

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	May 7, 2012
	<b>Agenda Item No.</b>	[ ]
	<b>Roll Call No.</b>	[ ]
	<b>Communication No.</b>	<u>12-232</u>
	<b>Submitted by:</b>	<b>Donald M. Tripp, Director of Park and Recreation</b>

**AGENDA HEADING:**

Receive and file communication from the Joshua Christian Academy proposing to purchase Logan Community Center, 1740 East Garfield Avenue, and refer it to the City Manager to negotiate an Offer to Purchase.

**SYNOPSIS:**

Receiving and filing a proposal from the Joshua Christian Academy, Mrs. Chris Hurley, President, Board of Directors, 3415 3rd Street, Des Moines, Iowa 50316, for their purchase of Logan Community Center, located at 1740 East Garfield Avenue, to operate a school on the site, and referring it to the City Manager to negotiate the sale and to submit an application to the Zoning Board of Adjustment for a building setback variance.

**FISCAL IMPACT:**

Amount: To be determined in sale negotiations.

Funding Source: Private sources.

**ADDITIONAL INFORMATION:**

On April 27, 2012 the Joshua Christian Academy (JCA) Board of Directors submitted a letter (attached to this communication) to the City Manager proposing to purchase the City's Logan Community Center (Logan) for the learning academy's use as a school facility. The proposal was the culmination of a series of meetings between the JCA and City staff that was initiated by Council Member Bob Mahaffey, who asked City staff to contact Chris Hurley, President of the Board of JCA, regarding Logan.

The JCA proposal would require a building setback variance due to the property configuration; therefore an application will need to be considered by the Zoning Board of Adjustment prior to finalization of an Offer to Purchase. JCA desires to acquire the property soon, in order to make necessary renovations prior to the start of the 2012/13 school year.

The City's Municipal Housing Agency has previously reviewed the property for their potential relocation and has concluded that the property is not a viable site for them. City staff recommends moving forward with negotiations to sell Logan. The sale would not include any of the adjacent park land, which would remain as the City's Crowley Park.

JCA, which was established in 2009, is a private learning academy serving grades kindergarten through 6th. The academy uses a classical educational model to give students a foundation of knowledge; including language, mathematics, science, history, and arts while learning within a God-centered view of life. JCA is currently located at 3415 3<sup>rd</sup> Street with an enrollment of 50 students utilizing four (4) classrooms, four (4) full-time teachers and one (1) associate teacher. JCA currently provides financial assistance to 85% of their students; tuition is \$5,000 per year. The enrollment for the upcoming school year is currently at 71, resulting in a need to add classroom space. JCA formerly operated out of the Logan Community Center, during its 2009-10 school year in conjunction with The Boys and Girls Club.

### **Recent History and Actions Regarding Logan Community Center**

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 Logan 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 Logan, 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 currently the responsibility of the Park 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 Logan. The primary need identified by area residents was for a structured, after-school environment for the youth in the community.

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 had shown an interest in possibly sub-contracting for use of part of the space. On September 12, 2011, by Roll Call No. [11-1584](#), City Council approved the city manager to negotiate and execute a short term lease with LLYF for space at Logan. In early 2012, LLYF informed city staff they did not have the resources to execute their program operations or serve as an anchor tenant at Logan.

### **PREVIOUS COUNCIL ACTION(S):**

Date: September 12, 2011

Roll Call Number: [11-1584](#)

Action: [City](#) Manager to negotiate a short-term lease with Life Line Youth Foundation for space at Logan Community Center. ([Council Communication No. 11-594](#)). Moved by Mahaffey to adopt. Motion Carried 7-0.

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.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Negotiation of a purchase agreement with JCA; City-initiated application to Zoning Board of Adjustment for a building setback variance; Setting and holding a public hearing for the sale of the property.

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