

SUMMARY and FISCAL NOTE*

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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the lease of City property; authorizing the Director of Finance and Administrative Services or the Director's designee to execute a 99 year lease agreement with Africatown Community Land Trust for former Fire Station 6 located at 101 23rd Ave, Seattle, WA 98122, for use as the William Grose Center for Cultural Innovation to provide for culturally responsive services that support the African-American community in the Central Area to create pathways to self-determination, and for future development and expanded activation of the property as described in the lease.

Summary and background of the Legislation: The Equitable Development Initiative (EDI) is a multi-departmental effort coordinated by the Office of Planning and Community Development (OPCD) focused on advancing the goals of the Equitable Development Implementation Plan and Equitable Development Financial Strategies adopted by Resolution 31711.

Africatown Community Land Trust (ACLT) has received an EDI grant from the City to create the William Grose Center for Cultural Innovation (William Grose Center), a catalyst to support the Black community's rich history of innovation and entrepreneurship that has been negatively impacted by local, state, and federal government policies and private sector practices. The William Grose Center's activities will provide a means to help repair some of the harm that past policies/practices and current growth has created and to advance community self-determination.

The City owns real property located in Seattle's Central District that includes a historic building formerly known as Fire Station 6 (FS 6) that is not in use. FAS is the jurisdictional department owner for that property and has determined it is surplus to the needs of City departments and that the public use provided for in the lease best meets the City's needs.

The City and Africatown Community Land Trust mutually desire to activate former FS6 and develop it into the William Grose Center through a long-term lease of the property while working toward meeting the City's established Mutual and Offsetting Benefits (MOB) criteria for a transfer of the property.

This ordinance is intended to authorize the FAS Director to execute a lease for former FS6 with Africatown Community Land Trust.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ☐ Yes ☒ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

There are nominal direct financial implications. This legislation formally authorizes the FAS Director to negotiate and sign a lease. The William Grose Center for Cultural Innovation has already been awarded EDI funding, which is not part of this legislation and is already appropriated in OPCD's budget. FAS estimates that this property costs around \$14,000 per year to maintain. These costs would no longer be incurred by the City. With the lease, maintenance costs on the property would be paid by ACLT, as tenant.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing the legislation will have direct impact on the anti-displacement efforts of the African American community in the Central Area of Seattle. Also, without a lease, FAS would continue to bear financial responsibility for maintenance costs on the vacant property.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?
OH, SDCI, DON, OED and OPCD are all providing guidance to FAS on the lease and property transfer requirements. FAS is the jurisdictional department owner of the property.
- b. Is a public hearing required for this legislation?
NO
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
NO, the Lease grants tenant use of the property in "as is" condition.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
NO. However, pursuant to Washington Administrative Code section 197-11-800(5)(b), the change of use for the property requires the making of a threshold determination under the State Environmental Policy Act (SEPA). In the case of this property, the threshold determination resulted in a determination of non-significance. A notice of such determination was published in *The Daily Journal of Commerce*.

e. Does this legislation affect a piece of property?

Yes, the property is located at 101 23rd Ave, Seattle, WA 98122. A map is attached as Exhibit B to Attachment 1 to the Ordinance.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The William Grose Center for Cultural Innovation is one of the original demonstration projects awarded through the community driven process.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

The legislation does not create a new initiative. It will be helping the city achieve the goals and outcomes described in the [Equitable Development Implementation Plan](#).

List attachments/exhibits below: