



Planning and Community Development

Ryan Hembree

Council Initiated:

☐ Yes

☒ No

ECAF: 2025-3621

Motion: 25-545

Type:

☒ **Contract**

☐ Board Appt.

☐ Code Amendment

☐ Budget Action

☐ Other

Requested Handling:

☐ Normal

☒ **Expedite**

☐ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ **N/A**

Executive Rec:

☒ **Approve**

☐ Do Not Approve

☐ N/A

Approved as to

Form:

☒ **Yes**

☐ No

☐ N/A

Subject:

Execute IAC building and land lease with WSU at the Airport

Scope:

To authorize the Executive to execute a Lease for approximately 47,875 square feet of land and building space at Paine Field Snohomish County Airport to Washington State University (WSU) to support Sustainable Aviation Fuel (SAF) research and development.

Duration:

N/A

Fiscal Impact:

☐ Current Year

☒ **Multi-Year**

☐ N/A

Expenditures	2026	2027	1 st 6 years
Total			

Revenue	2026	2027	1 st 6 Years
410.3216801.6250 - Aviation Rents/ Leases	\$140,529.12	\$70,529.56	\$210,793.68
Total	\$140,529.12	\$70,529.56	\$210,793.68

Authority Granted:

Motion 25-545, authorizes the Executive to execute IAC Building and Land Lease 25-005 with Washington State University at the Snohomish County Airport.

Background:

Washington State University (WSU) seeks to lease land and a building at Paine Field in Snohomish County. The proposed lease would cover approximately 47,875 square feet of combined space, designated for office use supporting education, research, and outreach in support of and as a laboratory for Sustainable Aviation Fuel (SAF) along with storage space for aviation fuel.

This Lease shall be at fair market value or \$11,710.76 per month through June 30, 2027, with four (4) additional one (1) year extensions options available.

This project aligns with the current Airport Master Plan (AMP) as a compatible land use.

Request: To move Motion 25-545 to the GLS for consideration.