

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 10, 2017

Legistar Item: 1088-17

Alderman Terry McCarthy, Chairman
Public Works and Services Committee
Racine, WI

Re: **2018 Lease Agreements** for Office Space

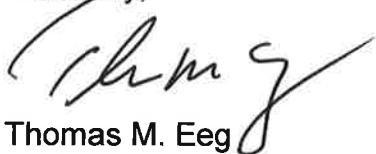
Dear Alderman McCarthy:

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 **3.1%** 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 **\$125,784.43**.

Sincerely,



Thomas M. Eeg
Assistant Commissioner of Public Works/Operations

Attachments

TME:njp

Cc: Mark Yehlen
Jim Palenick
Dave Brown

**PROPOSED CITY HALL & CITY HALL ANNEX LEASE CONTRACTS
Jan-18**

LESSEE	BUILDING	ROOMS	SQ. FT.	BASE RATE	SUR-CHARGE	TOTAL RENTAL RATE	LEASE PERIOD	TOTAL INCOME
Vacant	Annex	329/331 333	1,382 528	0.00 0.00		0.00 0.00	JAN-18 DEC-18 JAN-18 DEC-18 TOTAL	0.00 0.00 0.00
DEPARTMENT OF CORRECTIONS, COMMUNITY CORRECTIONS	Annex	213/214/215 216/217/218 228 230	4,370 344 1,180	14.84 15.13 15.44 15.75 16.06		14.84 15.13 15.44 15.75 16.06	JAN-13 DEC-13 JAN-14 DEC-14 JAN-15 DEC-15 JAN-16 DEC-16 JAN-17 DEC-17 2018	87,454.92 89,204.02 90,988.10 92,807.86 94,664.02 97,598.60
RACINE CONCERT BAND	Annex	17	640	N/C		N/C	JAN-18 DEC-18	0.00
RACINE SYMPHONY	Annex	120	478	4.66		4.66	JAN-18 DEC-18	2,227.48
CHORAL ARTS SOCIETY	Annex	122	500	4.66		4.66	JAN-18 DEC-18	2,330.00
WATER & WASTEWATER	Annex	223/227 229/231 226	3,958 497 (storage)	14.81 1.37		14.81	JAN-18 DEC-18 Lump Sum TOTAL	58,617.98 680.89 59,298.87
TOYS FOR TOTS	Annex		11,000	N/C		N/C	JAN-18 DEC-18	0.00
BOXING CLUB	Annex	14	3,767	N/C		N/C	JAN-18 DEC-18	0.00
ROOT - PIKE WATERSHED	Annex	118	600	4.66		4.66	JAN-18 DEC-18	2,796.00
WOMEN'S RESOURCE CTR	Annex	114/116	400	14.81		14.81	JAN-18 DEC-18	5,924.00
NEIGHBORHOOD WATCH	Annex	314/316	864	4.66		4.66	JAN-18 DEC-18	4,026.24
13,831 Subtotal City Hall Annex:								174,201.19
Vacant	City Hall	4	845	0.00		0.00	JAN-18 DEC-18	0.00
HOUSING	City Hall	102	699	16.68		16.68	JAN-18 DEC-18	11,659.32
FAIR HOUSING	City Hall	102	309	16.68		16.68	JAN-18 DEC-18	5,154.12
BUS	City Hall	303	150	16.68		16.68	JAN-18 DEC-18	2,502.00
PARKING SYSTEM	City Hall	303	500	16.68		16.68	JAN-18 DEC-18	8,340.00
1,658 Subtotal City Hall:								27,655.44
Vacant	Safety Bldg	240	160	0.00		0.00	JAN-18 DEC-18	0.00
RACINE COUNTY 911	Safety Bldg	911	2,240	9.61		9.61	JAN-18 DEC-18	21,526.40
160 Subtotal Safety Bldg:								21,526.40
15,649 TOTAL ANNUAL RENTAL AMOUNT:								223,383.03