

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 21-184

TO APPROVE A LEASE BETWEEN SNOHOMISH COUNTY (LESSOR) AND
PIONEER HUMAN SERVICES (LESSEE)
FOR A PORTION OF COUNTY OWNED PROPERTY KNOWN AS
THE BEHAVIORAL HEALTH INPATIENT TREATMENT CENTER
LOCATED AT 902 PINE STREET, EVERETT, WA

WHEREAS, Snohomish County constructed improvements including an addition to the County-owned Denney Juvenile Justice Center; and

WHEREAS, these improvements were constructed for the purposes of operating a behavioral health inpatient treatment center to house individuals that struggle with mental health and/or substance use disorders; and

WHEREAS, the constructed addition and improvements are known as the new Behavioral Health Inpatient Treatment Center with a property address of 902 Pine Street in Everett, Washington (the "Premises"); and

WHEREAS, Snohomish County would like to lease the Premises to Pioneer Human Services (the "Lessee") to operate as a behavioral health inpatient treatment center for adults with mental health conditions and/or substance use disorders including alcohol and other drug addictions; and

WHEREAS, the Premises are 19,400 square feet of space; and

WHEREAS, the term of the lease will commence July 1, 2021 and end December 31, 2030; and

WHEREAS, the monthly lease rent is in the amount of \$20,418.50 (\$12.63) annual sq. ft.) for the first four and one-half years and \$21,031.06 (\$13.01 annual sq. ft.) per month for the remaining five years of the lease term; and

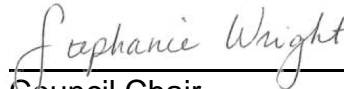
WHEREAS, in addition to the lease rent the Lessee is also required to pay any applicable leasehold tax; and

WHEREAS, the Property Management Division of the Department of Facilities and Fleet recommends the lease of the Premises to Pioneer Human Services for use as a behavioral health inpatient treatment center;

NOW, THEREFORE, ON MOTION, the Snohomish County Council approves of the lease between Snohomish County and Pioneer Human Services for 19,400 square foot of space in the new County-owned Behavioral Health Inpatient Treatment Center located at 902 Pine Street in Everett, Washington 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.

PASSED this 26th day of May, 2021.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council