

Department of Public Works

City Hall
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Racine, WI 53403
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Mark H. Yehlen, P.E.
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 12, 2012

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

RE: 2013 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.

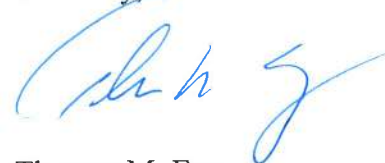
With the exception of organizations that enjoy a rent-free or low cost lease in the City Hall Annex, I am proposing that all leases be increased by 1.6% over the 2012 rates based upon the Consumer Price Index variances between 2011 and 2012. This percentage is based on the difference the First Half 2011 (220.0) and the First Half 2012 (223.6), which is a 1.6% 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, 2013 to December 31, 2013 at the rates listed.

In 2013, Racine County 911 is shown to rent 2,240 square feet of space in the Safety Building which initiated when the City merged with the County Dispatch resulting in more revenue for this area.

These leases will generate a total annual revenue of \$118,232.74 in 2013.

Sincerely,



Thomas M. Eeg
Assistant Commissioner of Public Works/Operations

Attachment

cc: Mark H. Yehlen
Tom Friedel
Dave Brown

**PROPOSED CITY HALL & CITY HALL ANNEX LEASE CONTRACTS
Jan-13**

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-13 DEC-13	-
RACINE SYMPHONY	Annex	130	478	4.17	0	4.17	JAN-13 DEC-13	1,993.26
CHORAL ARTS SOCIETY	Annex	132	500	4.17	0	4.17	JAN-13 DEC-13	2,085.00
WATER & WASTEWATER	Annex	223/227	3958	13.25	0	13.25	JAN-13 DEC-13	52,443.50
	0	229/231	0	0	0	0		-
	0	226	497	1.22	0	0	Lump Sum	606.34
	0	0	(storage)	0	0	0	TOTAL	53,049.84
TOYS FOR TOTS	Annex	0	11000	N/C	0	N/C	JAN-13 DEC-13	-
BOXING CLUB	Annex	14	3444	N/C	0	N/C	JAN-13 DEC-13	-
ROOT - PIKE WATERSHED	Annex	118	600	4.17	0	4.17	JAN-13 DEC-13	2,502.00
WOMEN'S RESOURCE CTR	Annex	114/116	400	13.25	0	13.25	JAN-13 DEC-13	5,300.00
NEIGHBORHOOD WATCH	Annex	314/316	864	4.17	0	4.17	JAN-13 DEC-13	3,602.88
30,185							Subtotal City Hall Annex:	68,532.98
W.I.C.	City Hall	4	845	6	0	6	JAN-13 DEC-13	5,070.00
HOUSING & FAIR HOUSING	City Hall	102	1008	14.72	0	14.72	JAN-13 DEC-13	14,837.76
BUS	City Hall	303	150	14.72	0	14.72	JAN-13 DEC-13	2,208.00
PARKING SYSTEM	City Hall	303	500	14.72	0	14.72	JAN-13 DEC-13	7,360.00
2,503							Subtotal City Hall:	29,475.76
POLICE DEPT CREDIT UNION	Safety Bldg	240	160	6	0	6	JAN-13 DEC-13	960.00
RACINE COUNTY 911	Safety Bldg	911	2240	8.6	0	8.6	JAN-13 DEC-13	19,264.00
2,400							Subtotal Safety Bldg:	20,224.00
TOTAL ANNUAL RENTAL AMOUNT:							118,232.74	

* 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