



SEATTLE CITY COUNCIL

Legislative Summary

CB 118814

Record No.: CB 118814

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125168

In Control: Affordable Housing, Neighborhoods, and Finance Committee

File Created: 08/08/2016

Final Action: 10/07/2016

Title: AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance and Administrative Services, on behalf of the City, to negotiate and execute real property lease agreements and amendments to existing lease agreements with the U.S. General Services Administration, for warehouse space in the Federal Center South Complex located at 4735 East Marginal Way South; and ratifying and confirming certain prior acts.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: daniel.bretzke@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	08/16/2016	Mayor's leg transmitted to Council	City Clerk			
	Action Text:		The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk				
	Notes:						
1	City Clerk	08/16/2016	sent for review	Council President's Office			
	Action Text:		The Council Bill (CB) was sent for review. to the Council President's Office				
	Notes:						

- 1 Council President's Office 09/08/2016 sent for review Affordable Housing, Neighborhoods, and Finance Committee
Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee
Notes:
- 1 Full Council 09/19/2016 referred Affordable Housing, Neighborhoods, and Finance Committee
Action Text: The Council Bill (CB) was referred. to the Affordable Housing, Neighborhoods, and Finance Committee
Notes:
- 1 Affordable Housing, Neighborhoods, and Finance Committee 09/21/2016 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
Notes:
In Favor: 3 Chair Burgess, Vice Chair Herbold, Member Johnson
Opposed: 0
- 1 Full Council 10/03/2016 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 7 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien
Opposed: 0
- 1 City Clerk 10/05/2016 submitted for Mayor's signature Mayor
- 1 Mayor 10/07/2016 Signed
- 1 Mayor 10/07/2016 returned City Clerk
- 1 City Clerk 10/07/2016 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
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CITY OF SEATTLE

ORDINANCE 125168

COUNCIL BILL 118814

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance and Administrative Services, on behalf of the City, to negotiate and execute real property lease agreements and amendments to existing lease agreements with the U.S. General Services Administration, for warehouse space in the Federal Center South Complex located at 4735 East Marginal Way South; and ratifying and confirming certain prior acts.

WHEREAS, since 2006 The City of Seattle (“the City”) has leased space in the Federal Center South Complex (“the Federal Complex”) from the U.S. General Services Administration (“GSA”) for the Seattle Police Department’s secure storage of supplies, evidence, and vehicles; and

WHEREAS, the amount of warehouse space the Seattle Police Department needs cannot be accommodated within City-owned buildings now or for the foreseeable future; and

WHEREAS, the Seattle Police Department and the Department of Finance and Administrative Services (FAS) anticipate a continuing need for the leased warehouse space; and

WHEREAS, Ordinance 122490 authorized FAS’s predecessor, the Fleets and Facilities Department, to combine and extend two separate leases at the Federal Complex, and the City has continued to use and occupy the space under lease amendments authorized by Ordinance 123400 and Ordinance 124124, with the most recent extension expiring on March 31, 2016; and

WHEREAS, additionally, the City leases space in the Federal Complex under a lease which did not require approval by ordinance and which also expired March 31, 2016; and

WHEREAS, the total space in the Federal Complex leased by the City is approximately 22,359 square feet of secure warehouse space; and

1 WHEREAS, the City and GSA mutually desire to extend the existing leases through
2 amendments retroactively effective April 1, 2016; and

3 WHEREAS, the Director of FAS's authority under Seattle Municipal Code Section 3.127.020 is
4 limited to negotiating and executing leases, for and on behalf of the City, that do not
5 exceed five years and that do not lease more than 9,000 square feet of warehouse space in
6 any single building, structure, or facility; and

7 WHEREAS, FAS has determined that it will be beneficial to have additional authority to enter
8 into new leases and to amend existing leases in the Federal Complex, all as necessary to
9 meet the needs of the City for secure warehouse storage space; NOW, THEREFORE,

10 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

11 Section 1. The Director of Finance and Administrative Services ("Director") or the
12 Director's designee is hereby authorized to negotiate and execute, for and on behalf of The City
13 of Seattle ("the City"), new lease agreements and amendments to existing lease agreements with
14 the U.S. General Services Administration (GSA), providing for the City's use and occupancy of
15 a portion of the real property commonly known as the Federal Center South Complex, located at
16 4735 East Marginal Way South in Seattle ("the Federal Complex").

17 Section 2. The Director's authority under Section 1 of this ordinance is limited as
18 follows: (i) the total square footage leased by the City at the Federal Complex shall not exceed
19 30,000 square feet; (ii) the rent payable by the City under any lease or lease amendment at the
20 Federal Complex shall not exceed the then-current fair market rent for comparable warehouse
21 space; and (iii) the term of any lease, including all extensions, shall not extend beyond March 31,
22 2026, without additional authorization by the Seattle City Council.

1 Section 3. The Director's authority under Section 1 of this ordinance includes the
2 authority to extend the term of existing leases for the Federal Complex which would otherwise
3 have expired, through amendments which are retroactively effective as of April 1, 2016.
4 Accordingly, any act consistent with the authority of this ordinance taken prior to its effective
5 date is hereby ratified and confirmed.

6 Section 4. The lease payments contemplated by the terms of any lease agreement or
7 amendment authorized in Section 1 of this ordinance shall be charged to the appropriate
8 expenditure allowance or allowances in the budget of the Department of Finance and
9 Administrative Services (FAS), and shall be reimbursed to FAS by the Seattle Police
10 Department.

1 Section 5. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 3rd day of October, 2016,
5 and signed by me in open session in authentication of its passage this 3rd day of
6 October, 2016.

7 

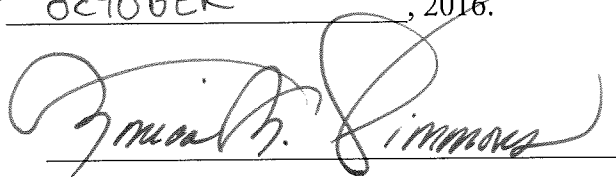
8 President _____ of the City Council

9 Approved by me this 7th day of October, 2016.

10 

11 Edward B. Murray, Mayor

12 Filed by me this 7th day of OCTOBER, 2016.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)