

Date September 22, 2008

APPROVAL OF LEASE AGREEMENT BETWEEN NEIGHBORHOOD DEVELOPMENT CORPORATION AND CITY OF DES MOINES (COMMUNITY DEVELOPMENT DEPARTMENT) FOR BUILDING LOCATED AT 1618 6TH AVENUE

WHEREAS, the City of Des Moines through its Community Development Department operates Community Services Site offices throughout the City to provide a variety of services to low income families; and

WHEREAS, on March 8, 2004, by Roll Call No. 04-505, City Council approved the lease of property located at 2009-2011 Forest Avenue for consolidation of the Model City Site office and the Woodland Willkie Site office into the Forest Avenue Site office; and

WHEREAS, the lease for the Forest Avenue Site office has expired and it has been determined by the Community Development Department that the office should be relocated to a more efficient space and location for lower monthly rent; and

WHEREAS, the City of Des Moines Engineering Department - Real Estate Division, on behalf of the Community Development Department, has negotiated a Lease Agreement for a five-year term from October 1, 2008 until September 30, 2013, for a monthly rental fee of \$4,354.83 (including property taxes, insurance, property maintenance and utilities), for relocation of the Forest Avenue Site office to be located in the property owned by Neighborhood Development Corporation at 1618 6th Avenue, said Lease Agreement being on file in the office of the City Clerk; and

WHEREAS, the negotiated Lease Agreement also includes the City's option for two five-year renewal terms as follows: (1) October 1, 2013 – September 30, 2018, for a monthly rental fee of \$4790.32, (2) October 1, 2018 – September 30, 2023, for a monthly rental fee of \$5269.37; and the Lease Agreement further includes the option for the City to terminate the Lease Agreement if needed, upon sixty days written notice; and

WHEREAS, the City's Community Development Department, Engineering Department – Real Estate Division, and Legal Department deem 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 Lease Agreement on file in the office of the City Clerk leasing property owned by Neighborhood Development Corporation located at 1618 6th Avenue is hereby approved.
2. That the Mayor be and is hereby authorized and directed to sign the Lease Agreement and the City Clerk is hereby authorized and directed to attest the Mayor's signature.

Date September 22, 2008

(Council Communication 08-585)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
Glenna K. Frank
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



JEFFERSON AVE.

WASHINGTON AVE.

COLLEGE AVE.

8TH ST.

7TH ST.

6TH AVE.

5TH AVE.

PROJECT LOCATION



COMMUNITY DEVELOPMENT
DEPARTMENT LEASE
1618 6TH AVENUE
35-2009-000