



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB23-097
July 31, 2023
Discussion

AGENDA BILL INFORMATION

TITLE:	AB23-097: Model Train Presentation	<input checked="" type="checkbox"/> Discussion Only
PROPOSED ACTION:	Approval of Development Agreement and Ground Lease Agreement for Pacific West Rail Model Train Museum, a proposed "public use" parcel Gateway Park.	<input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director	Emily Arteche	7/13/2023
	Finance	Drew Bouta	7/13/2023
	Legal	David Linehan	7/26/2023
	City Administrator	Mike Chambless	Click or tap to enter a date.

DEPARTMENT:	Administration		
	STAFF: Mike Chambless		
	COMMITTEE: Finance & Administration		COMMITTEE DATE: July 18, 2023
	EXHIBITS: 1. Draft Development Agreement 2. Draft Ground Lease		

AMOUNT OF EXPENDITURE	\$ 0
AMOUNT BUDGETED	\$ 0
APPROPRIATION REQUESTED	\$ 0

SUMMARY

INTRODUCTION

The proposed Pacific West Rail Model Train Museum would be located on City owned property commonly known as Gateway Park at the intersection of Railroad Avenue SE and Snoqualmie Parkway (7001 Railroad Avenue SE, parcel no. 3024089017). The attached exhibits, Development Agreement, and Lease Agreement allow the project to move forward.

LEGISLATIVE HISTORY

In December 2022 under AB22-132 the Council authorized the Mayor to approve a Memorandum of Understanding (MOU), to develop a park/museum on City property which will showcase a model train. The MOU required the City and the proponents of the museum to prepare a development agreement and lease agreement.

BACKGROUND

On September 12, 2022, Peter Hambling presented his vision for an interpretive model train museum that will promote a cultural, historical, educational, and entertaining tourism experience for the City of Snoqualmie. The model train is a replica of Northwest Trunk Line. The project involves the construct a 20,000 square of building with parking to feature the model train along with community event space, a gift shop and other interactive features as well as outdoor recreational park with picnic benches and other improvements on City property.

The agenda bill and exhibits were presented to the Community Development Committee on July 17, 2023, and the Finance & Administration Committee on July 18, 2023. Introductory presentation was made by Peter Hambling at the July 24, 2023, City Council meeting.

ANALYSIS

The development agreement and lease agreement do not require the city or the proponent to exchange money. The term of the lease is set for 50-years with a stipulation that after the 50 years the improvements would revert to the city. No permit fees will be charged to the proponents. The land would be provided to the proponents, "as is". The proponent must raise adequate funds to construct the museum/ park within 5 years.

BUDGET IMPACTS

This agenda bill does not require the City to spend any funds.

NEXT STEPS

The agenda bill and exhibits will be presented for Council action at the July 24, 2023, City Council meeting.

PROPOSED ACTION

Review and discussion only.