

**OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-300  
JULY 22, 1996 AGENDA**

| SUBJECT:                                                                | TYPE:                                     | SUBMITTED BY:                                   |
|-------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------|
| LEASE OF PORTION OF<br>ARCHIE BROOKS COMMUNITY<br>CENTER TO POLK COUNTY | ◆ RESOLUTION<br>ORDINANCE<br>RECEIVE/FILE | DONALD TRIPP<br>PARK AND RECREATION<br>DIRECTOR |

**SYNOPSIS —**

At the May 14, 1996 meeting, the Park and Recreation Board unanimously approved Resolution #11704 to continue leasing a portion of the Archie Brooks Community Center for the provision of human services through the State of Iowa. The new lease agreement provides for a five-year lease of 2,350 square feet, with access and use of restrooms, parking, and all utilities except for phone service. Revenue generated from this lease agreement will assist with total facility operation and maintenance expenses, including capital improvements to the building. The previous lease expired June 30, 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               | <u>14,170.50</u>   |
| <b>Total Revenue for Five-Year Lease Period</b> | <b>\$66,787.00</b> |

**RECOMMENDATION —**

Staff recommends that the lease agreement with the Polk County Board of Supervisors be approved.

**BACKGROUND —**

The 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 from the south side of Des Moines. This lease, as in past agreements, requires the City to provide utilities, trash removal, and custodial maintenance. This new lease replaces the previous lease, which expired June 30, 1996.