



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 8/09/04

Communication No.: 04-403

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Richard Clark, Deputy City Manager

SUBJECT—

Receive, file and re-set the date of public hearing on executing a 50-year lease with Nelson Development LLC for the construction of a privately-owned parking structure available for public use that will be located on City-owned property at 101 SW 4th Street.

SYNOPSIS—

Due to the late receipt of some documents from the developer, it is necessary to re-authorize various actions regarding the developer-initiated proposal for the construction of a privately-owned parking ramp directly north of the new Science Center of Iowa. This roll call authorizes a new notice of publication to set the date of receipt of competing proposals for the morning of September 13, 2004 and if no competing proposal is received, set the date of public hearing for September 13, 2004 on executing a 50 year lease for property located at 102 SW 4th St. with Nelson Development LLC for the construction of a 298-space privately-owned parking structure available for public use.

FISCAL IMPACT—

The Council previously approved the preliminary terms of the agreement that proposed City participation in this project at its June 26th meeting. The terms for City financial participation, which are incorporated in the urban renewal lease agreement, are:

- City will pay for 88 stalls at \$120/month/stall (for \$10,560 monthly/\$126,720 annually). The City's payment will be for a two-year term commencing on or about April 1, 2005 and ending two years later.

- In return, the City will be able to lease these spaces and receive the revenue from its subleases. (Revenues are unknown at this time.)
- City has reserved spaces in the ramp for an additional 5 years (to 2012) for long-term lease for housing use.

RECOMMENDATION—

Approval to authorize notice of publication.

BACKGROUND—

At its July 26, 2004 meeting, the Council received a developer-initiated proposal from Nelson Development LLC (Jake Christensen and Mike Nelson, Officers/ 4183 NW Urbandale Dr., Urbandale, Iowa 50322) for a 50 year lease of City-owned property (Disposition Parcel No. 01-05/Metro Center Urban Renewal Area) which is directly north of the new Science Center of Iowa, for the construction of a 298 space parking deck.

Because required executed documents were not received from the developer prior to the publication of this notice (the documents have since been received), it is necessary to publish a new notice with the amended dates for the time period between August 11, 2004 to September 13, 2004 for receipt of competing proposals. (The previous notice of publication indicated the dates for receipt of competing proposals to be from July 23, 2004 to September 3, 2004.)