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2024 RES-220

**APPROVING RIMROCK ROAD LEASE
DCDHS – BEHAVIORAL HEALTH AND PREVENTION & EARLY INTERVENTION**

The Behavioral Health and Prevention and Early Intervention Divisions of Dane County Department of Human Services (DCDHS) currently lease approximately 9000 square feet of office space at 818 W. Badger Road which was acquired by the City of Madison last year for its future redevelopment project. Because the City plans to demolish the building, DCDHS must relocate its Joining Forces for Families, Immigration Affairs, Community Restorative Court and the Behavioral Resource Center offices to another location.

Commerce Building II, LLC has offered to lease approximately 11,712 square feet of space located at 2450 Rimrock Road, Suite 301, Madison to DCDHS for ten (10) years beginning January 1, 2025 and ending December 31, 2034. The agreed upon rental rate is \$15.00 per square foot which equals \$14,640 per month or \$175,680 annually. The rent includes common area monthly operating charges, property taxes and insurance but internet, phone, utilities and janitorial services are not. The rental rate will increase by 2% each year thereafter as shown in the following schedule:

Begin Date	End Date	Annual rent	Monthly Rent
January 1, 2025	December 31, 2025	\$175,680.00	\$14,640.00
January 1, 2026	December 31, 2026	\$179,193.60	\$14,932.80
January 1, 2027	December 31, 2027	\$182,777.47	\$15,231.46
January 1, 2028	December 31, 2028	\$186,433.02	\$15,536.09
January 1, 2029	December 31, 2029	\$190,161.68	\$15,846.81
January 1, 2030	December 31, 2030	\$193,964.92	\$16,163.74
January 1, 2031	December 31, 2031	\$197,844.21	\$16,487.02
January 1, 2032	December 31, 2032	\$201,801.10	\$16,816.76
January 1, 2033	December 31, 2033	\$205,837.12	\$17,153.09
January 1, 2034	December 31, 2034	\$209,953.86	\$17,496.16

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23 **NOW, THEREFORE, BE IT RESOLVED** that the Dane County Board of Supervisors and Dane
24 County Executive authorize the above described Lease for the property at 2450 Rimrock Road,
25 Suite 301; and

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27 **BE IT FINALLY RESOLVED** that the County Executive and County Clerk are authorized to
28 execute the Lease on behalf of Dane County.