

## Department of Public Works

City Hall  
730 Washington Avenue  
Racine, Wisconsin 53403  
262.636.9121 – Public Works  
262.636.9191 - Engineering



Mark H. Yehlen, PE  
Commissioner of Public Works

Thomas M. Eeg, P.E.  
Asst. Comm. of Public Works/Operations

John C. Rooney, P.E.  
Asst. Comm. of Public Works/City Engineer

November 9, 2015

Legistar Item: 15-00982

Alderman James Morgenroth, Chairman  
Public Works and Services Committee  
Racine, WI

Re: **2016 Lease Agreements** for Office Space

Dear Alderman Morgenroth:

Submitted for your review and approval are lease agreements for the use of office space in City Hall, City Hall Annex and the Safety Building. These leases are with entities outside the City and City-functions that are either grant-funded or enterprise functions.

With the exception of organizations that enjoy a rent-free or low-cost lease in the City Hall Annex, I am proposing that all leases be increased by **2.1%** over this year's rate based upon the Consumer Price Index variances shown in the attached calculation document.

The attached summary lists the various lessees, space occupied and proposed rate for each of the leases being considered for renewal. I would recommend that the leases be renewed for the next calendar year at the rates listed. These leases will generate a total revenue of **\$119,344.58**.

Sincerely,

A handwritten signature in black ink that reads "Thomas M. Eeg".

Thomas M. Eeg  
Assistant Commissioner of Public Works/Operations

Attachments

TME:njp

Cc: Mark Yehlen  
Tom Friedel  
Dave Brown

**PROPOSED CITY HALL & CITY HALL ANNEX LEASE CONTRACTS  
Jan-16**

LESSEE	BUILDING	ROOMS	SQ. FT.	BASE RATE	SUR-CHARGE	TOTAL RENTAL RATE	LEASE PERIOD	TOTAL INCOME	
RACINE CONCERT BAND	Annex	17	640	N/C	0	N/C	JAN-16 DEC-16	-	
RACINE SYMPHONY	Annex	130	478	4.42	0	4.42	JAN-16 DEC-16	2,112.76	
CHORAL ARTS SOCIETY	Annex	132	500	4.42	0	4.42	JAN-16 DEC-16	2,210.00	
WATER & WASTEWATER	Annex	223/227	3958	14.05	0	14.05	JAN-16 DEC-16	55,609.90	
	0	229/231	0	0	0	0		-	
	0	226	497	1.30	0	0		Lump Sum	646.10
	0	0	(storage)	0	0	0		TOTAL	56,256.00
TOYS FOR TOTS	Annex	0	11000	N/C	0	N/C	JAN-16 DEC-16	-	
BOXING CLUB	Annex	14	3444	N/C	0	N/C	JAN-16 DEC-16	-	
ROOT - PIKE WATERSHED	Annex	118	600	4.42	0	4.42	JAN-16 DEC-16	2,652.00	
WOMEN'S RESOURCE CTR	Annex	114/116	400	14.05	0	14.05	JAN-16 DEC-16	5,620.00	
NEIGHBORHOOD WATCH	Annex	314/316	864	4.42	0	4.42	JAN-16 DEC-16	3,818.88	
<b>30,185</b>							<b>Subtotal City Hall Annex:</b>	<b>72,669.64</b>	
W.I.C.	City Hall	4	845	0	0	0	JAN-16 DEC-16	-	
HOUSING	City Hall	102	699	15.83	0	15.83	JAN-16 DEC-16	11,065.17	
FAIR HOUSING	City Hall	102	309	15.83	0	15.83	JAN-16 DEC-16	4,891.47	
BUS	City Hall	303	150	15.83	0	15.83	JAN-16 DEC-16	2,374.50	
PARKING SYSTEM	City Hall	303	500	15.83	0	15.83	JAN-16 DEC-16	7,915.00	
<b>1,804</b>							<b>Subtotal City Hall:</b>	<b>26,246.14</b>	
POLICE DEPT CREDIT UNION	Safety Bldg	240	160	6.36	0	6.36	JAN-16 DEC-16	-	
RACINE COUNTY 911	Safety Bldg	911	2240	9.12	0	9.12	JAN-16 DEC-16	20,428.80	
<b>2,400</b>							<b>Subtotal Safety Bldg:</b>	<b>20,428.80</b>	
<b>TOTAL ANNUAL RENTAL AMOUNT:</b>								<b>119,344.58</b>	

\* Yearly increase dependent upon the C.P.I.

- 2011 = 1.6% Increase
- 2012 = 2.6% Increase
- 2013 = 1.6% Increase
- 2014 = 1.7% Increase
- 2015 = 2.1% Increase
- 2016 = 2.1% Increase

**Consumer Price Index - All Urban Consumers  
Original Data Value**

Series Id: CUUR0000SAH  
 Not Seasonally Adjusted  
 Area: U.S. city average  
 Item: Housing  
 Base Period: 1982-84=100  
 Years: 2005 to 2015

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2005	191.8	192.7	194.1	194.4	194.5	195.5	196.6	196.9	197.0	198.4	198.5	198.3	193.8	197.6
2006	200.0	200.5	201.3	201.7	202.2	203.7	204.7	205.1	205.0	204.4	204.5	204.8	201.6	204.8
2007	206.057	207.177	208.080	208.541	208.902	210.649	211.286	211.098	210.865	210.701	210.745	210.933	208.234	210.938
2008	212.244	213.026	214.389	214.890	215.809	217.941	219.610	219.148	218.184	217.383	216.467	216.073	214.717	217.811
2009	216.928	217.180	217.374	217.126	216.971	218.071	218.085	217.827	217.178	216.612	215.808	215.523	217.275	216.839
2010	215.925	215.841	216.023	215.798	215.981	216.778	217.076	216.976	216.602	216.100	215.830	216.142	216.058	216.454
2011	216.739	217.259	217.707	217.901	218.484	219.553	220.230	220.506	220.540	220.138	219.969	220.193	217.941	220.263
2012	220.805	221.117	221.487	221.682	221.971	223.051	223.316	223.699	223.901	223.708	223.814	224.032	221.685	223.745
2013	224.790	225.382	225.643	225.986	226.896	228.068	228.374	228.564	228.808	228.362	228.449	228.892	226.128	228.575
2014	230.256	230.905	231.968	231.689	232.744	233.894	234.475	234.571	234.675	234.434	234.315	234.658	231.909	234.521
2015	235.485	236.016	236.435	236.777	237.175	238.568	239.085						236.743	

$$\frac{236.743 - 231.909}{231.909} = 2.1\%$$