

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	August 10, 2009
	<b>Agenda Item No.</b> <b>65</b> <b>Roll Call No.</b> <b><u>09-</u></b> <b>Communication No.</b> <b><u>09-552</u></b> <b>Submitted by: Matt Anderson,</b> <b>Office of Economic Development</b>	

**AGENDA HEADING:**

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

**SYNOPSIS:**

Recommend Council approval of the renewal of the parking lease agreement with Nelson Development, LLC for approximately 160 spaces at the northeast corner of East Grand Avenue and East 4<sup>th</sup> Street in East Village.

**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 each 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 northeast corner of East 4<sup>th</sup> Street and East Grand Avenue. The term of the original lease was five 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: July 27, 2009

Roll Call Number: 09-1319

Action: On renewal of Parking Lease Agreement with Nelson Development, LLC at E. Grand Avenue and E. 4<sup>th</sup> Street, (8-10-09). (Council Communication No. 09-512) Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 22, 2003

Roll Call Number: 03-2941

Action: On lease of parking lot on the northeast corner of E. 4<sup>th</sup> and Grand, to Nelson Development, L.L.C., for 160 parking spaces, \$4800 per month for 5 years. (Council Communication No. 03-603) Moved by Brooks to adopt. Motion Carried 6-1. Absent: Vlassis.

Date: September 8, 2003

Roll Call Number: 93-2138

Action: Approving City Manager to negotiate a parking lease with Nelson Development, LLC for parking in vicinity of 412-418 East Grand and 415 Des Moines Street. SPONSOR: Brooks. (Council Communication No. 03-453). Moved by Brooks to authorize City Manager to negotiate parking lease with Nelson Development, LLC. Motion Carried 6-1.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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