



Snohomish County Council

Committee: Public Works
ECAF: 2021-0030
Proposal: Mot. 21-123

Analyst: Jim Martin
Date: April 6, 2021

Consideration:

Authorizing the County Executive to execute an option to lease land to Capstone Partners NW, LLC, at the Snohomish County Airport.

Background

Capstone Partners NW, LLC desires to obtain an exclusive option to lease certain real property at Snohomish County Airport for twelve months, with one option to extend for the purpose of developing the site for uses compatible with industrial, warehouse, and office space. The lease is for 7.49 acres of land located on the corner of Commando Road W and Beverly Park Road. It is the intent of Capstone to use the 12-month lease period to conduct environmental reviews, including SEPA/NEPA compliance, wetland mitigation, and all associated regulatory permitting that shall be required for this project to proceed. Should the project be deemed feasible, the parties intend to enter into a long-term ground lease for the development of the option property, including construction of structures.

The Airport shall be compensated at the rate of \$2,318.78 per month during the twelve-month option. Further, the Airport intends to provide capital improvement reimbursements in the lease for off-site wetland mitigation credits necessary to development of the site, not to exceed \$750,000. Upon exercise of the option and execution of the lease, the full lease shall generate \$278,248.64 per year in new revenue for the Airport Enterprise Fund.

Current Proposal

This motion authorizes the County Executive to execute an option to lease land to Capstone Partners NW, LLC.

Duration: Twelve months, with possible twelve-month extension

Fiscal Implications: Revenue of \$16,231.46 in 2021

2021 Budget: N/A

Future Budget Impacts: Potential for additional revenue of \$278,248.64/year.

Handling: Normal

Approved-as-to-form: Yes.

Risk Management: Yes.

Executive Recommendation: APPROVE.

Attachments: See ECAF packet.

Amendments: NONE.

Request: Move to GLS on April 21st for consideration.