

## Department of Public Works

City Hall  
730 Washington Ave.  
Racine, WI 53403  
262.636.9121 - Public Works  
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Mark H. Yehlen, P.E.  
Commissioner of Public Works / City Engineer

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

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

November 28, 2011

Ald. Sandy Weidner  
Chairwoman, Public Works  
and Services Committee  
Racine, Wisconsin

### **RE: 2012 Lease Agreements for Office Space**

Dear Ald. Weidner:

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 2.6% over the 2011 rates based upon the Consumer Price Index variances between 2010 and 2011. This percentage is based on the difference the First Half 2010 (212.6) and the First Half 2011 (218.1), which is a 2.6% 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, 2012 to December 31, 2012 at the rates listed.

These leases will generate a total annual revenue of \$90,213.14 in 2012.

Sincerely,

Thomas M. Eeg  
Assistant Commissioner of Public Works

Attachment

cc: Mark H. Yehlen  
Tom Friedel  
Dave Brown

# PROPOSED CITY HALL & CITY HALL ANNEX LEASE CONTRACTS

## Jan-12

LESSEE	BUILDING	ROOMS	SQ. FT.	BASE RATE	SUR-CHARGE	TOTAL RENTAL RATE	LEASE PERIOD	TOTAL INCOME
RACINE CONCERT BAND	Annex	17	640	N/C		N/C	JAN-12 DEC-12	0.00
RACINE SYMPHONY	Annex	120	478	4.12		4.12	JAN-12 DEC-12	1,971.52
CHORAL ARTS SOCIETY	Annex	122	500	4.12		4.12	JAN-12 DEC-12	2,062.26
WATER & WASTEWATER	Annex	223/227 229/231 226	3,958  497 (storage)	13.11  1.21		13.11	JAN-12 DEC-12  Lump Sum TOTAL	51,898.40  601.71 52,500.11
TOYS FOR TOTS	Annex		11,000	N/C		N/C	JAN-12 DEC-12	0.00
BOXING CLUB	Annex	14	3,444	N/C		N/C	JAN-12 DEC-12	0.00
ROOT - PIKE WATERSHED	Annex	114	600	4.12		4.12	JAN-12 DEC-12	2,474.71
WOMEN'S RESOURCE CTR	Annex	114/116	400	13.11		13.11	JAN-12 DEC-12	5,244.91
NEIGHBORHOOD WATCH	Annex	314/316	864	4.12		4.12	JAN-12 DEC-12	3,563.59
<b>Subtotal City Hall Annex:</b>								<b>60,097.48</b>
W.I.C.	City Hall	4	845	5.93		5.93	JAN-12 DEC-12	5,011.09
HOUSING & FAIR HOUSING	City Hall	102	1,008	14.57		14.57	JAN-12 DEC-12	14,685.75
BUS	City Hall	303	150	14.57		14.57	JAN-12 DEC-12	2,185.38
PARKING SYSTEM	City Hall	303	500	14.57		14.57	JAN-12 DEC-12	7,284.60
<b>Subtotal City Hall</b>								<b>29,166.82</b>
POLICE DEPT CREDIT UNION	Safety Bldg	240	160	5.93		5.93	5.93	948.84
<b>25,044 Subtotal Safety Bldg:</b>								<b>948.84</b>
<b>TOTAL ANNUAL RENTAL AMOUNT:</b>								<b>90,213.14</b>

\* 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