

MOTION NO. M2013-20

Amendment to Lease with Puget Sound Clean Air Agency

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Operations and Administration Committee	4/04/2013	Recommendation to Board	Ahmad Fazel, Executive Director	206-398-5387
Board	4/25/2013	Final Action	Nancy Bennett, Property Management Manager	206-398-5401

PROPOSED ACTION

Authorizes the chief executive officer to execute an amendment to the lease with Puget Sound Clean Air Agency for the ambient air monitoring station located at the Kent Sounder Station until Sound Transit requires use of the land in the amount of \$1,750 per year with annual increases based on the consumer price index.

KEY FEATURES SUMMARY

- Sound Transit leases 546 sq. ft. to Puget Sound Clean Air Agency (PSCAA) for their ambient air monitoring station located at Kent Station and PSCAA is requesting an extension to the lease.
- The initial lease term was for five years, beginning in July 2008 and will expire on June 1, 2013.
- Sound Transit has, and will retain, the right to terminate the lease agreement upon 90-days written notice.
- Resolution No. 78-2 requires all lease agreements with a term greater than five years be approved by the Board.
- PSCAA is paying current market rate and will receive an annual rent increase.

BACKGROUND

Before Sound Transit purchased properties in the area of the Kent Sounder Station, WSDOT and PSCAA had a signed lease agreement allowing PSCAA to lease property for its ambient air monitoring station. The ambient air monitoring station measures air quality and fine particle for the Environmental Protection Agency. The station is visited every two weeks by a PSCAA maintenance technician.

In April 2002, Sound Transit purchased land from the Washington Department of Transportation (WSDOT) to construct the Kent Sounder Station. After purchasing the land, Sound Transit and PSCAA executed a lease to allow PSCAA's ambient air monitoring station to remain on site. Sound Transit has collected \$7,500 to date under this lease.

FISCAL IMPACT

Lease revenues are included within the miscellaneous revenues the agency receives. The PSCAA annual lease revenue of \$1,750 is included within the adopted 2013 miscellaneous revenue budget of \$11.1 million.

PSCAA Budget Table

Lease Revenue	Adopted 2013 Budget	Revenues Expected in 2013	Forecasted Future Revenue (Per Year)
PSCAA Lease	\$1,750	\$1,750	\$1,750 + CPI
Other Miscellaneous Revenues	\$11,076,509	\$11,076,509	
Total Miscellaneous Revenues Budget	\$11,078,259	\$11,078,259	\$1,750 + CPI

Notes:

Miscellaneous Revenue budget is located on page 9 of the Adopted 2013 Budget book.

SMALL BUSINESS PARTICIPATION

Not Applicable to this action.

EQUAL EMPLOYMENT WORKFORCE PROFILE

Not Applicable to this action, as it is not the result of a procurement from for-profit or non-profit entities.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one month delay would not create a significant impact to the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. 78-2: Updated the existing delegated authority and policy for the procurement of contracts, materials, services, and work; for the acquisition, use, and disposal of real and personal property; for the execution of agreements with other public entities; and superseded Resolution No. 78-1.

ENVIRONMENTAL REVIEW

JI 3/27/2013

LEGAL REVIEW

JB 3/28/13

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A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an amendment to the lease with Puget Sound Clean Air Agency for the ambient air monitoring station located at the Kent Sounder Station until Sound Transit requires use of the land in the amount of \$1,750 per year with annual increases based on the consumer price index.

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MOTION:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute an amendment to the lease with Puget Sound Clean Air Agency for the ambient air monitoring station located at the Kent Sounder Station until Sound Transit requires use of the land in the amount of \$1,750 per year with annual increases based on the consumer price index.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 25, 2013.


Pat McCarthy
Board Chair

ATTEST:

Marcia Walker
Board Administrator