CITY OF STOUGHTON
FINANCE DEPARTMENT
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Date: November 7, 2019

To: Finance Committee

From: Ryan Wiesen
Assistant Director of Finance

Subject: City Leases

The finance department was directed to compile a listing of leases where the City of Stoughton acts as a landlord or otherwise permits non-city use of city assets. Please find the attached listing.

The leases vary in age and complexity. Most leases have automatic renewal language. Some leases have rents (or $0 rents) based on historical circumstances that should be considered when analyzing the lease for appropriateness.

If you have any questions, please feel free to contact the finance department.

Lessee	Address	Purpose	2019 Annual Amount	Sq. Feet	Monthly Rate Per Sq. Foot	2020 Annual Amount	Recorded To:	Term Begin	Term End Date	Notes
Town of Pleasant Springs	n/a	Leaf Vac Truck	$450 a day	n/a	n/a	$450 a day	General Fund	9/30/2019	12/31/2019	
Historical Society/Chamber	532 E Main	Depot Building Lease	$0	n/a	n/a	$0	General Fund	3/6/2003		No rent charged
Mandt Community Center Inc	400 Mandt Pkwy	Ground Lease	$0	n/a	n/a	$0	General Fund	2/16/2018		Original lease payments ended in February 2018
Stoughton Fair Association	Mandt Park	Mandt Park Fair Lease	$1	n/a	n/a	$1	General Fund	9/1/2018	9/1/2023	Auto renew for five years
Stoughton Utilities/EMS	600 S 4th Street	Utility Building Lease	$130,945	11,625	$0.94	$134,873	Bldg. Maint. Fund	3/1/1998	2/28/2023	$103,187 utilities, $27,759 EMS (FY 2020)
McFarland State bank	207 S Forrest St	City Hall Bank Drive Up Rental	$25,700	1,285	$1.67	$25,700 * CPI	Bldg. Maint. Fund	4/1/2019	3/31/2024	Rental amount is annualized
Thrivent Financial for Lutherans	248 W Main, Unit 1	Senior Center Lease	$6,300	662	$0.79	$6,300	Bldg. Maint. Fund	1/1/2005	Annual Automatic Renew	
Karla Zentmire (Stoughton Hairstyling)	248 W Main, Unit 2	Senior Center Lease	$7,200	750	$0.80	$7,200	Bldg. Maint. Fund	6/1/2010	Annual Automatic Renew	
Community Living Connections, Inc	248 W Main, Unit 3	Senior Center Lease	$7,200	750	$0.80	$7,200	Bldg. Maint. Fund	2/1/2018	Annual Automatic Renew	
Lisa Resch	248 W Main	Senior Center Lease	$4,500	Unknown	Unknown	$4,500	Bldg. Maint. Fund	Unknown		
Jennifer Britain	248 W Main	Senior Center Lease	$4,500	Unknown	Unknown	$4,500	Bldg. Maint. Fund	Unknown		
Stoughton Area School District	567 E Main	Youth Center Lease	$10,000	Not Calculated	Not Calculated	$10,000	General Fund	8/15/2018	6/15/2019	Auto renewal