

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	February 5, 2018
	Agenda Item No.	41
	Roll Call No.	<u>18-0221</u>
	Communication No.	<u>18-067</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Request from Rob Best, Pillars of Promise (Pillars), to speak regarding the long-term lease of approximately seven (7) acres of City owned property located west of 11th Street between Jefferson and College (site of Grubb YMCA).

SYNOPSIS:

Pillars of Promise (Pillars) has proposed a development and fundraising strategy to construct a new YMCA building, outdoor recreational fields, and a consortium of community service organizations housed within a common facility on City owned land. To be successful in its fund-raising, attracting social services to the site, and committing to architectural and landscape designs, Pillars is requesting a Letter of Intent from the City for a 99-year lease of approximately seven (7) acres of ground for \$1 annually or another financing mechanism that enables them to improve the property.

Pillars is an organization formed to fight intergenerational poverty in the urban core of Des Moines by bringing together public, private and nonprofit (including faith-based) organizations. Pillars is committed to working with the community and building resident capacity through development of space and services to benefit the urban core.

City Manager recommends that the Letter of Intent have an expiration of February 5, 2019 with an extension of six (6) months by the City Council after review by City Council. City Manager also recommends informal meetings with the Historic Preservation Commission and Parks Board prior to the more formal review in September referenced in the Pillars letter.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

Representatives of Pillars have met with City elected officials, City staff, and residents over the past year to review ideas and concepts for redevelopment of a new YMCA, a building to house nonprofits and community space that will bring a variety of needed services to residents, and state of the art playing fields.

Contacts for Pillars include:

- Marvin DeJear, Evelyn K. Davis Center, mdejear@evelynkdaviscenter.org
- Chris Gunnare, Lutheran Church of Hope, chris.gunnare@hopewdm.org
- Rob Best, Principal, best.rob@principal.com
- Dave Swartz, representing the YMCA, Dave.Schwartz@DMYMCA.org

In July 2017, Pillars took City staff and residents of neighborhoods surrounding the Grubb Y site to Minneapolis, MN to tour Urban Ventures Leadership foundation. Urban Ventures is a successful, faith-based program combining educational, social, and health services in “state of the art” facilities in an area on the south side of Minneapolis.

Physical Development

To allow the proposed Pillars project as much space as possible, the Children and Family Urban Movement (CFUM) development to be developed 915 College, reduced the size of the parcel to be purchased from the City and eliminated housing from the proposed development.

City staff emphasized that the Pillars development should maintain a campus feel by separating the buildings and services physically and/or visually. This type of development will complement the surrounding neighborhoods and commemorate the history of the block.

The attached development plan is the most recent proposal for the block. Staff recommends that Pillars continue to work on design proposals with the City Council, City Boards, staff, and residents, but believes that progress has been made on with this proposal.

Ownership

On the City Council agenda for February 5th is an action to set a date of public hearing on the sale of a 1.15 acre lot to CFUM, LLC for development of a headquarter and tutoring center for CFUM.

The 5th Judicial District continues to own and provides services in the building at 9th and Washington Avenue and uses the parking lot on the north side of Washington Avenue for its staff.

The City owns the YMCA building and remaining property and leases the building to the YMCA, this constitutes approximately seven (7) acres.

Timing for Development

The sale of the corner of the 1.15 acre site will allow development of the CFUM Headquarters and tutor center to begin the spring of 2018.

Pillars can begin fundraising immediately upon receiving a Letter of Intent from the City. The Letter of Intent will have an expiration date of February 5, 2019, but may be extended by City Council.

The City must consider all contingencies on this site in the event Pillars is not successful in its fundraising efforts and designs for a new facility. If Pillars cannot raise sufficient funds for the Y, the City will need to make necessary repairs and improvements to the existing Grubb YMCA building.

History of Site

The original block had been a part of the campus of the Des Moines College. In 1918, the college merged with two other colleges and moved to the Highland Park Neighborhood. In 1929, the campus was sold to the Roman Catholic Diocese, which opened a high school and junior college. Dowling occupied the campus until 1970, when their new campus opened in West Des Moines.

The portion of the site between Washington and College, 9th through 11th is located within the West 9th Street Local Historic District. Any development within that site will require a “Certificate of Appropriateness” from the City’s Historic District Commission.

The City acquired the entire site in 1982 from Kingsway Ministries to use for a variety of public purposes including the Model City Community Center. The Council Communication from August 2, 1982 states that the cleared land resulting from the demolition of Coolbaugh and Shaw Halls would be developed for park use on a short-term basis and would be marketed for housing or commercial use in the long term.

The 5th Judicial District continues to own and provides services in the building at 9th and Washington Avenue and uses as the parking lot on the north side of Washington Avenue for its staff.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Staff will review most appropriate form of conveyance of the property, including long-term lease, outright sale, and contract sale.

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