



Agenda Item:

35B

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 03/22/04

Communication

No.: 04-149

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Richard A. Clark, Deputy City Manager

SUBJECT—

Resolution setting date of hearing for approval of a Parking License Agreement with Federal Home Loan Bank of Des Moines ("FHLB")

SYNOPSIS—

Council is asked to set date of public hearing and authorize publication of notice regarding the approval of a Parking License Agreement with FHLB for up to 200 parking spaces in the City-owned parking garage located in the block bordered by Grand Avenue and Locust, 8th and 9th Streets.

Under the terms of the Agreement, FHLB shall license from the City at least 100 parking spaces (and up to 200 spaces) for a term of twenty (20 years). The monthly fee paid by FHLB shall equal the City's prevailing monthly rate at this location (currently \$95 per month). FHLB shall be subject to any adjustments in the prevailing monthly rate at this location.

FISCAL IMPACT—

100 spaces licensed at the current monthly rate of \$95 per space will generate annual revenue of \$114,000. This fiscal impact would increase should FHLB exercise its rights to an additional 100 spaces during the term of this Agreement. The incremental cost of adding 100 – 200 monthly patrons to this facility is negligible.

RECOMMENDATION—

Approval

BACKGROUND—

On December 22, 2003, by Roll Call 03-2898, Council approved a resolution approving a Redevelopment Agreement with Wells Fargo Financial, Inc. (“WFF”) for the expansion of its home office facility. WFF intends to construct a 360,000 – 400,000 office building on land currently owned by FHLB. FHLB intends to sell this land to Wells Fargo Financial and lease office space from WFF in the new building. Under the terms of this Redevelopment Agreement, one of the precedent conditions to WFF’s obligations included the negotiation of parking terms acceptable to the City and FHLB.

Also on the March 22, 2004 Council agenda is a roll call approving an amendment to the Contract for Sale of Land for Private Redevelopment between the City and FHLB.