

**OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-293  
JULY 15, 1996 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
LICENSE AGREEMENT WITH QUALITY WINE COMPANY, INC.	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT STRICKER ECONOMIC DEVELOPMENT ADMINISTRATOR

**SYNOPSIS —**

On the July 15, 1996, Council agenda is a roll call to authorize the City Manager or his designee to negotiate and execute a license agreement with the Quality Wine Company, Inc. to conduct grading and site preparation work on City-owned land (Disposition Parcel No. 31A/Guthrie Avenue Business Park). This parcel is located in the vicinity of Thompson Avenue east of DeWolf Street. Quality Wine intends to purchase this land for the initial development of a 45,000-sq.-ft. office/distribution facility and subsequent growth of up to 125,000 sq. ft.

**FISCAL IMPACT —**

N/A

**RECOMMENDATION —**

Approve the roll call to authorize the City Manager or his designee to execute a License Agreement with the Quality Wine Company, Inc.

**BACKGROUND —**

On April 1, 1996, by Roll Call No. 96-1297, the City Council referred a letter from the Quality Wine Company, Inc. to the City Manager regarding a developer-initiated proposal for Disposition Parcel No. 31A/Guthrie Avenue Business Park.

On June 17, 1996, by Roll Call No. 96-2190, the City Council accepted a developer-initiated proposal from the Quality Wine Company, Inc. to construct a 45,000-square-foot office/distribution facility on Disposition Parcel No. 31A.

In order to control construction costs, the Quality Wine Company, Inc. is requesting authorization to conduct grading and site preparation work prior to the City executing the urban renewal purchase agreement and conveying title to Disposition Parcel No. 31A. The agreement is anticipated to be executed on August 5, 1996 and the title transferred by August 9, 1996. The license agreement will stipulate that the developer conduct the grading and site preparation work at its sole cost and risk of obtaining title to the property.