

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, AUTHORIZING THE CITY MANAGER TO EXECUTE AN OPTION TO LEASE COMMERCIAL OFFICE SPACE FROM VINE STREET ASSOCIATES, LLC FOR MUNICIPAL USES AND PURPOSES

WHEREAS, Vine Street Associates, LLC is the owner of certain real property located in the City of Olympia, Thurston County, Washington, commonly known as the “Town Square Building 4” and located at 925 Plum Street SE, Olympia, Washington 98501, consisting of commercial office space and tenant common areas. Building 4 is one of three buildings located on Tax Parcel No. 78203600100 (hereafter referred to as “the Property”); and

WHEREAS, the City of Olympia has determined that the Property may be suitable commercial office space for relocation of certain municipal offices, including but not limited to space for the Olympia Municipal Court, consisting of courtrooms, offices for court staff, court administrative offices, court records and public service counter, judicial chambers, probation services, offices for public defense/public defenders, and offices for City of Olympia prosecutors and prosecution support staff, including victim advocates, among other space needs that may be identified by the City; and

WHEREAS, the City needs a suitable amount of time to consult with its experts and investigate whether the Property owned by Vine Street Associates, LLC is appropriate and suitable for relocation of the Olympia Municipal Court and other related municipal needs; and

WHEREAS, the City and Vine Street Associates, LLC have negotiated an option to lease commercial office space in the Property for a period of eight (8) months, which shall commence following approval by the Olympia City Council of the Option to Lease Commercial Office Space upon the negotiated terms and conditions set forth therein; and

WHEREAS, Vine Street Associates, LLC grants the City of Olympia an option for an initial period of ninety (90) days to lease the Property, without charge, from and after approval of the option and execution of same by and through the City Manager upon approval of the Olympia City Council; and

WHEREAS, following the first option period, Vine Street Associates, LLC will grant the City two consecutive thirty (30) day extensions of the option to lease contingent upon payment to Vine Street Associates, LLC of the sum of \$5,000.00 per month, due on the first day of each month, if so exercised by the City of Olympia; and

WHEREAS, following the first two consecutive thirty-day extension options, the City is granted two additional consecutive thirty (30) day extensions contingent on the City paying Vine Street Associates, LLC the sum of \$10,000.00 per month, due on the first day of each month, if so exercised by the City; and

WHEREAS, a fourth and final thirty (30) day option to lease commercial office space in the Property is granted to the City by Vine Street Associates, LLC contingent upon the City paying to Vine Street Associates, LLC the sum of \$15,000.00 on the first day of the final option period. All option payments to Vine Street Associates, LLC are nonrefundable if the City determines that the Property is not suitable for relocation of the Olympia Municipal Court and associated municipal offices. However, should the City

give written notice to Vine Street Associates, LLC of its intent to exercise its Option to Lease Commercial Office Space for the Property, the amounts paid by the City for the aforesaid option periods shall be applied to and deducted from the rent owed to Vine Street Associates, LLC under the Lease agreement; and

WHEREAS, if the City should timely exercise its option to lease the Property, Vine Street Associates, LLC and the City of Olympia shall work in good faith to reach a lease agreement within sixty (60) days;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE as follows:

1. The Olympia City Council hereby accepts the terms and conditions negotiated with Vine Street Associates, LLC in the Option to Lease Commercial Office Space for the Property known as "Town Square Building 4" located at 925 Plum Street SE, Olympia, Washington 98501, consisting of commercial office space and tenant common areas for possible relocation of the Olympia Municipal Court and associated municipal offices.
2. The City Manager is directed and authorized to execute the Option to Lease Commercial Office Space with Vine Street Associates, LLC upon the terms and conditions negotiated in the Option, and to make any minor modifications consistent with the intent of the Option to Lease Commercial Office Space as may be necessary, or to correct any scrivener's errors.

PASSED BY THE OLYMPIA CITY COUNCIL this 5th day of March 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Mark Barber

CITY ATTORNEY