

ENROLLED ORDINANCE 165-32

APPROVE FIVE-YEAR LEASE EXTENSION AT
THE WORKFORCE DEVELOPMENT CENTER

WHEREAS, Waukesha County has partnered with State, local, non-profit, and private sector organizations at the Workforce Development Center (WDC) at the Waukesha County Technical College (WCTC) campus since 1995, and

WHEREAS, the WDC was established to provide integrated and streamlined employment, training, education, economic assistance and economic development services for job seekers, workers and employers, and

WHEREAS, a 5-year lease extension has been drafted to the satisfaction of the Waukesha County Corporation Counsel and County Department of Health and Human Services (DHHS) by the WCTC Foundation, the building landlord, and

WHEREAS, the DHHS Economic Assistance Programs at WDC will continue to fund the lease costs from its program funding, and

WHEREAS, the County Board must approve this lease before it may be executed by County officials.

THE BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the proposed 5-year lease extension between Waukesha County and the Waukesha County Technical College Foundation for the Workforce Development Center on Waukesha County Technical College grounds, on file in the Waukesha County Clerk's office, is approved.

FISCAL NOTE

APPROVE FIVE-YEAR LEASE EXTENSION AT THE WORKFORCE DEVELOPMENT CENTER

This ordinance authorizes Waukesha County to enter into a five year lease agreement with WCTC Foundation, Inc for office space at the Workforce Development Center located on the campus of Waukesha County Technical College (WCTC). The original lease was signed in 1994 and was subsequently extended in 2004. The current lease is scheduled to expire on December 31, 2010.

The lease includes payment of Operating Costs currently at \$5.76 per square foot in 2010 and will be adjusted annually in proportion to the increase or decrease in the Consumer Price Index (CPI) (based on the month of October beginning in 2010). Similar to the current lease, an additional \$0.55 per square foot per annum will be added to Operating Costs for a sinking fund to be used for capital improvements and maintenance and will not be subject to the CPI adjustment.

Beginning in 2011, The County must pay an additional \$1.46 per square foot each year (\$6,236) for the term of the agreement to WCTC Foundation, Inc as a management fee. This fee shall not be subject to any CPI adjustments.

The leased square footage is currently 4,271. Current and prior year lease payments are as follows:

Year	Amount Paid / To Be Paid
2011 Est. (a)	\$33,784
2010	\$26,929
2009	\$27,010
2008	\$26,092

- (a) Assuming a CPI increase of 2.5% for 2011, the rent is estimated to increase \$6,855 from \$26,929 in 2010 to \$33,784 in 2011. This is based on the building operating cost rate increasing \$5.76 to \$5.90 per square foot, plus the \$.055 per square foot sinking fund cost and the new \$1.46 per square foot management fee. The Health and Human Services - Economic Support program which uses office space at the Workforce Development Center receives a 50% Federal match for program costs. Therefore, half of the rent increase (\$3,427) would be paid with Federal funding.

The five year lease agreement period is from January 1, 2011 to December 31, 2015.

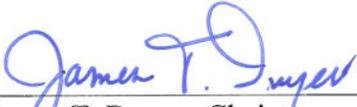


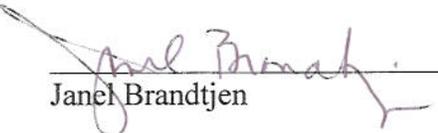
Larry M. Dahl
Accounting Services Manager
07/01/10

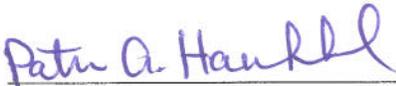
N:\PRCH-FIN\Budget\CDaniels\Fiscal Notes\2010\Workforce Development Lease FISCAL NOTE final.doc

APPROVE FIVE-YEAR LEASE EXTENSION AT
THE WORKFORCE DEVELOPMENT CENTER

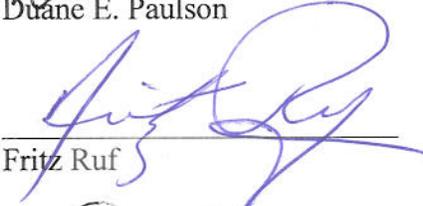
Presented by:
Executive Committee

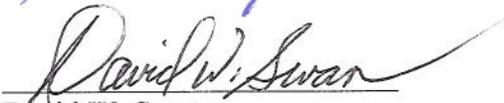

James T. Dwyer, Chair


Janel Brandtjen


Patricia A. Haukohl

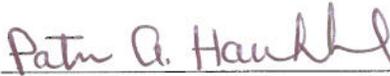

Duane E. Paulson

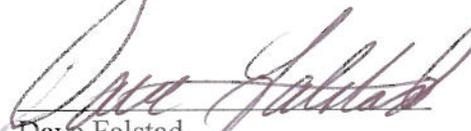

Fritz Ruf

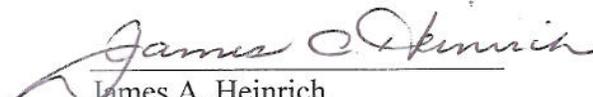

David W. Swan


Jean Tortomasi

Approved by:
Finance Committee

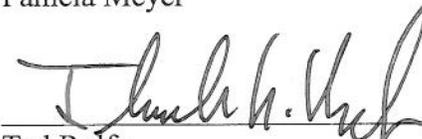

Patricia A. Haukohl, Chair


Dave Falstad


James A. Heinrich

absent
Robert Hutton

absent
Pamela Meyer


Ted Rolfs

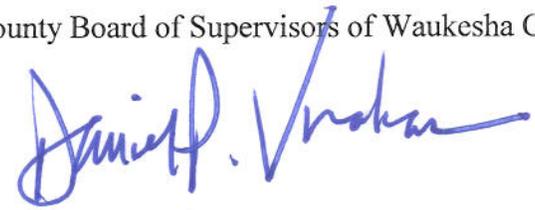

William J. Zaborowski

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 7/30/10 
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X
Vetoed: _____

Date: 8-2-10, 
Daniel P. Vrakas, County Executive

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-07/27/10

(ORD) NUMBER-1650033

- 1 D. FALSTAD.....AYE
- 3 R. HUTTON.....AYE
- 5 J. JESKEWITZ.....AYE
- 7 P. HAUKOHL.....AYE
- 9 J. HEINRICH.....AYE
- 11 F. RUF.....AYE
- 13 P. DECKER.....AYE
- 15 P. MEYERS.....AYE
- 17 J. TORTOMASI.....AYE
- 19 S. WIMMER.....AYE
- 21 W. ZABOROWSKI.....AYE
- 23 K. CHIAVEROTTI....AYE
- 25 G. YERKE.....AYE

- 2 T. ROLFS.....AYE
- 4 J. DWYER.....AYE
- 6 J. BRANDTJEN.....AYE
- 8 T. SCHELLINGER....AYE
- 10 D. SWAN.....AYE
- 12 P. WOLFF.....AYE
- 14 M. INDA.....AYE
- 16 D. PAULSON.....AYE
- 18 K. CUMMINGS.....
- 20 P. JASKE.....AYE
- 22 P. GUNDRUM.....AYE
- 24 W. KOLB.....AYE

TOTAL AYES-24

TOTAL NAYS-00

CARRIED_____

DEFEATED_____

UNANIMOUS

X

TOTAL VOTES-24

FISCAL NOTE

**APPROVE FIVE-YEAR LEASE EXTENSION AT THE
WORKFORCE DEVELOPMENT CENTER**

This ordinance authorizes Waukesha County to enter into a five year lease agreement with WCTC Foundation, Inc for office space at the Workforce Development Center located on the campus of Waukesha County Technical College (WCTC). The original lease was signed in 1994 and was subsequently extended in 2004. The current lease is scheduled to expire on December 31, 2010.

The lease includes payment of Operating Costs currently at \$5.76 per square foot in 2010 and will be adjusted annually in proportion to the increase or decrease in the Consumer Price Index (CPI) (based on the month of October beginning in 2010). Similar to the current lease, an additional \$0.55 per square foot per annum will be added to Operating Costs for a sinking fund to be used for capital improvements and maintenance and will not be subject to the CPI adjustment.

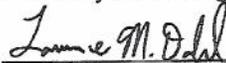
Beginning in 2011, The County must pay an additional \$1.46 per square foot each year (\$6,236) for the term of the agreement to WCTC Foundation, Inc as a management fee. This fee shall not be subject to any CPI adjustments.

The leased square footage is currently 4,271. Current and prior year lease payments are as follows:

Year	Amount Paid / To Be Paid
2011 Est. (a)	\$33,784
2010	\$26,929
2009	\$27,010
2008	\$26,092

- (a) Assuming a CPI increase of 2.5% for 2011, the rent is estimated to increase \$6,855 from \$26,929 in 2010 to \$33,784 in 2011. This is based on the building operating cost rate increasing \$5.76 to \$5.90 per square foot, plus the \$.055 per square foot sinking fund cost and the new \$1.46 per square foot management fee. The Health and Human Services - Economic Support program which uses office space at the Workforce Development Center receives a 50% Federal match for program costs. Therefore, half of the rent increase (\$3,427) would be paid with Federal funding.

The five year lease agreement period is from January 1, 2011 to December 31, 2015.



Larry M. Dahl
Accounting Services Manager
07/01/10

N:\PRCH-FIN\Budget\CDaniels\Fiscal Notes\2010\Workforce Development Lease FISCAL NOTE final.doc

1 APPROVE FIVE-YEAR LEASE EXTENSION AT
2 THE WORKFORCE DEVELOPMENT CENTER
3
4

5 WHEREAS, Waukesha County has partnered with State, local, non-profit, and private sector
6 organizations at the Workforce Development Center (WDC) at the Waukesha County Technical
7 College (WCTC) campus since 1995, and
8

9 WHEREAS, the WDC was established to provide integrated and streamlined employment,
10 training, education, economic assistance and economic development services for job seekers,
11 workers and employers, and
12

13 WHEREAS, a 5-year lease extension has been drafted to the satisfaction of the Waukesha
14 County Corporation Counsel and County Department of Health and Human Services (DHHS) by
15 the WCTC Foundation, the building landlord, and
16

17 WHEREAS, the DHHS Economic Assistance Programs at WDC will continue to fund the lease
18 costs from its program funding, and
19

20 WHEREAS, the County Board must approve this lease before it may be executed by County
21 officials.
22

23 THE BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the
24 proposed 5-year lease extension between Waukesha County and the Waukesha County Technical
25 College Foundation for the Workforce Development Center on Waukesha County Technical
26 College grounds, on file in the Waukesha County Clerk's office, is approved.