



Legislation Text

File #: CB 118814, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance and Administrative Services, on behalf of the City, to negotiate and execute real property lease agreements and amendments to existing lease agreements with the U.S. General Services Administration, for warehouse space in the Federal Center South Complex located at 4735 East Marginal Way South; and ratifying and confirming certain prior acts.

WHEREAS, since 2006 The City of Seattle (“the City”) has leased space in the Federal Center South Complex (“the Federal Complex”) from the U.S. General Services Administration (“GSA”) for the Seattle Police Department’s secure storage of supplies, evidence, and vehicles; and

WHEREAS, the amount of warehouse space the Seattle Police Department needs cannot be accommodated within City-owned buildings now or for the foreseeable future; and

WHEREAS, the Seattle Police Department and the Department of Finance and Administrative Services (FAS) anticipate a continuing need for the leased warehouse space; and

WHEREAS, Ordinance 122490 authorized FAS’s predecessor, the Fleets and Facilities Department, to combine and extend two separate leases at the Federal Complex, and the City has continued to use and occupy the space under lease amendments authorized by Ordinance 123400 and Ordinance 124124, with the most recent extension expiring on March 31, 2016; and

WHEREAS, additionally, the City leases space in the Federal Complex under a lease which did not require approval by ordinance and which also expired March 31, 2016; and

WHEREAS, the total space in the Federal Complex leased by the City is approximately 22,359 square feet of secure warehouse space; and

WHEREAS, the City and GSA mutually desire to extend the existing leases through amendments retroactively effective April 1, 2016; and

WHEREAS, the Director of FAS's authority 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 lease more than 9,000 square feet of warehouse space in any single building, structure, or facility; and

WHEREAS, FAS has determined that it will be beneficial to have additional authority to enter into new leases and to amend existing leases in the Federal Complex, all as necessary to meet the needs of the City for secure warehouse storage space; 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 hereby authorized to negotiate and execute, for and on behalf of The City of Seattle ("the City"), new lease agreements and amendments to existing lease agreements with the U.S. General Services Administration (GSA), providing for the City's use and occupancy of a portion of the real property commonly known as the Federal Center South Complex, located at 4735 East Marginal Way South in Seattle ("the Federal Complex").

Section 2. The Director's authority under Section 1 of this ordinance is limited as follows: (i) the total square footage leased by the City at the Federal Complex shall not exceed 30,000 square feet; (ii) the rent payable by the City under any lease or lease amendment at the Federal Complex shall not exceed the then-current fair market rent for comparable warehouse space; and (iii) the term of any lease, including all extensions, shall not extend beyond March 31, 2026, without additional authorization by the Seattle City Council.

Section 3. The Director's authority under Section 1 of this ordinance includes the authority to extend the term of existing leases for the Federal Complex which would otherwise have expired, through amendments which are retroactively effective as of April 1, 2016. Accordingly, any act consistent with the authority of this

ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 4. 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 or allowances in the budget of the Department of Finance and Administrative Services (FAS), and shall be reimbursed to FAS by the Seattle Police Department.

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 _____, 2016, and signed by me in open session in authentication of its passage this _____ day of _____, 2016.

President _____ of the City Council

Approved by me this _____ day of _____, 2016.

Edward B. Murray, Mayor

Filed by me this _____ day of _____, 2016.

Monica Martinez Simmons, City Clerk

(Seal)