

**CITY COUNCIL
COMMUNICATION:**

03-491

AGENDA:

OCTOBER 6, 2003

SUBJECT:

FEDERAL LANDS TO
PARKS – A. H.
BLANK GOLF
COURSE

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

DONALD M. TRIPP
PARK AND
RECREATION
DIRECTOR

ITEM _____

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

SYNOPSIS —

Approval to submit application to U.S. Department of Interior National Park Service to acquire surplus Federal property at Fort Des Moines. The property is identified as the "Former Federal Motor Pool Building #87, Eastside Chaffee Road, Ft. Des Moines, Iowa – GSA Case No. 7-G-IA-0501" (herein after referred to as Building #87). If the application is accepted by the National Park Service and the City is selected as the grantee of the property, the property will be conveyed to the City and the A. H. Blank Golf Course maintenance facilities will be relocated to the property.

FISCAL IMPACT —

Minimal impact expected. The City anticipates acquiring property at no cost other than closing costs. Associated costs for this acquisition include staff time to relocate existing equipment and costs associated with demolition of existing maintenance facilities, which are estimated at \$15,000. All closing and associated costs shall be paid from the Golf Enterprise Fund (EN001).

RECOMMENDATION —

Approval.

BACKGROUND —

Periodically, the General Services Administration (GSA) determines property owned by the Federal Government to be surplus and makes it available for disposal through the U.S. Departments of Education, Health and Human Services, Interior, and Defense. A Notice of Surplus Property is sent to City, County, State, and other eligible entities. Any governmental unit or eligible entity interested in the surplus property must submit a letter of interest to the appropriate Federal department, as determined by the end use. The letter of interest is reviewed and "sponsored" for final application by the Federal department to the GSA. The City of Des Moines received notice on July 8, 2003, that the Federal Government was interested in the disposition of Building #87. A letter of interest was sent on September 4, 2003. The City is making its application through the Department of the Interior National Park Service Federal Lands to

**CITY COUNCIL
COMMUNICATION:**

03-491

OCTOBER 6, 2003

PAGE TWO

Parks program. The application includes a written narrative describing the proposed use, maps, and photographs. Historically, the Federal Government grants the property through a quitclaim deed. A condition of the grant of this property under the Department of the Interior National Park Service Federal Lands to Parks program is that it must be used for public parks and recreation purposes.

Building #87 is located approximately ¼ mile from the existing maintenance facility and is surrounded by the golf course on two sides. This structure is in superior shape compared to the existing maintenance facilities located within the golf course. This acquisition will provide improved working conditions and storage for golf course operating equipment.

City staff including Engineering (environmental analysis), Community Development Permit and Development Division (Building Code), and Park and Recreation (Operations and Management) Departments toured the facility on September 15, 2003. This tour was scheduled to inspect the property for any environmental or building code related concerns. The initial assessment by the City's Engineering Department indicated no environmental concerns. The initial assessment by Building Inspectors indicated no major building code violations existed. Since the building is currently being used for a similar purpose, the City does not anticipate any major modifications to the facility.

The GSA must follow the requirements of 40 USC 484 in implementing regulations when disposing of Building #87. Those regulations provide that, if homeless use applications meet all of the applicable application requirements, priority will generally be given to applications for uses to assist the homeless. If an application for homeless use has been accepted by the GSA, competing requests for the surplus property by non-homeless service providers may still be granted if the application is so "meritorious and compelling that it outweighs the needs of the homeless."

It is likely that other applications will be submitted for this surplus property. In addition to the City of Des Moines' application, the State of Iowa, the Fort Des Moines Black Officers Memorial Inc., and at least one homeless agency have submitted a letter of interest, and may complete the formal application process. Staff has discussed the application process with Robert Morris of the Fort Des Moines Black Officers Memorial Inc. During those discussions, Mr. Morris stated he has submitted a letter of interest but has not received nor submitted an application for the property.

A map of the area showing the existing maintenance facility and Building #87 is attached to the roll call.

