



Snohomish County Council

Committee: Finance
ECAF: 2021-0222
Proposal: Mot. 21-184

Analyst: Jim Martin
Date: May 12, 2021

Consideration:

Approval of a lease between Snohomish County and Pioneer Human Services for a portion of County owned property known as the Behavioral Health Inpatient Treatment Center located at 902 Pine Street, Everett, WA.

Background

Snohomish County would like to lease property known as the Behavioral Health Inpatient Treatment Center, located at 902 Pine Street, Everett, WA, to Pioneer Human Services. Snohomish County constructed improvements, including an addition to the County owned Denny Juvenile Justice Center for the purposes of operating a behavioral health inpatient treatment center to house individuals that struggle with mental health and/or substance use disorders.

Current Proposal

This motion approves the lease between Snohomish County and Pioneer Human Services for 19,400 square feet of space in the new County-owned Behavioral Health Inpatient Treatment Center located at 902 Pine Street in Everett, WA, and authorizes the Property Officer or Director of the Department of Facilities and Fleet to sign said lease and any other documents necessary to carry out and administer all the terms and conditions of the lease. The term of the lease is for nine and one-half years, beginning July 1, 2021 and ending December 31, 2030. The lease rent is \$20,418.50/month through 2025, and \$21,031.06/month from 2026 through the end of the lease on December 31, 2030.

Duration: July 1, 2021 through December 31, 2030

Fiscal Implications: \$1,261,863.60 of revenue over the life of the lease.

2021 Budget: \$122,511 of revenue

Future Budget Impacts: 1,139,352.60 of revenue.

Handling: Normal

Approved-as-to-form: Yes.

Risk Management: N/A.

Executive Recommendation: APPROVE.

Attachments: See ECAF packet.

Amendments: NONE.

Request: Move to GLs on May 26th for consideration.