



Snohomish County Council

Legislation Text

File #: 2022-0856, Version: 1

Executive/Council Action Form (ECAF)

ITEM TITLE:

Motion 22-370, to approve a Ground Lease Agreement between Snohomish County and The United States Postal Service for access over South District Court parking lot

DEPARTMENT: Facilities and Fleet

ORIGINATOR: Steven Tease

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 09/01/22

PURPOSE: Approve of the Ground Lease between Snohomish County and the USPS for access purposes with a term to commence March 1, 2023 and end February 28, 2028 for an annual lease rent of \$14,524.00 and authorize the Director of Facilities and Fleet and the Property Officer to sign said lease on behalf of Snohomish County; and authorizes the Property Officer to sign any and all documents related to the Lease that may be required by USPS

BACKGROUND: The United States Postal Service (USPS) main office in Lynnwood is adjacent to and south of the Snohomish County South Court facility. The USPS currently has a ground lease to access the south entrance of the County’s South Court facility for the purpose of ingress and egress for postal delivery trucks that will expire February 28, 2023. The USPS would like to continue using this entrance for access purposes beyond February 28, 2023 and also desires to add access to the north entrance and the western lane of the parking area at the back of the facility. The term of the Ground Lease is five years to commence March 1, 2023 and end February 28, 2028 and has two 5 year options. The annual lease rent that USPS will pay for use of the property is in the amount of \$14,524.00 during the term of the lease and increases if the options to extend are exercised. The Ground Lease can be terminated by either party with 30 days written notice. South Court Administration is in agreement to allow the USPS to continue using the parking lot for access as it does not impact the daily operations of the court facility

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
DAC 511 318 031 6240	\$12,103.33	\$14,524.00	\$72,620

TOTAL	\$12,103.33	\$14,524.00	\$72,620

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.

CONTRACT INFORMATION:

ORIGINAL x CONTRACT# _____ AMOUNT 14,524 per year
AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START 3/1/23 END 2/28/28
AMENDMENT START _____ END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Risk - Shelia Barker 08/31/22.
Reviewed/approved by Finance - Nathan Kennedy 09/01/22