

CITY COUNCIL COMMUNICATION 97-050
JANUARY 27, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
THIRD ADDENDUM TO LEASE AGREEMENT— JOHN R. GRUBB YMCA	◆ RESOLUTION ORDINANCE RECEIVE/FILE	DONALD M. TRIPP PARK AND RECREATION DIRECTOR

SYNOPSIS —

The YMCA shall, at its sole expense, design, build, and maintain additional improvements consisting of three handball courts, two basketball half-courts, and new playground equipment in the area north of the existing building.

FISCAL IMPACT —

The City will assist with vacated street removal only if any escrow account (created pursuant to the Lease Agreement) interest is available. The YMCA will invest approximately \$60,000 in this project, over and above the original \$1,750,000 commitment.

RECOMMENDATION —

Approval.

BACKGROUND —

On September 27, 1993, by Roll Call No. 93-3635, the City of Des Moines entered into a 25-year lease agreement with the YMCA of Greater Des Moines for physical enhancements to the Model City Community Center including providing additional programming to the community. A first addendum on November 21, 1994, by Roll Call No. 94-4454, provided for the free use of space by the Park and Recreation Department and the Police Athletic League, in addition to honoring all existing lease agreements. A second addendum, on March 27, 1995, by Roll Call No. 95-1204, provided for the YMCA to invest a minimum of \$1,750,00 for capital improvements. The building improvements include a swimming pool, running track, locker rooms, and weight training room. The mentioned improvements are slated to be completed in the spring of 1997.

On November 20, 1995, by Roll Call No. 95-4400, Council approved an Agreement for Construction of Improvements which established the groundwork for construction and funding of the agreed-upon improvements. Page two, section four, references: "The City shall invest a minimum of \$1,000,000 and the YMCA shall invest a minimum of \$1,750,00." The YMCA also agreed to invest an additional \$510,000 for furnishings, equipment, inspections, and construction contingencies.

The current addendum will require the YMCA to cover all costs associated with the identified improvements. The proposed third addendum will enhance the YMCA's programming and provide quality needed facilities to the surrounding neighborhoods. The athletic courts and playground improvements will offer a more diverse use of the property and allow the YMCA to increase programming of supervised activities. The handball courts were originally planned to be built (at

YMCA expense) at Evelyn K. Davis Park. Locating the courts at the John R. Grubb YMCA will allow for more program support, and therefore, more use.

If funds are available in the escrow account from earned interest upon completion of the building improvements, those funds could be used to assist in preparing the abandoned Washington Avenue surface for the designated improvements.