

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a two-year lease agreement, with three one-year renewal options, with Deli D's LLC DBA Copper Kettle Coffee Bar, to operate a coffee cart at the Bellevue Botanical Garden.

Michael Shiosaki, Director, 452-5377
Nancy Kartes, Garden Manager, 452-2749
Cynthia Welte, Program Coordinator, 452-6826
Parks and Community Services Department

EXECUTIVE SUMMARY

This Resolution authorizes the execution of a two-year lease agreement, with three one-year renewal options, with Deli D's LLC DBA Copper Kettle Coffee Bar, to operate a coffee cart at Bellevue Botanical Garden.

RECOMMENDATION

Move to adopt Resolution No. 9926

BACKGROUND/ANALYSIS

The Bellevue Botanical Garden has offered year-round coffee cart service since 2016. The coffee cart sells espresso drinks, pastries, and other refreshments. This has proven to be a popular amenity for guests to the Botanical Garden. The coffee cart operates daily out of the Shorts House from January through November and operates nightly out of the Aaron Education Center during Garden d'Lights.

Consistent with City contracting policy, staff issued a request for proposals (RFP) in March to solicit competitive offers to operate the coffee cart. Deli D's LLC DBA Copper Kettle Coffee Bar was the only qualified applicant to respond to the RFP. This vendor has operated the coffee cart at the Bellevue Botanical Garden since 2018, when the current owner purchased the Copper Kettle Coffee Bar business from the original owner. The proposed lease agreement with Deli D's LLC will be for an initial term of two years with three options to extend for successive additional terms of one year each.

POLICY & FISCAL IMPACTS**Policy Impact**

Bellevue City Code 4.30.020 requires Council approval to execute leases of real property where the term of the lease exceeds two years, consideration exceeds \$90,000 per year, or where City property is leased for less than fair market value.

Comprehensive Plan: Economic Development Element

- ED-2. Promote local businesses and locally-produced goods and services.
- ED-22. Support efforts that promote tourism, hotel, retail, and arts businesses.

Comprehensive Plan: Parks, Recreation & Open Space Element

- PA-19. Provide opportunities for individuals to develop a sense of community through services and programs including programs that encourage intercultural interaction.

- PA-25. Promote partnerships with public and private service providers to meet cultural, recreational, and social needs of the community.

Fiscal Impact

Approving this action will result in Deli D's LLC paying the City monthly rent plus leasehold excise tax, as illustrated by the table below, to operate its business at the Bellevue Botanical Garden.

Rent Schedule:

Year (dates are June - May)	Monthly Rent (increase of 2% per year)	Total (Rent + Leasehold Excise Tax of 12.84%)
1 (2021- 2022)	\$180.00	\$203.11
2 (2022- 2023)	\$183.60	\$207.17
3 (2023-2024)	\$187.27	\$211.32
4 (2024-2025)	\$191.02	\$215.55
5 (2025-2026)	\$194.84	\$219.86

OPTIONS

1. Adopt the Resolution authorizing execution of a two-year lease agreement, with three one-year renewal options, with Deli D's LLC DBA Copper Kettle Coffee Bar, to operate a coffee cart at the Bellevue Botanical Garden.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Resolution No. 9926

AVAILABLE IN COUNCIL LIBRARY

Lease Agreement with Deli D's LLC DBA Copper Kettle Coffee Bar