

**Memorandum  
Community and Economic Development**



**To:** Randall Tweet, Interim City Manager  
**Subject:** Dingeldein Properties  
**Date:** March 1, 2017

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CED staff is working with Phil Dingeldein of Dingeldein Properties LLC to repair a deteriorated section of the northwest corner of Third Avenue and 23<sup>rd</sup> Street that is used for parking for the businesses located at 2227 Third Avenue.

The City is prepared to perform the necessary repairs to this section of road, but prior to being repaired the City will enter into an agreement with Dingeldein Properties LLC that subsequent to the repair Dingeldein Properties LLC will maintain the section used for parking in perpetuity.

The post repair maintenance expected of Dingeldein Properties LLC will include cleaning, painting the parking lines, snow removal, and repairing any small obstructions that may occur to the surface.

Public Works staff has estimated the cost of repairs at \$15,000.00. The funds will come from the Downtown TIF.

**RECOMMENDATION:**

That Council approve the repair to the northwest corner of Third Avenue and 23<sup>rd</sup> Street and direct staff to work with legal counsel to draft a development agreement with Dingeldein Properties LLC, for maintenance of the parking area post repair, subject to minor attorney modifications, and authorize execution of the development agreement by the City Manager.

**Submitted by:** Bret Gardella, Economic Development Manager  
Chandler Poole, CED Director

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**Approved by:** Randall Tweet, Interim City Manager