

Department of Public Works

City Hall
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Racine, Wisconsin 53403
262.636.9121 – Public Works
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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

October 15, 2018

Legistar Item: 1081-18

Alderman John Tate, II, Chairman
Public Works and Services Committee
Racine, WI

Re: **2019 Lease Agreements** for Office Space

Dear Alderman Tate:

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 **2.9%** 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 **\$123,347.17**.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TME', is positioned above the typed name of the sender.

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-19**

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-19 DEC-19	-
RACINE SYMPHONY	Annex	120	478	4.80	0	4.80	JAN-19 DEC-19	2,294.40
CHORAL ARTS SOCIETY	Annex	122	500	4.80	0	4.80	JAN-19 DEC-19	2,400.00
WATER & WASTEWATER	Annex	223/227	3958	15.24	0	15.24	JAN-19 DEC-19	60,319.92
	0	229/231	0	0	0	0		-
	0	226	497	1.41	0	1.41	Lump Sum	700.77
	0	0	(storage)	0	0	0	TOTAL	61,020.69
TOYS FOR TOTS	Annex	0	11000	N/C	0	N/C	JAN-19 DEC-19	-
BOXING CLUB	Annex	14	3767	N/C	0	N/C	JAN-19 DEC-19	-
ROOT - PIKE WATERSHED	Annex	118	600	4.80	0	4.80	JAN-19 DEC-19	2,880.00
Vacant WOMEN'S RESOURCE CTR	Annex	114/116	400	0.00	0	0.00	JAN-19 DEC-19	-
NEIGHBORHOOD WATCH	Annex	314/316	864	4.80	0	4.80	JAN-19 DEC-19	4,147.20
13,831							Subtotal City Hall Annex:	72,742.29
Vacant	City Hall	4	845	0	0	0	JAN-19 DEC-19	-
COUNCIL CHAMBER RENTAL	City Hall	205	2945		37.00 Half Day	74.00 Full Day	JAN-17 DEC-17	-
COMMITTEE ROOM RENTAL	City Hall	Various	Varies		15.00 Half Day	30.00 Full Day	JAN-17 DEC-17	-
HOUSING	City Hall	102	699	17.16	0	17.16	JAN-19 DEC-19	11,994.84
FAIR HOUSING	City Hall	102	309	17.16	0	17.16	JAN-19 DEC-19	5,302.44
BUS	City Hall	304	150	17.16	0	17.16	JAN-19 DEC-19	2,574.00
PARKING SYSTEM	City Hall	304	500	17.16	0	17.16	JAN-19 DEC-19	8,580.00
1,658							Subtotal City Hall:	28,451.28
Vacant	Safety Bldg	240	160	0	0	0	JAN-18 DEC-18	-
RACINE COUNTY 911	Safety Bldg	911	2240	9.89	0	9.89	JAN-18 DEC-18	22,153.60
160							Subtotal Safety Bldg:	22,153.60
TOTAL ANNUAL RENTAL AMOUNT:								123,347.17

* 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
- 2017 = 2.2% Increase
- 2018 = 3.1% Increase
- 2019 = 2.9% Increase