

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-375

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

AGENDA:

SYNOPSIS -

JULY 8, 2002

Public hearing to approve and convey an Option to Buy Real Estate located at Hubbell Tract.

SUBJECT:

FISCAL IMPACT -

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

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

RECOMMENDATION -

Approval.

TYPE:

BACKGROUND -

RESOLUTION
ORDINANCE
RECEIVE/FILE

This project has both significant tourism and educational components for Des Moines and the State of Iowa. City Council, by Roll Call No. 02-936 on April 8, 2002, directed that a report/negotiations be submitted no later than June 17, 2002 for further consideration.

SUBMITTED BY:

Property Management and the Legal Department have met with representatives of 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. As a part of that agreement, the City will initiate action to request any required rezoning for the proposed use of the property.

DONALD M. TRIPP
PARK AND
RECREATION
DIRECTOR

The conveyance of this property was processed using the Property Land Asset Management Policy Guidelines that included review by all affected departments and approval by the City Manager. Although preliminary research has revealed a surface and flowage easement across a portion of the property, the balance of the property does not have any covenants attached to the ground that would prohibit the suggested use and development of the Hubbell Tract. A topographical

survey will be completed to determine the extent of the surface and flowage easement.

The proposed option 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. This option agreement is good for one year.

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. In-kind contributions by IPLS may include, but are not limited to, the development or construction costs of the research facility or values of benefits to the community for associated educational and/or public recreational uses.

The Fair Market Value is estimated to be in the range of \$150,000 to \$210,000. The value of IPLS improvements and community benefits will be determined by the City Council based upon the development and site plans submitted by IPLS.
