

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

99-312

SYNOPSIS -

AGENDA:

JUNE 28, 1999

On the June 28, 1999 City Council agenda is a request from the developers of the Court Avenue Station Entertainment Center for an extension until September 24, 1999, for submittal of developer documents specified in the development contract. This extension is permitted in the contract, subject to City Council approval.

SUBJECT:

COURT AVENUE
ENTERTAINMENT
CENTER

The developers are:
· Centertainment Development, Inc. (106 West 14th Street, Kansas City, MO, Charles Fancher, President) - lead developer.
· Steiner + Associates (2 Easton Oval/Suite 550, Columbus, OH, Yaromir Steiner, President) - co-developer.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

The developers are progressing toward obtaining the necessary commitments, including tenant leases and project financing, that are specified in the contract. As part of this process, potential tenants have suggested design refinements to the developers' architects to make the project more successful. The developers have stated that additional time is required to make design modifications that will satisfy tenant lease requirements.

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

FISCAL IMPACT -

N/A

RECOMMENDATION -

Approval of the extension and direct City staff to negotiate with the developer the necessary amendments to the development contract to accommodate the new schedule and other related matters.

BACKGROUND -

On April 19, 1999, the City Council approved a development contract with Centertainment Development Inc., which designated Steiner + Associates as the co-developer for the Court Avenue entertainment center project.

The contract specified June 24, 1999, as the date by which the developers had to submit tenant and financing commitments as well as other development related information. However, the contract includes a provision which allows Council to grant an extension of time if requested by the developer.

Steiner has demonstrated good progress in leasing space for the project and, based on the progress to date, we recommend that Council grant a time extension. Based on prior Council action, staff will continue to take steps toward acquiring the land for the project, subject to a final decision to proceed with the project, which should occur on or about September 24, 1999.