

**MOTION NO. M2018-162**  
**Extending Existing City of SeaTac Parking Lease**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>
Operations and Administration Committee	12/06/2018	Recommend to Board	Bonnie Todd, Executive Director of Operations
Board	12/20/2018	Final Action	<b>Nancy Bennett, Property Management Manager</b>

**PROPOSED ACTION**

Authorizes the chief executive officer to execute an amendment to the existing lease with the City of SeaTac for the parking structure located at 15247 International Boulevard, Tukwila, WA on a month-to-month basis for an additional one year. This amendment will add an additional \$59,001 for a total authorized agreement amount not to exceed \$344,896 contingent upon Board approval of the 2019 Budget.

**KEY FEATURES SUMMARY**

- Sound Transit currently leases 63 parking stalls on the top floor of a parking garage facility in the City of SeaTac to provide overflow parking for the Tukwila International Boulevard Link Light Rail Station.
- The current agreement is set to terminate on December 31, 2018.
- Rent will increase to current fair market rate equal to \$4,917 per month.
- The terms and conditions of the lease agreement remain unchanged.
- The lease contains the option to terminate the agreement with a 30-day advance written notice.
- The City of SeaTac has plans to develop this property, therefore the lease will be a month-to-month agreement.

**BACKGROUND**

On October 10, 2013, Sound Transit entered into a lease agreement with the City of SeaTac for 63 parking stalls on the top floor of the parking structure located at 15247 International Boulevard, Tukwila, WA. The lease was further amended by the First Amendment to Parking Lease in December 2016, which extended the lease for an additional year and allowed an option to further extend the lease for an additional one year, for a term ending December 31, 2018.

These stalls provide overflow parking for the Tukwila International Boulevard Link Light Rail Station. Sound Transit would like to renew this lease on a month to month basis for an additional five-year term.

**FISCAL INFORMATION**

The proposed action is funded from the Lease and Rentals budget within the Operations Department annual operating budget. The 2019 contract will be funded through the Board adoption of the 2019 annual operating budget.

In 2018, we budgeted \$9,140,114 for Lease and Rentals, of which \$57,282 was budgeted for the lease with the City of SeaTac for overflow parking for the Tukwila International Light Link Rail Station. In the proposed 2019 budget, we have \$8,185,144 budgeted for Lease and Rentals.

### **SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION**

Not applicable to this action

### **PUBLIC INVOLVEMENT**

Not applicable to this action

### **TIME CONSTRAINTS**

A one month delay in Board action would not provide enough time to amend the current lease that ends on December 31, 2018.

### **PRIOR BOARD/COMMITTEE ACTIONS**

Motion No. M2016-120: Authorized the chief executive officer to execute an amendment to the existing lease with the City of SeaTac for the parking structure located at 15247 International Boulevard, Tukwila, WA, for an additional one year term with an option to extend for an additional one year term, for a total authorized agreement amount not to exceed \$285,895.

### **ENVIRONMENTAL REVIEW**

KH 11/19/18

### **LEGAL REVIEW**

AJP 11/30/18

**MOTION NO. M2018-162**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an amendment to the existing lease with the City of SeaTac for the parking structure located at 15247 International Boulevard, Tukwila, WA on a month-to-month basis for an additional one year. This amendment will add an additional \$59,001 for a total authorized agreement amount not to exceed \$344,896 contingent upon Board approval of the 2019 Budget.

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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 existing lease with the City of SeaTac for the parking structure located at 15247 International Boulevard, Tukwila, WA on a month-to-month basis for an additional one year. This amendment will add an additional \$59,001 for a total authorized agreement amount not to exceed \$344,896 contingent upon Board approval of the 2019 Budget.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 20, 2018.



Dave Somers  
Board Chair

ATTEST:



Kathryn Flores  
Board Administrator