

MOTION NO. M2014-18

Amendment to Lease with Pasquier Panel Products

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Board	03/27/2014	Final Action	Ahmad Fazel, DECM Executive Director Nancy Bennett, Property Management Manager

PROPOSED ACTION

Authorizes the chief executive officer to execute an amendment to the lease with Pasquier Panel Products for commuter parking located near the Sumner Sounder Station on a month-to-month basis in the amount of \$800 per month until Sound Transit receives or gives a 90-day notice to terminate.

KEY FEATURES SUMMARY

- Sound Transit leases a 12,600 sq. ft. gravel lot for overflow parking near the Sumner Sounder Station.
- The lease commenced on April 1, 2006 and expires on March 31, 2014.
- Pasquier Panel Products currently has the property listed for sale and was in escrow for a short period of time. The property is no longer in escrow but it is uncertain how long the property will take to sell and whether the new owner will be willing to enter into a new lease with Sound Transit.
- Sound Transit will continue to lease the property month-to-month. Once the property is sold, Sound Transit anticipates that the agency will be given a 90-day notice to terminate. Sound Transit also would have the right to terminate the lease upon 90-day notice.
- Resolution No. 78-2 requires all lease agreements with a term greater than five years to be approved by the Board. This amendment would extend the original lease term to a period greater than 5 years.

BACKGROUND

The Sumner Sounder Station parking is currently at 99% capacity. The parking lot owned by Pasquier Panel Products provides 40 stalls of commuter parking. Sound Transit began leasing the lot April 1, 2006 for \$750 per month. The original lease was executed under the chief executive officer's authority provided in Resolution No. 78-2. Under this lease amendment, Sound Transit will pay \$800 a month to lease the stalls until a 90-day notice to terminate is received. The 90-day notice will allow Sound Transit to inform commuters about changes in parking availability.

If this lot is not retained in service, it will result in riders competing for parking spaces at the station, parking in the street or may result in their deciding not to use transit because they cannot find parking. Property Management is currently negotiating an additional 46 parking stalls at a City of Sumner-owned lot. Sound Transit is working with the City of Sumner and the community to identify access improvements around Sumner Station. This will include up to 600 additional parking stalls and bicycle and pedestrian improvements by 2023.

FISCAL IMPACT

The proposed action will be funded from the Operating Lease and Rental budget of the Sounder Commuter Rail 2014 operating budget. The total 2014 Lease and Rental budget is \$481,921. Within that amount, \$9,600 is forecasted for the lease with Pasquier Panel Products at the monthly

rate of \$800. Total spending and commitments under the current contract are \$2,400. The remaining budget of \$7,200 is sufficient to cover the month to month lease for the remaining year.

Funding for future lease payments with Pasquier Panel Products or the new owner will be included in the annual budgeting cycle beyond 2014.

Action Item:

Current Year Sounder Lease Budget	Adopted 2014 Budget	Spent and Committed to date in 2014	Contract Expenditures 2014	Remaining 2014 Budget
Pasquier Panel Products	10	3	7	0
Other Lease Budget	472	66	N/A	406
Total Service delivery Facilities Maintenance Budget	482	69	7	406

Contract Spending Plan	Prior Year(s)			Total
	Spending	2014 Spending	Future Spending	
Pasquier Panel Products	73	10	-	83

Contract Budget	Current Approved Contract Value	Spent to Date	Proposed Action	Proposed Total Contract Value
Pasquier Panel Products	76	2	7	83
Contingency	-	-	-	-
Total Contract	76	2	7	83
Percent Contingency	0%	0%	0%	0%

Notes:

The Lease Budget for Sounder Operations can be found on page 41 of the 2014 Proposed Budget book. The budget was adopted by the Board in December, 2013.

Notes:

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

Board Approvals = Committed to date + contingency, and includes pending Board actions.

SMALL BUSINESS PARTICIPATION

Not applicable to this action.

EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable to this action.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one month delay would create a significant impact because the current lease expires March 31, 2014 and Board authorization is needed in order to extend the lease term.

ENVIRONMENTAL REVIEW

JI 3/19/2014

LEGAL REVIEW

JB 3/21/14

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A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an amendment to the lease with Pasquier Panel Products for commuter parking located near the Sumner Sounder Station on a month-to-month basis in the amount of \$800 per month until Sound Transit receives or gives a 90-day notice to terminate.

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The 90-day notice will allow Sound Transit to inform commuters about changes in parking availability.

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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 lease with Pasquier Panel Products for commuter parking located near the Sumner Sounder Station on a month-to-month basis in the amount of \$800 per month until Sound Transit receives or gives a 90-day notice to terminate.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 27, 2014.



Dow Constantine
Board Chair

ATTEST:



Marcia Walker
Board Administrator