 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	February 19, 2018
	<b>Agenda Item No.</b>	<b>51</b>
	<b>Roll Call No.</b>	<b><u>18-313</u></b>
	<b>Communication No.</b>	<b><u>18-071</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Hold hearing for the conveyance of a portion of excess City-owned property at 915 College to CFUM, LLC for development of a headquarter building for Children and Family Urban Movement (CFUM).

**SYNOPSIS:**

Recommend approval of the conveyance of a portion of excess City-owned property located at 915 College Avenue to CFUM, LLC. CFUM, LLC is wholly owned by Jake Christensen, Christensen Development, 215 East 3<sup>rd</sup> Street Suite, 300, Des Moines, Iowa 50309, for \$97,174. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

On November 7, 2016, by Roll Call No. 16-1926, the City Council received and referred to the City Manager a communication from CFUM to purchase a vacant City-owned parcel of land at 915 College on which to build CFUM’s headquarters and operations as well as a housing component.

Over the past 18 months, CFUM representatives and developer Jake Christensen, have met with city elected officials, city boards and staff to reduce the size of the parcel to approximately 1.15 acres, remove the proposed housing component, and coordinate the CFUM proposal with a proposal from Pillars of Promise to design a new YMCA, Nonprofit and community center building.

**FISCAL IMPACT:**

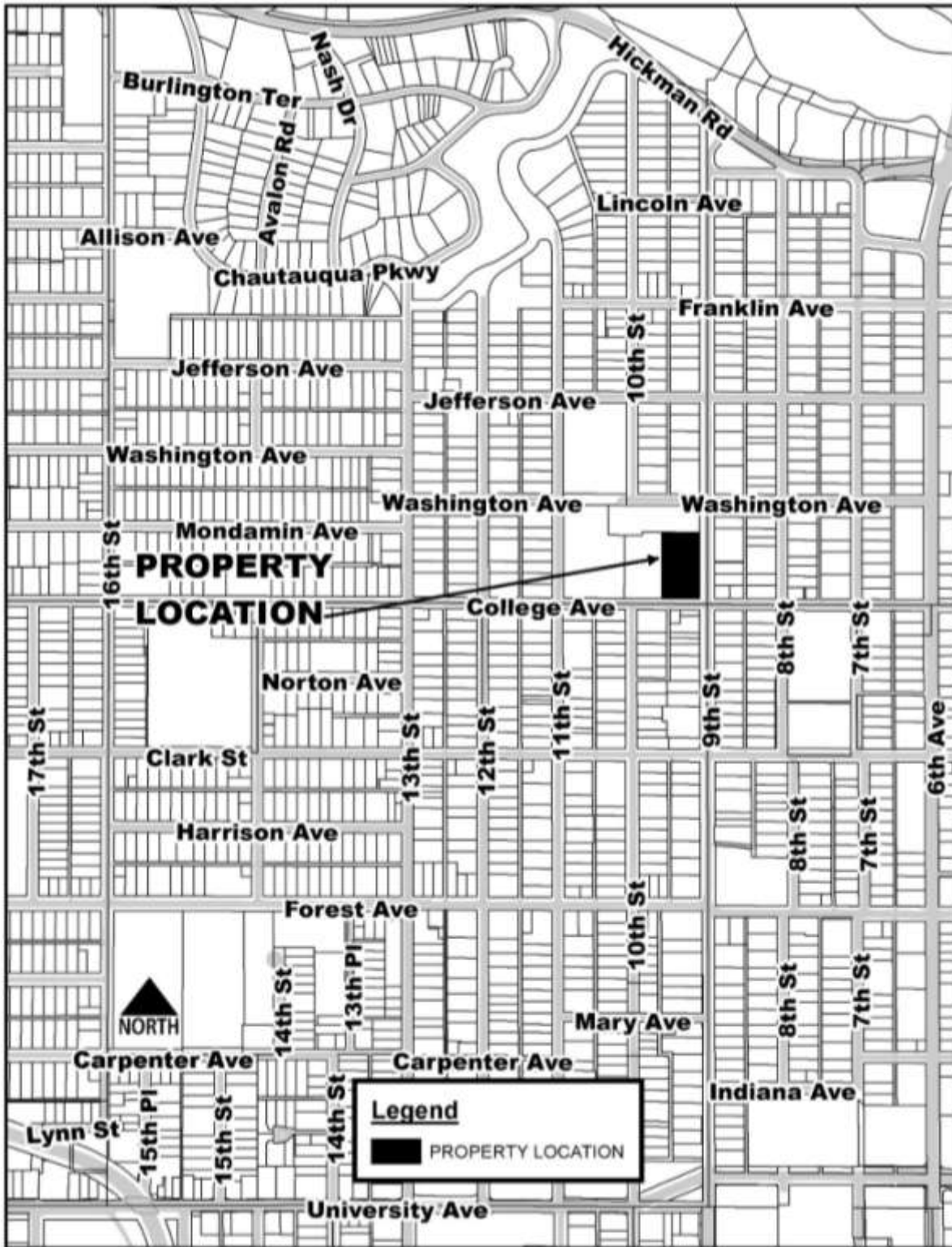
Amount: \$97,174 (revenue) minus developer costs per Purchase Agreement

Funding Source: Non-project related land sale proceeds are used to support general operating budget expenses: Org-EG064090

**ADDITIONAL INFORMATION:**

- CFUM is a nonprofit, 501c(3) organization headquartered at Trinity Church in the River Bend Neighborhood. (James Swanstrom, Executive Director, 1548 8<sup>th</sup> Street, Des Moines, IA). The organization has provided tutoring, breakfast and other services to children within the River Bend Neighborhood and other neighborhoods for the past 30 years. CFUM also currently leases other sites around the neighborhood but wants to build a headquarters to consolidate services within view of Moulton School.

- CFUM approached City staff approximately 18 months ago about the purchase and development of this site at 915 College. Staff worked with the organization to provide terms, including a schedule and timeframe, to consider the sale of the site to CFUM. During the same period of time, a nonprofit organization, Pillars of Promise, brought forth a proposal to develop the rest of the site as a new YMCA, nonprofit building, and state of the art playing fields. The Board has begun to work with elected officials and City staff concerning a letter of intent to purchase.
- On January 9, 2018, the Urban Design Review Board performed a courtesy review of the design, materials and site layout for the CFUM project. Board comments were favorable and complimented the manner in which the building fits within the neighborhood context.
- On January 17, 2018, the Historic Preservation Commission issued a conditional Certificate of Appropriateness and were also favorable as to how the building and preliminary site layout complemented the West 9<sup>th</sup> Street Historic District.
- Jake Christensen has formed CFUM, LLC and has offered to purchase the City-owned property located at 915 college Avenue in order to develop the site with a multi-purpose building which will be leased to CFUM.
- The conveyance documents to CFUM, LLC contain the following development restrictions that allow protection of an historic monument and retain the opportunity for future development on the north edge of the property if the Fifth Judicial District was to relocate or dispose of their facility.
- The conveyance of the Property is subject to any and all easements, restrictions, and covenants of record on the Property. Further, this sale is subject to the reservation of an easement upon the Property for the continued use and maintenance of any and all utilities now in place.
  - (A) The conveyance of the Property is subject to a use restriction upon the Property, which will be included in the Quit Claim Deed from City to Buyer, requiring the north 50 feet of the Property, adjacent to the north property line, be maintained by Buyer in perpetuity as open green space or parking area. Said restriction shall further reserve to the City the right in perpetuity to purchase a portion or all of said north 50 feet of the Property at the same price per square foot as paid by Buyer pursuant to the Offer to Purchase, and to reconfigure the parking lot then in existence on the Property to provide the same number of parking spaces at the sole expense of the City or its assignee.
  - (B) The conveyance of the Property is subject to a covenant which will be included in the Quit Claim Deed from City to Buyer requiring that the Old Dowling Monument be relocated by Buyer on site, at Buyer's sole expense subject to the right of Buyer to claim the closing credit to recover the cost of the relocation. Buyer may elect to relocate said Monument to the current Dowling Catholic campus in West Des Moines, which expense shall be borne solely by Buyer in any amount in excess of the closing credit outlined in paragraph 2 of the Offer to Purchase.
  - (C) Conveyance of this property is subject to compliance with a site plan, as approved by the City of Des Moines Community Development Department.



**PREVIOUS COUNCIL ACTION(S):**

Date: November 7, 2016

Roll Call Number: [16-1926](#)

Action: [Request](#) from James Swanstrom, CFUM, to speak regarding the purchase of City-owned property at 915 College Avenue. Moved by Gray to receive and file and refer to the City Manager to proceed with the letter of intent to purchase. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Historic Preservation Commission

Date: January 17, 2018

Resolution Number: NA

Action: Approval of a Conditional Certificate of Appropriateness

Board: Urban Design Review Board

Date: January 9, 2018

Resolution Number: NA

Action: Courtesy Review, No formal action

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Hold Public Hearing on conveyance on February 22, 2018.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).