

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	July 27, 2009
	Agenda Item No. 18 Roll Call No. <u>09-</u> Communication No. <u>09-512</u> Submitted by: Matt Anderson, Office of Economic Development	

AGENDA HEADING:

Set Date of Public Hearing on the renewal of a parking lease agreement with Nelson Development, LLC (Jake Christiansen, Co-Manager, 1045 76th Street Suite 2000, West Des Moines, IA 50266) for approximately 160 spaces at the northeast corner of East Grand Avenue and East 4th Street in East Village.

SYNOPSIS:

Recommend Council approval to set the date of hearing for the August 10, 2009 meeting, authorize public notice of this hearing to be published on July 28, 2009.

FISCAL IMPACT:

Amount: The parking lease will generate \$9,600 in revenue (\$60.00 a space) per month. Monthly rental payments will be due the first of the calendar month after a loan used for enhancements to the space has been repaid. This is expected to occur within two years.

Funding Sources: All revenues collected will be deposited into the Eastern Gateway urban renewal account, URR084.

ADDITIONAL INFORMATION:

On December 22, 2003, Council approved a Lease Agreement with Nelson Development for the property on the northwest corner of East 4th Street and East Grand Avenue. The term of the original lease was five (5) years and generated an annual revenue stream of \$57,600 (\$30.00 a space). Nelson Development made approximately \$313,000 of improvements to the site and is responsible for the operations and maintenance of the property. Nelson Development will also be responsible for all taxes assessed on the property which is estimated to be \$18,000 for 2009.

The 160 spaces are currently leased to Iowa Workforce Development which is located directly to the east of the property.

The current use of this property is an interim use with the long-term intent to market and sell land for redevelopment.

PREVIOUS COUNCIL ACTION(S):

Date: December 22, 2003

Roll Call Number: 03-2941

Action: Hearing on Lease of Parking Lot in the Vicinity of East 4th and Grand to Nelson Development, L.L.C. (Council Communication No 03-603) Moved by Brooks to adopt. Motion carried 6-1.

Date: September 8, 2003

Roll Call Number: 93-973

Action: Authorizing City Manager to negotiate parking lease agreement with Nelson Development, LLC.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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