

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> September 12, 2011
	<b>Agenda Item No.</b> 30 <b>Roll Call No.</b> [ _____ ] <b>Communication No.</b> <u>11-594</u> <b>Submitted by:</b> Donald M. Tripp, <b>Director of Park and Recreation</b>

**AGENDA HEADING:**

Approval for the City Manager to negotiate and execute a short-term lease with Life Line Youth Foundation for space at Logan Community Center.

**SYNOPSIS:**

Approval for the City Manager to negotiate a short-term lease with Life Line Youth Foundation, currently located at 100 East Euclid in Park Fair Mall, for space at Logan Community Center located at 1740 Garfield Avenue.

**FISCAL IMPACT:**

Amount: To be determined in lease negotiations. There are some costs associated with continuing to operate this building, notably ADA improvements and HVAC building improvements. This will need to be considered during the negotiations. The proposed lease must not result in a financial burden for the City.

Funding Source: N/A

**ADDITIONAL INFORMATION:**

In a letter dated December 15, 2010, the Boys and Girls Club of Central Iowa (BGCCI) informed the Park and Recreation Department of their decision to no longer utilize the Logan Community Center (LCC) for programming. On February 14, 2011, by Roll Call No. 11-0260, City Council approved termination of the lease and management agreement between the City and the BGCCI for LCC, effective February 28, 2011, and referred consideration of options for use of the building to the City Manager.

Effective April 18, 2011, the City of Des Moines Community Action Agency’s Logan Site Office closed and the space agreement with the City’s Housing Department was terminated. The remaining tenant of the building is the State of Iowa Department of Human Services. The building’s infrastructure maintenance and day-to-day custodial services are the responsibility of the Parks and Recreation Department.

A number of individuals and groups attended and showed concern for the future of the building at a series of meetings held between February and June of 2011 to determine the needs of the community and assess outside agencies’ interest in leasing space for programming at the LCC. The primary need identified by area residents was for a structured, after-school environment for the youth in the

community. 2010 Census data show that the surrounding neighborhood, Martin Luther King Jr. Park, has nearly 800 residents under the age of 18. The 2,700 youth under 18 in adjacent neighborhoods increases this youth population to nearly 3,500. In approximately 75% of families in these neighborhoods, both parents in the household work and 66% of households make less than \$50,000 per year.

Community Development staff facilitated the community input and assessment process and asked interested parties to send a letter of interest to the City by July 1, 2011. Life Line Youth Foundation (LLYF) was the only organization to submit a letter indicating interest in becoming an “anchor” tenant similar to the role of BGCCI. Two additional organizations have shown an interest in possibly sub-contracting for use of part of the space.

The Martin Luther King Jr. Park Neighborhood Association has expressed their strong support of LLYF locating at the Logan facility. During the summer of 2010, LLYF bused over 60 youth from MLK Jr. Park to their current facility at Park Fair Mall. In addition, LLYF has been a partner in the programming at Evelyn K. Davis Park in the King Irving Neighborhood this summer.

The program and mission of LLYF is to be a life-changing experiential learning program that teaches through cultural and athletic arenas facilitated with a strong academic plan, leading participants successfully through graduation with the ability to access higher learning or job preparation. Its program has been created in direct response to the growing number of young people who are either “falling through the cracks” at school or are on-record with the juvenile court system. Youth who might have a turbulent transition to adulthood are identified and offered a positive support system to avoid pitfalls that can derail their futures.

With a focus primarily on at-risk youth ages 6 to 21, LLYF currently serves over 100 youth per day in after-school activities and has a \$142,550 operating budget. Twelve staff, two full-time and ten part-time, are qualified and skilled in all areas of learning. Youth participate in weekly planned activities to strengthen their relationship with staff and improve their confidence and hopefulness. The focus is slightly different at varying levels but the goal remains the same - empower the young person to make positive changes in his/her life. LLYF has become very active in the community, partnering with numerous organizations to fill a need in the northeast side of Des Moines. There are no comparable services provided in this area. Logan would offer LLYF a facility in which they could expand their programming to better serve the area’s youth population.

LLYF was founded nearly a year ago by Life Line Resources, a for-profit company providing behavioral health intervention services to the community; its owners are Vince Kelly, Terry Robinson and Lance Conelly. In a letter received August 30, 2011, Life-Line Resources made a commitment to continue financial support to LLYF for salaries as well as primary operational and programming needs over the next two years as the LLYF continues to grow and secure multiple funding sources. Thus far, LLYF has demonstrated success in obtaining funding from grants as well as private donors. It has secured \$20,052 in grant funding and other private donations for 2011 and has pending requests totaling \$209,760 at this time.

City staff has met with LLYF to assess the viability of its business plan and recommends moving forward with the drafting of an agreement if City Council desires to continue investment in the building. LLYF is a very new organization, so a short term lease of three years is recommended. There also ought to be provision in the lease that allows the city to terminate if they fail to meet performance standards. Staff research to date indicates that this is the most viable option for continued service of youth at Logan.

**PREVIOUS COUNCIL ACTION(S):**

Date: February 14, 2011

Roll Call Number: 11-0260

Action: Termination of Lease and Management Agreement with the Boys and Girls Club of Central Iowa for Logan Community Center effective February 28, 2011. ([Council Communication No. 11-072](#))  
**Moved by Mahaffey to adopt; refer to City Manager to consider options for use of the building.  
Motion Carried 7-0.**

**PREVIOUS BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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