

Summary and Fiscal Note

1. Legislation Summary

Department: Seattle Parks and Recreation

Title: An ordinance relating to Seattle Parks and Recreation; authorizing the Superintendent to enter into a ten-year contract with The Madison Park Cooperative Preschool to operate and provide management of the Madison Beach Park Bathhouse located at 1900 43rd Ave East.

Background: The proposed Council Bill authorizes the Superintendent of Seattle Parks and Recreation (SPR) to execute for and on behalf of SPR a ten-year Operations and Use Contract with The Madison Park Cooperative Preschool (MPCP) for the Madison Beach Park Bathhouse to provide early childhood educational programming including preschool for infants through five years of age, as well as family and community events. SPR has maintained a long partnership with MPCP, who have maintained the contract for this facility since the 1970s.

Operator Selection and Award: SPR issued a Letter of Interest (LOI) for this property in 2024 and MPCP was the only contractor to respond.

SPR began contract negotiations with MPCP for the facility in summer 2024. Both parties agreed upon a use fee schedule that provides a gradual approach to the Use Fee to support the operations of the preschool including salaries for teachers, affordable registration fees for families, funds for supplies and equipment, along with paying a Use Fee to the City that has a cumulative increase over the ten-year contract. The total amount received from MPCP will be \$274,800 paid in both cash and public benefits.

This legislation continues a long-standing collaboration with MPCP at Madison Beach Park Bathhouse in providing early childhood education programs including preschool and community events and aligns well with SPR's commitment to provide affordable opportunities for the community.

Financial Terms: Per the agreement, MPCP has agreed to the following use fee schedule, creating a biennial increase to the use fee.

SPR Madison Beach Park Bathhouse Preschool Contract SUM

Kathleen Gantz

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Contract Year	Use Fee in Cash (Monthly)	Public Benefit Due (Monthly)	Total Annual Use Fee	Total Annual Public Benefit	Total Combined Annual Use Fee & Public Benefit	Two-year Total
Year 1/2	\$900	\$800	\$10,800	\$9,600	\$20,400	\$40,800
Year 3/4	\$1,050	\$900	\$12,600	\$10,800	\$23,400	\$46,800
Year 5/6	\$1,200	\$1,000	\$14,400	\$12,000	\$26,400	\$52,800
Year 7/8	\$1,400	\$1,200	\$16,800	\$14,400	\$31,200	\$62,400
Year 9/10	\$1,600	\$1,400	\$19,200	\$16,800	\$36,000	\$72,000
-	-	-	-	-	Total:	\$274,800

Public Benefits: MPCP has identified public benefits that provide community engagement and support, scholarships, and capital improvements and projects to the Bathhouse. Public benefits focused on community engagement include seasonal community events, working with the Friends of Madison Park to provide space for meetings and their events, parent education opportunities, and supply drives that provide donated supplies to underserved communities. The Preschool is also partnering with other Co-Op preschools in Victory Heights, Rainier Valley, and White Center to provide resources, supplies, and necessities for families and children attending these programs. In addition, they will be working with Friends of the Children-Seattle, and Refugee Women's Alliance (ReWA) to provide family programming opportunities in their facilities. Along with the focused partnerships they provide over \$15,000 a year in scholarships to children and families to cover the cost of tuition for the Madison Park Preschool programming.

A portion of public benefits adopted by MPCP over the next ten years include improvements to the Bathhouse. Those improvements include lead mitigation and new paint on the outside of the structure, repainting the inside, kitchen and bathroom remodels, and additional projects as funds allow. All capital improvements and maintenance will require consultation with and approval by SPR.

Summary Attachments:

Summary Attachment A – Madison Beach Park Bathhouse Map

2. Capital Improvement Program (CIP)

Does this legislation create, fund, or amend a CIP Project?

☐ Yes

☒ No

3. Summary of Financial Implications

Does this legislation have financial impacts to the City?

☐ Yes

☒ No

3d. Other Financial Impacts

a. Does this legislation create any other financial impacts for The City of Seattle, such as direct or indirect costs, one-time or ongoing, that aren't mentioned above? If yes, please explain these impacts.

No

b. If the legislation has costs that can be covered within the current budget, explain how. Does the department have extra resources in its budget to handle these costs? Or does the department need to shift resources away from other work to handle these costs?

Not applicable

c. What financial costs or other impacts might happen if this legislation is not implemented?

A decision not to implement this legislation would result in a reduction in revenue and loss of public benefits totaling \$274,000 over the next ten years (including capital investments), leaving an SPR facility with no activation, and impacting access to pre-school for roughly 124 students per year.

d. How might this legislation affect other City departments besides the one that proposed it?

Not applicable

4. Other Impacts

a. Does this legislation require a public hearing?

☒ Yes

☒ No

b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?

☐ Yes

☒ No

c. Does this legislation affect a piece of property?

Yes

d. Race and Social Justice Initiative impacts:

1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion? Please consider both impacts within City government (like employees and internal programs) and in the broader community.

MPCP provides services, resources, and scholarships to the surrounding neighborhood and supports other preschool programs in historically disadvantaged communities. MPCP partners with other local early childhood education providers such as Victory Heights Co-Op Preschool, Rainier Valley Co-Op Preschool, and White Center Co-Op Preschool to support their program and student needs. Additional partnerships with Friends of the Children-Seattle and ReWA have been established to provide parent education programming and family programs in the non-profit facilities.

2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.

SPR strives to prioritize equity as part of the agreement process with community partners. The LOI for this process was advertised across numerous media outlets, social media platforms, non-profit organizations, and collaborative groups that support WMBE vendors.

3. What is the Language Access Plan for communicating with the public about this legislation?

Communication will be translated into languages as needed to meet the needs of the community.

e. Climate change impacts:

1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.

Not applicable

2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.

Not applicable

f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?

Not applicable

g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?

Not applicable