



Motion No. M2023-104

Agreement with The Rescue Mission for Parking Lot Lease

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience and Operations Committee	12/07/2023	Final action	Brooke Belman, Deputy CEO, Chief Expansion Delivery Officer Ron Lewis, Executive Director, Design, Engineering and Construction Management Faith Roland, Director, Real Property

Proposed action

Authorizes the chief executive officer to execute a five-year lease agreement with The Rescue Mission with five, one-year options to extend for Sound Transit property located at 405 S Tacoma Way, Tacoma, Washington at no cost.

Key features summary

- The leased premises is approximately 24,700 square feet.
- The lease agreement is for a five-year term with five, one-year options to extend.
- In lieu of monetary rent, Sound Transit is providing this lease for public benefit and in exchange for the tenant paying all taxes, utilities, and maintenance costs for the premises.
- Either party has the option to terminate the lease with 30 days' written notice.
- The Federal Railroad Administration (FRA) has approved the key terms of the lease.

Background

The Rescue Mission is a community supported men's and women's shelter located at 425 South Tacoma Way in Tacoma, Washington, adjacent to railroad right-of-way owned by Sound Transit.

The Rescue Mission has been occupying the site of the proposed lease for parking on a month-to-month basis via a temporary construction license since July 19, 2019. The Rescue Mission has been using this site for parking. The license is scheduled to terminate on December 31, 2023. The proposed lease would become effective on January 1, 2024, and would replace the current license agreement.

The proposed lease would allow The Rescue Mission to continue to use the leased premises as a parking lot for a period of five years, with five, one-year options to extend, terminable by either party upon 30 days' written notice. In lieu of fair market rent, Sound Transit is providing the lease for the public benefit and in exchange for The Rescue Mission's payment of all taxes, utilities, and maintenance costs for the leased premises.

The parcel upon which the leased premises are located was acquired with an FRA grant in 2009. The FRA has approved the key terms of the proposed lease.

Fiscal information

There is no fiscal impact from this action. Fair market rent has not been assumed in the financial plan for this lease, so providing the lease for the public benefit does not impact the reasonably-assumed projections in the financial plan.

Disadvantaged and small business participation

Not applicable to this action.

Public involvement

Not applicable to this action.

Time constraints

The current license agreement is terminating on December 31, 2023.

Prior Board/Committee actions

Not applicable to this action.

Environmental review – KH 11/20/23

Legal review – NM 11/28/23

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A motion of the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a five-year lease agreement with The Rescue Mission with five, one-year options to extend for Sound Transit property located at 405 S Tacoma Way, Tacoma, Washington at no cost.

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The parcel upon which the leased premises are located was acquired with an FRA grant in 2009. The FRA has approved the key terms of the proposed lease. The leased premises is approximately 24,700 square feet. The lease agreement is for a five-year term with five, one-year options to extend. In lieu of monetary rent, Sound Transit is providing this lease for public benefit and in exchange for the tenant paying all taxes, utilities, and maintenance costs for the premises. Either party has the option to terminate the lease with 30 days' written notice. The Federal Railroad Administration (FRA) has approved the key terms of the lease.

Motion

It is hereby moved by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a five-year lease agreement with The Rescue Mission with five, one-year options to extend for Sound Transit property located at 405 S Tacoma Way, Tacoma, Washington at no cost.

APPROVED by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 7, 2023.



Kristina Walker
Rider Experience and Operations Chair

Attest:



Kathryn Flores
Board Administrator