

# Lease Legislation for Seattle Public Utilities

## Water Operations Materials Yard



# SPU Water Operations Materials Yard

- SPU leased property at 5821 First Avenue So. in SODO.
- Stored materials support SPU Water Operations & Maintenance crews to excavate, repair and construct water lines.
- Location is centrally located to serve the southern half of Seattle.



# Extension of Current Lease

- Original 7-year lease was executed in 2006 as authorized by Ordinance 122019.
- SPU executed its option to extend for an additional 7-year period in 2013 under the First Amendment to the lease.
- Current lease expires February 29, 2020.
- Proposed Second Amendment will provide a new 5-year term, plus an option to extend an additional 5 years.

# Lease Terms for Second Amendment

- Landlord: Georgetown LLC.
- 53,000 square feet of yard space.
- 5 years, with one 5-year option to extend.
- Negotiated rent of \$13,250 per month, increases in years 3 and 5, and will be reset if option is executed.



# Identifying a Permanent City-owned Site

- No current City-owned sites in the southern half of Seattle are suitable for materials storage operations.
- The owners of the current site will not consider a sale of the property at this time.
- FAS is actively supporting SPU with search for a permanent site.
- Acquisition, permitting and relocation to a permanent site could take several years to accomplish.