

★ Roll Call Number

Agenda Item Number

57

Date May 7, 2012

WHEREAS, the City Manager has received the attached communication from the Joshua Christian Academy proposing to purchase Logan Community Center, 1740 East Garfield Avenue in order to operate a school on the site.

MOVED by _____ to receive and file such proposal and refer to the City Manager to negotiate an Offer to Purchase Logan Community Center with the Joshua Christian Academy and to authorize the City Manager to submit an application to the Zoning Board of Adjustment to obtain a building set back variance.

(Council Communication No. 12-232)

Approved as to Form:

Ann DiDonato
Ann DiDonato
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

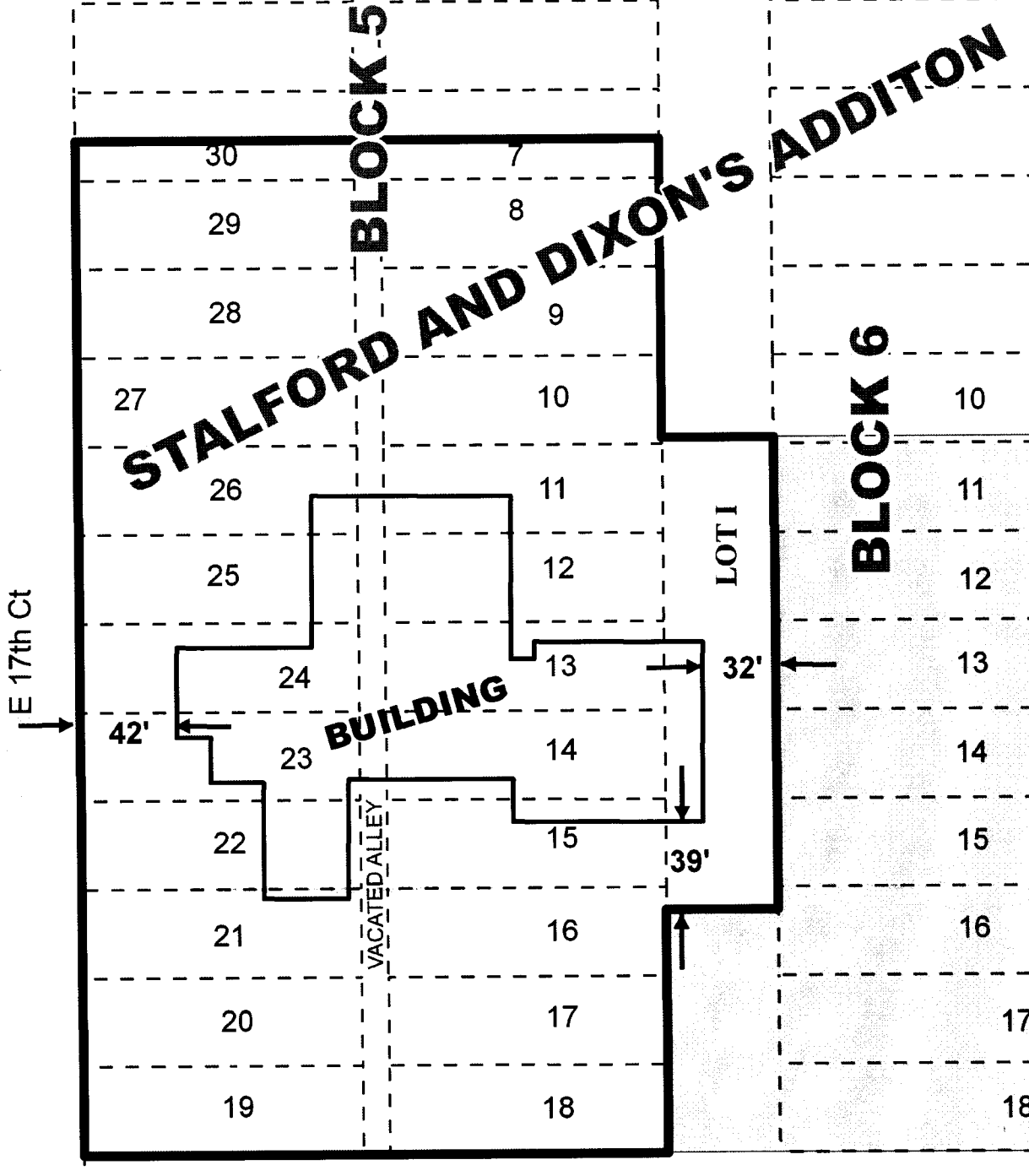
CERTIFICATE

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.

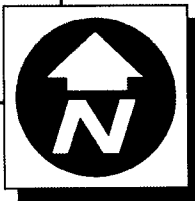
City Clerk

EXHIBIT A



Legend

- LOGAN CENTER PARCEL TO BE SOLD
- PARK AREA TO BE RETAINED BY THE CITY (DEED RESTRICTED-LOTS 10-18, BLOCK 6)



Dixon St

Garfield Ave



As for me and my house, we will serve the Lord.
Joshua 24:15

RECEIVED

APR 27 2012

CITY MANAGER'S OFFICE

To: Rick Clark, Des Moines City Manager

From: Chris Hurley, President of the Joshua Christian Academy Board of Directors

Date: April 26, 2012

RE: Proposal to purchase the Logan Center (E. 17th Court and Garfield)

Mr. Clark, this letter is in regard to the purchase of the Logan Center, excluding the adjoining Crowley Park, by the Joshua Christian Academy. We have met with John Hagener and a number of other city employees, toured the facility, and had a pre-application meeting with the city in the Armory building.

At the pre-application meeting, we were informed by the city that there would no need for a site plan or architect because there would be no change of use and the building has been continuously occupied. We may need to get building permits if we add walls inside, and we will work with Candace Biddle in that regard if allowed to move forward.

We have reviewed the deferred maintenance breakdown of the Logan Center sent from John Hagener on Monday, April 16, 2012, and the selling price listed at \$111,000 to purchase the building and land.

The following is our request in response to our meetings and correspondence with Mr. Hagener:

We would like to offer \$100,000 for the Logan Center "as is", subject to all zoning approvals required for building setback requirements. We would like to pay \$50,000 with a possession date of July 15, 2012, and pay the balance of \$50,000 over the next two years as negotiated with the city. Because we are a private, non-profit school, and the time is short, we feel we will need the extra time to raise additional funds, but would like to take possession and use to start our school year in September.

We have no problem with the DHS remaining at their site in the building until their lease runs out in 2013, with the remainder of rent payments paid to Joshua Christian Academy to help with maintenance, utilities, and improvements.

We would like to city to investigate and inform us about the elevator ADA situation before closing. We are hopeful that we will not have to update it as it will no longer be a city building and therefore not under the Dept. of Justice mandate. For our purposes, it is functional and very useful in its current condition.



As for me and my house, we will serve the Lord.
Joshua 24:15

Mr. Clark, we have received a number of favorable comments about the Joshua Christian Academy purchasing the Logan Center and what pride the school and students would bring to the neighborhood. In addition, we first began investigating this possible purchase at the urging of Mr. Bob Mahaffey, city council member.

We truly believe this sale can be in its own way a very positive experience for all involved. We look forward to hearing from you. Please feel free to call me at 515-210-3229 with any questions or suggestions.

Respectfully submitted,

MRS. CHRIS HURLEY

Mrs. Chris Hurley
JCA Board of Directors