

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 29, 2011
	Agenda Item No. 60 Roll Call No. <u>11-1493</u> Communication No. <u>11-547</u> Submitted by: Don Smithey, Aviation Director

AGENDA HEADING:

Public Hearing on Terminal Building Lease Amendment with United States General Services Administration at the Des Moines International Airport.

SYNOPSIS:

To conduct the public hearing and approve a second amendment to the Terminal Lease with the United States of America, issued through its General Services Administration (GSA) on behalf of the Transportation Security Administration (TSA). The lease term is for a ten year period ending June 30, 2019, and the amendment will add 1,051 square feet of storage space to the present leasehold.

FISCAL IMPACT:

Amount: The TSA will reimburse the Airport \$148,476.36 for tenant improvements to build new office space in the terminal stem. The additional space will increase the TSA leased area by 1,051 sq. ft. The current lease rate for the TSA is \$30.00 per square foot annually. This additional space will increase the TSA monthly rent by \$2,627.50 or an annual increase of \$31,530.

Funding Source: 2011-2012 CIP, Page N/A, TSA Checkpoint Offices, AIR186, Airport Funds, Being: New project not in the current CIP; 100% reimbursement by Transportation Security Administration (TSA).

ADDITIONAL INFORMATION:

The Agreement includes all areas in the terminal building that are exclusively leased by TSA, including offices near the passenger screening checkpoint as well as an employee training room, break room, and locker room on the first floor directly below the checkpoint. The areas leased do not include the checkpoint or the baggage makeup area, as these are areas which fall within the fiscal responsibilities of the signatory airlines. The GSA currently leases 2,699 square feet of office space.

Aviation Department staff was recently contacted by the GSA regarding a request for additional office space totaling 1,051 square feet. Staff and GSA have negotiated all terms of a second Amendment which incorporates this office space into the leasehold. The space was previously unoccupied.

PREVIOUS COUNCIL ACTION(S):

Date: August 8, 2011

Roll Call Number: 11-1369

Action: On Terminal Building Lease amendment with United States General Services Administration at the Des Moines International Airport, through June 30, 2019, (8-29-11). **Moved by Mahaffey to adopt. Motion Carried 7-0.**

BOARD/COMMISSION ACTION(S):

Board: Airport Board

Date: August 9, 2011

Resolution Number: A11-123

Action: The Airport Board recommended that City Council approve the Terminal Building Lease Amendment with United States General Services Administration Motion carried 7-0

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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