

★ Roll Call Number
11-0262

Agenda Item Number
78

Date February 14, 2011

APPROVAL OF AMENDMENT TO LEASE AGREEMENT WITH CAPITOL CENTER, LLC TO
EXTEND LEASE FOR SIX MONTHS FOR OFFICE SPACE
AT 600 EAST COURT AVENUE, SUITE 200

WHEREAS, on August 25, 2008, by Roll Call No. 08-1514, the City Council approved a lease agreement with Capitol Center, LLC, c/o R and R Investors, 1225 Jordan Creek Parkway, Suite 200, West Des Moines, Iowa 50266, for lease of 8,438 square feet at 600 East Court Avenue, Suite 200, for a term of 30 months for space for approximately 28 Park and Recreation Department, traffic and Transportation and Legal Department employees displaced by the 2008 flooding at City Hall and the Armory; and

WHEREAS, such lease will expire on February 28, 2011; and

WHEREAS, City staff have developed a relocation plan for the City employees at Capitol Center to be placed in City buildings but approximately six months' additional time is needed in order to complete remodeling of current space to accommodate the 28 employees; and

WHEREAS, City staff and Capitol Center, LLC have negotiated an amendment to the Lease Agreement to allow a six month extension until August 31, 2011 at a monthly rental rate of \$12,305.42, a copy of the proposed Lease Amendment is on file in the office of the City Clerk; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the above described Lease Amendment, leasing property owned by Capitol Center, LLC located at 600 East Court Avenue, until August 31, 2011, a copy of which is on file in the office of the City Clerk, is hereby approved, and the Mayor is hereby authorized and directed to sign said Lease Amendment on behalf of the City and the City Clerk is hereby directed to attest to the Mayor's signature.

(Council Communication 11-071) Moved by Meyer to adopt.

APPROVED AS TO FORM:

Ann DiDonato
Ann DiDonato, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin 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.

Diane Rauh

City Clerk