



RESOLUTION # 85-2/09

TO: HONORABLE MEMBERS OF THE LA CROSSE COUNTY BOARD OF SUPERVISORS

ITEM #
BOARD ACTION

Adopted:
For: 30
Against: 2
Abs/Excd: 3
Vote Req: 2/3
Other Action: _____

PUBLIC WORKS & INFRASTRUCTURE COMMITTEE ACTION

Adopted:
For: 7
Against: 0
Abs/Excd: 0

LEC CONSTRUCTION COMMITTEE ACTION

Adopted:
For: 0
Against: 1
Abs/Excd: 1

RE: APPROVAL OF LEASE WITH THE STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

WHEREAS, the State of Wisconsin, Department of Administration (the "Lessee") has been authorized by the State Building Commission to enter into a lease with La Crosse County (the "County") for approximately 9,000 square feet of office space (the "Premises") in the County building known as the Law Enforcement Center Addition located at 333 Vine Street, La Crosse, WI; and,

WHEREAS, the Lessee shall use the Premises as space for the Department of Corrections, Community Corrections or such other agency that may be designated by the Lessee (collectively, the "Tenant"); and,

WHEREAS, the lease term shall begin on January 1, 2011 or the date of occupancy and end December 31, 2020 and may be renewed for two successive five-year periods from and after January 1, 2021 at the option of the Lessee; and,

WHEREAS, the Lessee shall pay the County rent for the premises during the initial lease year at the sum of \$144,000/ year in equal installments of \$12,000/month, and the annual rent for each subsequent year shall be increased at the rate of 3%/year; and,

WHEREAS, the County must construct the Premises under the terms of the lease in a manner that meets all requirements of new construction for accessibility, health and safety standards in compliance with and in accordance with state and local codes and federal regulations; and,

WHEREAS, the County shall maintain the Premises in good repair and tenantable condition and shall provide daily janitorial service to the Premises; and,

WHEREAS, the County shall provide signage, including a building directory listing and suite identification, and adequate parking places in an adjacent parking area; and,

WHEREAS, it is in the best interests of the County that office space in the Law Enforcement Center Addition be leased to the Lessee.

NOW THEREFORE BE IT RESOLVED, that the La Crosse County Board does hereby approve the lease with the State of Wisconsin, Department of Administration commencing January 1, 2011 and ending on December 31, 2020, with renewal for two successive 5-year periods at the option of the Lessee, of approximately 9,000 sq. feet of office space in the Law Enforcement Center Addition at the initial annual rent of \$144,000 with a 3% increase in each subsequent year.

BE IT FURTHER RESOLVED, that the County Board Chair is authorized to sign the lease with the Department of Administration upon approval by the Corporation Counsel.

BE IT FURTHER RESOLVED, that if the build-out of the leased Premises increases the Law Enforcement Center Addition costs beyond \$29.5 Million at the close of the entire construction project, then the County Board may need to approve additional funds from the general fund or other sources.

RE: APPROVAL OF LEASE WITH THE STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

Page 2

FISCAL NOTE: The annual rent commencing January 1, 2011 will be \$144,000 and the annual rent will be increased by 3% for each subsequent year. The rent for the first five-year renewal term commencing January 1, 2021 will be \$193,523.96 and the rent for the second five-year renewal term commencing January 1, 2026 will be \$224,347.31. The build-out costs to construct the Premises required under the lease terms are estimated to be \$641,000, bringing the total authorized costs for the LEC addition to \$29,733,554.

Date: 02-09-09

[Signature]
PUBLIC WORKS & INFRASTRUCTURE CHAIR

Date: 02-10-09

[Signature]
LEC CONSTRUCTION COMMITTEE CHAIR

[Signature]
RECORDING CLERK

[Signature]
RECORDING CLERK

	Recommended	Not Recommended	Reviewed Only	
Co. Admin.	<u>50</u>	_____	_____	Requested By: Facilities Director
Fin. Director	<u>GF</u>	_____	_____	Date Requested: February 4, 2009
Corp. Counsel	<u>MAS</u>	_____	_____	Drafted By: Corporation Counsel

Adopted by the La Crosse County Board this 19th Day of FEBRUARY, 2009

STATE OF WISCONSIN
 COUNTY OF LA CROSSE

I, Linda A. Stone, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original resolution required by law to be in my custody and which the County Board of Supervisors of La Crosse County adopted at a meeting held on the 19th day of February 2009.

[Signature]
 Linda A. Stone, La Crosse County Clerk