

## Meeting Agendas/Info

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**01-202**

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

**AGENDA:**

APRIL 23, 2001

**SYNOPSIS -**

Approval of the lease agreement for a property located at 117 Arthur Avenue to be used for a Des Moines Municipal Housing Agency Authority Maintenance Facility.

**SUBJECT:**

HOUSING  
MAINTENANCE  
FACILITY LEASE

**FISCAL IMPACT -**

\$26,400 (\$2,200/month) plus moving and remodeling expenses for the first year. Four years of optional renewals are available at the same amount, plus an additional \$1,200 each year.

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**RECOMMENDATION -**

**Approve and authorize execution of lease.**

**SUBMITTED BY:**

DONALD M. TRIPP  
PARK AND  
RECREATION  
DIRECTOR

**BACKGROUND -**

The present Housing Maintenance Facility located at 323 SW 6th Street is a multi-story, dilapidated structure with several areas of unusable space. It flooded severely in 1993, and some areas have yet to be renovated from the damages. The building is not easily heated or cooled, and lacks adequate parking and security for both personal and City-owned vehicles.

The proposed Maintenance Facility at 117 Arthur is a single-story structure with an office mezzanine area overlooking the work areas. It is a much newer structure with more than enough useable space for the various maintenance functions. There is fenced parking for both personal and City vehicles, as well as a parking area for visitors to the building.

The proposed facility is perceptibly larger and brings the maintenance staff under one area of supervision. It is an immediate morale booster for all employees who have visited the site.

Interestingly, if the option to renew the lease is extended for the full five years, the fifth year rental will still be less than what is paid for the current Maintenance Facility on SW 6th Street (\$2,750/month or \$33,000/year). The costs for moving and remodeling will not exceed the monies gained from savings in the rent alone.

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