

**MOTION NO. M2011-67**  
**Lynnwood Transit Café Lease Extension**

| <b>MEETING:</b>                         | <b>DATE:</b> | <b>TYPE OF ACTION:</b>  | <b>STAFF CONTACT:</b>                              |
|---|--------------|-------------------------|--|
| Operations and Administration Committee | 8/18/11      | Recommendation to Board | Ahmad Fazel, DECM Executive Director               |
| Board                                   | 8/25/11      | Final Action            | Nancy Bennett, <b>Manager, Property Management</b> |

**PROPOSED ACTION**

Authorizes the chief executive officer to execute an amendment to the existing lease with SB Eternity Inc. dba Lynnwood Transit Café to extend the term of the lease.

**KEY FEATURES OF PROPOSED ACTION**

- Leases in excess of 5 years require Board approval per Board Resolution 78-1. The original lease was signed under the CEO's signing authority.
- The lease is for retail space that is used as an espresso and deli shop.
- The tenant is paying current market rate.
- All other terms and conditions of the lease will remain unchanged.

**PROJECT DESCRIPTION**

Sound Transit owns retail space in the Lynnwood Transit Station, which has been leased to an espresso and deli shop for the past five years. This action will extend the term of the lease.

**FISCAL INFORMATION**

| <b>Current Year Budget</b>       | <b>Adopted 2011 Budget</b> | <b>Revenues Expected in 2011</b> | <b>Forecasted Future Revenue (Per Month)</b> |
|----------------------------------|----------------------------|----------------------------------|--|
| Lynnwood Transit Café            | 3,206                      | 3,206                            | 284  |
| Other Miscellaneous Revenues (1) | 20,779,485                 | 20,779,485                       | -  |
| <b>Total</b>                     | <b>20,782,691</b>          | <b>20,782,691</b>                | <b>284</b>                                   |

Notes:

Amounts are expressed in Year of Expenditure whole dollars.

ADOPTED 2011 BUDGET amount for Miscellaneous revenues is located on Page 25 of the Adopted 2011 Budget.

**SMALL BUSINESS PARTICIPATION**

Not applicable to this action.

**EQUAL EMPLOYMENT WORKFORCE PROFILE**

Not applicable to this action.

**BACKGROUND**

The Lynnwood Transit Café is located at 20122 46<sup>th</sup> Avenue West, in the Lynnwood Transit Center. The lease commenced on March 1, 2007 and is currently month-to-month. The lease consists of 120 square feet

and the current rent is \$300 a month with a \$50 monthly utility credit (to offset the cost of the driver's comfort station). The lease is subject to a CPI increase every 12 months.

**ENVIRONMENTAL COMPLIANCE**

Jl 6-16-11

**PUBLIC INVOLVEMENT**

Not applicable to this action.

**PRIOR BOARD/COMMITTEE ACTIONS**

Not applicable to this action.

**TIME CONSTRAINTS**

A one month delay for approval would not create a significant impact to the project schedule.

**LEGAL REVIEW**

JW 8-11-11

**MOTION NO. M2011-67**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an amendment to the existing lease with SB Eternity Inc. dba Lynnwood Transit Café to extend the term of the lease.

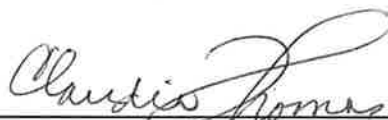
**BACKGROUND:**

The Lynnwood Transit Café is located at 20122 46th Avenue West, in the Lynnwood Transit Center. The lease commenced on March 1, 2007 and is currently month-to-month. The lease is for 120 square feet of retail space that is used as an espresso and deli shop. The tenant is paying current market rate. All other terms and conditions of the lease will remain unchanged.

**MOTION:**

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute an amendment to the existing lease with SB Eternity Inc. dba Lynnwood Transit Café to extend the term of the lease.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 25, 2011.



Claudia Thomas  
Board Vice Chair

ATTEST:



Marcia Walker  
Board Administrator