

PURCHASE OF 2002 PANKRATZ FOR THE OFFICE OF THE COUNTY CLERK'S OFFICE AND ELECTIONS FACILITY

The Dane County Election Security Review Committee's report dated July 25, 2022, concluded that the "Dane County and Madison Clerk functions related to election administration should be placed in a dedicated facility or office, with updated access control, fire and water detection and prevention systems, proper storage and safety measures, among other safety improvements". To save time and expense, instead of constructing a new facility, the Office of the County Clerk has been searching for an existing space that could be renovated to meet its critical infrastructure needs in order to administer secure, fair and effective elections in the County.

After review of an Existing Facilities Evaluation by Wold Architects and Engineers, the County has made an offer to purchase the existing building at 2002 Pankratz Street, Madison for \$4,960,000 from Wortlord, LLC. The former Ale Asylum site is approximately 4.8 acres and is under a ground lease with the Dane County Regional Airport, which will be transferred from the seller to the County at closing. The property is centrally located, within 5 miles of downtown Madison, and sits between Packers Avenue and Pankratz Street. The property is accessible by public transportation; the nearest bus stop is less than ¼ mile away.

The building is approximately 45,035 square feet and includes approximately 36,000 square feet of heated warehouse space that contains 3 overhead doors and 1 drive in door. This warehouse area will provide a facility for election equipment, materials and ballots, secure from natural and environmental hazards, tampering and vandalism.

There are two separate entrances to the building which will allow for a main entrance for the public and a private secure entrance for staff and loading/unloading of elections material. The site has a large 150 stall parking lot that can be separated into a public parking area and secured fenced staff parking.

The remaining 9000 square feet is comprised of 2 levels that can be converted into offices and multi-purpose areas. There will be adequate space to serve the public and ample secure shared office space for County and City of Madison staff, with additional spaces for training and recount activities.

NOW, THEREFORE, BE IT RESOLVED that the Dane County Board of Supervisors and the Dane County Executive hereby authorize the purchase of the improvements at 2002 Pankratz from Wortlord, LLC for \$4,960,000 and accept the Assignment of Ground Lease with the Dane County Regional Airport; and

BE IT FURTHER RESOLVED that the Dane County Real Estate Coordinator is authorized to administer the closing and transfer of the above- mentioned property to the County of Dane, and the Controller is authorized to issue funds necessary to effectuate the transaction; and

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