

★ Roll Call Number

14-0860

Agenda Item Number *WV*

32

Date June 9, 2014

**APPROVING AMENDMENT TO THE LEASE AGREEMENT BETWEEN
NEIGHBORHOOD DEVELOPMENT CORPORATION AND CITY OF DES MOINES
FOR BUILDING LOCATED AT 1618 6TH AVENUE**

WHEREAS, the City of Des Moines, through its Des Moines Community Action Agency, Housing Services Department, operates a Community Action Agency office to provide a variety of services to low-income families; and

WHEREAS, on September 22, 2008, by Roll Call No. 08-1672, City Council approved the Lease Agreement between the City and Neighborhood Development Corporation (NDC) ("Lease Agreement") to relocate the Community Action Agency office to property owned by NDC and located at 1618 6th Avenue; and

WHEREAS, the Community Action Agency desires to consolidate offices by locating the administrative staff currently housed at 100 E. Euclid Avenue into the leased office space located at 1618 6th Avenue, which consolidation is anticipated to reduce rental space and lease payments at the E. Euclid Avenue location; and

WHEREAS, NDC and City staff have negotiated an amendment to the Lease Agreement by which NDC agrees to remodel the leased office space at 1618 6th Avenue to accommodate the consolidation of administrative staff of the Des Moines Community Action Agency, and the City agrees to pay additional rental consideration of \$1,019.06 per month, for total rental payments of \$5,809.38 per month from July 1, 2014 to December 1, 2015, to reflect the improvements being made by NDC to the leased space.

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

1. The above-referenced Lease Amendment, as on file in the office of the City Clerk, is hereby approved, and that the Mayor is hereby authorized and directed to sign the Lease Amendment and the City Clerk is authorized and directed to attest to the Mayor's signature.
2. In the event that the actual cost of NDC's improvements to the leased office space are less than the current estimated cost, or exceed the current estimated cost by no more than \$3,000.00, the City Manager is authorized and directed to negotiate and execute an additional minor amendment to the Lease Agreement to reduce, or to increase by no more than \$3,000.00 (\$166.67/month), the total rental payments from July 1, 2014 to December 1, 2015. The City Manager is directed to submit any other proposed amendments to the Lease Agreement to City Council for consideration.

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(Council Communication No. 14-251)

MOVED by Hensley to adopt.

APPROVED AS TO FORM:

Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin Council 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