

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: City Hall Lease Extension
DEPARTMENT: City Attorney
PRESENTED BY: Ian R. Sievers, City Attorney

PROBLEM/ISSUE STATEMENT:

Council approved a three-year lease for office space in the Shoreline Business & Professional Center on Midvale Ave. N on February 14, 1999. The approximately 10,457 square feet in this building provides office space for the City Manager, City Attorney, City Clerk, Parks and Cultural Services, Finance, Human Resources, and Communications and Intergovernmental Relations. The lease was written for an initial three year term which expires February 28, 2003, and three one year renewal terms. Notice was given to exercise the first one-year extension term in July 2002 and the parties have agreed to maintain the current monthly base rent (\$14,020.00/mo.) for this one year period.

The formula for calculating the City's proportional share of common area and general utility charges (\$6013.29/mo for 2003) and other terms and conditions are not changed. Total rent will be approximately \$23/sq.ft. annually.

ALTERNATIVES ANALYZED:

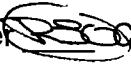
The 1999 lease was drafted with extension terms to coordinate continued use of the current office space with the planning and construction for a City-owned facility. At least through the first renewal term ending February 28, 2004 this replacement facility will not be available. Given the intent to remain in existing facilities if negotiated rent for extension was reasonable, and because of the "no increase" in the base rent which has been negotiated, no alternate locations were investigated.

FINANCIAL IMPACT:

This extension maintains the status quo for office space expense and funds are budgeted for 2003.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute the first one-year renewal term for leased space in the Shoreline Business & Professional Center at the current base rent.

Approved By: City Manager  City Attorney 

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