

Department of Public Works

City Hall
730 Washington Avenue
Racine, Wisconsin 53403
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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 17, 2014

Legistar Item: 14-10765

Alderman Jim Kaplan, Chairman
Public Works and Services Committee
Racine, WI

Re: 2015 Lease Agreements for Office Space

Dear Alderman Kaplan:

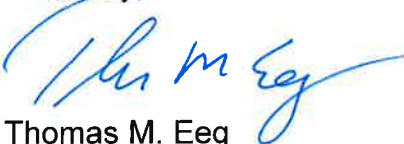
Submitted for your review and approval are lease agreements for the use of office space in City Hall, City Hall Annex and the Safety Building. These leases are with entities outside the City and City-functions that are either grant-funded or enterprise functions.

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 the 2014 rates based upon the Consumer Price Index variances between 2013 and 2014. This percentage is based on the difference between September 2013 and September 2014, which is a 2.1% difference.

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 time period of January 1, 2015 to December 31, 2015 at the rates listed. The Leases will generate total revenue of \$116,873.33 in 2015. The Police Department Credit Union will no longer lease space in the Safety Building.

In 2015, Racine County 911 is shown to rent 2,240 square feet of space in the Safety Building. This lease will generate a total of revenue of \$20,003.20 in 2015.

Sincerely,



Thomas M. Eeg
Assistant Commissioner of Public Works/Operations

Attachment

TME:njp

Cc: Mark Yehlen
Tom Friedel
Dave Brown

Consumer Price Index - All Urban Consumers
Original Data Value

Series Id: CUURA207SA0

Not Seasonally Adjusted

Area: Chicago-Gary-Kenosha, IL-IN-WI

Item: All items

Base 1982-84=100

Period:

Years: 2004 to 2014

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2004	185.4	186.4	186.3	187.2	188.7	189.1	189.2	190.2	190.0	190.8	190.7	189.6	188.6	187.2	190.1
2005	189.9	190.5	191.3	193.2	193.3	194.0	194.2	195.8	198.3	197.9	197.3	196.4	194.3	192.0	196.7
2006	197.5	197.2	197.6	197.7	198.4	199.0	199.3	200.4	199.6	197.5	197.9	197.8	198.3	197.9	198.8
2007	199.401	200.630	202.483	204.019	205.686	206.092	205.561	205.813	206.454	206.696	207.821	207.155	204.818	203.052	206.583
2008	208.757	209.526	211.542	212.662	214.932	215.738	217.459	215.971	215.465	213.363	209.053	205.959	212.536	212.193	212.878
2009	207.616	207.367	207.462	207.886	209.809	211.010	210.906	211.441	211.345	211.708	212.206	211.185	209.995	208.525	211.465
2010	212.104	212.456	212.952	212.929	212.984	212.186	212.535	212.784	213.339	213.332	213.066	213.778	212.870	212.602	213.139
2011	215.155	216.192	217.880	218.762	220.094	220.182	219.277	219.688	220.027	219.592	219.181	218.180	218.684	218.044	219.324
2012	219.585	219.626	222.351	222.416	222.262	222.138	221.611	222.967	223.611	223.227	222.425	221.838	222.005	221.396	222.613
2013	222.251	224.681	224.433	224.522	225.645	225.864	225.375	225.525	225.161	224.422	223.703	222.960	224.545	224.566	224.524
2014	225.027	226.217	228.784	229.848	229.612	230.477	229.633	229.753	229.829					228.328	

2015 CPI Rate Increase: 4.668 2.1%

PROPOSED CITY HALL & CITY HALL ANNEX LEASE CONTRACTS

Jan-15

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-15 DEC-15	-
RACINE SYMPHONY	Annex	130	478	4.33	0	4.33	JAN-15 DEC-15	2,069.74
CHORAL ARTS SOCIETY	Annex	132	500	4.33	0	4.33	JAN-15 DEC-15	2,165.00
WATER & WASTEWATER	Annex	223/227	3958	13.76	0	13.76	JAN-15 DEC-15	54,462.08
	0	229/231	0	0	0	0		-
	0	226	497	1.27	0	0	Lump Sum	631.19
	0	0	(storage)	0	0	0	TOTAL	55,093.27
TOYS FOR TOTS	Annex	0	11000	N/C	0	N/C	JAN-15 DEC-15	-
BOXING CLUB	Annex	14	3444	N/C	0	N/C	JAN-15 DEC-15	-
ROOT - PIKE WATERSHED	Annex	118	600	4.33	0	4.33	JAN-15 DEC-15	2,598.00
WOMEN'S RESOURCE CTR	Annex	114/116	400	13.76	0	13.76	JAN-15 DEC-15	5,504.00
NEIGHBORHOOD WATCH	Annex	314/316	864	4.33	0	4.33	JAN-15 DEC-15	3,741.12
			30,185				Subtotal City Hall Annex:	71,171.13
W.I.C.	City Hall	4	845	0	0	0	JAN-15 DEC-15	-
HOUSING & FAIR HOUSING	City Hall	102	1008	15.50	0	15.50	JAN-15 DEC-15	15,624.00
BUS	City Hall	303	150	15.50	0	15.50	JAN-15 DEC-15	2,325.00
PARKING SYSTEM	City Hall	303	500	15.50	0	15.50	JAN-15 DEC-15	7,750.00
			2,503				Subtotal City Hall:	25,699.00
POLICE DEPT CREDIT UNION	Safety Bldg	240	160	6.23	0	6.23	JAN-15 DEC-15	-
RACINE COUNTY 911	Safety Bldg	911	2240	8.93	0	8.93	JAN-15 DEC-15	20,003.20
			2,400				Subtotal Safety Bldg:	20,003.20
TOTAL ANNUAL RENTAL AMOUNT:								116,873.33

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

- 2005 = 2.8% Increase
- 2006 = 4.8% Increase
- 2007 = 3.4% Increase
- 2008 = 3.5% Increase
- 2009 = 4.4% Increase
- 2010 = 1.2% Increase
- 2011 = 1.6% Increase
- 2012 = 2.6% Increase
- 2013 = 1.6% Increase
- 2014 = 1.7% Increase
- 2015 = 2.1% Increase