



SEATTLE CITY COUNCIL

Legislative Summary

CB 119065

Record No.: CB 119065

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125402

In Control: City Clerk

File Created: 07/25/2017

Final Action: 09/12/2017

Title: 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.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 - SMT Restaurant/Retail Leases

Drafter: julie.tobin@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	08/08/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	08/08/2017	sent for review	Council President's Office			
1	Council President's Office	08/10/2017	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			

Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee

Notes:

- | | | | | | |
|---|--|------------|------------------------------------|--|------|
| 1 | Full Council | 09/05/2017 | referred | Affordable
Housing,
Neighborhoods,
and Finance
Committee | |
| 1 | Affordable Housing,
Neighborhoods, and
Finance Committee | 09/06/2017 | pass | | Pass |
| Action Text: The Committee recommends that Full Council pass the Council Bill (CB). | | | | | |
| Notes: | | | | | |
| In Favor: 3 Chair Burgess, Vice Chair Herbold, Member Johnson | | | | | |
| Opposed: 0 | | | | | |
| 1 | Full Council | 09/11/2017 | passed | | Pass |
| Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill: | | | | | |
| Notes: | | | | | |
| In Favor: 8 Councilmember Bagshaw, Councilmember Burgess, Councilmember
González , Council President Harrell, Councilmember Johnson,
Councilmember Juarez, Councilmember O'Brien, Councilmember
Sawant | | | | | |
| Opposed: 0 | | | | | |
| 1 | Mayor | 09/12/2017 | Signed | | |
| 1 | City Clerk | 09/12/2017 | submitted for
Mayor's signature | Mayor | |
| 1 | Mayor | 09/12/2017 | returned | City Clerk | |
| 1 | City Clerk | 09/12/2017 | attested by City Clerk | | |
| Action Text: The Ordinance (Ord) was attested by City Clerk. | | | | | |
| Notes: | | | | | |
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CITY OF SEATTLE

ORDINANCE 125402

COUNCIL BILL 119065

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 11th day of September, 2017,
and signed by me in open session in authentication of its passage this 11th day of
September, 2017.



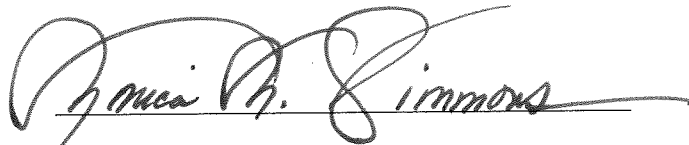
President _____ of the City Council

Approved by me this 12th day of September, 2017.



Edward B. Murray, Mayor

Filed by me this 12th day of September, 2017.



Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment 1 – SMT Restaurant/Retail Leases

STATE OF WASHINGTON -- KING COUNTY

--SS.

353955

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

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.

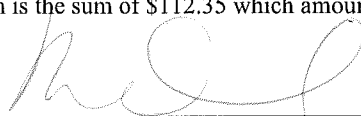
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:125400-404 TITLE ONLY

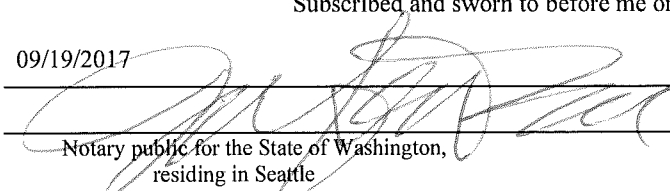
was published on

09/19/17

The amount of the fee charged for the foregoing publication is the sum of \$112.35 which amount has been paid in full.


Subscribed and sworn to before me on

09/19/2017


Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on September 11, 2017, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125400

Council Bill 119074

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Ordinance 125401

Council Bill 119045 PASSED

AN ORDINANCE relating to the sale and redevelopment of the former Public Safety Building block; authorizing the execution of an Amended and Restated Purchase and Sale and Development Agreement with Bosa Development US LLC, for the construction of a residential project with public parking, public open space and associated retail space; authorizing the acceptance of an easement from Bosa on that property; and authorizing the Director of Finance and Administrative Services to execute documents and take other actions in connection with this project.

Ordinance 125402

Council Bill 119065 PASSED

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 Tack 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.

Ordinance 125403

Council Bill 119030 PASSED

AN ORDINANCE relating to cable television; authorizing the Mayor or the Mayor's designee to enter into a renewed Cable Television Franchise Agreement and an agreement regarding additional public benefits with WaveDivision I, LLC; and authorizing the Chief Technology Officer to enter into other agreements for the purpose of implementing or administering the renewed franchise.

Ordinance 125404

Council Bill 119041 PASSED

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the execution of a Use, Occupancy and Maintenance Agreement with the Seward Park Clay Studio, Inc. for the provision of visual arts programming, education, and services at the Department of Parks and Recreation's Seward Park Bathhouse.

Date of publication in the Seattle Daily Journal of Commerce, September 13, 2017.

9/19/353965