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City Council

Approval of a Resolution Authorizing the Lease of City-Owned Property Located at 911 Adams Street SE to the Northwest Eco-Building Guild

Agenda Date: 3/5/2019
Agenda Item Number: 4.B
File Number: 18-0795

Type: resolution **Version:** 2 **Status:** Passed

Title

Approval of a Resolution Authorizing the Lease of City-Owned Property Located at 911 Adams Street SE to the Northwest Eco-Building Guild

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the resolution authorizing the City Manager to execute all documents necessary to lease the property located at 911 Adams Street SE to the Northwest Eco-Building Guild, a Washington nonprofit corporation.

Report

Issue:

Whether to approve lease of the property located at 911 Adams Street SE to The Commons at Fertile Ground.

Staff Contact:

Mark Barber, City Attorney, 360.753.8338

Mike Reid, Economic Development Director, 360.753.8591

Presenter(s):

None - Consent Calendar Item

Background and Analysis:

On August 3, 2018, the City of Olympia (City) acquired the real property located at 911 Adams Street SE, Olympia, Washington (the Property). Because of its location and zoning, the property is suitable for high-density residential development, economic development, library expansion or a park, all of which are stated needs and objectives in the City's Downtown Strategy.

The Northwest Eco-Building Guild, a Washington non-profit corporation, been a partner to the previous management of the property as it was used as a community garden, meeting space, and

food nook. Staff recommends the City enter into a lease agreement with The Northwest Eco-Building Guild so it may continue its current use while a long-term vision for the property is developed by the City.

Neighborhood/Community Interests (if known):

The EcoHouse, which is located on the property, offers the community affordable office, meeting, and event space options inside a green building and/or outdoors in a natural setting. Leasing of the property will allow the Northwest Eco-Building Guild to continue to provide this unique benefit to the community, while saving the City the expense of maintaining and monitoring the property.

Options:

1. Approve the Resolution authorizing the City Manager to execute all documents necessary to lease 911 Adams Street, SE, Olympia, Washington to The Northwest Eco-Building Guild, a Washington nonprofit corporation.
2. Do not authorize lease of 911 Adams Street, SE, Olympia, Washington to The Northwest Eco-Building Guild, a Washington nonprofit corporation. This will mean the property will stand vacant unless leased to another organization or company, or until the City develops and implements its long-term vision for the Property.

Financial Impact:

The lessee shall be responsible for maintenance and upkeep of the structures and landscaping upon the property. The proposed Lease Agreement also provides for the lessee to insure the premises and to add the City as an additional insured. A lease will save the City the expense of maintaining and monitoring the Property while the City determines its future use.

Attachments:

Resolution
Agreement