

Date July 28, 2008

RESOLUTION APPROVING SECOND AMENDMENT TO URBAN RENEWAL DEVELOPMENT AGREEMENT WITH BOARD OF REGENTS, STATE OF IOWA, FOR THE USE AND BENEFIT OF THE UNIVERSITY OF IOWA (AS ASSIGNEE OF JOHN AND MARY PAPPAJOHN HIGHER EDUCATION CENTER FOUNDATION)

WHEREAS, on December 2, 2002, by Roll Call No. 02-2819, the City Council of the City of Des Moines approved an Urban Renewal Agreement for Sale of Land for Private Development (“Development Agreement”) with John and Mary Pappajohn Higher Education Center Foundation (“Foundation”) for the sale of Disposition Parcel No. 01-4A (“Property”) and 01-4B (“Phase II Property”) located south of Grand Avenue between Twelfth Street and realigned Thirteenth Street for the construction by the Foundation of a higher education learning center; and

WHEREAS, the Foundation desires to convey the Property and Improvements and assign all of its rights, interests and obligations under the Development Agreement to the Board of Regents, State of Iowa, for the use and benefit of the University of Iowa (“Board of Regents”); and

WHEREAS, the Board of Regents intends to continue the use of the Property and Improvements thereon as a higher education learning center as described on the documents regarding proposed use and major functions of the center attached as Exhibit 1; and

WHEREAS, the City and Board of Regents desire to amend the Development Agreement to accommodate the continued use of the Property and Improvements thereon as a higher education learning center in accordance with the terms and provisions set forth in Exhibit 1 and the City believes that the continued use and operation of the Property and Improvements by the Board of Regents pursuant to the Development Agreement, as amended, and the continued fulfillment generally of the Development Agreement, as amended, are in the vital and best interests of the City and the health, safety, morals, and welfare of its residents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. In accordance with Section 602 of the Development Agreement, the City hereby approves the conveyance of the Property and Improvements from the Foundation to the Board of Regents and the City does hereby approve the assignment by the Foundation of Developer’s interests in the Development Agreement, including the rights to the option to purchase the Phase II Property, to the Board of Regents. The Mayor is hereby authorized and directed to execute such necessary documents acknowledging the City’s consent and approval to the conveyance of the Property and Improvements and assignment of the Development Agreement to the Board of Regents.

2. The Second Amendment to the Development Agreement between the City and the Board of Regents, as assignee of the Foundation, on file in the Office of the City Clerk, is hereby approved and the Mayor is hereby authorized and directed to sign the Second Amendment to Development Agreement on behalf of the City and the City Clerk is hereby authorized and directed to attest to the Mayor’s signature and to affix the seal of the City.

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Date July 28, 2008

3. The City hereby acknowledges and confirms that the intended continued use of the Property and Improvements by the Board of Regents as a higher education learning center in accordance with the terms and provisions set forth on Exhibit 1 is compatible with and satisfies the covenants and use restrictions set forth in Sections 401(C) and 501(d) of the Development Agreement to maintain and devote the Property and Improvements for a higher education learning center and Section 501(f) of the Development Agreement to use the Property and Improvements in conformance with the land use requirements of the Metro Center Urban Renewal Plan.

4. The City Clerk or her designee is hereby authorized and directed to submit the Second Amendment to the Development Agreement to the Office of the Polk County Recorder for filing and recording in the manner provided by law.

5. The City Manager or his designees are hereby directed to continue to administer the terms of the Development Agreement, as amended, on behalf of the City; monitor compliance with terms of the Development Agreement; work with the Board of Regents with respect to utilities on the Phase II Property; review the conceptual development plan, evidence of equity capital and financing submitted by the Board of Regents for development and use of the Phase II Property and make appropriate recommendations to the City Council prior to the Board of Regents exercise of the option on the Phase II Property.

APPROVED AS TO FORM:

Moved by \_\_\_\_\_ to adopt.



\_\_\_\_\_  
Lawrence R. McDowell  
Deputy City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
<b>TOTAL</b>				
MOTION CARRIED			APPROVED	
_____ Mayor				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk

# Exhibit "I"

## Major Functions of the John and Mary Pappajohn Education Center

- Degree programs, graduate and undergraduate credit
- Consulting Services, workshops, Seminars and non-credit courses/activities
- Classroom and meeting space for members of the Des Moines Higher Education Collaborative
- Meeting space for community activities (e. g. Des Moines Senior Center, Public radio
- Office space for selected University centers

## University activities and programs

- Location for the Masters in Social Work Program and undergraduate opportunities
- Masters in Educational Administration
- Endorsement in Talented and Gifted Education for public school teachers
- Course work in topics such as ePortfolio (registered trademark) and Special Education
- Office space and training site for the College of Public Health
- Site for courses in the Masters in Library Science
- Office space and training site for the Department of Urban and Regional Planning
- Course work for the Bachelors of Liberal Studies and Bachelor of Applied Studies and advising office
- Site for continuing education activities such as SkillSoft – online noncredit training program
- Graduate and undergraduate offerings in Business
- Certificate in Entrepreneurial Studies
- Coordination of internships for business students
- Office space and training programs offered by the L. A. Waterman Iowa Nonprofit resource Center

## Future plans

- Course work in Statistics/Actuarial Science
- Course work in the insurance area such as risk assessment
- Other programs, activities and services identified as of benefit to the community

Proposal to Mr. John Pappajohn and  
The Pappajohn Foundation  
Regarding the use of the  
John and Mary Pappajohn Education Center  
Des Moines, IA

Introduction

Our plans for use of the John and Mary Pappajohn Education Center (JMPEC) include current programs, projections for future use, opportunities extended to Collaborative Partners, and service to the greater Des Moines area community. The description of existing and proposed services is followed by a brief financial section.

University Program Areas of Benefit to the Community

The College of Liberal Arts and Sciences and the School of Social Work currently offer a Masters Degree in Social Work (MSW) in Des Moines and the program is housed in the JMPEC. The MSW program will continue in the center and discussions are being held with the Human Services Program administered by Des Moines Area Community College to provide upper division coursework to associate degree graduates as part of a baccalaureate degree completion program.

Future possibilities include offerings by the Statistics and Actuarial Sciences Department, (CLAS), which would be of particular interest to the Des Moines insurance industry. The Center is approximately an hour and three quarters drive from the Iowa City campus which allows for both web and face-to-face instruction in a variety of courses offered by the College of Liberal Arts and Sciences.

The College of Education offers a variety of graduate courses to teachers and is structuring a Des Moines cohort for the MA in Educational Administration. Most, if not all courses, will be offered in a blended format allowing students to benefit from onsite instruction and web technology.

Spring plans include course work offered by the Connie Belin & Jacqueline N. Blank International Center for Gifted Education and Talent Development to allow teachers to earn the Talented and Gifted Endorsement to their teaching license. The required courses will be offered using blended delivery methods.

Among the other courses offered are the Topics in Teaching and Learning Subtitle: Web-based ePortfolios taught by John Achrazoglou and Rebecca J. Anthony (who recently received the Staff Excellence award by the Iowa Board of Regents), and Foundations of Special Education taught by Professor Gary Sasso. This latter course is one of the few available to distant learners pursuing a teaching license and could have face-to-face sessions in the Des Moines area.

The College of Public Health currently has office space in the Des Moines area and conducts various training activities for Public Health staff. The training activities could be offered at JMPEC convenient to office space in the JMPEC.

The Graduate College administers two educational areas that could offer programming at the JMPEC. The Library Sciences Program now offers the MLS to distant learners and the graduate program could have some of the classes initiated from the JMPEC. Similarly the Department of Urban and Regional Planning conducts workshops and the JMPEC would provide an excellent central location.

The Division of Continuing Education, Center for Credit Programs administers two external degrees for associate degree graduates. The Bachelor of Liberal

Studies is available to Associate in Arts graduates and is administered in behalf of the College of Liberal Arts and Sciences. The Bachelor of Applied Studies is administered in behalf of the University College. Students in both Baccalaureate Degree programs would profit from a single central site offering courses and advising services. The JMPEC is well situated to attract students who formerly attended the West Des Moines, Downtown Des Moines, and Ankeny campuses of the Des Moines Area Community College and who reside in the greater Des Moines area.

Acquiring the Pappajohn Center in downtown Des Moines would allow the Division of Continuing Education the opportunity to offer a variety of educational delivery formats to lowans in the central and western parts of the State.

- **Workforce Development Training and Continuing Education to Professionals.** This programming could encompass both credit programming such as actuary science, as well as non-credit workshops in topic areas such as management and leadership skills, performance management, team-building, and human resource management. UI faculty and other external vendors such as National Seminars Group could be utilized to bring just-in-time learning opportunities to lowans.

These classroom courses and workshops are supplemented by the Division's <http://www.continuetolearn.uiowa.edu/skillssoft/> online learning program offering over 2500 short courses for workforce development. These programs provide low cost access to a host of certification preparation programs in IT skills, project and program management, human resources, finance and legal compliance

- **The Center could serve as the hub for distance opportunities for central and western Iowa.** The classroom space in the Pappajohn building could easily be equipped with the necessary technology to

provide both blended learning opportunities for in-classroom instruction, as well as web interface to any desktop in the state or beyond.

The Tippie College of Business currently offers selected courses for the MBA for Professionals and Managers at the Center. Future considerations include advanced undergraduate courses as part of a completion program for community college students and the opportunity to offer additional graduate and professional coursework. In addition faculty typically provide consultant services and workshops. Such services offered to firms in the Des Moines area could be offered at the Center.

The 18 semester hour Entrepreneurial Certificate offered by the John Pappajohn Entrepreneurial Center is planned to be delivered via blended instruction in the fall of 2008. Students will alternately participate in onsite instruction and two-way live interactive courses delivered by web supported audio-video software. This blended instruction format allows access to an instructor on alternate weeks, participation via live web technology, and access to class sessions archived and available at any time on the web. This program has been nationally recognized as the best undergraduate entrepreneurial program in the country.

Future plans allow for course work from the College of Business, which in partnership with the Iowa insurance industry, has established The Vaughan Institute of Risk Management and Insurance to provide innovative education and leadership in the fields of risk management and insurance.

Specifically, the Institute provides leadership in key areas of risk management and insurance such as credit risk, corporate risk, catastrophic and technology risks, cash management and financial risk management, and other aspects of traditional insurance business operations. Courses offered by this Institute are

currently being developed for web delivery and could be offered to student cohorts at the JMPEC.

In addition, the Des Moines Internships offered to undergraduate business students would be coordinated from the offices located at the Center.

The University of Iowa is home to many centers and institutes that would profit from a Des Moines presence. One of note is the Larned A. Waterman<http://inrc.continuetolearn.uiowa.edu/> Iowa Nonprofit Resource Center. A central location would assist the unit in providing statewide services. Other centers would also profit from the Des Moines JMPEC location.

The University, the Pappajohn Family and the Pappajohn Foundation should anticipate additional opportunities in the coming years that will be commensurate with the initial intent of providing service to the greater Des Moines area community.

#### Opportunities to Members of the Des Moines Higher Education Collaborative

Many of the Des Moines Higher Education Collaborative Members have a campus in the greater Des Moines area (exceptions are the three Regent universities). It is unclear if Collaborative partners will benefit by future use of the JMPEC. However, as each of the Collaborative members has made significant financial and in-kind contributions to the Collaborative and the John and Mary Pappajohn Education Center over the last several years, priority would be given to their requests for use of the building. In most cases each of the local campuses is highly occupied and the JMPEC may well fill a void for the Partners to fill special programming needs of local business and Des Moines government, the initial purpose of the Center. Special consideration for JMPEC use would be given to collaborative programming among the partner institutions.



### Opportunities to the Greater Des Moines Area Community

An initial purpose of the JMPEC was to serve the needs of both local citizens and the firms in the downtown area. The modern structure is equipped with state-of-the-art technology that would benefit local firms. The meeting space and classrooms would offer the benefits of an offsite facility for training needs or small conferences. For groups interested in multi-day meetings, arrangements with local hotels would need to be worked out including shuttle services. As in the case of the Educational Collaborative Partners, space for occasional use is not always available and can best be justified in a multi-use facility.

### Financial Arrangements

The John and Mary Pappajohn Education Center was envisioned as a contribution to the community by the Pappajohn family. Much of the money for the building was donated or raised directly by Mr. Pappajohn. If the above purposes meet the intent and approval of the Pappajohn Family and the Pappajohn Foundation, the University would acquire a strikingly modern, well designed and technologically equipped building for two million dollars. The building is sited in an area that has received much redevelopment attention and lies adjacent to the new community library. The insurance industry continues to expand to the south along Locust Street. The facility and location provide the ideal site to establish a base from which The University of Iowa can provide needed educational services to the greater Des Moines area community.

In addition to the two million dollar cash requirement, the University would incur legal costs, and operating costs for staffing and utilities. To some extent some staffing costs would be ameliorated by the staff already assigned to the Social Work and Business Program areas. We need to visit with the Pappajohn Foundation or Pappajohn staff to discuss site limitations for future expansion and parking arrangements.

In summary, the above identified courses, programs, and activities meet the initial donor intentions and the site is well suited for the University to offer services to the greater Des Moines area. Based on current University program needs and the potential for enhanced future services, the University would like to vigorously pursue acquisition of the John and Mary Pappajohn Education Center.