



Legislation Text

File #: CB 119065, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE authorizing the Director of Finance and Administrative Services or the Director's designee to execute a series of four five-year leases (each conferring upon the tenant a five-year option to renew) with existing Seattle Municipal Tower restaurant/retail tenants: Sin Taek Chang and Jin Won Chang d/b/a Amigos! & Beba's; Hunjo Jung and Na Young Lee d/b/a Chew Chew's Eatery; RVJ Corporation, Inc., a Washington corporation, d/b/a Core Bistro; and Daniel Y. Kim and Michelle H. Kim, d/b/a Treasures and Gifts; and ratifying and confirming certain prior acts.

WHEREAS, in 1996 The City of Seattle (City) acquired a leasehold interest in the real property commonly

known as the Seattle Municipal Tower, a 62-story office tower with approximately 9,500 square feet of retail and restaurant space, and which is now home to many City departments; and

WHEREAS, pursuant to Seattle Municipal Code subsection 3.39.010.C.4, the Department of Finance and Administrative Services manages The City of Seattle's interest in the Seattle Municipal Tower; and

WHEREAS, the Department of Finance and Administrative Services has reached agreement with four existing Seattle Municipal Tower restaurant/retail tenants - Sin Taek Chang and Jin Won Chang d/b/a Amigos! & Beba's; Hunjo Jung and Na Young Lee d/b/a Chew Chew's Eatery; RVJ Corporation, Inc., a Washington corporation, d/b/a Core Bistro; and Daniel Y. Kim and Michelle H. Kim, d/b/a Treasures and Gifts - on new leases, each such new lease having an initial term of five years, plus a five-year option to renew, for a total term of ten years; and

WHEREAS, because the Director of Finance and Administrative Services' authority to execute leases is limited to those with a total term of five years or less pursuant to Seattle Municipal Code subsection 3.127.010.B, the Director now seeks the authority to execute for and on behalf of the City the four new

leases referenced in this ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. As requested by the Department of Finance and Administrative Services and recommended by the Mayor, the Director of Finance and Administrative Services or the Director's designee is authorized to execute, for and on behalf of The City of Seattle, the following four Seattle Municipal Tower restaurant/retail leases, all substantially in the form of Attachment 1 to this ordinance:

Tenant	Seattle Municipal Tower Suite
Sin Taek Chang and Jin Wong Chang d/b/a Amigos! & Beba's	604
Hunjo Jung and Na Young Lee d/b/a Chew Chew's Eatery	603
RVJ Corporation, Inc., a Washington corporation, d/b/a Core Bistro	602
Daniel Y. Kim and Michelle H. Kim, d/b/a Treasures and Gifts	302

Section 2. Any act consistent with the authority of this ordinance taken prior to its effective date is ratified and confirmed.

Section 3. 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 - SMT Restaurant/Retail Leases