

TO: City Council
FROM: Chuck Denney, Parks and Recreation Director
DATE: January 18, 2022
SUBJECT: Sequoia's Early Learning Center Lease Agreement

1) Recommended Action:

Staff is seeking approval of a 5-year lease with Sequoia's Early Learning Center, LLC to operate a childcare business at Old Town Center.

2) Background:

After ten years of providing childcare services at Old Town Center, Cradle To Crayons needed to close their business due to staffing difficulties. Sequoia's Early Learning Center is very interested in providing childcare services in the space at Old Town Center. Sequoia's offers six developmentally-aged classrooms and school-age before/after programs. They also offer a full-day Outdoor Farm School for 4- to 7-year-olds. Sequoia's Treehouse and Farm School is located in South Bay, Olympia WA.

Preparation and licensing occurred in December and January with an opening date at Old Town Center of February 1, 2022.

3) Policy Support:

Vision-Mission-Beliefs: Opportunity

We seize opportunities to improve our community's social, environmental, and economic well-being. We endeavor to realize positive opportunities in adverse situations and periods of change.

4) Alternatives:

- ☐ Pursue a different use of the facility.
 - ☐ Modify the lease terms.
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5) Fiscal Notes:

Initial lease rate is \$4,800/month and increases with the CPI. Revenue from the lease pays for OTC facility costs and operations. The tenant is responsible for paying the leasehold excise tax.

6) Attachments:

A. Lease Agreement