



Legislation Details (With Text)

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File created:	4/13/2015	In control:	Budget and Fiscal Management Committee
On agenda:		Final action:	6/1/2015
Enactment date:		Enactment #:	18056
Title:	AN ORDINANCE relating to the authorization of an amendment to an existing lease at 130 Nickerson Street and 150 Nickerson Street, Seattle, Washington, to support the operation and services of the water and land resources division; and declaring an emergency.		
Sponsors:	Joe McDermott		
Indexes:	Lease		
Code sections:			
Attachments:	1. Ordinance 18056.pdf, 2. A. Second Amendment of Office Lease, dated May 15, 2015, 3. 2015-0156 legislative review form.pdf, 4. A. Second Amendment of Office Lease, dated May 15, 2015, 5. A. Second Amendment of Office Lease, 6. 2015-0156 transmittal letter.doc, 7. 2015-0156 fiscal note.xlsx, 8. 2015-0156 lease property summary.docx, 9. 2015-0156_SR_Canal_Place_lease_amendment.docx, 10. 2015-0156_ATT1_Striking_Amendment_S1_Canal_Place_lease.docx, 11. 2015-0156_ATT2_Title_Amendment_T1_Canal_Place_lease.docx, 12. 2015-0156_REVISED_SR_Canal_Place_lease_amendment.docx		

Date	Ver.	Action By	Action	Result
6/1/2015	2	Metropolitan King County Council	Hearing Held	
6/1/2015	2	Metropolitan King County Council	Passed	Pass
5/27/2015	1	Budget and Fiscal Management Committee	Recommended Do Pass Substitute	Pass
4/13/2015	1	Metropolitan King County Council	Introduced and Referred	

Clerk 05/27/2015

AN ORDINANCE relating to the authorization of an amendment to an existing lease at 130 Nickerson Street and 150 Nickerson Street, Seattle, Washington, to support the operation and services of the water and land resources division; and declaring an emergency.

STATEMENT OF FACTS:

1. The facilities management division received a request in January 2014 from the water and land resources division to amend and extend a lease with Magoon Enterprises, LLC, for space in

130 Nickerson Street and 150 Nickerson Street, within council district four. The lease was originally executed on January 10, 2010.

2. The water and land resources division needed space to support the operations and services of the local hazardous waste management program.
3. These operations include the handling of hazardous waste samples, in collaboration with King County environmental lab staff, at a specialized laboratory across the street from the office space at 130 Nickerson Street and 150 Nickerson Street currently occupied by water and land resources division and other local hazardous waste management program employees.
4. The facilities management division determined in January 2014 that there was not an appropriate county-owned option.
5. The facilities management division determined, through consultation with the department, that amending and extending the lease was the most cost-effective option for the county.
6. The facilities management division successfully negotiated an amendment to the lease.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings: Under the terms of the lease amendment, until the lease amendment is signed, the landlord may market to other potential tenants the space that King County employees currently occupy and which the county would lease for at least the next five years under this lease amendment. To prevent that possibility and to preserve the county's current environmental lab operations, this lease amendment must be entered into by the county immediately.

SECTION 2. The executive is authorized to execute an amendment to the lease for space in 130 Nickerson Street and 150 Nickerson Street with Magoon Enterprises, LLC, substantially in the form of Attachment A to this ordinance and to take all actions necessary to implement the terms of the lease.

SECTION 3. The county council finds as a fact and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of public peace, health or safety or for the support of

county government and its existing public institutions.