



Legislation Text

File #: CB 120469, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of the Department of Finance and Administrative Services or the Director’s designee to negotiate and execute a real property lease with the 2724 6th Ave South, Limited Partnership on behalf of the Seattle Police Department; and ratifying and confirming certain prior acts.

WHEREAS, the 2724 6th Ave South, Limited Partnership (“Landlord”) owns the premises located at 2724 6th Avenue South, Seattle, WA (“2724 6th Ave S Property”); and

WHEREAS, the 2724 6th Ave S Property consists of approximately 43,742 square feet of which 12,454 square feet of warehouse and office space, plus common areas, is available to lease; and

WHEREAS, The City of Seattle (“City”), and specifically the Seattle Police Department (“SPD”), impounds vehicles as set forth in SMC Chapter 11.30 and chapter 46.55 RCW, wherein the custody of the vehicle remains with SPD for the pendency of any associated trial or hearing on the charge or violation; and

WHEREAS, a December 2020 report by the Office of the Inspector General recommended that SPD take “steps to address capacity issues . . . at the vehicle storage facility, which is at 100 percent capacity”; and

WHEREAS, the City Council allocated \$500,000 for evidence storage capacity in one-time funds to the Department of Finance and Administrative Services (“FAS”) in Ordinance 126249 as item 2.47; and

WHEREAS, FAS received carryforward budget authority for the unspent \$500,000 in Ordinance 126586; and

WHEREAS, SPD, in consultation with FAS, believes that the 2724 6th Ave S Property is suitable in location, security, and size to alleviate the immediate capacity issues for vehicular evidence storage; and

WHEREAS, the Landlord has agreed to lease the property to the City for a five-year lease term with two five-

year renewal options beginning January 1, 2023; and

WHEREAS, the monthly lease rate beginning January 1, 2023 is \$12,454 per month, with an option for the

Landlord to increase the monthly rate by three percent each year thereafter; and

WHEREAS, FAS has sufficient budget authority in the 2022 Budget to pay the rent for 30 months for the premises; and

WHEREAS, FAS has negotiated an option to terminate the lease after 30 months, once the \$500,000 one-time funding allocated for this purpose will be exhausted, unless additional funding can be secured; and

WHEREAS, the authority of the Director of Finance and Administrative Services 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 a lease term of five years and that do not consist of leased warehouse space greater than 9,000 square feet; 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 negotiate and execute, for and on behalf of The City of Seattle (“City”), a lease, with the 2724 6th Ave South, Limited Partnership, substantially in the form of Attachment A to this ordinance and identified as Lease Agreement, providing for the City’s use and occupancy of the real property known as the 2724 6th Ave S Property in Seattle.

Section 2. The lease payments contemplated by the terms of the Lease Agreement or any amendment authorized in Section 1 of this ordinance shall be charged to the appropriate Budget Control Level in the Finance and Administrative Services Fund.

Section 3. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 4. 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 _____, 2022, and signed by me in open session in authentication of its passage this ____ day of _____, 2022.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2022.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2022.

Elizabeth M. Adkisson, Interim City Clerk

(Seal)

Attachments:
Attachment A - 2724 6th Ave S Property Lease Agreement