

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: West Side Police Storefront Lease Extension
DEPARTMENT: Public Works
PRESENTED BY: Mark Relph, Public Works Director
Jesus Sanchez, Operations Manager

PROBLEM/ISSUE STATEMENT:

On April 25, 2001, the City of Shoreline and M.L. Davies Investment Company executed a lease of approximately 610 square feet (Space 4) in the Richmond Beach Shopping Center. This space provides office space for the Police Department's West Side Police Storefront. The current-renewal term, which began on May 1, 2005, will expire April 30, 2007 with no options remaining.

The M.L. Davies Investment Company (landlord) has proposed an additional two-year lease renewal with one five-year renewal option. The terms of the two-year lease renewal will call for a 2.5% increase in the monthly rent (from \$1,000 to 1,025) for the first year, and a 2.4% increase in the monthly rent (from \$1,025 to \$1,050) for the second year, with all other terms and conditions of the Lease Agreement remaining in full force and effect during the renewal term. The term of this lease renewal will be from May 1, 2007 to April 30, 2009.

FINANCIAL IMPACT:

The cost for this lease renewal will be approximately \$ 12,300 in 2007/2008 and approximately \$12,600 in 2008/2009. The funds for 2007 are budgeted within the Public Works Department's Facilities Management Division.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute the two-year lease renewal for the West Side Police Storefront providing for a 2.5% monthly rent increase in 2007/2008, and a 2.4% monthly rent increase in 2008/2009.

Approved By: City Manager  City Attorney _____

INTRODUCTION

On April 25, 2001, the City of Shoreline and M.L. Davies Investment Company executed a lease of approximately 610 square feet (Space 4) in the Richmond Beach Shopping Center. This space provides office space for the Police Department's West Side Police Storefront. The current renewal term, which began on May 1, 2005, will expire April 30, 2007 with no options remaining.

BACKGROUND

The Police Department's West Side Police Storefront serves the community on the west side of the City. The location is convenient and accessible to the public. It is located in the Richmond Beach Shopping Center. Since 2001, the City has leased approximately 610 square feet in this shopping center.

Pursuant to Section II, 2.2, the City notified M.L. Davies Investment Company of its intent to continue to operate a west side police storefront and its desire to maintain its current location in Space #4 at the Richmond Beach Shopping Center.

The M.L. Davies Investment Company responded by forwarding a proposed Renewal Term Addendum to the Lease Agreement to renew and extend the lease term from May 1, 2007 to April 30, 2009 with a one five-year renewal option.

DISCUSSION

The M.L. Davies Investment Company (landlord) has proposed an additional two-year lease renewal with one five-year renewal option. The terms of the two-year lease renewal will call for a 2.5% increase in the monthly rent (from \$1,000 to 1,025) for the first year, and a 2.4% increase in the monthly rent (from \$1,025 to \$1,050) for the second year, with all other terms and conditions of the Lease Agreement remaining in full force and effect during the renewal term. The term of this lease renewal will be from May 1, 2007 to April 30, 2009.

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