

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a Facility Use Agreement for a five-year term with the Eastside Heritage Center (EHC) for a portion of the historic McDowell House property located at 11660 Main Street.

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Parks & Community Services

EXECUTIVE SUMMARY

This Resolution authorizes execution of a Facility Use Agreement to provide a portion of the historic McDowell House property for five years to the EHC in exchange for in-kind services in lieu of monetary rent.

RECOMMENDATION

Move to adopt Resolution No. 10159

BACKGROUND/ANALYSIS

The City has executed a series of resolutions beginning in May 2003 authorizing ongoing facility use agreements with EHC. Council previously adopted Resolution Nos. 6850, 7579, 8507, and 9335 for facility use agreements with EHC for use of the McDowell House. Most recently, Council adopted Resolution No. 9335 on December 4, 2017, for a use agreement which will expire January 22, 2023. The proposed Facility Use Agreement will authorize execution of a new agreement to run through January 2028.

EHC provides stewardship of our community history through historical collections of photos, newspaper articles, oral history collections, public participation, and educational programming. This Facility Use Agreement for the McDowell House provides the City with 720 annual hours of research and programming assistance towards City programs, displays, and events designed to increase citizen awareness of Bellevue's diverse cultural heritage in exchange for operating out of a portion of the property.

The value of the in-kind services provided by EHC is based upon the EHC fee schedule. Because the overwhelming majority of services covered under this agreement are provided by a Collections Specialist or Education/Interpretive Specialist, an average billing rate of \$75/hours is used. Applying that billing rate to the 720 hours required annually under this agreement equates to a fair market value of \$54,000 for services provided by EHC under this agreement. A recent market rent appraisal completed by the City of Bellevue indicates that the services provided by EHC under this agreement significantly exceed the fair market rent value for the McDowell House area in use.

This agreement meets City needs by providing ongoing community programs and services while maintaining long-term flexibility of the property. The property will be maintained as-is until future funding is secured to enhance the property's gateway location along the Lake to Lake trail.

POLICY & FISCAL IMPACTS

Policy Impact

- PARKS & OPEN SPACE SYSTEM PLAN; Partnership Opportunities: Relying on community partners in the public, private and non-profit sectors to provide recreation and community service needs for Bellevue residents.
- POLICY UD-82 - Preserve, enhance and interpret Bellevue's historical identity.
- POLICY PA-22 - Develop partnerships with not-for-profit organizations in planning, developing, and utilizing facilities.
- POLICY PA-21 – Use parks to celebrate, promote and preserve Bellevue's history, cultural arts and local heritage when consistent with the park's design and programming.

Fiscal Impact

There is no fiscal impact associated with executing the ongoing Facility Use Agreement.

OPTIONS

1. Adopt the Resolution authorizing execution of a Facility Use Agreement for a five-year term with the Eastside Heritage Center (EHC) for a portion of the historic McDowell House property located at 11660 Main Street.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map
Proposed Resolution No. 10159

AVAILABLE IN COUNCIL LIBRARY

Proposed Facility Use Agreement