

RACINE COUNTY HUMAN SERVICES DEPARTMENT

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RACINE COUNTY HEALTH AND HUMAN DEVELOPMENT COMMITTEE

Tuesday, May 2, 2017

Ives Grove Office Complex – Room Behind County Board Chambers

14200 Washington Avenue, Sturtevant, WI 53177

6:00 p.m.

The above location is handicap accessible. If you have other special needs please contact the Racine County Human Services Department, 1717 Taylor Avenue, Racine, Wisconsin, (262) 638-6646 or for hearing impaired for TTY, contact 711.

AGENDA

1. Call To Order
2. Chairman Comments/Youth In Governance Statement
3. Public Comment Period Not To Exceed Fifteen (15) Minutes (Each Speaker Shall Be Allotted a Maximum Of Three (3) Minutes). The Speaker Shall Speak On Any Item.
4. Request Approval To Refer Resolution To The County Board for 1st And 2nd Reading At May 2 Meeting – Resolution By The Health And Human Development Committee Authorizing Racine County To Enter Into A Lease Agreement With 2000 Lincoln Center, LLC, For The Use Of Building Space For The S.A.I.L. Program - **ACTION**
5. Correspondence And Other Business
6. Next Meeting Date – Monday, May 15, 2017, 5:00 p.m. – **County Board Chambers**
7. Adjournment

Robert N. Miller, Chairman
Health & Human Development Committee

NOTE: If members anticipate needing additional information, please contact Hope Otto or Human Services staff by Monday before noon.

RESOLUTION NO. 2017-

RESOLUTION BY THE HEALTH AND HUMAN DEVELOPMENT COMMITTEE AUTHORIZING RACINE COUNTY TO ENTER INTO A LEASE AGREEMENT WITH 2000 LINCOLN CENTER, LLC, FOR THE USE OF BUILDING SPACE FOR THE S.A.I.L. PROGRAM

To the Honorable Members of the Racine County Board of Supervisors:

BE IT RESOLVED that the Racine County Board of Supervisors authorizes and approves an annual lease agreement between Racine County and 2000 Lincoln Center, LLC, for use of building space located at 2000 Domanik Drive, Racine, Wisconsin, for the S.A.I.L. Program under the following terms and conditions:

- 1. The rental space at 2000 Domanik Drive, in the City of Racine, consists of exclusive use of the entire Second Floor for the S.A.I.L. Program; non-exclusive access to the Lunch/Kitchen Room on the Third Floor; exclusive use of approximately nine (9) offices and restrooms on the Fourth Floor of the East Side of the Building in connection with the business of assisting Mental Health Patient; and together with a non-exclusive right to use, subject to reasonable rules and regulations of Landlord, the elevators, walkways, and roadways located on or serving the Property providing access to the Building, as well as the non-exclusive right to use 35 parking stalls.
2. The duration of the Lease shall be one (1) year from its effective date with extended terms thereafter.
3. The rental agreement shall be:
(a) Annual Rent. Annual rent for the Initial Term and for any subsequent extensions, subject to subsection (c), of the Lease shall be \$96,000.00. Of that amount, \$72,000.00 (i.e., \$6,000.00/month) is for Tenant's use of the second floor for the SAIL Program.
(b) Payment of Rent. Tenant shall pay to Landlord the annual rent payable in advance in equal monthly installments of one-twelfth (1/12th) of the total yearly rent, which shall be \$8,000.00, on or before the first day of each calendar month hereunder. In addition, Tenant shall pay to Landlord a prorated amount of \$4,000.00 to accommodate an early move-in date of May 15, 2017. Of that amount, \$3,000.00 is for Tenant's early use of the second floor for the SAIL Program.
4. Such other terms and conditions as the Corporation Counsel and Human Services Department Director deem necessary and appropriate.

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that any two of the County Clerk, the County Executive and/or the County Board Chairman, and the Corporation Counsel where appropriate, are authorized to execute any contracts, agreements or other documents necessary to carry out the intent of this resolution.

Respectfully submitted,

1st Reading _____

HEALTH AND HUMAN DEVELOPMENT COMMITTEE

2nd Reading _____

Robert N. Miller, Chairman

BOARD ACTION Adopted _____

Donnie Snow, Vice-Chairman

For _____

Against _____

Absent _____

Mike Dawson, Secretary

VOTE REQUIRED: Majority

3
4 Prepared by:
5 Corporation Counsel

Brett A. Nielsen

6
7
8
9

Pamela Zenner-Richards

10

Katherine Buske

11
12 **The foregoing legislation adopted by the County Board of Supervisors of**
13 **Racine County, Wisconsin, is hereby:**

14 **Approved:** _____

15 **Vetoed:** _____

16
17 **Date:** _____

18
19
20 _____
Jonathan Delagrave, County Executive

21
22
23 **INFORMATION ONLY**

24
25 **WHEREAS**, following the April 5, 2016 water damage incident at the Racine County Dennis
26 Kornwolf Service Center at 1717 Taylor Avenue, Racine, Wisconsin, the S.A.I.L. program was
27 temporarily moved to 2200 DeKoven Avenue Kranz property; and

28
29 **WHEREAS**, the lease between Racine County and Kranz is expiring and a more suitable
30 location has been found to better house the S.A.I.L. program, staff, and residents; and

31
32 **WHEREAS**, the property owned by 2000 Lincoln Center, located at 2000 Domanik Drive,
33 Racine, Wisconsin provides all of the necessities for the S.A.I.L. program; and

34
35 **WHEREAS**, it is in the best interest of Racine County and the S.A.I.L. Program clients to
36 enter into a lease with 2000 Lincoln Center.

ACCOUNT NAME	ACCOUNT NUMBER	CURRENT BUDGET	CURRENT BALANCE	TRANSFER	BUDGET AFTER TRANSFER	BALANCE AFTER TRANSFER
HEALTH SERVICES						
RENT EXPENSE - OPERATIONS	5410990.421000	278,819	278,819	(62,385)	216,434	216,434
TOTAL SOURCES				<u>(62,385)</u>		
RENT EXPENSE - CRISIS	5102501.421000	0	0	45,000	45,000	45,000
RENT EXPENSE - OTHER	new account	0	0	15,000	15,000	15,000
PRINT & MAIL SERVICES						
PS - COURIER	13800000.409085	18,500	13,655	2,385	20,885	16,040
TOTAL USES				<u>62,385</u>		
				<u>0</u>		

The lease of space at 2000 Domanik Drive between 2000 Lincoln Center LLC and Racine County is for the period of 1 year commencing June 1, 2017 and ending May 31, 2018. Racine County will have access to the leased premises beginning May 15, 2017.

	SAIL	Other	Total
Early access rent	3,000	1,000	4,000
Monthly Rent	6,000	2,000	8,000
Annualized rent	72,000	24,000	96,000
2017 Rent	45,000	15,000	60,000

Upon Occupancy the Courier Service used by Racine County will make one stop in the route @ \$15.00 per day.

FINANCE COMMITTEE RECOMMENDATION

After reviewing the Resolution/Ordinance and fiscal information supplied, your Finance Committee recommends FOR--AGAINST adoption.

REASONS

FOR	AGAINST