

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 96-289
JULY 15, 1996 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
LEASE OF PORTION OF ARCHIE BROOKS COMMUNITY CENTER TO POLK COUNTY	◆ RESOLUTION ORDINANCE RECEIVE/FILE	DONALD TRIPP PARK AND RECREATION DEPARTMENT

SYNOPSIS —

At the May 14, 1996 meeting, the Park and Recreation Board unanimously approved, by Resolution #11704, to lease a portion of the Archie Brooks Community Center for the provision of human services through the State of Iowa. The lease agreement provides for a five-year lease of 2,350 square feet with access to restrooms, parking, and all utilities except for phone service. Revenue generated from this lease agreement will help fund facility operations and maintenance expenses, including capital improvements to the building.

Since this is a renegotiation of an existing lease, a public hearing is required. Council action is required to set a hearing date for the next Council meeting, 5:30 PM on July 22, 1996.

FISCAL IMPACT —

The lease agreement will provide annual revenue as follows:

Year one, \$5.35 per square foot	\$12,572.50
Year two, \$5.51 per square foot	12,948.50
Year three, \$5.68 per square foot	13,348.00
Year four, \$5.85 per square foot	13,747.50
Year five, \$6.03 per square foot	14,170.50
Total revenue for five-year lease period	\$66,787.00

RECOMMENDATION —

Staff recommends that a public hearing be set for review of the lease agreement between the City and the Polk County Board of Supervisors.

BACKGROUND —

Polk County Board of Supervisors has leased space in the Archie Brooks Community Center (formerly Pioneer Columbus) for many years. Through this lease, the State of Iowa Department of Human Services provides services to low- and moderate-income residents of the south side of Des Moines. This lease, as in past agreements, requires the City to provide utilities, trash removal, and custodial maintenance.