

Meeting Agendas/Info

CITY COUNCIL
COMMUNICATION:

ITEM _____

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

01-235

SYNOPSIS -

AGENDA:

MAY 7, 2001

SUBJECT:

NEW
DEVELOPMENT
PROPOSAL, 300
EAST LOCUST -
EASTERN
GATEWAY

On the May 7, 2001, Council agenda is a roll call relating to the 300 East Locust development project in the Eastern Gateway area. The Metro Waste Authority (521 East Locust, Des Moines, Tom Hadden, III, Executive Director) and CPMI (100 East Grand, Des Moines, Richard Janssen, President) are the investors in 300 East Locust, L.P., the project developer.

The roll call (1) opens and closes the public hearing on the proposed parking lease agreement, and (2) approves the lease agreement between the City and 300 East Locust, L.P.

By Roll Call Nos. 01-992, 01-993, and 01-994, dated April 2, 2001, the Council held the hearing of the vacation of the right-of-way, approved Ordinance No. 13,937 vacating the right-of-way, and approved the Development Agreement.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

FISCAL IMPACT -

The developer will make payment to the City in the amount of \$35 per space per month. Payment will be deferred until such date that the accumulated lease payments equal the total cost of the parking improvements.

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

RECOMMENDATION -

1. Open and close the hearing to lease the right-of-way in East 2nd Street to provide parking for the development project.

2. Approve the lease agreement with 300 East Locust, L.P., and direct the Mayor to execute the lease agreement.

BACKGROUND -

The City will vacate and temporarily lease to the developer portions of the East 2nd Street right-of-way. The vacated right-of-way will be used to provide private parking to serve the new office building at 300 East Locust.

The developer is responsible for the cost of the improvements and the ongoing operation and maintenance expenses. The City will lease the vacated right-of-way to 300 East Locust, L.P. in consideration of a monthly rental equal to \$35 per month for each private parking space. The developer may credit against rent due the reasonable costs incurred to construct the new parking. Ongoing operation and maintenance expenses may not be credited against the rent payments.
