

ORDINANCE No. 118135 118135

Law Department

COUNCIL BILL No. 11239

The City of Seattle--Legis

AN ORDINANCE relating to the Department of Administrative Services; authorizing negotiation for and execution of a lease agreement for a portion of certain real property known as 105 - 14th Avenue, the Metropolitan Seattle Urban League Building for various municipal purposes.

INDEXED

REPORT OF COMM

Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____ report that we have considered the same and respectfully recom

COMPTROLLER FILE No. _____

Introduced: <i>6-96</i>	By: <i>Choe</i>
Referred: <i>6-96</i>	To: <i>Finance & Budget</i>
Referred:	To:
Referred:	To:
Reported: <i>MAY 20 1996</i>	Second Reading: <i>MAY 20 1996</i>
Third Reading: <i>MAY 20 1996</i>	Signed: <i>MAY 20 1996</i>
Presented to Mayor: <i>MAY 21 1996</i>	Approved: <i>MAY 25 1996</i>
Returned to City Clerk: <i>MAY 28 1996</i>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

OK

Full Council Vote

Martha Choe
Committee Chair

Department

The City of Seattle--Legislative Department

INDEXED

REPORT OF COMMITTEE

Date Reported
and Adopted

MAY 15TH,
PASSED 3-0

Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____

report that we have considered the same and respectfully recommend that the same:

Full Council Vote 6-0

Martha Chase

Committee Chair

NOTICE: IF THE DOCUMENT IN THIS CASE IS LESS CLEAR AND THE QUALITY OF THE DOCUMENT IS NOT AS GOOD AS YOU WANT, PLEASE CONTACT THE ARCHIVE AT 206-462-3000.

ORDINANCE 118135

AN ORDINANCE relating to the Department of Administrative Services; authorizing negotiation for and execution of a lease agreement for a portion of certain real property known as 105 - 14th Avenue, the Metropolitan Seattle Urban League Building for various municipal purposes.

WHEREAS, the Seattle Police Department leases certain property at 105 - 14th Avenue, in Seattle, Washington; and

WHEREAS, the affected departments and the City desire to continue said lease, Now Therefore:

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. As requested by the Director of Administrative Services and recommended by the Mayor, the Director of Administrative Services is hereby authorized to negotiate and execute a real property lease subject to approval as to form by the City Attorney, for a period of five (5) years substantially in the form of Exhibit "A" attached hereto and identified as "Lease Agreement" providing for the continued occupancy by The City of Seattle of approximately 7,004 square feet of office space in the Seattle Urban League Building located at 105 - 14th Avenue, Seattle, Washington.

Section 2. Rental payments contemplated by the terms of the lease agreement authorized in Section 1 hereof shall be charged to the appropriate expenditure allowance or allowances in the budget of the Department of Administrative Services. The

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1 payments received by the Director of Administrative Services from
2 the occupying department in payment for lease of the facility
3 authorized in Section 1 shall be deposited into the
4 Administrative Services Fund. The Director of Finance is
5 authorized to pay the necessary warrants and make the necessary
6 transfers through the SFMS work order billing system.

7 Section 3. The execution of the lease agreement authorized
8 in Section 1 hereof, and any other act consistent with the
9 authority and prior to the effective date of this ordinance is
10 hereby ratified and confirmed.

11 Section 4. This ordinance shall take effect and be in
12 force thirty (30) days from and after its approval by the
13 Mayor, but if not approved and returned by the Mayor within
14 ten (10) days after presentation, it shall take effect as
15 provided by Municipal Code Section 1.04.020.

16 Passed by the City Council the 20 day of May,
17 1996, and signed by me in open session in authentication of
18 its passage this 20 day of May, 1996.

19
20 John Drago
President _____ of the City Council

21 Approved by me this 25 day of May, 1996.

22
23 Maurice B. Rice
Mayor

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25
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Filed by me this 28th day of May, 1996.

Judith E. Pepp
City Clerk

(Seal)

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EXHIBIT A
LEASE AGREEMENT
PART A - SIGNATURE FORM

PARTIES THIS LEASE AGREEMENT, entered into by and between the METROPOLITAN SEATTLE URBAN LEAGUE (hereinafter referred to as the "Lessor"), and THE CITY OF SEATTLE, a municipal corporation duly organized and existing under the laws of the State of Washington, as Lessee, (hereinafter referred to as the "City"), WITNESSES THAT:

PREMISES The Lessor hereby leases to the City, and the City hereby leases from the Lessor, certain real property commonly known as 105 Fourteenth Avenue in Seattle, King County, Washington that may be further described as follows:

Approximately 7,004 square feet of office space which constitutes the entire rentable area on the third floor of the Urban League Building, legally described as follows:

A portion of that portion of the Henry L. Yesler's Donation Claim in Section 5, Township 24 North Range 4 East, W.M., in King County, Washington; Described as follows:

Beginning at the intersection of the south line of East Fir Street, as established under Ordinance No. 20451 of the City of Seattle, with the west line of 14th Avenue, as established under Ordinance No. 14257 of said City, thence running southerly along the west line of said 14th Avenue, as established, 301.46 feet to the north line of Yesler Way; thence west along said north line of Yesler Way 80.48 feet; thence north 301.10 feet to the south line of East Fir Street; thence easterly along the south line of East Fir Street 65 feet, more or less, to the point of beginning; (hereinafter referred to as the "Premises").

PURPOSE Premises shall be used as office space for the Seattle Police Community Service Office and for such other municipal purposes as the City may deem consistent therewith. The City may permit other governmental agencies and community groups approved by the City to use and occupy the Premises under City supervision and control, for which expanded use the written consent of Lessor shall not be required.

TERM The term of this lease shall commence on February 1, 1996 and shall terminate January 31, 2001.

RENT In consideration of this lease, the City shall pay to Lessor as monthly rental for said Premises a sum of Eight Thousand Twenty Five and 42/100 Dollars (\$8,025.42) per month the first year of this lease, increasing to Eight Thousand Four Hundred Twenty Three and 98/100 Dollars (\$8,433.98) per month in year two, and Eight Thousand Eight Hundred Seventy One and 73/100 Dollars (\$8871.73) per month for year three, and Nine Thousand Nine Hundred Thirty Eight and 67/100 (\$9338.67) per month in year four and Nine Thousand Nine Hundred Twenty Two and 33/100 (\$9922.33) per month in year five.

INSURANCE The Lessor shall secure and maintain insurance to protect the City from liability as more fully described in Part B hereof which insurance shall provide the following minimum coverage:

\$1,000,000.00 for injury to, or loss of life of, any individual person;

\$1,000,000.00 in the aggregate for personal injuries suffered in each occurrence;

\$1,000,000.00 property damage suffered in each occurrence.

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UTILITIES
AND OTHER
SERVICES

Notwithstanding the provisions of Part B, Section 3 hereof, the City shall pay telephone and installation charges therefor.

AGREEMENT
CONTENTS

This lease consists of the Part A - Signature Form plus Part B - General Terms and Conditions, and Attachment I - Schedule of Utilities and Other Services, all of which, by this reference, are incorporated herein, and embody the entire agreement of the parties hereto. There are no other understandings or agreements, written or oral, between the parties relating to the subject matter hereof.

EFFECTUATION
OF AGREEMENT

In order to be effective, this lease must be (1) signed by an authorized representative of the Lessor and returned to the City at the address set forth below, accompanied by the required certificate of insurance, and (2) signed by the City's Director of Administrative Services pursuant to ordinance authority.

IN WITNESS WHEREOF, the parties hereto have affixed their signature below:

THE CITY OF SEATTLE

METROPOLITAN SEATTLE URBAN
LEAGUE

Director of Admin. Services

(Name)

Ordinance No. _____

(Title)

(Name)

(Title)

City's address for all communications:

Lessor's address for all communications:

Dept. of Admin. Services
Property Management
Alaska Building, 14th Floor
618 Second Avenue
Seattle, Washington 98104

Metropolitan Seattle Urban League
105 Fourteenth Avenue
Seattle, Washington 98122

ref: FacSvcs Lease No. 12 (CSOW.PA)

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LEASE AGREEMENT

PART B - GENERAL TERMS AND CONDITIONS

1. POSSESSION. In the event of the inability of the Lessor to deliver possession of the Premises, or any portion thereof, at the time of the commencement of the term of this lease, the City, at its option may elect to retain the lease and insist upon possession or to cancel this lease as a result of the Lessor's failure to deliver possession. In the event the City elects to cancel, the Lessor shall be liable for incremental costs and other damages incurred by the City in acquiring comparable property. In the event the City elects to retain the lease, the City shall not be liable for any rent until such time as the Lessor can deliver possession. In the event that, by mutual agreement, the City shall take possession of the Premises, or any part thereof, prior to the commencement of the specified term of this lease, the City shall pay as rent for that additional period that percentage of the monthly rent payable under Part A hereof, prorated on a daily basis, that is equivalent to the percentage of the floor area of the Premises actually occupied by the City during said period.

2. ACCESS. The City shall allow the Lessor or the Lessor's agent free access at all reasonable times to said Premises to inspect, clean, or make repairs, additions or alterations to the Premises or any connected property owned by or under the control of the Lessor, but this right shall not be construed as an agreement on the part of the Lessor to make such repairs, additions or alterations.

3. UTILITIES AND OTHER SERVICES. The Lessor, at the Lessor's sole expense, shall provide or shall otherwise pay for, when due, all costs for providing all utilities and other services on or to the Premises including but not limited to elevator service, electricity, gas, water, sewer, garbage, heating and cooling or air conditioning, janitorial, security and grounds keeping.

4. CARE OF PREMISES. The Premises shall at all times be kept and used in accordance with the laws of the State of Washington and ordinances of The City of Seattle, and in accordance with all duly authorized directions, rules, and regulations of the Health Officer, Fire Marshall, Building Official or other proper officer of The City of Seattle; and the City will not permit any waste, damage or injury to the Premises, use or permit in said Premises anything that will increase the rate of fire insurance thereon, maintain anything that may be dangerous to life or limb, permit any objectionable noise or odor to escape or to be emitted from said Premises, or permit anything to be done upon said Premises that in any way will tend to create a nuisance.

5. MAINTENANCE - REPAIRS. The Premises have been inspected by both parties and are accepted by the City in their existing condition as of the commencement date of this lease, without reservation except for latent defects or faulty construction of the Premises not discoverable by inspection at the time of taking possession. Except as otherwise provided for herein, the Lessor, at its sole expense, shall keep and preserve the Premises in good repair, including but not limited to all structural and non-structural parts thereof, elevators, plumbing, heating, cooling, and electrical, gas and other utility systems; and other equipment and appurtenances of the Premises and the structure of which the Premises form a part.

6. DAMAGE OR DESTRUCTION. In the event the Premises are damaged by fire, earth-quake, act of war, or other extraordinary casualty to such an extent as to render the same untenantable in whole or in a substantial part thereof, or are destroyed, it shall be optional with the Lessor to repair or rebuild the same, and after the happening of any such event, the City shall give the Lessor or the Lessor's agent written notice thereof within forty-eight (48) hours of such occurrence. The Lessor shall have not more than ten (10) days after the date of such notification to notify the City in writing of the Lessor's intentions to repair or rebuild said Premises; and if the Lessor elects to repair or rebuild said Premises, the Lessor shall prosecute the work of such repairing or rebuilding without unnecessary delay. During any period in which the Premises are rendered unfit for occupancy because of any such casualty, the rent of said Premises shall be abated in the same ratio that the portion of the Premises rendered for the time being unfit for occupancy shall bear to the whole of the Premises. In the event the building in which the Premises are located is destroyed or is damaged (even though the Premises hereby leased shall not be damaged thereby) to such an extent that, in the opinion of the Lessor, it is not practicable to repair or rebuild, then the Lessor may, at its option, terminate the lease by providing written

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notice thereof to the City within thirty (30) days after such damage or destruction has been determined to be irreparable.

In the event the Premises are damaged by the tenant to such an extent that repairs are required to replace carpet, patch and paint or replace walls, it shall be done at the sole expense of the Lessee. The Lessee shall have not more than ten (10) days after vacating the Premises to notify the Lessor in writing of the Lessee's intentions to repair Premises.

7. COMPLIANCE WITH LAW

(a) General Requirement. The Lessor shall perform and comply with all applicable laws of the United States and the State of Washington; the Charter and ordinances of The City of Seattle; and rules, regulations, orders, and directives of their administrative agencies and the officers thereof.

(b) Licenses and Similar Authorizations. The Lessor and/or the City, when applicable, shall secure and maintain in full force and effect during the term of this Agreement, all required licenses, permits, and similar legal authorizations, and comply with all requirements thereof.

(c) Taxes. The Lessor shall pay, before delinquency, all taxes, levies and assessments to the Premises.

(d) Nondiscrimination and Affirmative Action. The Lessor agrees to and shall comply with all Federal, State and local laws and ordinances prohibiting discrimination with regard to race, color, national origin, ancestry, creed, religion, political ideology, sex, sexual orientation, marital status, or the presence of any sensory, mental or physical handicap.

(e) Women's & Minority Business Enterprise Utilization. Although there are no requirements in this Lease Agreement that Lessor specifically set-aside a percentage of work for Women-owned or Minority-owned Business Enterprises, the following language is required to be inserted in every City contract by Seattle Municipal Code 20.46A, and therefore it is included in this agreement.

This lease hereby incorporates by reference Seattle Municipal Code (SMC) Ch. 20.46A. The failure of the Lessor to comply with any of the requirements of SMC Ch.20.46A shall be a material breach of contract. The purpose of Seattle's WMBE Program is to provide a prompt remedy for the effects of past discrimination. The City in general, and this Program in particular, are damaged when a contract, or portion of a contract, to be performed by a WBE or MBE is not actually performed by a WBE or MBE in compliance with SMC Ch. 20.46A. Because the actual amount of such damage is not reasonably calculable, the parties agree and stipulate that liquidated damages equal to the unmet dollar amount of any WBE or MBE set-aside will fairly compensate the City for resulting delays in carrying out the purpose of the program, and costs of meeting utilization targets through additional contracts, the administrative costs of investigation and enforcement, and other damages and costs caused by the violation..

During the term of this lease, the Lessor shall:

- a. Meet the WBE and MBE set-asides established for the lease, if any;
- b. Make affirmative efforts to utilize WMBEs in performing the terms of the lease, whether as subcontractors, suppliers, or in any other capacity;
- c. Require all that subcontractors make affirmative efforts to utilize WMBEs in performance of the lease;
- d. Maintain records reasonably necessary for monitoring compliance with the provisions of this chapter, and submit such information as may be requested by the Director of the Department of Administrative Services in order to monitor and enforce compliance; and
- e. Require all subcontractors maintain records reasonably necessary for monitoring the subcontractors' compliance with the provisions of this chapter, and that the subcontractors submit such information as may be requested by the Director of the Department of Administrative Services in order to monitor and enforce compliance.

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8. INDEMNIFICATION. The Lessor shall hold City harmless from all claims for accident or injury caused to persons or property by the fault or neglect of the Lessor, its employees or agents; or occurring in, about, or by the areas of the structure of which the Premises form a part that are under the control of the Lessor; or caused by faults or defects inherent in said structure or defects in or malfunctions thereof not discernible by reasonable inspection. The City will hold the Lessor harmless from all claims for accident or injury caused to persons or property by the fault or neglect of the City, its employees or agents, to the extent of the fault or neglect of the City. All personal property of the City on said Premises shall be at the risk of and the responsibility of the City.

9. INSURANCE. The Lessor shall secure and maintain in effect during the full term of this lease and any extensions thereof, public liability insurance covering the ownership including the Premises, with policy limits in the amount set forth in Part A hereof. A copy of a certificate of insurance documenting such action shall be filed with the Property Management Division of the Department of Administrative Services of The City of Seattle. The Lessor shall provide the City with written notice of the cancellation, termination, reduction or any other change in such insurance coverage not less than twenty-five (25) days prior to the effective date of such change.

10. SIGNS. The City may place identification signs upon the Premises, subject to the prior approval of the Lessor; and permission to place such signs shall not be unreasonably withheld by the Lessor. The Lessor shall have the right to place and maintain "For Rent" signs in a conspicuous place on said Premises and to show the Premises to prospective tenants for thirty (30) days prior to the expiration of this lease.

11. ALTERATIONS, ADDITIONS AND IMPROVEMENTS.

(a) The City shall not make or cause to be made any alterations, additions or improvements to said Premises without first obtaining the written consent of the Lessor for such work. Any said improvement that is made solely for the convenience of the City, its employees or agents, or of the program to be conducted on the Premises shall be at the sole cost and expense of the City or the program being conducted on the Premises except for improvements occasioned by inherent damages or latent defects in the Premises or of the structure in which the Premises form a part, the cost of which improvements shall be as agreed upon by the City and the Lessor.

(b) The Lessor shall pay the cost of all alterations, additions, and improvements initiated for the Lessor's convenience, and save the City free and harmless from damage, loss or expense arising out of said alterations performed by the Lessor or on its behalf.

(c) If the said improvements as installed by the City may be removed without disturbance, molestation, or injury to the Premises, the City at its option, may remove or cause to be removed said improvements at the City's own expense or may surrender the same with the Premises to remain as a part thereof and to become the property of the Lessor upon the expiration or termination of this lease. In the event said improvements are surrendered, the Lessor and the City shall agree as to their value, and if they constitute a benefit to the Premises, compensation in the agreed amount therefor shall be paid to the City within fifteen (15) days of said surrender. If the City and the Lessor cannot agree upon compensation for said benefit to the Premises, the City shall remove said improvements, exercising due caution and care to minimize damage to the Premises. The Lessor shall accept responsibility for the minimal repair resulting from said improvement removal.

(d) The City shall not without the written consent of the Lessor, operate or install any electrical equipment or machinery (other than ordinary office equipment), or replace or relocate any electric light fixtures.

12. TERMINATION.

(a) Notwithstanding any other provision herein, in the event that either party to this lease defaults in the performance of any of the terms, provisions, covenants and agreements to be kept, observed and performed as provided in the following sections:

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Part A - TERM	Part B - 3 UTILITIES AND OTHER SERVICES
RENT	4 CARE OF PREMISES
	5 MAINTENANCE-REPAIRS

and such default is not corrected within thirty (30) days after the receipt of written notice thereof from the other party, then the non-breaching party may, at its option, immediately terminate this lease, without notice or other proceedings, and in such event the Lessor may also re-enter and take possession of the Premises. Damages may be claimed for a default in the performance of the other lease obligations, but such default shall not be cause for termination of this lease unless such default is repeated upon three or more occasions and a notice to comply is provided after each such instance.

(b) It is understood that funds for the payment of the rent herein are allocated out of monies received by the City from tax sources and/or other governmental entities and that funding for the program that occupies the Premises can be increased, changed, decreased or eliminated by administrative (Mayor) or legislative (City Council) action. Therefore, it is agreed by the Lessor and the City that notwithstanding any other provision herein, in the event said funding and/or program is increased, changed, decreased or eliminated, or in the judgment of the administrative (Mayor) or legislative (City Council) authority of the City, continuation of the lease to its full term would be an unnecessary expenditure of public funds, then the City may terminate this lease without further obligation to the Lessor, after making available to the Lessor reasonable documentation of such administrative (Mayor) or legislative (City Council) action and after providing the Lessor with written notice of such termination at least ninety (90) days prior to the effective date thereof.

13. SURRENDER OF PREMISES. Upon the expiration or termination of this lease, including any extensions thereof, whichever is earlier, the City shall quit and surrender said Premises and all keys thereto, without notice and in as good condition as received at the commencement of the term hereof except for ordinary wear and tear; damage or destruction by fire or other casualty or circumstances uncontrollable by the City; property damaged, removed, or destroyed by the Lessor or its agents; latent defects or faulty construction of the structure of which the Premises comprise a part, not discoverable by inspection at the time of taking possession; and alterations, additions or improvements made to the Premises by the City.

14. ADJUDICATION. This lease shall be construed under all of the applicable laws, statutes, ordinances, rules and regulations of the United States of America, the State of Washington, and The City of Seattle. In the case of a dispute between the parties, jurisdiction over such dispute shall be with the Superior Court of King County, Washington.

15. NOTICES. All notices to be given by either of the parties hereto to the other party, including but not limited to invoices, shall be in writing and may either be delivered personally or may be deposited in the United States Mail, postage prepaid, as either certified or regular mail, addressed as specified in Part A hereof or to such other respective addresses as either party may from time to time designate in writing.

16. RELATIONSHIP. In no event shall the City be construed or held to have become in any way or for any purpose a partner, associate, or joint venturer of the Lessor or any party associated with the Lessor in the conduct of the Lessor's business or otherwise. This lease does not constitute the Lessor the agent or legal representative of the City for any purpose whatsoever.

17. AMENDMENTS. The parties hereto expressly reserve the right to renegotiate any and all of the provisions hereof from time to time as may be necessary and to amend this lease accordingly; Provided, however, that no alteration or modification of the terms or conditions hereof shall be valid and binding unless made in writing and signed by the authorized representative of the parties hereto.

18. NO WAIVER OF DEFAULT. The City does not waive full compliance with the terms and conditions of this lease by the payment of rent. No waiver of default by either party of any of the

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terms, covenants, and conditions hereof to be performed, kept and observed by the other party shall be construed as, or operated as, a waiver of any subsequent default or of any of the terms, covenants, and conditions herein contained, to be performed, kept and observed by the other party.

19. BINDING EFFECT. This lease shall be binding upon the heirs, successors, assigns, and all other parties legally empowered with signatory rights of any or all of the parties hereto

20. INVALIDITY OF PROVISIONS. Should any term, provision, condition or other portion of this lease be held to be inoperative, invalid or void, the same shall not affect any other term, provision, condition or other portion of this lease; and the remainder of this lease shall be effective as if such term, provision, condition or portion had not been contained herein.

ref: FacSvcs Lease No. 12 (CSOW.PB)

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City of Seattle
Department of Administrative Services

Kenneth J. Nakatsu, Director
Norman B. Rice, Mayor



MEMORANDUM

April 18, 1996

TO: Honorable Jan Drago, President
Seattle City Council

VIA: Tom Tierney, Director
Office of Management and Planning

FROM: Ken Nakatsu *KN*
Director

SUBJECT: Legislation to renew leases for Police CSO and DAS Warehouse

In accordance with the requirement that the Council approve all leases over 5,000 square feet on terms of five years or more, we are submitting legislation to allow for the renewal of existing leases for the Police Department's Community Service Office in the Urban League Building at 105 14th Avenue and DAS' Surplus Warehouse at 2029 15 Ave. West. The attached legislation seeks to renew the existing leases for already occupied facilities with the CSO lease running from February 1, 1996 to January 31, 2001; and the DAS warehouse lease from January 5, 1996 to December 31, 2000.

The tenants (the Police CSO Unit and DAS warehouse), are happy with the existing space and wish to continue their occupancy at these existing locations. We believe that both leases contain favorable rates.

If you have any questions, or would like a briefing on either, or both, of these leases please feel free to contact Charlie Hampton at 684-0403.

Thank you.

Attachments

KN:CH:cbc

cc: Councilmember Martha Choe

An equal employment opportunity - affirmative action employer

City of Seattle - Department of Administrative Services, 12th Floor Alaska Building, 618 Second Avenue, Seattle, Washington 98104-2214 (206) 386-1234

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ROUTING SLIP FOR REQUEST FOR LEGISLATIVE ACTION

Originating Department: Administrative Services

Council Sponsor:

Date: April 16, 1996

Subject: AN ORDINANCE relating to the Department of Administrative Services authorizing negotiation for and execution of a lease agreement for a portion of certain real property known as 105 - 14th Avenue, the Metropolitan Seattle Urban League Building for use by the Seattle Police Community Service Office.

Date Received Date Forwarded

OMP: _____

Law: _____

Legislation should be rerouted in the order listed.

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TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

_____ *Matthew Chase* _____

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

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City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director
Norman B. Rice, Mayor

April 22, 1996

The Honorable Mark Sidran
City Attorney
City of Seattle

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT: Administrative Services

SUBJECT: AN ORDINANCE relating to the Department of Administrative Services authorizing negotiation for and execution of a lease agreement for a portion of certain real property known as 105 - 14th Avenue, the Metropolitan Seattle Urban League Building for use by the Seattle Police Community Service Office.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMP. Any specific questions regarding the legislation can be directed to Monica Power at 684-8076.

Sincerely,

Norman B. Rice
Mayor

by



TOM TIERNEY
Director

h:\admin\legis\law\lrs\power4

Enclosure

96-124



96
5-1-96

COPY RECEIVED
06 APR 25 AM 11:22
SEATTLE CITY ATTORNEY

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STATE OF WASHINGTON - KING COUNTY

68617
City of Seattle, City Clerk

-S-

No. 118142&11814

Affidavit of Publication

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on May 20, 1996, and published here by title only, will be mailed, at no cost, upon request for two months after this publication. For further information, contact the Seattle City Clerk at 684-8344.

ORDINANCE NO. 118135

AN ORDINANCE relating to the Department of Administrative Services; authorizing negotiation for and execution of a lease agreement for a portion of certain real property known as 105 - 14th Avenue, the Metropolitan Seattle Urban League Building for various municipal purposes.

ORDINANCE NO. 118136

AN ORDINANCE relating to the Department of Administrative Services; authorizing negotiation for and execution of a lease agreement for warehouse space to accommodate Department of Administrative Services staff and operations.

ORDINANCE NO. 118137

AN ORDINANCE transferring reappropriating funds within the Capital Improvement Program of the Department of Administrative Services.

ORDINANCE NO. 118140

AN ORDINANCE relating to accounting for Local Improvement Districts; authorizing the Finance Department to write off certain debts owed to the Local Improvement District Funds which have been determined to be uncollectible, transfer residual assets, liabilities, and fund balances from certain inactive Local Improvement Funds to the Local Improvement Guaranty Fund, and close certain Local Improvement District Funds.

ORDINANCE NO. 118142

Appropriating money to pay certain audited claims and ordering the payment thereof.

ORDINANCE NO. 118143

AN ORDINANCE authorizing the Finance Department to transfer all surplus funds from the Local Improvement Guaranty Fund to the General Fund.

Publication ordered by JUDITH PIP-FIN, City Clerk.

Date of official publication in the Daily Journal of Commerce, June 3, 1996.
6/3(68617)

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CTOI: 118135-137, 140

was published on

06/03/96

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

Subscribed and sworn to before me on

06/04/96
[Signature]

Notary Public for the State of Washington,
residing in Seattle

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.