



Legislation Text

File #: CB 120792, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance and Administrative Services to negotiate and execute a real property lease with Neptune III TT, LLC, on behalf of the Human Services Department for its Aging and Disability Services Division; and ratifying and confirming certain prior acts.

WHEREAS, the Aging and Disability Services Division of the Human Services Department (HSD) operates as the federal- and state-designated Area Agency on Aging (AAA) for King County and is responsible for providing aging network services to over 50,000 clients across the County, including over 14,000 clients receiving Medicaid long-term care case services, the majority of whom reside in south King County; and

WHEREAS, the Aging and Disability Services Division has had a long-standing presence in south King County and has leased office space since 2004 to better serve its King County clients in a building in a suburban office park known as Time Square, located at 600 Southwest 39th Street, Renton, Washington; and

WHEREAS, the Time Square lease expires on August 31, 2024; and

WHEREAS, the HSD Aging and Disability Services Division recently determined that the Time Square office space is no longer suitable and has opted to move to a new location that better serves the needs of its clients and staff; and

WHEREAS, the HSD Aging and Disability Services Division retained the Real Estate and Planning Services Division of the Department of Finance and Administrative Services (FAS) to conduct a search for new office space; and

WHEREAS, several lease options were identified by FAS for a decision by HSD, including the option of moving to a new location or staying at its current location, with the goal being to downsize the footprint for HSD to better align with workplace needs and realize cost savings in rent; and

WHEREAS, as a result of such search, HSD has elected to relocate its Aging and Disability Services Division offices from Time Square to Triton Towers Three, located at 707 South Grady Way, in Renton, Washington; and

WHEREAS, the FAS Real Estate and Planning Services Division and the Triton Towers Three landlord, Neptune III TT, LLC, have reached agreement on the form of the lease for new HSD Aging and Disability Services Division offices, some 12,410 square feet, for an initial term of ten years, with a right on the part of the City to extend the term for two additional terms of five years each; and

WHEREAS, pursuant to Seattle Municipal Code Sections 3.127.010 and 3.127.020, leases of office space with a term of more than five years and where the premises exceed 5,000 square feet require City Council authorization for execution by the Director of Finance and Administrative Services; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of Finance and Administrative Services, or the Director's designee (the "Director"), is authorized to execute for and on behalf of The City of Seattle (the "City") the lease by and between Neptune III TT, LLC, as landlord, and the City, as tenant, substantially in the form attached to this ordinance as Attachment 1 (the "Lease"), which when fully executed will provide for the City's use and occupancy of the premises within the real property located at 707 South Grady Way, in Renton, Washington.

Section 2. The Director may make technical, conforming, or otherwise nonmaterial changes to the Lease, and may take other actions that the Director deems necessary to consummate the Lease.

Section 3. The rent payments as provided for in the Lease will be charged to the appropriate expenditure allowance in the budget of the Department of Finance and Administrative Services, subject to reimbursement

by the Human Services Department.

Section 4. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 5. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2024, and signed by me in open session in authentication of its passage this _____ day of _____, 2024.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2024.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2024.

Scheereen Dedman, City Clerk

(Seal)

Attachments:

Attachment 1 - FAS HSD Triton Towers Lease