

COMMISSION AGENDA

Item No: 4D

Meeting: 12/17/2020

DATE: December 2, 2020

TO: Port Commission

FROM: Eric Johnson, Executive Director
Sponsor: Eric Johnson, Executive Director
Project Manager: Scott Francis, Director of Real Estate

SUBJECT: One-Year Lease Extension with V. Van Dyke. Inc.
2002 Stewart Street, Tacoma, WA 98421

A. ACTION REQUESTED – CONSENT AGENDA

Authorization for the Executive Director or his designee to enter into a one-year lease extension with V. Van Dyke. Inc. for the premises located at 2002 Stewart Street, Tacoma, WA.

B. BACKGROUND

- Founded in 1949, V. Van Dyke specializes in transportation of long and heavy loads.
- V. Van Dyke has leased the Premises located at 2002 Stewart Street since February 2017.
- V. Van Dyke. Inc. would like to extend their lease by one (1) year.

C. PRIMARY LEASE TERMS

- Lease Premises: One (1) acre of yard space.
- Use: Storage of trailers, and towing equipment.
- Lease Commencement Date: February 1, 2021.
- Lease Term: One (1) year.
- Rent: \$5,984/mo. (\$71,808/yr.) (To be escalated February 1, 2021 by CPI-U.)
- Rent Escalation: Annual escalation based on CPI-U Seattle, Tacoma, Bellevue.
- Security Deposit: \$81,030.00 (one-year's rent + leasehold tax).
- Insurance Requirements:
 - \$2 Million general liability.
 - \$1 Million auto liability.
- All utilities are Lessee's responsibility.
- Lessor Maintenance/Repair Responsibility:
 - Plumbing backflow annual test.
 - Fire hydrant fire hydrant inspections and maintenance.
- Lessee Maintenance/Repair Responsibility:
 - Plumbing clogs/plugs.
 - Minor electrical repairs.
 - Storm water system cleaning and repairs.

D. TIMEFRAME/PROJECT SCHEDULE

Lease Reading	December 17, 2020
Lease Commencement	February 1, 2021
Lease Term	One (1) Year

E. FINANCIAL SUMMARY

Initial rent will be \$5,984/mo. (\$71,808/yr.)

F. ECONOMIC INVESTMENT / JOB CREATION

V. Van Dyke, Inc. currently employs about 32 people in Tacoma.

G. ENVIRONMENTAL IMPACTS / REVIEW

No environmental impacts.

H. NEXT STEPS

Upon Commission approval of the requested action, the Port Executive Director or his designee will enter into a one-year lease extension with V. Van Dyke, Inc., which will commence about February 1, 2021.



EXHIBIT A



EXHIBIT A

V. VAN DYKE
2002 STEWART ST.
TACOMA, WA 98421
PORT PARCEL: 39

UnitType

-  Common Drive = .11 Acres
-  Yard, Space = 1 Acre

SHEET: 1 OF 1
PURPOSE: LEASE EXHIBIT
DATE: 1/27/2017
AUTHOR: Brian Archer

0 37.5 75 150 Feet

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