



City of SeaTac Special Council Meeting Agenda

**August 15, 2018
4:00PM**

**City Hall
Council Chambers**

CALL TO ORDER:

Public Comments (related to the agenda items listed below): (Speakers must sign up prior to the meeting. Public Comments shall be limited to a total of ten minutes with individual comments limited to three minutes and a representative speaking for a group of four or more persons in attendance shall be limited to ten minutes. However, the Mayor or designee may reduce equally the amount of time each speaker may comment so that the total public comment time does not exceed ten minutes. When recognized by the Mayor or his designee, walk to the podium, state and spell your name, and give your address [optional] for the record.)

PRESENTATION AND DISCUSSION:

Sale and Redevelopment of the SeaTac Center - conversation with lessees

By: City Manager Joseph Scorcio

EXECUTIVE SESSION:

ADJOURN:

THE COUNCIL CHAMBERS IS ACCESSIBLE TO PERSONS WITH DISABILITIES AND IS EQUIPPED WITH ASSISTIVE LISTENING DEVICES. PERSONS REQUIRING SPECIAL ACCOMMODATIONS SHOULD CONTACT THE CITY CLERK'S OFFICE BEFORE 5:00 PM THE FRIDAY PRECEDING THE COUNCIL MEETING.



SeaTac City Council

Request for Presentation

Council Consideration:

Sale and Redevelopment of the SeaTac Center - conversation with lessees

By: City Manager Joseph Scorcio

ATTACHMENTS: PowerPoint Presentation
 Time Line RFP
 Time Line Phases

City of SeaTac

Special City Council Meeting

August 15, 2018





SeaTac Center



Approximately

- 65,000 SF commercial space
- 19,800 SF parking structure
- 209,529 SF total site

Leasing Tenant List

2018-11 Lease Holders

- Chiropractor
- Hi-Tech Gadgets
- Pabla Punjabi Palace
- Ethiopian Church
- Bakaro Mall
- Taqueria El Rinconsito
- SeaTac Market
- ReWa
- Sea-Tac Pizza
- India Plaza
- Triangle Property - Hashi Money Wiring

Timeline

- 2005 – Station Area Planning Community Engagement Process
- December 12, 2006 – City Council Adopted South 154th Street Station Area Action Plan
 - Priority to encourage the redevelopment of the southwest corner of South 152nd Street and International Boulevard, and improve infrastructure

Timeline

- April 6, 2008 – City purchased house behind Pancake Chef
 - House demolished in 2016 to prepare for sale & redevelopment
 - Preparation for infrastructure & street improvement projects

Timeline

- December 29, 2009 – City Council adopted Ordinance 09-1043 authorizing the purchase of 15247 International Boulevard – SeaTac Center
 - Cost \$12.7 Million
 - Purchase is key to implement the adopted 154th Street Station Area Plan
 - Enable infrastructure improvement projects

Timeline

- 2009 – Start of Light Rail Service
 - Tukwila Int'l Blvd Station
- 2011 – Completed 154th St. Roadway & Sidewalk Improvements
 - Per City Council adopted Capital Improvement Projects plan



Timeline

- 2013 – City Secured Option for Purchase of Pancake Chef property
- 2014 – 2015 Urban Land Institute, Technical Assistance Panel and Integrated Planning Grant Reports
 - Environmental assessment & redevelopment prep work
 - Involved community members, stakeholders and developers



Timeline

- 2014 - 2017 – International Marketplace & Transit Oriented Community Capital Request \$1,212,500
 - Appropriation Grant WA State Department of Commerce through State Legislature
- March 2018 – Acquisition of “Triangle Property”
 - Part of Development Agreement
- 2017 - 2018 – Design of Military Rd and S 152nd Street capital improvement projects
 - 2019 Scheduled Construction of Street Project

Timeline – Current - 2018

- March 12 – Intent to Sell Notification Letters Sent out to Lease Holders
- April - May – Drafting of RFP for Sale and Redevelopment of SeaTac Center Property
- June 6 – Planning and Economic Development (PED) Committee Review of Draft RFP

Timeline – Current - 2018

- June 25 – Final RFP Published
- June 29 – SeaTac Center Lease Holders and Subtenants Info Meeting

Timeline – Current - 2018

- July 24 – Lease Holders and Subtenants request meeting with City Council/Petitions Delivered
- August 3 – Hand delivered invitations to on-site businesses (Lease Holders and Subtenants)
- August 15 – Special City Council Meeting – conversation with Lease Holders

Timeline – Current - 2018

- August 31 – Response to RFP Submission Due Date
- 6 - 18 – Months possible time frame for a potential sale of SeaTac Center property
- 12 - 48 – Months possible time frame for redevelopment after sale

RFP - Additional Points

- Developer proposals that will commit to preserving the existing business ecosystem and phase or otherwise structure the project to provide the current tenants opportunity to occupy newly developed spaces at the time of completion receive extra points.

City Services Offered

- Relocation Option Analysis
- Introductions to Commercial Real Estate Space Owners / Brokers
- Introduction to Small Business Development Center (SBDC) Advisors

Questions?



REQUEST FOR PROPOSAL (RFP)



Sale and Redevelopment of SeaTac Center Property 2018 and Beyond

DATE	PHASE / ACTIVITY	PARTICIPANTS
2018		
Mar 12	Intent to sell notification letters sent out to lease holders	<i>City Staff</i>
Apr-May	Drafting of Request For Proposal (RFP) for sale and redevelopment of the SeaTac Center property	<i>City Staff</i>
Jun 6	Planning and Economic Development Committee review of Draft RFP presentation	<i>PED Committee, City Staff</i>
Jun 25	Final RFP for sale and redevelopment of the SeaTac Center property published	<i>City Staff</i>
Jun 29	SeaTac Center lease holders and subtenant informational meeting	<i>Jeff Robinson - CED Director, Steve Pilcher - Planning Manager, Aleksandr Yeremeyev - Economic Development Strategist</i>
Jul 24	SeaTac Center lease holders and subtenants requested special meeting with City Council / Petitions delivered	
Aug 3	Hand delivered invitations to on-site businesses (Lease holders & Subtenants)	<i>City Staff</i>
Aug 15	Special City Council meeting – Conversation with lease holders	<i>City Council, City Staff, Public</i>
Aug 31	Response to RFP submission due date	
6-18 Months	Possible time frame for a potential sale of the property/transfer of ownership	
12-48 Months	Possible time frame for redevelopment of property once ownership is transferred	

PROJECTED TIMELINE/PHASES



154th Street Station Area Redevelopment 2005–2018

DATE	PHASE / ACTIVITY	PARTICIPANTS
2005	Station Area Planning & Community Engagement Process	City Staff and Community Members
2006	December – Adoption of Station Area Plan	Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan
2007	Adopted Zoning and Development Regulations for S 154th Street Station Area	Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan
2008	City purchased house at 3261 S 152nd Street – Demolished 2016	Mayor Ralph Shape, Deputy Mayor Gene Fisher, Councilmembers Chris Wythe, Terry Anderson, Joe Brennan, Anthony (Tony) Anderson, and Mia Gregerson
2009	Start of Light Rail Service – Tukwila International Blvd Station	Sound Transit
2009	December – Adoption of Ordinance 09-1043 Authorizing Purchase of the SeaTac Center Property	Mayor Ralph Shape, Deputy Mayor Gene Fisher, Councilmembers Chris Wythe, Terry Anderson, Anthony (Tony) Anderson, Pam Fernald, and Mia Gregerson
2010	Transfer of ownership of SeaTac Center Property to the City	City Staff
2010–2018	Ongoing maintenance work performed on the SeaTac Center property to ensure safety	City Staff
2010	June – City Council Retreat – Reviewed S 154th Street Station Area Plan progress	Councilmembers Mayor Terry Anderson, Rick Forschler, Anthony (Tony) Anderson, Ralph Shape, Pam Fernald, and Mia Gregerson
2011	Developer Input Tours – Heartland Study & Report	City Staff, Consultant
2011	S 154th Street Roadway and Sidewalk Improvements, Capital Improvement Projects Adopted by City Council December 2010	City Council
2013	March – City Council Retreat – Reviewed S 154th Street Station Area Plan progress	Mayor Tony Anderson, Deputy Mayor Mia Gregerson, Councilmembers Barry Ladenburg, Rick Forschler, Terry Anderson, Dave Bush, and Pam Fernald
2013	April – Authorized Pancake Chef Property Purchase Option	Mayor Tony Anderson, Deputy Mayor Mia Gregerson, Councilmembers Barry Ladenburg, Rick Forschler, Terry Anderson, Dave Bush, and Pam Fernald
2014	April – Council Meeting – Urban Land Institute (ULI) Technical Assistance Panel (TAP) Report on the S 154th Street Station Area.	City Council, City Staff, Consultant
2014–2015	Integrated Planning Grant (IPG) for environmental assessment and redevelopment prep work Agreement with Washington State Department of Ecology for a \$200,000 IPG with Maul Foster & Alongi to implement the work program for the IPG	Mayor Mia Gregerson, Deputy Mayor Anthony (Tony) Anderson, Councilmembers Barry Ladenburg, Kathryn Campbell, Terry Anderson, Dave Bush, and Pam Fernald
2014–2017	International Market Place Grant – \$1,212,500 Appropriation from Washington State Department of Commerce	State Legislature
2015	June – Council Meeting – IPG Report	City Council, City Staff, Consultant
2017–2018	Design of Military Road and S 152nd Street Capital Improvement Infrastructure Projects Adopted by City Council 2017	City Council, City Staff, Consultant
2018	March – Completion of the “Triangle Property” acquisition for Development Agreement #98-A075	Mayor Michael J. Siefkes, Deputy Mayor Erin Sitterley, Councilmembers Joel Wachtel, Peter Kwon, Clyde Hill, Rick Forschler, and Pam Fernald
2018	Sale and Redevelopment of SeaTac Center property Request For Proposal (RFP)	City Staff
2019	Scheduled Construction Military Road and S 152nd Street Capital Improvement Infrastructure Projects	City Council, City Staff, Consultant