



Milwaukee County

Legislation Text

File #: 12-61, Version: 1

From the Acting Director, Department of Transportation, and the Airport Director, requesting authorization to enter into a lease agreement with the Milwaukee County Sheriff's Department, effective February 1, 2012, for the lease of approximately 7,676 square feet of vehicle maintenance shop space (Building 104) and approximately twenty (20) paved parking spaces at Milwaukee County's MKE Regional Business Park (the former 440th Air Force Reserve Station). **(02/02/12: Report referred back to Committee by the Board.) (05/09/12: Laid over. Follow-up report requested.)**

POLICY

County Board approval is required for Milwaukee County Airport Division to enter into a building and parking lease agreement with Milwaukee County Sheriff Department for a garage and storage building at Milwaukee County's MKE Regional Business Park (the former 440th Air Reserve Station) at General Mitchell International Airport (GMIA).

BACKGROUND

The Milwaukee County Sheriff Department is in need of a building to house their Explosive Ordinance Disposal equipment (EOD) and SWAT equipment as well as their Command Post in a central location.

Their intent is to consolidate all of their storage of emergency operation vehicles in one location. The vehicle maintenance shop (building 104) at Milwaukee County's MKE Regional Business Park accommodates the Milwaukee County Sheriff Department's request.

RECOMMENDATION

Airport staff recommends that Milwaukee County Airport Division enter into a lease agreement with Milwaukee County Sheriff Department, effective February 1, 2012, for the lease of 7,676 square feet of vehicle maintenance facility (building 104) and approximately 20 paved parking spaces at Milwaukee County's MKE Regional Business Park, under standard terms and conditions for County-owned land and building space, inclusive of the following:

1. The term of the triple net lease agreement shall be for three (3) years, effective February 1, 2012, and ending January 31, 2015, with one (1) two-year mutual renewal option.
2. Any furniture, office equipment, or any other material identified will be inventoried in the office building and made available to Milwaukee County Sheriff Department at no charge, to be returned at the conclusion of the lease.
3. Rental for the approximately 7,676 square feet of space in the building will be established at: \$4.50/sq.

ft. for an approximate total of \$34,542 per year. An option to extend the lease term for an additional two years shall be at the fair market value lease rate to be determined.

4. Approximately twenty (20) paved parking spaces will be provided at no charge for the duration of the lease.

5. The lease agreement shall contain the current standard insurance and environmental language for similar agreements. Under these terms of this triple net lease agreement the Milwaukee County Sheriff Department will be responsible for the cost of insurance, utilities and common area maintenance charges.

FISCAL NOTE

Rental revenues will be approximately \$34,542 for the first year of the agreement.

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