



Legislation Details (With Text)

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Title: Approval of New Extended Term Lease Agreement with Lake Washington Institute of Technology, Redmond Campus (Redmond Community Center at Marymoor Village)
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Attachments: 1. Agenda Memo No. 19-154, 2. Attachment A: Lease Agreement

Date	Ver.	Action By	Action	Result
10/15/2019	1	City Council	approved	Pass

MEMO TO: Members of the City Council

FROM: Mayor John Marchione

SUBJECT:

Approval of New Extended Term Lease Agreement with Lake Washington Institute of Technology, Redmond Campus (Redmond Community Center at Marymoor Village)

I. RECOMMENDED ACTION

Staff recommends that the City Council authorize the Mayor to sign a new extended term lease with Lake Washington Institute of Technology for the Redmond Campus to remain a community center effective December 1, 2019.

II. DEPARTMENT CONTACTS

Carrie Hite, Director of Parks and Recreation	425-556-2326
Rachel Van Winkle, Deputy Director of Parks and Recreation	425-556-2334

III. DESCRIPTION/BACKGROUND

In June 2017, the City Council authorized the Mayor to sign a lease agreement with Lake Washington Institute of Technology (LWTech) for use of their Redmond Campus as an interim community center.

This demonstrated a strong public-public partnership in our community. The lease agreement included an initial two-year lease from December 1, 2017 through December 1, 2019. The lease had an option to renew for three, one-year terms at a rate of \$450,000 per year for the first two years, then \$500,000 per year.

LWTech is 20,000 square feet and has seven classrooms and a tiered lecture classroom. Activities, rentals, and programs from the Old Redmond Schoolhouse were evaluated and many were reestablished at the LWTech Redmond Campus (Redmond Community Center at Marymoor Village) in December 2017. New activities such as community movie nights, sing-a-longs, parent's night out and many more were added and provide a robust program plan.

The City of Redmond has been in the process of developing a long-term plan for City Parks and Recreation facilities over the past several years. The City completed extensive community outreach regarding the future of Redmond's Community Centers and the stakeholder group presented recommendations to the City Council in 2017. The priorities included the provision of: aquatics, fitness, community gathering places, spaces for recreational and cultural arts classes, and flexible spaces for cultural and community events. The City Council approved the renovation of the Redmond Pool in this budget cycle and with the termination of the lease with Lake Washington School District (for the Old Redmond Schoolhouse), the Redmond Community Center at Marymoor Village and the Redmond Art Studio at Grasslawn Park have maintained our continuity of service.

IV. PREVIOUS DISCUSSIONS HELD

Parks and Human Services Committee of the Whole October 1, 2019

V. IMPACT

A. **Service/Delivery:**

Current program statistics at Redmond Community Center at Marymoor Village from January 1, 2019-September 1, 2019:

- Activities: **340**
- Renters: **212 (30 ongoing community groups)**
- Birthday parties: **25**
- Camps: **55**

The new lease agreement will provide increased stability for the community as we continue with Redmond's Community Centers Project.

B. **Fiscal Note:**

Authorizing the Mayor to sign a new lease with LWTech on December 1, 2019 will result in an initial term of December 1, 2019 through December 1, 2024. The new lease has an option to renew for five years. Initial term lease costs are:

Initial Term:

December 1, 2019-November 30, 2021-	\$480,000 per year
December 1, 2021-November 30, 2024-	\$516,000 per year

Renewal Term:

December 1, 2024-November 30, 2026-	\$552,000 per year
December 1, 2026-November 30, 2029-	\$600,000 per year

VI. ALTERNATIVES TO STAFF RECOMMENDATION

The City Council could choose not to authorize the Mayor to sign the new extended lease agreement and maintain the current lease agreement with initial terms.

VII. TIME CONSTRAINTS

Staff will be updating the Redmond Community Centers' Stakeholder Group on October 14, 2019

VIII. LIST OF ATTACHMENTS

Attachment A: Lease Agreement