

## CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a five-year lease agreement between Terranomics Crossroads Associates and the City of Bellevue for the Bellevue Police Community Substation at Crossroads Shopping Center.

Toni Call, Director, 452-7863

Ira McDaniel, Real Property Manager, 452-4182

Mike Murray, Senior Real Property Agent, 452-6024

*Finance & Asset Management Department*

Beverly Ni, Fiscal Manager, 452-4296

*Police Department*

## EXECUTIVE SUMMARY

The police substation lease at Crossroads Shopping Center is currently month-to-month as the primary term expired on September 30, 2020. This Resolution replaces the month-to-month agreement with a new five-year lease commencing October 1, 2021 and expiring September 30, 2026.

## RECOMMENDATION

Move to adopt Resolution No. 9992.

## BACKGROUND/ANALYSIS

The goal of neighborhood police substations is to decentralize police operations into neighborhoods where officers can be more accessible to the surrounding communities. The visible presence of these small police facilities creates an atmosphere of neighborhood ownership. To address this goal, the City has occupied a substation at Crossroads Shopping Center since 1995.

Negotiations with the landlord has resulted in an agreement that provides for a rent increase of 3 percent per year for 1,361 square feet of space at the Crossroads Shopping Center. Staff from the Police and Finance and Asset Management Departments have reviewed market data and the proposed lease and feel the landlord is offering a fair arrangement.

## POLICY & FISCAL IMPACTS

### Policy Impact

Under Bellevue City Code 4.30.020, the City Council must approve execution of real property leases that exceed two years in duration.

### Fiscal Impact

Approval of this action will obligate the City to pay \$2,085.98 per month with a 3 percent annual increase through the end of the five-year term. The annual lease costs are included, and sufficient funding exists in the 2021-2022 adopted Police Department operating budget.

## **OPTIONS**

1. Adopt the Resolution authorizing execution of a five-year lease agreement between Terranomics Crossroads Associates and the City of Bellevue for the Bellevue Police Community Substation at Crossroads Shopping Center.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

A. Proposed Lease Agreement  
Proposed Resolution No. 9992

## **AVAILABLE IN COUNCIL LIBRARY**

N/A