

MOTION NO. M2014-02

**Amendment to Lease with Pedal Dynamics, Inc. at Overlake Transit Center**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Board	01/23/2014	Final Action	Ahmad Fazel, DECM Executive Director <b>Nancy Bennett, Property Management Manager</b>	206-398-5389 206-398-5401

PROPOSED ACTION

Authorizes the chief executive officer to execute an amendment to the existing lease located at Overlake Transit Center with Pedal Dynamics, Inc. to extend the term of the lease.

KEY FEATURES SUMMARY

- Pedal Dynamics, Inc. leases 250 square feet of space from Sound Transit for bicycle repair and storage space. The current lease expires January 31, 2014.
- The tenant is paying current market rate. Rent is increased annually based on the Consumer Price Index.
- Lease will be extended until the property is needed for construction and a 30 day notice to terminate is given.
- All other terms and conditions of the lease will remain unchanged.
- This lease agreement is not in conflict with any other agreements that have been executed regarding the Overlake Transit Center.
- The original lease was signed under the CEO's signing authority. Leases in excess of five years require Board approval per Board Resolution 78-2.

BACKGROUND

Sound Transit owns an office building at the Overlake Transit Center. Pedal Dynamics has leased 250 square feet of space since February 1, 2009. The leased building will be demolished in order to construct a parking garage at the site for the East Link Extension.

Sound Transit anticipates awarding a design-build contract for Overlake Transit Center construction in the first quarter of 2015. The actual start of construction will be determined in consultation with the contractor. This action will extend the term of the lease until the property is needed for construction.

FISCAL IMPACT

Lease revenues are included within the miscellaneous revenues the agency receives. The Pedal Dynamics, Inc. annual lease revenue of \$4,908 is included within the adopted 2014 miscellaneous revenues budget of \$10.7 million.

## Pedal Dynamics Inc. Budget Table

	Adopted 2014 Budget	Revenues Expected in 2014	Future Annual Lease % Increase
<b>Lease Revenue</b>			
Pedal Dynamics, Inc.	5	5	CPI
Other Miscellaneous Revenues	10,694	10,694	-
<b>Total Miscellaneous Revenues Budget</b>	<b>\$10,699</b>	<b>\$10,699</b>	-

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Miscellaneous Revenues budget is located on page 10 of the Proposed 2014 Budget book, and was approved by the Board on Dec 19, 2013.

### SMALL BUSINESS PARTICIPATION

Not applicable this action.

### EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable this action.

### PUBLIC INVOLVEMENT

Not applicable to this action.

### TIME CONSTRAINTS

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

### PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2013-110: Authorized the chief executive officer to execute the Agreement Between the City of Redmond, the Central Puget Sound Regional Transit Authority, and with the Microsoft Corporation for the Overlake Transit Center within the East Link Extension.

### ENVIRONMENTAL REVIEW

JI 11/26/2013

### LEGAL REVIEW

JB 1/17/2014

**MOTION NO. M2014-02**

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 located at Overlake Transit Center with Pedal Dynamics, Inc. to extend the term of the lease.

**BACKGROUND:**

Sound Transit owns an office building at the Overlake Transit Center. Pedal Dynamics has leased 250 square feet of space since February 1, 2009. The current lease expires January 31, 2014. Pedal Dynamics is paying current market rate and rent is increased annually based on the Consumer Price Index.

The original lease was signed under the CEO's signing authority. Leases in excess of five years require Board approval per Board Resolution 78-2. The leased building will be demolished in order to construct a parking garage at the site for the East Link Extension.

Sound Transit anticipates awarding a design-build contract for Overlake Transit Center construction in the first quarter of 2015. The actual start of construction will be determined in consultation with the contractor. This action will extend the term of the lease until the property is needed for construction.

This lease agreement is not in conflict with any other agreements that have been executed regarding the Overlake Transit Center.

**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 located at Overlake Transit Center with Pedal Dynamics, Inc. 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 January 23, 2014.



Dow Constantine  
Board Chair

ATTEST:



Marcia Walker  
Board Administrator