



Legislation Text

File #: CB 119485, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE authorizing the Superintendent of Parks and Recreation to execute a lease agreement between the City of Seattle and Selig Holdings Company, LLC, a Delaware limited liability company, for office space in the building located at 300 Elliott Avenue West, commonly known as the Elliott Bay Office Park; and ratifying and confirming certain prior acts.

WHEREAS, since 1998, staff from the Department of Parks and Recreation (DPR) has occupied leased office space in the building located at 800 Maynard Avenue South in Seattle's International District, commonly known as the RDA Building; and

WHEREAS, the City's current lease in the RDA Building expires in November 2019, which prompted DPR to engage the services of the Department of Finance and Administrative Services (FAS) to assist in reviewing office space options including securing a new lease at the RDA Building, identifying space in a City-owned building, or finding potential new private office space locations; and

WHEREAS, there is insufficient office space available for DPR in City-owned property; and

WHEREAS, FAS and DPR requested proposals from the owners of the RDA Building and from several other buildings in order to identify the best and most financially appropriate office space option to meet DPR's operational needs; and

WHEREAS, it is the conclusion of FAS and DPR that the best available option for meeting DPR's business needs is to lease office space in the Elliott Bay Office Park building; and

WHEREAS, the City and Selig Holdings Company, LLC have reached an agreement to lease 28,000 square feet of office space, increasing to 32,000 square feet within five years of lease commencement with an

option for an additional expansion, in the Elliott Bay Office Park building for a term of 15 years at the current market rate, with two options to extend the lease for additional periods of five years each; and WHEREAS, City Council approval is required for this lease agreement to become effective; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Superintendent of Parks and Recreation (“Superintendent”), or the Superintendent’s designee, is authorized to execute for and on behalf of The City of Seattle (“City”) the Lease Agreement between the City, as tenant, and Selig Holdings Company, LLC, as landlord, in the form attached as Attachment 1 to this ordinance and identified as “Lease Agreement,” providing for the City’s use and occupancy of a portion of the real property located at 300 Elliott Avenue West.

Section 2. The Superintendent or the Superintendent’s designee is further authorized and directed, for and on behalf of the City, to make technical, conforming or otherwise nonmaterial changes to the Lease Agreement, and to execute, deliver, administer and perform such ancillary agreements or documents or to take such other actions as in the Superintendent’s or designee’s judgment may be necessary, appropriate, or desirable in order to carry out the terms and provisions of, and complete the transactions contemplated by, this ordinance.

Section 3. The initial term of the Lease Agreement is for 15 years, beginning on the commencement date specified in the Lease Agreement. The Superintendent or the Superintendent’s designee is authorized to extend the term of the lease for up to two additional five-year extensions, as determined by the Superintendent to be in the best interest of the City, on the terms and conditions provided in the Lease Agreement.

Section 4. The City’s initial leased premises consist of 28,000 square feet and will expand to 32,000 square feet five years after lease commencement, unless the City exercises an option to expand the space earlier. The Superintendent or Superintendent’s designee is authorized to exercise this option to expand the leased premises at such time as the Superintendent determines to be in the best interest of the City. The Superintendent or Superintendent’s designee is further authorized to exercise an additional option to expand the

leased premises, if and when determined by the Superintendent to be in the best interest of the City, on the terms and conditions provided in the Lease Agreement.

Section 5. The rental payments contemplated by the terms of the 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 Parks and Recreation.

Section 6. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 7. 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 _____, 2019, and signed by me in open session in authentication of its passage this _____ day of _____, 2019.

President _____ of the City Council

Approved by me this _____ day of _____, 2019.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1 - Elliott Bay Office Park Lease Agreement