



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 118889

Record No.: CB 118889

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125244

In Control: City Clerk

File Created: 11/30/2016

Final Action: 01/13/2017

**Title:** AN ORDINANCE authorizing the Director of Finance and Administrative Services to execute an amendment that extends and modifies a certain lease agreement between The City of Seattle and KBS SOR CENTRAL BUILDING, LLC, a Delaware limited liability company, for office space the City leases at 810 Third Avenue; 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: Att 1 - Form of Lease

Drafter: adam.schaefer@seattle.gov

Filing Requirements/Dept Action:

### History of Legislative File

Legal Notice Published:  Yes  No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	12/06/2016	Mayor's leg transmitted to Council	City Clerk			
	<b>Action Text:</b> The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	<b>Notes:</b>						
1	City Clerk	12/06/2016	sent for review	Council President's Office			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office						
	<b>Notes:</b>						
1	Council President's Office	12/15/2016	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee						

Notes:

1 Full Council 01/03/2017 referred Affordable Housing, Neighborhoods, and Finance Committee

1 Affordable Housing, Neighborhoods, and Finance Committee 01/04/2017 pass Pass  
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).  
Notes:  
In Favor: 2 Chair Burgess, Vice Chair Herbold  
Opposed: 0

1 Full Council 01/09/2017 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 Burgess, Councilmember González, Council President Harrell, Councilmember Herbold, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant  
Opposed: 0  
Absent(NV): 1 Councilmember Johnson

1 City Clerk 01/10/2017 submitted for Mayor's signature Mayor

1 Mayor 01/13/2017 Signed

1 Mayor 01/13/2017 returned City Clerk

1 City Clerk 01/13/2017 attested by City Clerk  
Action Text: The Ordinance (Ord) was attested by City Clerk.  
Notes:

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**CITY OF SEATTLE**

**ORDINANCE** 125244

**COUNCIL BILL** 118889

AN ORDINANCE authorizing the Director of Finance and Administrative Services to execute an amendment that extends and modifies a certain lease agreement between The City of Seattle and KBS SOR CENTRAL BUILDING, LLC, a Delaware limited liability company, for office space the City leases at 810 Third Avenue; and ratifying and confirming certain prior acts.

WHEREAS, The City of Seattle (City) has leased office space for the Human Services Department (HSD) and the Seattle Office for Civil Rights (SOCR) in the Central Building since 2005, as authorized by Ordinances 121934 and 121935, respectively; and

WHEREAS, in 2015 the City amended the lease agreement to reconfigure the space that was leased and extend the lease for an additional 10 years in the Central Building, as authorized by Ordinance 124841; and

WHEREAS, at the time of the 2015 amendment the City used the known information to space plan for the additional need of the Office of Labor Standards (OLS), however the scope and breadth of OLS responsibilities has changed and additional leased space is now needed for it to fulfill its duties;

WHEREAS, there is not sufficient office space within City-owned buildings for the foreseeable future in which to accommodate OLS's space needs; and

WHEREAS, the Central Building's 810 Third Avenue location provides public benefits including excellent transit service and accessibility to all people that are served by the services and programs that operate out of this location; and

WHEREAS, the City Council's approval of this lease amendment is required under Seattle Municipal Code Section 3.127.020, because the total office square footage leased in one

1 calendar year exceeds 5,000 square feet and the lease term exceeds five years; NOW,  
2 THEREFORE,

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

4 Section 1. The Director of Finance and Administrative Services (Director), or the  
5 Director's designee, is authorized to execute for and on behalf of The City of Seattle (City) the  
6 Second Amendment to Lease Agreement (Second Amendment) between the City, as tenant, and  
7 KBS SOR CENTRAL BUILDING, LLC, as landlord, substantially in the form of Attachment 1  
8 to this ordinance and identified as "Second Amendment to Lease Agreement," providing for the  
9 City's expanded occupancy of a portion of the real property located at 810 Third Avenue in  
10 Seattle.

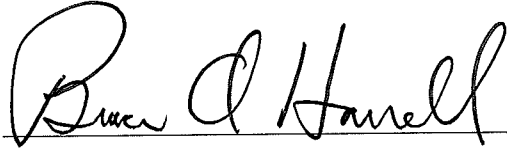
11 Section 2. The Second Amendment to the Lease incorporates an increase in the amount  
12 of office space for the Office of Labor Standards (OLS), the expanded lease space will have the  
13 same terms and conditions as the First Amendment to the Lease, as authorized by Ordinance  
14 124841. Additionally, the Director is authorized to extend the term of the Second Amendment  
15 for up to two additional five-year periods, each.

16 Section 3. The rental payments contemplated by the terms of the Second Amendment  
17 authorized in Section 1 of this ordinance shall be charged to the appropriate expenditure  
18 allowance or allowances in the budget of the Department of Finance and Administrative Services  
19 (FAS), and shall be reimbursed to FAS by OLS.

20 Section 4. Any act consistent with the authority of this ordinance taken after its passage  
21 and prior to its effective date is hereby ratified and confirmed.

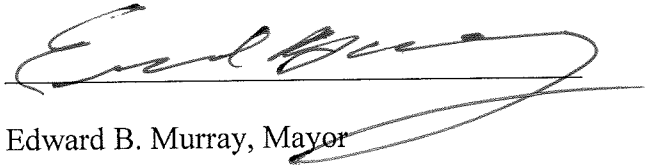
1 Section 5. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 9<sup>th</sup> day of January, 2017,  
5 and signed by me in open session in authentication of its passage this 9<sup>th</sup> day of  
6 January, 2017.

7 

8 President \_\_\_\_\_ of the City Council

9 Approved by me this 13<sup>th</sup> day of January, 2017.

10 

11 Edward B. Murray, Mayor

12 Filed by me this 13<sup>th</sup> day of January, 2017.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

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21 Attachments:  
22 Attachment 1 – Form of Lease