

City Council Communication 97-589

December 8, 1997 Agenda

Subject:

Lease Agreement with Des Moines

Independent Community School

District for Parking Purposes at

City Property Located at 2100,

2050, 2023, and 2021 Grand Avenue

Submitted by:

Harold Smith

City Engineer

Synopsis —

Council authorization is requested for the Mayor to sign a Lease Agreement with the Des Moines Independent Community School District for parking on a month-to-month basis not to extend beyond December 31, 1999 (WO#0229-98-028).

Fiscal Impact —

Avoids the costs associated with mowing grass, trimming shrubbery, and removing snow.

Recommendation —

Authorize the Mayor to sign a Lease Agreement with the Des Moines Independent School District for parking on a month-to-month basis not to extend beyond December 31, 1999.

Background —

On June 1, 1992, by Roll Call No. 92-2067, the City Council authorized the early acquisition of certain right-of-way for the construction of the future Martin Luther King, Jr. Parkway – Central Business District Arterial Loop By-Pass (CBD Loop).

On November 6, 1995, by Roll Call No. 95-4173, the City acquired 2050 and 2100 Grand Avenue, and on September 16, 1996, by Roll Call No. 96-3153, the City acquired 2021 and 2023 Grand Avenue. The structures on these properties were demolished and cleared from the sites. In accordance with the City's Agreement with the Iowa Department of Transportation, the City is responsible for maintaining these properties until such time as the construction is completed for the Martin Luther King, Jr. Parkway Project. It is anticipated that construction of this phase of the project will not begin until sometime after December 31, 1999. In the interim, the property must be mowed and maintained, including snow removal and policing for unauthorized use. The costs for these services are charged back to the project for reimbursement.

On October 3, 1997, the Des Moines Independent Community School District expressed a desire to lease the property for much needed parking for students attending classes at their Central Campus located at 1800 Grand Avenue. They have proposed that as consideration for the use of the property that they will provide the following necessary services for the City at no cost: (a) mowing of all grassed areas, (b) trimming and maintenance of all shrubbery, (c) snow removal from all public sidewalks and parking areas, and (d) maintain and regularly police the property to prevent unauthorized parking activity except as authorized by the Agreement. The value of these proposed services is estimated to be approximately \$2,130 yearly. In addition, under Iowa Code 364.7, the City may gift or lease property to a governmental body for a public purpose.

Therefore, it is recommended that the City Council authorize the Mayor to execute the Lease Agreement with the Des Moines Independent Community School District.