

Date..... August 25, 2008.....

APPROVAL OF LEASE AGREEMENT WITH CAPITOL CENTER, LLC FOR OFFICE SPACE
AT 600 EAST COURT AVENUE, SUITE 200

WHEREAS, during June 2008 City employees from the Legal Department, Litigation Division, Engineering Department, Traffic and Transportation Division, and Park and Recreation Department Administrative Division, were relocated from their offices at the basement of City Hall and the basement of the Armory due to sewer backup and flooding in the basements of such buildings; and

WHEREAS, adequate space for approximately 28 employees displaced by the flood and sewer backup, with convenient parking for the public, and ICN connectivity is available for lease from Capitol Center, LLC, c/o R and R Investors, LTD, 1225 Jordan Creek Parkway, Suite 200, West Des Moines, Iowa 50266 at 600 East Court Avenue; and

WHEREAS, a proposed lease has been negotiated with Capitol Center, LLC for lease of 8,438 square feet at 600 East Court Avenue, Suite 200, with for an initial term of 30 months, with the City's option of renewal for two additional one-year terms for monthly rent as follows: September 2008 - June 30, 2009 - \$8,613.79, July 1, 2009 – April 30, 2010 - \$11,637.41, May 1, 2010 – February 28, 2011 - \$12,199.94, with rent in the renewal periods to be at the market rate; and

WHEREAS, such rental space will require some improvements to enable its use as City offices and the proposed lease provides the City with \$20,000 for such purposes; and

WHEREAS, a copy of the proposed Lease is on file in the office of the City Clerk. and

WHEREAS, the City Council deems it advisable to approve this Lease.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa:

1. That the above described Lease on file in the office of the City Clerk leasing property owned by Capitol Center, LLC located at 600 East Court Avenue, Suite 200 is hereby approved.

2. That the Mayor be and is hereby authorized and directed to sign the Lease and the City Clerk is hereby authorized and directed to attest to the Mayor's signature.

(Council Communication 08-

Moved by _____ to adopt.

APPROVED AS TO FORM: *Ann DiDonato*

Ann DiDonato, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk