

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-321

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

AGENDA:

SYNOPSIS -

JUNE 17, 2002

To set a public hearing date to approve and convey an Option to Buy Real Estate located at Hubbell Tract, and authorize publication of the hearing to consider all proposals for this site. The hearing will be held July 8, 2002, at 5:30 p.m.

SUBJECT:

SET DATE FOR
PUBLIC HEARING
TO APPROVE AND
CONVEY AN
OPTION ON THE
REAL ESTATE
LOCATED AT
HUBBELL TRACT

FISCAL IMPACT -

In-kind contributions to encourage the creation and construction of the Iowa Primate Learning Sanctuary (IPLS) within the city limits of Des Moines, Iowa.

TYPE:

RECOMMENDATION -

Approval.

RESOLUTION
ORDINANCE
RECEIVE/FILE

BACKGROUND -

SUBMITTED BY:

DONALD M. TRIPP
PARK AND
RECREATION
DIRECTOR

This project has both significant tourism and educational components for Des Moines and the State of Iowa. The City Council, by Roll Call No. 02-936, April 8, 2002, directed a report/negotiations be submitted no later than June 17, 2002 for further consideration. The Property Management Division and the Legal Department have met with representatives of the IPLS and are finalizing the terms and conditions for an option agreement that will meet the program needs of the IPLS project and the City of Des Moines. As a part of that agreement, the City will initiate action to request any required rezoning for the proposed use of the property.

The conveyance of this property was processed using the Property Land Asset Management Policy Guidelines that included the review by all affected departments and approval by the City Manager. Preliminary research has not revealed any restrictions or covenants attached to the ground that would prohibit the suggested use and

development of the Hubbell Tract.

The proposed grant agreement will allow IPLS to enter into a license agreement to access the property for preliminary inspections and review prior to exercising their option to buy.

IPLS will continue to gather information to determine the suitability of the site for the proposed development. While initial results seem to indicate this to be a suitable site, additional information must be gathered. It is the desire of the City Council to make a grant up to the value of the optioned real estate. In-kind contributions by IPLS which may include, but are not limited to, the development and construction costs of the research facility or values of benefits to the community are yet to be established for associated educational and public recreational uses.

The Fair Market Value is estimated to be in the range of \$150,000 to \$210,000. The value of the IPLS improvements and community benefits will be established once the site and development plans and all terms, conditions, and deed restrictions are established. The City proposes a \$210,000 value for the option offer. The City Council will decide, in its sole discretion, if the IPLS improvements and community benefits are equivalent in value to a \$210,000 grant amount.
