



Legislation Text

File #: CB 120165, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of the Department of Finance and Administrative Services or the Director's designee to negotiate and execute a real property lease with the Port of Seattle for vacant land known as the Tsubota Property; and ratifying and confirming certain prior acts.

WHEREAS, The City of Seattle ("City") has been leasing vacant land from the Port of Seattle (POS) on the site known as the Tsubota Property located in the Interbay Neighborhood for the operation of a Tiny House Village (THV), including the placement of 46 tiny house structures ("tiny homes") and additional common areas to provide temporary residential housing for up to 80 residents and their pets, where applicable; and

WHEREAS, the Human Services Department (HSD) currently provides operational support of the THV site through a service provider contract with the Low Income Housing Institute (LIHI) and other contracts for services with various human services vendors; and

WHEREAS, the current lease agreement commencing September 29, 2017, for a property site of 17,994 square feet, together with four amendments, between the City and the POS will expire on November 16, 2021; and

WHEREAS, the City and the POS have agreed to a new lease, which will replace and supersede the original lease, for the existing site plus additional area for THV expansion of 17,872 square feet for tiny house structures and 8,444 square feet of common/parking area for a total new leased area of approximately 44,310 square feet for up to 100 residents and their pets where applicable, and for a term of three

additional years with an option of a one-year extension; and

WHEREAS, the POS is offering the land lease at a nominal cost of \$10 per year; and

WHEREAS, the authority of the Director of the Department of Finance and Administrative Services (FAS)

under Seattle Municipal Code Section 3.127.020 is limited to negotiating and executing leases, for and on behalf of the City, that do not exceed five years and that do not encompass more than 18,000 square feet of yard space; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of the Department of Finance and Administrative Services (“Director”) or the Director’s designee is authorized to negotiate and execute, for and on behalf of The City of Seattle (“City”), a new lease with the Port of Seattle, substantially in the form of Attachment 1 to this ordinance and identified as “FAS POS Lease Agreement,” providing for the City’s interim and temporary use and occupancy of the Port’s real property known as the Tsubota Property in Seattle.

Section 2. The lease payments contemplated by the terms of any lease agreement or amendment authorized in Section 1 of this ordinance shall be charged to the appropriate expenditure allowance in the budget of the Department of Finance and Administrative Services (FAS) and shall be reimbursed to FAS by the Human Services Department.

Section 3. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment 1 - FAS POS Lease Agreement