



Legislation Text

File #: CB 118473, Version: 1

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

AN ORDINANCE authorizing the Director of Finance and Administrative Services to execute an amendment extending certain lease agreements 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 has leased office space for the Human Services Department (HSD) and the Seattle Office for Civil Rights (SOCR) on separate floors in the Central Building under separate agreements, each for a term of 10 years, as authorized by Ordinances 121934 and 121935, respectively; and

WHEREAS, the scope of programs administered by SOCR has expanded to include Labor Standards, which administers the minimum wage, wage theft, paid sick and safe time, and job assistance ordinances, necessitating additional office space for such programs; and

WHEREAS, between space reconfiguration and personnel moves within HSD, HSD needs less office space than it has historically required; and

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

WHEREAS, HSD's existing lease in the Central Building expires on August 24, 2015; and

WHEREAS, the Central Building's landlord is willing to extend the term of the HSD lease for the reduced amount of office space and to extend the terms of HSD's and SOCR's leases for an approximate period of ten years, each; 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 both HSD's and SOCR's programs; 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 calendar year exceeds 5,000 square feet and the lease term exceeds 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 First Amendment to Lease Agreements (First Amendment) between the City, as tenant, and KBS SOR CENTRAL BUILDING, LLC, as landlord, substantially in the form of Attachment 1 to this Ordinance and identified as "First Amendment to Lease Agreements," providing for the City's continued occupancy of a portion of the real property located at 810 Third Avenue in Seattle.

Section 2. The First Amendment incorporates a reduced amount of office space for HSD and an increased amount of office space for SOCR and extends the lease's term for ten years and two months from the commencement date specified in the First Amendment. Additionally, the Director is authorized to extend the term of the leases for up to two additional five-year periods, each.

Section 3. The rental payments contemplated by the terms of the First Amendment 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 (FAS), and shall be reimbursed to FAS by the Departments that are utilizing the leased space.

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 _____, 2015, and

signed by me in open session in authentication of its passage this

_____ day of _____, 2015.

President _____ of the City Council

Approved by me this _____ day of _____, 2015.

Edward B. Murray, Mayor

Filed by me this _____ day of _____, 2015.

Monica Martinez Simmons, City Clerk

(Seal)

Attachment 1: First Amendment to Lease Agreements