

CITY COUNCIL  
COMMUNICATION:

03-205

AGENDA:

MAY 5, 2003

SUBJECT:

DEVELOPMENT  
AGREEMENT FOR  
REAL ESTATE AND  
CONVEYANCE OF  
REAL PROPERTY  
LOCATED AT  
HUBBELL TRACT

TYPE:

RESOLUTION  
ORDINANCE  
RECEIVE/FILE

SUBMITTED BY:

DON TRIPP  
PARK AND  
RECREATION  
DIRECTOR

ITEM \_\_\_\_\_

OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA

**SYNOPSIS —**

Approval of a Development Agreement for real estate located at Hubbell Tract to fulfill obligations outlined in the Option Agreement dated July 8, 2002 and conveyance of real property.

**FISCAL IMPACT —**

In-kind services worth \$210,000.

**RECOMMENDATION —**

**Approval of Development Agreement and conveyance of real property.**

**BACKGROUND —**

This project has both significant tourism and educational potential for Des Moines and the State of Iowa. City staff have met with representatives of the Iowa Primate Learning Sanctuary (IPLS) to finalize the terms and conditions of a Development Agreement that will meet the financial requirements outlined in the Option Agreement dated July 8, 2002.

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 proposed use and development of the Hubbell Tract.

In exchange for the land, IPLS will provide:

- **Video Programming** – On a quarterly basis, IPLS shall produce and provide, to the City, video programming containing educational information on primates for broadcast on the City's government cable channel.
- **Educational Programming** – IPLS shall provide educational programming consisting of semester visits for each of the Des Moines Public Schools and intensive access for students of the Central Academy.
- **Internet Link** – IPLS will maintain an Internet presence to allow access to the work of the Sanctuary. Also, a portion of the website will be dedicated to the City's involvement in the project.
- **Public Access** – By July 1, 2007, IPLS shall construct a facility for visitor

	<p>access and education. If the center is not built, IPLS will pay the City of Des Moines, \$25,000 for each year it is not constructed, up to \$100,000. If \$100,000 is paid in addition to the programming listed above, the consideration will be satisfied without the construction of a visitor's center.</p>
--	---