

Council Agenda Bill

AB Number

AB25-053

Agenda Bill Information

Title*

Lease Agreement with Northwest Landscapes LLC

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

04/28/2025

Staff Member

Philip Bennett

Department*

Public Works

Committee

Parks and Public Works

Committee Date

04/22/2025

Exhibits

Packet Attachments - if any

CBRE Rental Appraisal_NLS Lease Site.pdf	4.13MB
Resolution - NLS Lease Agreement.docx	30.17KB
NLS Lease Site - Rental calculation FYI Finance & Legal.docx	13.35KB
NLS Wastewater Plant Site Ground Lease 2025_Final_4-16-25.pdf	486.74KB

Summary

Introduction*

Brief summary.

This Agenda Bill proposes a new lease agreement with an updated rental fee for a rental site on City property adjacent to the Water Reclamation Facility on Millpond Rd.

Proposed Motion

Move to adopt Resolution XXX authorizing the Mayor to sign a lease agreement with Northwest Landscape Services LLC

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

A lease agreement was initiated between the City of Snoqualmie and Northwest Landscape Services LLC (NLS LLC) on September 30, 2016. An independent appraisal of the rental market value of this site was produced on November 27th, 2024, showing a significant increase in rental value. NLS LLC wish to

continue using the site and are willing to enter into a new lease agreement, with the increased rental rate.

Analysis*

Staff proposes to update the lease and increase the rental rate for the site adjacent to the Water Reclamation Facility currently being occupied by Northwest Landscape Services LLC. The previous rental rate, established in 2016 was \$1917.86 per month (not including leasehold tax). The proposed rental rate is \$4932 (not including leasehold tax).

Budgetary Status*

This action will bring in additional revenue.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$0.00	\$0.00	\$0.00

Budget Summary

The proposed rental rate associated with this lease will be \$59,184 annually (not including leasehold tax). This represents an annual increase to City revenue of \$36,170 as compared to the previous lease agreement.

Fiscal Impact Screenshot