

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Seattle Center	Richard Benoit	Alan Lee

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the Seattle Center Department; authorizing the Seattle Center Director to execute a Third Amendment to the Lease Agreement with Tilden Investments LLC for certain real property adjacent to Seattle Center at 621 Second Avenue North, Seattle, Washington.

Summary and Background of the Legislation: Ordinance 120035 was approved on July 24, 2000, authorizing the Seattle Center Director to execute a Lease Agreement with Tilden Investments LLC for the city to lease certain real property adjacent to Seattle Center. The initial term of the lease was ten years with three options to renew the term for an additional five years each. The final term was executed and will terminate July 31, 2025.

Seattle Center has no further renewal options under the lease as it exists prior to this third amendment. This legislation authorizes the department to add two additional options to renew the lease for periods of three years each. These additional options allows the department to maintain trades operations.

Commonly known as the Colorcraft building, it currently houses the trade groups (carpentry, electrical, metal fabrication, painting and plumbing) associated with operations integral to Seattle Center.

CPI adjustment provisions in the current lease will continue to be applicable during the third amendment period. The monthly/annual rent increases shown below are estimates based on adjustments required by the terms of the lease.

Rent History

Period	Negotiated Rate	New Monthly Rent (\$)	Annual Rent (\$)
Aug-22 to Jul-23	5%	46,118	553,416
Aug-23 to Jul-24	2.97%	47,488	569,856
Aug-24 to Jul-25	2.97%	48,898	586,776
Aug-25 to Jul-26	7.07%	52,355	628,260
Aug-26 to Jul-27	5%	54,973	659,676

2. CAPITAL IMPROVEMENT PROGRAM

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

Expenditure Change (\$);	2024	2025 est.	2026 est.	2027 est.	2028 est.
General Fund	0	0	0	0	0
Expenditure Change (\$);	2024	2025 est.	2026 est.	2027 est.	2028 est.
Other Funds	16,642	43,799	81,085	113,153	146,824

The expenditure changes reflect the difference between 2023 rent (\$560,266, converted to calendar year period) and subsequent annual calendar year changes.

Revenue Change (\$);	2024	2025 est.	2026 est.	2027 est.	2028 est.
General Fund	0	0	0	0	0
Revenue Change (\$);	2024	2025 est.	2026 est.	2027 est.	2028 est.
Other Funds	0	0	0	0	0

Number of Positions	2024	2025 est.	2026 est.	2027 est.	2028 est.
	0	0	0	0	0
Total FTE Change	2024	2025 est.	2026 est.	2027 est.	2028 est.
	0	0	0	0	0

3.a. Appropriations

This legislation adds, changes, or deletes appropriations.

Fund Name and Number	Dept	Budget Control Level Name/Number *	2024 Appropriation Change	2025 Estimated Appropriation Change	2026 Estimated Appropriation Change
Seattle Center - 11410	Seattle Center	Campus BO-SC-60000	\$0	\$97,257	\$134,543
TOTAL			\$0	\$97,257	\$134,543

*See budget book to obtain the appropriate Budget Control Level for your department.

Appropriations Notes: Appropriation changes reflect delta between currently budgeted amount (\$506,808) and the change in rent in 2025 and 2026, with the 2025 and 2026 rent amounts (\$604,065 and \$641,351, respectively) converted to calendar year periods from the August-July periods of the lease. Seattle Center is absorbing the 2024 rent increase cost.

3.b. Revenues/Reimbursements

- This legislation adds, changes, or deletes revenues or reimbursements.

3.c. Positions

- This legislation adds, changes, or deletes positions.

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

No.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

N/A

Please describe any financial costs or other impacts of *not* implementing the legislation.

N/A

4. OTHER IMPLICATIONS

- a. Please describe how this legislation may affect any departments besides the originating department.**

N/A

- b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

Yes, a map is attached.

- c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please**

consider impacts within City government (employees, internal programs) as well as in the broader community.

N/A

ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.

N/A

iii. What is the Language Access Plan for any communications to the public?

N/A

d. Climate Change Implications

i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.

N/A

ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

N/A

e. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?

N/A

5. CHECKLIST

- Is a public hearing required?**
- Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**
- If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
- Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

6. ATTACHMENTS

Summary Attachments: Summary Attachment A – Map of Vicinity