

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a five-year lease agreement with Multicultural Radio Broadcasting, Inc. for lease of property in the Mercer Slough Nature Park for the continued operation of an existing AM radio transmission facility located at 2205 118th Ave SE.

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Parks & Community Services Department

EXECUTIVE SUMMARY

This Resolution authorizes staff to execute a lease agreement with Multicultural Radio Broadcasting, Inc. for the continued operation of an existing AM radio transmission facility at Mercer Slough Nature Park for a term of five years.

RECOMMENDATION

Move to adopt Resolution No. 9752

BACKGROUND/ANALYSIS

The existing radio towers and transmission facility currently occupied by Multicultural Radio Broadcasting, Inc. were constructed and installed in the Mercer Slough prior to City acquisition of the land. The unique nature of the wetland makes it ideal for the transmission of AM radio frequencies, while other locations in the greater Puget Sound area are limited. Because of the existing infrastructure already in place, the ongoing operation of the radio facility has minimal impact on the surrounding wetland ecology of the Mercer Slough Nature Park. Ongoing vegetation clearing under the guy line corridors is necessary to comply with FCC regulations, as well as to provide access to the towers, guy wires, and earth anchors for inspections.

The City entered into the current lease with Multicultural Radio Broadcasting Inc. in July 2015 for a term of five years that expires on June 30, 2020. Multicultural Radio Broadcasting Inc. provides outreach radio programming in many languages. Their local affiliate, KXPA 1540 AM, is a small business that benefits the community by offering programming in Spanish, English, Hawaiian, German, Amharic, Vietnamese, and Somali to help reach Bellevue's diverse ethnic populations. The location of the towers and leased parcel is shown on the attached vicinity map.

The scope of services provided by Multicultural Radio Broadcasting Inc. includes the operation of an AM transmission facility, three radio towers, and a small transmission building, all located within the Mercer Slough Nature Park for broadcasting the KXPA 1540 AM radio station.

If approved, this lease agreement will run from July 1, 2020 through June 30, 2025. The City may terminate the agreement for tenant's default. Either party may terminate this agreement at any time with or without cause by giving the other party 18 months prior written notice, which would allow re-siting of the radio towers.

POLICY & FISCAL IMPACTS

Policy Impact

City of Bellevue Comprehensive Plan

- Human Services Element: HS-9. Improve access to services throughout the community by removing physical and systemic barriers and empowering individuals to overcome other barriers that may exist.
- Parks, Recreation & Open Space Element: 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.

Bellevue City Code

BCC 4.30.020 requires Council approval for leases that exceed \$90,000 or where the term of the lease is longer than two years in duration.

Fiscal Impact

By approving this Resolution, the City will receive annual lease payments in the amount of \$20,449.49 over the next five years.

OPTIONS

1. Adopt the Resolution authorizing execution of a five-year lease agreement with Multicultural Radio Broadcasting, Inc. for lease of property in the Mercer Slough Nature Park for the continued operation of an existing AM radio transmission facility located at 2205 118th Ave SE.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

A. Vicinity Map

Proposed Resolution No. 9752

AVAILABLE IN COUNCIL LIBRARY

Multicultural Radio Broadcasting Lease Agreement