



Snohomish County Council

Committee: Public Infrastructure and Conservation
ECAF: 2023-0327
Proposal: Motion 23-152

Analyst: Deb Evison Bell
Date: May 2, 2023

Consideration:

The proposed motion would approve the lease agreement between Investors Management Company and Snohomish County for an initial one-year term with the ability to extend the initial term for one year on a month-to-month basis and would authorize the Director of Facilities and Fleet to sign the Lease on behalf of Snohomish County and any other documents necessary to carry out the terms and conditions of the lease, under Snohomish County Charter 2.20(7).

Background:

Snohomish County began leasing 15928 Mill Creek Blvd on October 1, 1998. The term of the original lease expired on September 30, 2016 and was extended by [Motion 16-262](#) until September 30, 2020. The lease was again extended by [Motion 20-010](#) until September 30, 2023.

The County would like to continue leasing the premises beyond September 30, 2023, in order to accommodate the construction schedule for a new South Precinct to be located in the Bormac Business Park at Paine Field.

Current Proposal:

Scope: The proposed motion would authorize a lease renewal at 15928 Mill Creek Blvd in Mill Creek, Washington.

Duration: The proposed lease agreement would allow the County to continue leasing the premises in Mill Creek (5,000 sq ft for office space and 5,340 sq ft for warehouse/storage/garage use) with an initial one-year term followed by a month-to-month tenancy for an additional year, ultimately ending on September 30, 2025.

Fiscal Implications: The annual lease rate will increase by 4% after the first annual term. The County will also pay a service cost not to exceed \$6.40 per square foot for 10,340 square feet of space.

Term	Annual SQ FT Cost	SQ FT	Monthly Rent	Annual Rent
Initial: 10/1/2023-9/30/2024	\$14.19	10,340	\$12,227.05	\$146,724.60
Month to Month: 10/1/2024-9/30/2025	\$14.76	10,340	\$12,716.13	\$152,593.56
Service Cost Per Sq. Ft.	\$6.26	10,340	\$5,394.03	\$64,728.40

2023 Budget: The 2023 Budget includes appropriation authority for the proposed lease agreement.

Future Budget Impacts: Funding was included in the Sheriffs approved 2023 budget.

Handling: NORMAL

Approved-as-to-form: YES

Risk Management: APPROVE

Executive Recommendation: APPROVE

Analysis: NA

Requests: For Council to move the motion to GLS on May 10, 2023, for consideration.