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Title: AN ORDINANCE approving three leases for the juvenile court services division of superior court.

Sponsors: Julia Patterson

Indexes: Juvenile, Lease, Superior Court

Code sections:

Attachments: 1. 16992.pdf, 2. 2010-0500 Transmittal Letter.doc, 3. A. Lease Amendment #10, 4. B. Lease Addendum, 5. C. Lease Agreement Multi-Tenant Triple Net NNN, 6. 2010-0500 FISCAL NOTE -JCS 3 leases.XLS, 7. Staff Report 12-7-10, 8. A. Lease Amendment #10, 9. B. Lease Addendum, 10. C. Lease Agreement Multi-Tenant Triple Net NNN

Date	Ver.	Action By	Action	Result
12/13/2010	1	Metropolitan King County Council	Hearing Held	
12/13/2010	1	Metropolitan King County Council	Passed	Pass
12/7/2010	1	Budget and Fiscal Management Committee	Recommended Do Pass Consent	Pass
9/20/2010	1	Metropolitan King County Council	Introduced and Referred	

Clerk 09/09/2010

AN ORDINANCE approving three leases for the juvenile court services division of superior court.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings.

A. King County juvenile court services ("JCS") provides essential counseling and case management services for superior court.

B. JCS needs to provide space for a new program directed at offering youth alcohol and substance abuse treatment as an alternative to or in conjunction with involvement with the juvenile court system.

C. JCS needs to renew space for the continued delivery of essential counseling and case management services for superior court.

D. The King County executive has negotiated and executed leases to provide locations for JCS facilities to provide essential counseling and case management services for superior court. These leases are:

1. JCR Development Company, 451 SW 10th, Suite 200 in Renton Washington;
2. Jefferson House LLC, 1401 E. Jefferson Street in Seattle, Washington; and
3. Wagner Asset Group, LLC, 1404 E. Yesler Way in Seattle Washington.

E. In accordance with K.C.C. 4.04.040 the King County council may adopt an ordinance permitting the county to enter into contracts requiring the payment of funds from the appropriation of subsequent fiscal years. These leases are subject to K.C.C. 4.04.040.

SECTION 2. The appropriate county officials, agents and employees are hereby authorized to take all actions necessary to implement these leases and all actions up to now taken by county officials, agent and employees consistent with the terms and purposes of the lease agreement are hereby ratified, confirmed and approved.

SECTION 3. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the county is declared by any court of competent jurisdiction to be contrary to law, then such a covenant or covenants, agreement or agreements are null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and in no way affect the validity of the other provisions of this ordinance or of the lease.

SECTION 4. The three leases, in substantially the form of Attachments A, B and C to this ordinance, for the juvenile court services division of superior court are hereby approved.