



Legislation Details (With Text)

**File #:** CB 118936    **Version:** 1    **Name:** CB 118936  
**Type:** Ordinance (Ord)    **Status:** Passed  
**In control:** City Clerk  
**On agenda:** 4/10/2017  
**Final Action:** 4/14/2017    **Ord. No.** Ord 125289  
**Title:** AN ORDINANCE relating to a lease agreement for office space; authorizing the Director of Finance and Administrative Services to enter into a lease agreement with NearSU, LLC, a Washington limited liability company, for office space in the 464 12th Avenue Building to be used as the Central Customer Service Center; and ratifying and confirming certain prior acts.  
**Sponsors:** Tim Burgess

**Indexes:**

**Attachments:** 1. Att 1 – Office Lease Agreement, 2. Summary and Fiscal Note, 3. Summary Ex A - Location Map, 4. Summary Ex B - Basic Lease Terms, 5. Presentation, 6. Signed Ord 125289, 7. Affidavit of Publication

Date	Ver.	Action By	Action	Result
4/14/2017	1	City Clerk	attested by City Clerk	
4/14/2017	1	Mayor	returned	
4/14/2017	1	Mayor	Signed	
4/12/2017	1	City Clerk	submitted for Mayor's signature	
4/10/2017	1	City Council	passed	Pass
4/5/2017	1	Affordable Housing, Neighborhoods, and Finance Committee	pass	Pass
3/20/2017	1	City Council	referred	
3/10/2017	1	Council President's Office	sent for review	
3/7/2017	1	City Clerk	sent for review	
3/7/2017	1	Mayor	Mayor's leg transmitted to Council	

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to a lease agreement for office space; authorizing the Director of Finance and Administrative Services to enter into a lease agreement with NearSU, LLC, a Washington limited liability company, for office space in the 464 12<sup>th</sup> Avenue Building to be used as the Central Customer Service Center; and ratifying and confirming certain prior acts.

WHEREAS, the City has operated a Central Customer Service Center for over 15 years; and

WHEREAS, the existing Central Customer Service Center (CCSC) is in a shopping center that will be

redeveloped, causing the need for the CCSC to relocate to a new location; and

WHEREAS, the Department of Finance and Administrative Services (FAS) evaluated proposals to provide office space in the Central area of Seattle, and has determined that office space in the 464 12<sup>th</sup> Avenue Building will best meet the needs of the customers of the CCSC; and

WHEREAS, NearSU, LLC is the current owner and landlord for the property located at 464 12<sup>th</sup> Avenue in the Central area of Seattle; and

WHEREAS, Seattle Municipal Code Section 3.127.020 requires City Council approval of lease agreements that exceed 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 Office Lease Agreement between the City, as tenant, and NearSU, LLC, as landlord, in the form of Attachment 1 to this ordinance and identified as "Office Lease Agreement," with such minor and clarifying additions, deletions, and modifications as the Director deems to be in the best interest of the City, to provide for the City's use and occupancy of a portion of the real property located at 464 12<sup>th</sup> Avenue in Seattle.

Section 2. The initial term of the Lease Agreement is for ten years, beginning on the commencement date specified in the Office Lease Agreement and expiring ten years thereafter. Additionally, the Director or the Director's successor is authorized to extend the term of the lease for up to two additional five-year extensions, as determined by the Director to be in the best interest of the City, on the terms and conditions provided in the Lease Agreement.

Section 3. The rental payments contemplated by the terms of the Office 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 Finance and Administrative Services.

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 \_\_\_\_\_, 2017, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Edward B. Murray, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1 - Office Lease Agreement