

## Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:	ITEM _____
01-355	<b>OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA</b>
<b>AGENDA:</b>  JULY 9, 2001	<b>SYNOPSIS -</b>  City Council approval of a lease agreement between the City and City View Partners II for office space at 1251 University Avenue, Suite E for the Model City Neighborhood Site Office.
<b>SUBJECT:</b>  LEASE AGREEMENT FOR THE MODEL CITY SITE OFFICE	<b>FISCAL IMPACT -</b>  Rent will be paid from Community Development Block Grant and Community Services Block Grant funds.
<b>TYPE:</b>	<b>RECOMMENDATION -</b>  <b>Approval.</b>
<b>RESOLUTION ORDINANCE RECEIVE/FILE</b>	<b>BACKGROUND -</b>
<b>SUBMITTED BY:</b>  JAMES M. GRANT COMMUNITY DEVELOPMENT DIRECTOR	The Community Development Department has been renting office space for the Model City Neighborhood Site Office at 1251 University Avenue for the past five years. While the space has been serviceable and is in a good location, the office is not large enough to fully accommodate the site office operation. When the bank in the adjacent space closed last year, staff began negotiations with City View Partners II for an expansion of the site office space.
	The current space is 1,118 square feet and rents for \$13.20/sq. ft. The remodeling will increase the office space to 1,848 square feet and will rent for \$14.50/sq. ft. The current rental amount shall be in effect until the remodeling is complete in August 2001.
	The term of the lease is for three years. After March 31, 2003, the City will have the right to terminate this lease agreement with 90 days notice. If the lease is terminated early, the City will be required to reimburse the property owner for any un-amortized remodeling costs up to a maximum of \$6,667.

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