



City Council Agenda Bill

20102
Bill Number

Subject: Lease between Whatcom Rowing Association and the City of Bellingham for the Bloedel Donovan Park Boathouse

Summary Statement: In April of 2011, the Whatcom Rowing Association entered into a lease with the City of Bellingham for an outdoor fenced area within Bloedel Donovan Park for the purpose of conducting a community-based rowing program. In May of 2012, the Whatcom Rowing Association entered into another lease with the City to use an indoor room within the Bloedel Multipurpose Building for the storage and use of rowing machines and related equipment. The Whatcom Rowing Association now desires to enter into a new lease to construct a non-motorized boathouse in a location shown in the 2012 Bloedel Donovan Park Master Plan Amendment. The new lease area will include a new building and fenced outdoor storage.

Previous Council Action: Approved Master Plan Amendment July 2012

Fiscal Impact: Base Rent of \$0.13 per square foot for exclusive use area and \$.065 for non-exclusive use area, plus leasehold tax. A 25% reduction of the base lease rate will also be included for non-profits per City Policy

Funding Source: No City funds are being utilized for this project.

Attachments: Summary of Lease Terms, Vicinity Map

Meeting Activity	Meeting Date	Staff Recommendation	Presented By	Time
Committee Briefing Council Vote Requested	16-Sep-2013	Vote to Approve	James King, Parks & Rec Director	5 min

Council Committee:

Parks & Recreation

Gene Knutson, Chair
Stan Snapp; Terry Bornemann

Committee Actions:

Council Action:

Agenda Bill Contact:

Leslie Bryson

Reviewed By
James King, Park Director

Initials

JK

Date

9/10/13

Legal
Mayor

AMM 9/11/13
KL/BA 9/11/13

Material Terms for Proposed Lease with Whatcom Rowing Association **(WRA)**

Leased Premises The premises are located at Bloedel Donovan Park, 2114 Electric Avenue, Bellingham, Washington. The agreed rentable area is 6500 square feet as shown on the Lease Exhibit. The floating dock and pathway located outside of the Leased Premises are addressed under a separate Facility Use Agreement.

Commencement Date September 2013

Primary Term Ten years with option to renew

Base Rent WRA shall pay Base Rent each month in the amount of \$0.13/SF for exclusive use areas and \$0.065 for shared use areas, plus leasehold excise tax. Base Rent shall be increased at a rate of 3% per calendar year. Base rent will be reduced by 25% for a non-profit organization, consistent with the Council adopted recreation fee schedule.

Use The Leased Premises shall be used only for a non-motorized boathouse building and storage of non-motorized boats and related equipment, including exercise equipment, which shall be used by the WRA for public recreational programs during the hours of 5:00 AM until 10:00 PM. No other uses, including storage of private boats or use by other organizations, shall be permitted. Subleasing is not permitted unless approved in writing by the City of Bellingham

Construction shall be completed within the first 12 months of the Lease Term.

Outdoor lighting may be installed in locations approved by the City. Outdoor lighting not associated with security of the building shall only be used during rowing activities and not remain on when recreational activities are not occurring at the site.

The lease area may be used to store one motorized coaching boat, which shall be hand-trailerred to the water's edge for launching, provided the storage of the coaching boat is approved by the permitting agencies and regulatory authorities. The motorized coaching boat shall be limited in size as pre-approved by the City in writing. No motorized vehicles are permitted to be used on the lawn and non-pavement areas.

Use of the Leased Premises for the sale of services is subject to the supervision of the City. The scale of prices shall not exceed reasonable charges for similar commodities or business elsewhere in the City of Bellingham.

Renewal of the Lease

WRA may have the option to renew this Lease for two (2) additional terms of ten (10) years each.

Utility Charges

WRA shall be responsible for all charges for utilities or services used or consumed on or supplied to the Leased Premises

WRA Owned Improvements

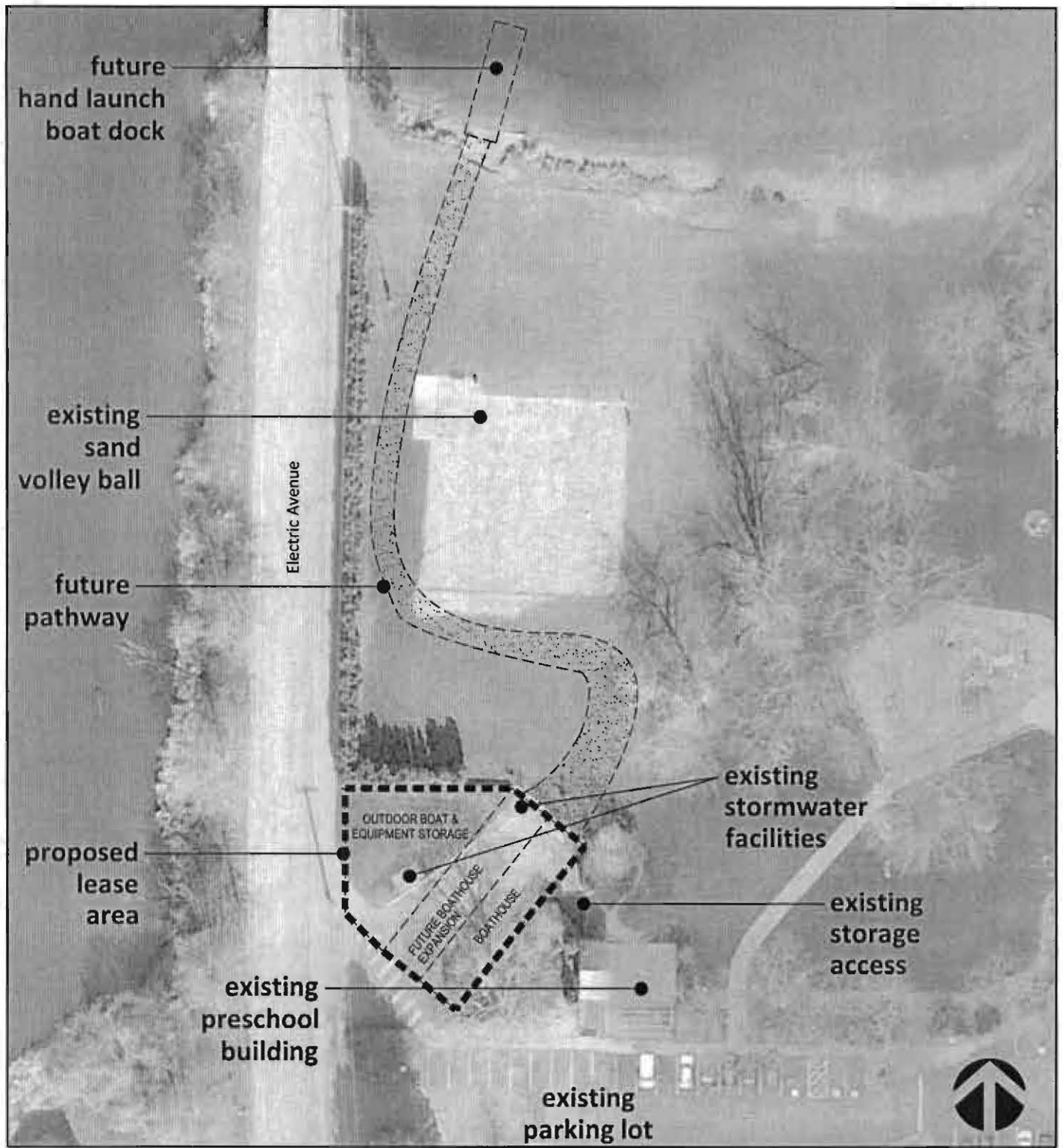
All improvements will become the property of the WRA and removed by the Termination Date unless City notifies WRA that the improvements may remain.

Maintenance and Repair:

Shall be the responsibility of the WRA.

Sublease

Requires the prior written consent of City.



Whatcom Rowing Association
 Proposed Lease Area
 Bloedel Donovan Park



City of Bellingham
 Parks & Recreation
 September 2013