



Legislation Details

File #: 2006-0437 **Version:** 2

Type: Ordinance **Status:** Passed

File created: 9/25/2006 **In control:** Capital Budget Committee

On agenda: 10/30/2006 **Final action:** 10/30/2006

Enactment date: 10/31/2006 **Enactment #:** 15633

Title: AN ORDINANCE related to construction of facilities for Harborview Medical Center; approving the ground lease of a site at Ninth and Jefferson on the Harborview Medical Center campus from the county to NJB Properties and a project lease by NJB Properties to the county of a medical services and office building, including parking facilities, to be constructed on such site; authorizing the county executive to execute the ground lease and project lease with NJB Properties and an agreement with Harborview Medical Center; approving certain provisions of the development and financing plan of NJB Properties including the county's pledge of taxation and credit to pay rent as required by the project lease; agreeing to take unencumbered title to the building when bonds issued by NJB Properties are discharged; removing the remaining work on the Ninth and Jefferson building from the Harborview Bond Program and approving certain other provisions of the build-to-suit, lease-lease back transaction; and establishing independent project oversight of the Ninth and Jefferson Building development.

Sponsors: Bob Ferguson

Indexes: Executive, Harborview, Lease, TEFRA

Code sections:

Attachments: 1. 15633.pdf, 2. 2006-0437 Harborview Bond Project Monthly Report 8-06 - Attachment to staff reports.pdf, 3. 2006-0437 - HMC Board Motion in Support of NJB -Attachment to staff reports.pdf, 4. 2006-0437 Fiscal Note.xls, 5. 2006-0437 handouts.pdf, 6. 2006-0437 -NJB Project Proforma, Current Cost Estimate - attachment to staff reports.pdf, 7. 2006-0437- NJB Project Schedule - attachment to staff reports.pdf, 8. 2006-0437 Staff Report 10-04-06.doc, 9. 2006-0437 Staff Report 10-11-06.doc, 10. 2006-0437 Transmittal Letter.doc, 11. A. Ground Lease Agreement between King County, a political subdivision of the State of Washington as Lessor and NJB Properties, a Washington nonprofit corporation as Lessee, dated November 1, 2006, 12. A. Ground Lease--Ninth Avenue and Jefferson Building, 13. B. Project Lease Agreement between NJB Properties, a Washington nonprofit corporation as Landlord and King County, a political subdivision of the State of Washington as Tenant, dated November 1, 2006, 14. B. Project Lease--Ninth Avenue and Jefferson Building, 15. C. NJB's Articles of Incorporation--Ninth Avenue and Jefferson Building, 16. C. NJB's Articles of Incorporation--Ninth Avenue and Jefferson Building, 17. D. Harborview Ninth and Jefferson Building Development Agreement, dated the 1st day of November 2006, 18. D. Development Agreement--Ninth Avenue and Jefferson Building, 19. E King County, Washington Undertaking for Ongoing Disclosure dated November 1, 2006, 20. E. Undertaking for Ongoing Disclosure--Ninth Avenue and Jefferson Building, 21. Hearing Notice.doc

| Date | Ver. | Action By | Action | Result |
|------------|------|----------------------------------|-------------------------|--------|
| 10/30/2006 | 1 | Metropolitan King County Council | Hearing Held | |
| 10/30/2006 | 1 | Metropolitan King County Council | Passed as Amended | Pass |
| 10/11/2006 | 1 | Capital Budget Committee | Deferred | |
| 10/4/2006 | 1 | Capital Budget Committee | Deferred | |
| 9/25/2006 | 1 | Metropolitan King County Council | Introduced and Referred | |