount	\$	
Year		Org Code		Obj	Code			Amount	\$	
		A resolution	is required if	the contract ex	ranada \$100 0	00 (\$40 0	MA Dubli	· Morko)		
Basa	lution							. Worksj.		
	lution endum	A copy of the Resolution must be attached to the contract cover sheet.  Resolution is required.								
E .	n/ N/A	Addendum Form required.						Res #	334	
	W 1977		omi ioquiios.						Year	100
f		I RI/A							. cu.	3/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1
Domest	ic Partner	. ₹N/A Does Domes	stic Partner F	gual Renefits	Requirement	Annly?		Yes [		3019
Domest	ic Partner	Does Domes		qual Benefits				Yes [	] No	1 2019
		Does Domes	SAMPLE C	onträct Rev	éw/Approv	als 🦠 :		Yes [		3019
Domest Initials	Dept.	Does Domes	Pate In		éw/Approv	als 🦠 :		Yes [		1 2019
		Does Domes	SAMPLE C	ontract Rev	éw/Approv	als 🦠 :		Yes [		1 2019
Initials	Dept.	Does Domes	Pate In	onträct Rev	éw/Approv	als 🦠 :		Yes		3019
Initials  MG	Dept. Received t	Does Domes	Pate In 9 4 19	ontract Rev Date Out	ew/Approv	als 🦠 :		Yes [		3019
Initials  NG  Cae	Dept. Received to	Does Domes  by DOA	Pate In	ontract Rev Date Out	ew/Approv	als s		Yes		1 3019
Initials  MG	Dept. Received be Controller Purchasing	Does Domes  by DOA  Grant Counsel	Pate In 9 4 19	ontract Rev Date Out	ew/Approv	als s		Yes		1 3019
Initials  NG  Cae	Dept. Received to	Does Domes  by DOA  Grant Counsel	Pate In 9 4 19	ontract Rev Date Out	ew/Approv	als s		Yes		3019
Initials  NG  Cae	Dept. Received be Controller Purchasing	Does Domes  by DOA  Grant Counsel gement	Pate In 9 4 19	ontract Rev Date Out	ew/Approv	als s		Yes		1 3019
Initials  NG  Cae	Dept. Received be Controller Purchasing Corporation Risk Mana	Does Domes  by DOA  Gran Counsel gement ecutive	Pate In 9 4 19 9 9 19 20 19 9 19 19 9	ontract Rev Date Out 9 5 19 9 9 2019	Comments See "i" below	als · · · ·			] No	1 8019
Initials  NG  Cae  NA	Dept. Received to Controller Purchasing Corporatio Risk Mana	Does Domes  by DOA  n Counsel gement ecutive  Dunty Depts	Pate In 9 4 19 9 19 20 19 9 19 1 9	ontract Rev Date Out 9 5 19 9 9 2019	Comments See "i" below	als s	endor C	Yes [	] No	1 3019
Initials  Cee  NA  Name	Dept. Received to Controller Purchasing Corporatio Risk Mana County Exc	Does Domes  by DOA  n Counsel gement ecutive  Dunty Depts arson, Contract C	Pate In 9 4 19 9 19 20 19 9 19 1 9	ontract Rev Date Out 9 5 19 9 9 2019	See "i" below	w Andrew	endor C		] No	1 3019
Initials  NG  Cae  NA	Dept. Received to Controller Purchasing Corporation Risk Mana County Exception Spring Late 608-242-	Does Domes  by DOA  n Counsel gement ecutive  Dunty Depts arson, Contract C	Pate In 9 4 19  9 4 20 19  9/9//9  Contact Infoord. Assistant	ontract Rev Date Out 9 5 19 9 9 2019	Comments See "i" below	V Andrew 608-268	endor C	ontact Info	] No	1 8019
Initials  Cae  NA  Name Phone #	Dept. Received be Controller Purchasing Corporation Risk Mana County Excess Dane Co Spring Late 608-242- Larson.s	Does Domes  by DOA  n Counsel gement ecutive  Dunty Depta arson, Contract C 6391	Pate In 9 4 19 9 9 9 19 19 19 19 19 19 19 19 19 19	ontract Rev Date Out	See "i" below  Name Phone # Email	V Andrew 608-268 ans@ale	endor C Schmidt -8116 exandercon	ontact Info	No	
Name Phone # Email Address	Dept. Received be Controller Purchasing Corporatio Risk Mana County Exc  Dane Co Spring Late 608-242- Larson.s 1202 Note	Does Domes  by DOA  Gran Counsel gement ecutive  Dunty Depts erson, Contract C 6391 pring@countyofd. ethport Drive, Mac	Pate In 9 4 19 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	ontract Rev Date Out	See "i" below  Name Phone # Email  Address	V Andrew 608-268 ans@ale	endor C Schmidt -8116 exandercon	ontact Info	No No non, WI 53	713
Name Phone # Email Address	Dept. Received be Controller Purchasing Corporation Risk Mana County Exc  Dane Co Spring La 608-242- Larson.s 1202 Non Dane Court	Does Domes  by DOA  Gran Counsel gement ecutive  Dunty Depts erson, Contract C 6391 pring@countyofd. ethport Drive, Mac	Pate In  Pat	ontract Rev Date Out	See "i" below  Name Phone # Email	V Andrew 608-268 ans@ale	endor C Schmidt -8116 exandercon	ontact Info	No	;
Name Phone # Email Address	Dept. Received to Controller Purchasing Corporation Risk Mana County Exc  Dane Co Spring Late 608-242- Larson.s 1202 Note Dane Countroller	Does Domes  by DOA  Gran Counsel  gement  ecutive  Dunty Dept  arson, Contract C 6391  pring@countyofd  atthport Drive, Machanty Res. #	Pate In  Pat	Ontract Rev Date Out	See "i" below  Name Phone # Email  Address  Approvals	Andrew 608-268 ans@ale 2450 Rir	endor C Schmidt -8116 exandercon	ontact Info	on, WI 53	713
Name Phone # Email Address	Dept. Received be Controller Purchasing Corporation Risk Mana County Exc  Spring La 608-242- Larson.s 1202 Non Dane Coun Budget/Per Program M	Does Domes  Dy DOA  General  G	Pate In  Pat	Ontract Rev    Date Out     9   5   19     9   9   20     9   9   9     9   19     Rm 454	See "i" below  Name Phone # Email Address Approvals g. Accounta h. Superviso	Andrew 608-268 ans@ale 2450 Rir	endor C Schmidt -8116 exandercon mrock Rd.,	ontact Info	on, WI 53	713
Name Phone # Email Address	Dept. Received to Controller Purchasing Corporation Risk Mana County Exc  Dane Co Spring Late 608-242- Larson.s 1202 Note Dane Court Budget/Per Program M Current Co	Does Domes  by DOA  general gement ecutive  Dunty Deptions arson, Contract C 6391 pring@countyofd arthport Drive, Mac aty Res. # sonnel Required (anager Name antract Amount	Pate In  Pat	Ontract Rev    Date Out     9   5   19     9   9   20     9   9   9     9   19     Rm 454	See "i" below  See "i" below  Phone #  Email  Address  Approvals g. Accounta h. Supervisc i. Corporati	Andrew 608-268 ans@ale 2450 Rir	endor C Schmidt -8116 exandercon mrock Rd.,	ontact Info	on, WI 53	713
Name Phone # Email Address  a. b. c. d. d. e.	Dept. Received be Controller Purchasing Corporation Risk Manage County Excess Spring Late 608-242- Larson.s 1202 Non- Dane Courn Budget/Per Program Managet/Per Current Country Excess Adjustmen	Does Domes  Dy DOA  General  G	Pate In 9 4 9 9/9//9  Contact Inf oord. Assistant ane.com dison WI 53704  NA  NA  NA  NA  NA  NA  S144,239  \$	Ontract Rev    Date Out     9   5   19     9   9   20     9   9   9     9   19     Rm 454	See "i" below  Name Phone # Email  Address  Approvals g. Accounta h. Superviso i. Corporati j. To Provio	Andrew 608-268 ans@ale 2450 Rir on Counse	endor C Schmidt -8116 exandercon mrock Rd.,	ontact Info	on, WI 53	713
Name Phone # Email Address  a. b. c. d. d. e. f.	Dept. Received be Controller Purchasing Corporation Risk Mana. County Excession Spring Late 608-242- Larson.s 1202 Non- Dane Court Budget/Per Program M. Current Co Adjustmen Revised Co	Does Domes  by DOA  general gement ecutive  Dunty Deptions arson, Contract C 6391 pring@countyofd arthport Drive, Mac aty Res. # sonnel Required (anager Name antract Amount	Pate In  Pat	Ontract Rev Date Out 9 5 19 9 9 2019 9/9/19 Rm 454	See "i" below  See "i" below  Phone #  Email  Address  Approvals g. Accounta h. Supervisc i. Corporati	Andrew 608-268 ans@ale 2450 Rir on Counse	endor C Schmidt -8116 exandercon mrock Rd.,	ontact Info	on, WI 53	713

	ification: attached contract is a:
	Dane County Contract without any modifications.
	Dane County Contract with modifications.  The modifications have been reviewed by:
×	Non-standard contract.

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

	Signature Date
Director of	9/19/19
Administration	Comments //
	Signature Date
Corporation	Jy Jf 82019
Counsel	Comments

### 

### 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 16<sup>th</sup>, 2013 ("Lease"), Amendment #1 ("Amendment 1") dated April 27<sup>th</sup>, 2017, and Amendment #2 (Amendment #2) dated October 26<sup>th</sup>, 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	1/2019-9/30/2020	\$3,927.56
10/1	1/2020-9/30/2021	\$4,006.11
10/	1/2021-9/30/2022	\$4,086.23
10/	1/2022-9/30/2023	\$4,167.96
10/	1/2023-9/30/2024	\$4,251.32
10/	1/2024-9/30/2025	\$4,336.34

option 1 option 2

option 3

Tenant to pay its proportionate share of exterior expenses at 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 hLC  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

1.