



RESOLUTION NO. 39313

1 A RESOLUTION relating to environmental services; authorizing the execution
2 of a 20-year commercial lease agreement with Metro Parks Tacoma,
3 with an option to extend for three additional ten-year terms, for the
4 construction, maintenance, and operation of greenhouses and related
5 facilities on approximately 130,000 square feet of property located at the
6 Tacoma Landfill, to commence January 15, 2016.

7 WHEREAS, as a result of property development at Point Defiance Park,
8 Metro Parks Tacoma ("Metro Parks") is vacating the current location of its
9 greenhouse facility and has negotiated a proposed 20-year commercial lease
10 agreement ("Agreement") with the City to relocate its greenhouse facilities to
11 the Tacoma Landfill ("Landfill"), and

12 WHEREAS the proposed Agreement will allow for construction of a
13 greenhouse, shade house, and cold frame facilities to be used by Metro Parks
14 to support its properties, and

15 WHEREAS the project will be located on less than two acres on the
16 northwest corner of the capped Landfill not designated for future development,
17 and will be surrounded by a surface water retention pond, landfill ground water
18 treatment facilities, and container storage areas, and

19 WHEREAS the greenhouses will consume natural gas, and the
20 additional natural gas used will increase the amount of gas purchased from
21 Puget Sound Energy ("PSE"), which will help defray the capital costs of PSE
22 improvements installed for Solid Waste's CNG system, and

23 WHEREAS the proposed Agreement will be for a 20-year term, with the
24 option for Metro Parks to extend for three additional ten-year terms, to
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commence January 15, 2016, with construction anticipated to begin in February
1 2016, and

2 WHEREAS, due to the difficult building location, the base lease payment
3 rate will be \$4,800 per year, for a total base rent of \$96,000 over the initial
4 20-year term of the lease, and
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6 WHEREAS the base rent will be adjusted annually by the annual percent
7 change in the preceding June Consumer Price Index for All Urban Consumers-
8 Seattle-Tacoma-Bremerton Metropolitan Area, with a cap of 3 percent per year,
9 which annual adjustments will increase the total rent over the initial 20-year
10 term to an amount above the total base rent of \$96,000, and
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12 WHEREAS the Director of Environmental Services is recommending that
13 the proposed Agreement be approved; Now, Therefore,

14 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

15 That the proper officers of the City are hereby authorized to execute a
16 20-year commercial lease agreement with Metro Parks Tacoma, with an option
17 for Metro Parks to extend for three additional ten-year terms, for the
18 construction, maintenance, and operation of greenhouses and related facilities
19 on approximately 130,000 square feet of property located at the Tacoma
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Landfill, to commence January 15, 2016, said document to be substantially in the form of the agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney