



Legislation Text

File #: CB 118936, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to a lease agreement for office space; authorizing the Director of Finance and Administrative Services to enter into a lease agreement with NearSU, LLC, a Washington limited liability company, for office space in the 464 12th Avenue Building to be used as the Central Customer Service Center; and ratifying and confirming certain prior acts.

WHEREAS, the City has operated a Central Customer Service Center for over 15 years; and

WHEREAS, the existing Central Customer Service Center (CCSC) is in a shopping center that will be redeveloped, causing the need for the CCSC to relocate to a new location; and

WHEREAS, the Department of Finance and Administrative Services (FAS) evaluated proposals to provide office space in the Central area of Seattle, and has determined that office space in the 464 12th Avenue Building will best meet the needs of the customers of the CCSC; and

WHEREAS, NearSU, LLC is the current owner and landlord for the property located at 464 12th Avenue in the Central area of Seattle; and

WHEREAS, Seattle Municipal Code Section 3.127.020 requires City Council approval of lease agreements that exceed five years; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of Finance and Administrative Services (Director), or the Director's designee, is authorized to execute for and on behalf of The City of Seattle (City) the Office Lease Agreement between the City, as tenant, and NearSU, LLC, as landlord, in the form of Attachment 1 to this ordinance and identified as "Office Lease Agreement," with such minor and clarifying additions, deletions, and modifications as the

Director deems to be in the best interest of the City, to provide for the City's use and occupancy of a portion of the real property located at 464 12th Avenue in Seattle.

Section 2. The initial term of the Lease Agreement is for ten years, beginning on the commencement date specified in the Office Lease Agreement and expiring ten years thereafter. Additionally, the Director or the Director's successor is authorized to extend the term of the lease for up to two additional five-year extensions, as determined by the Director to be in the best interest of the City, on the terms and conditions provided in the Lease Agreement.

Section 3. The rental payments contemplated by the terms of the Office Lease Agreement authorized in Section 1 of this ordinance shall be charged to the appropriate expenditure allowance or allowances in the budget of the Department of Finance and Administrative Services.

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

Section 5. 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 _____, 2017, and signed by me in open session in authentication of its passage this _____ day of _____, 2017.

President _____ of the City Council

Approved by me this _____ day of _____, 2017.

Edward B. Murray, Mayor

Filed by me this _____ day of _____, 2017.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment 1 - Office Lease Agreement