

MOTION NO. M2012-20 and MOTION NO. M2012-21
Extending Microsoft Corporation Licenses for Bus Bay 1 and Bus Bay 2 at the Overlake Transit Center

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Operations and Administration Committee	05/03/12	Recommendation to Board	Ahmad Fazel, DECM Executive Director	206-398-5389
Board	05/24/12	Final Action	Nancy Bennett, Property Management Manager	206-398-5401

PROPOSED ACTION

Motion No. M2012-20: Authorizes the chief executive officer to execute an amendment to the Microsoft Corporation license for Bus Bay 1 at the Overlake Transit Center to extend the term of the license until the property is needed by Sound Transit; and

Motion No. M2012-21: Authorizes the chief executive officer to execute an amendment to the Microsoft Corporation license for Bus Bay 2 at the Overlake Transit Center to extend the term of the license until the property is needed by Sound Transit.

KEY FEATURES

- The license for Bus Bay 1 commenced on August 30, 2007 and expires on September 30, 2012.
- The license for Bus Bay 2 commenced on April 15, 2008 and expires on May 31, 2012.
- There are six bus bays at the Overlake Transit Center. Microsoft is currently using Bus Bay 1 and Bus Bay 2 for its employee connector service.
- The annual rent for each bus bay is determined each year by calculating Microsoft's prorata share (one-sixth) of the transit center's annual maintenance costs. The rent per bay for 2012 will be \$8,607 plus leasehold excise tax.
- Sound Transit may revoke the license at any time with 90-day written notice.
- Per Resolution No. 78-2, all agreements over five years require Board approval.

PROJECT DESCRIPTION

Microsoft conveyed ownership of the property now known as the Overlake Transit Center to Sound Transit in 2001 with the caveat that Microsoft could operate an employee shuttle operation that connects the transit center with its adjacent business premises. Microsoft expanded their shuttle operations in 2007 by launching The Connector, which carries Microsoft employees from their residential neighborhoods in the Greater Seattle area to the Redmond, Washington, campus via full-size and mid-size coaches.

FISCAL INFORMATION

Budget Table

Current Year Budget	Adopted 2012 Budget	Revenues Expected in 2012	Forecasted Future Revenue (Per Year)
Microsoft Corporation Bus Bay #1	8,269	9,712	9,712
Other Miscellaneous Revenues	10,991,587	10,991,587	-
Total	10,999,856	11,001,298	9,712

Notes:

Amounts are expressed in Year of Expenditure whole dollars.

ADOPTED 2012 BUDGET amount for Miscellaneous Revenues is located on Page 26 of the Adopted 2012 Budget.

Budget Table

Current Year Budget	Adopted 2012 Budget	Revenues Expected in 2012	Forecasted Future Revenue (Per Year)
Microsoft Corporation Bus Bay #2	8,269	9,712	9,712
Other Miscellaneous Revenues	10,991,587	10,991,587	-
Total	10,999,856	11,001,298	9,712

Notes:

Amounts are expressed in Year of Expenditure whole dollars.

ADOPTED 2012 BUDGET amount for Miscellaneous Revenues is located on Page 26 of the Adopted 2012 Budget.

Revenues Expected in 2012 reflect annual rent plus leasehold excise tax as paid in full at the beginning of the new license period.

SMALL BUSINESS PARTICIPATION

Not applicable to this action

EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable to this action.

BACKGROUND

Sound Transit built the Overlake Transit Center in 2002, in partnership with King County Metro, the City of Redmond, Microsoft, and the Washington State Department of Transportation. In 2007 Microsoft launched a bus service for its employees. Sound Transit, who owns and operates the Overlake Transit Center, granted Microsoft the use of two of the six current bus bays.

ENVIRONMENTAL COMPLIANCE

Jl 3/29/2012

TIME CONSTRAINTS

A one month delay would not create a significant impact.

PUBLIC INVOLVEMENT

Not applicable to this action.

LEGAL REVIEW

JB 4/27/12

MOTION NO. M2012-20

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an amendment to the Microsoft Corporation license for Bus Bay 1 at the Overlake Transit Center to extend the term of the license until the property is needed by Sound Transit.

BACKGROUND:

Sound Transit built the Overlake Transit Center in 2002, in partnership with King County Metro, the City of Redmond, Microsoft, and the Washington State Department of Transportation. In 2007 Microsoft launched a bus service for its employees. Sound Transit, who owns and operates the Overlake Transit Center, granted Microsoft the use of two of the six current bus bays.

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 Microsoft Corporation license for Bus Bay 1 at the Overlake Transit Center to extend the term of the license until the property is needed by Sound Transit.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 24, 2012.



Pat McCarthy
Board Chair

ATTEST:



Marcia Walker
Board Administrator