

.....
Date July 9, 2012

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CONTINUED HEARING FOR CONVEYANCE BY INSTALLMENT CONTRACT OF CITY-OWNED PROPERTY AT 1740 GARFIELD AVENUE (LOGAN COMMUNITY CENTER) TO JOSHUA CHRISTIAN ACADEMY, INC. FOR \$100,000

WHEREAS, on May 7, 2012, by Roll Call No. 12-0743, the City Council of the City of Des Moines received a proposal from the Joshua Christian Academy, Inc. ("JCA") proposing to purchase City-owned property locally known as the Logan Community Center and located at 1740 Garfield Avenue, Des Moines, in order to operate a school on the site, and further directed the City Manager to negotiate terms of the sale and to work with interested parties and the neighborhood on options for the building; and

WHEREAS, JCA is requesting to purchase the Logan Community Center for use as a school facility and has offered to the City of Des Moines the purchase price of \$100,000, which purchase price reflects the fair market value of the property as currently estimated by the City's Real Estate Division in "as-is" condition; and

WHEREAS, City Real Estate Division staff and JCA have negotiated the terms of a real estate purchase installment contract, as on file in the office of the City Clerk, for the proposed conveyance, which terms include a down payment of \$50,000 prior to JCA's possession of the property, and two additional payments of \$25,000 in each of the two subsequent years, and the conditions precedent that JCA secures funding for the initial down payment and that JCA performs a satisfactory inspection of the property during the due diligence period or waives said due diligence period; and

WHEREAS, there is no known current or future public need for the City-owned property proposed to be sold, and the City will not be inconvenienced by the sale of said property, subject to assignment to JCA of the City's existing lease of the property with Polk County; and

WHEREAS, on June 11, 2012, by Roll Call No. 12-0885, it was duly resolved by the City Council that the proposed conveyance of real property at 1740 Garfield Avenue be set down for hearing on June 25, 2012, at 5:00 p.m., in the City Council Chambers; and

WHEREAS, due notice of said proposal to convey this public real property was given as provided by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, on June 25, 2012, by Roll Call No. 12-1039, the hearing on said proposal was continued to July 9, 2012, in order for the City Manager to work with JCA on additional contract terms as directed by City Council, and to collaborate with other parties interested in the Property; and

WHEREAS, subsequently and in accordance with Council direction, City Real Estate Division staff and JCA have negotiated revisions to the above-described real estate purchase installment contract to include the requirement that JCA's use of the property during the term of the installment contract shall be subject

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to use by other viable non-profit service providers to support evening, weekend and summer programs for area residents, subject to JCA's right to reasonably charge rental fees and/or restrict such use of the property by other service providers, and to require insurance, indemnification or other reasonable conditions upon such use of the property by other service providers; and

WHEREAS, in accordance with Council direction, City Real Estate Division staff and JCA have further negotiated revisions to the above-described real estate purchase installment contract to require JCA to fulfill the following additional conditions precedent prior to taking possession of the Property, which conditions are subject to approval by the City Manager: (1) Documentation of financial capability to operate and maintain the property and all improvements thereon, and to make the required installment payments, during the term of the installment contract; and (2) Documentation that JCA has filed its Application for Recognition of Exemption with the Internal Revenue Service (IRS) and has filed any and all IRS returns (Form 990s) as required through July 1, 2012; and

WHEREAS, in accordance with City Council direction, those interested in this proposed conveyance, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and statements of interested persons, the objections to the proposed conveyance of this property, as described below, are hereby overruled and the hearing is closed.
2. There is no public need for the property described below and the public would not be inconvenienced by reason of the conveyance of the real property locally known as the Logan Community Center, 1740 Garfield Avenue, Des Moines, and legally described below, to Joshua Christian Academy, Inc.:

ALL OF LOTS 8 THRU 29 IN BLOCK 5 OF STALFORD AND DIXON'S ADDITION, AN OFFICIAL PLAT, AND THE SOUTH 18 FEET OF LOTS 7 AND 30, IN SAID BLOCK 5, AND THE SOUTH 458 FEET OF THE VACATED ALLEY, LYING WEST OF AND ADJOINING SAID LOTS 7 THRU 18 IN BLOCK 5 (VACATED BY ORDINANCE 6240), AND ALL OF LOT 1, LYING EAST OF AND ADJOINING SAID BLOCK 5 EXCEPT THE NORTH 397 FEET AND THE SOUTH 110 FEET ADJOINING SAID BLOCK 5, LOT 1 ALSO KNOWN AS VACATED DIXON STREET (VACATED BY ORDINANCE 4981), ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING APROXIMATELY 2.99 ACRES (130,109 SQUARE FEET).

3. That the sale and conveyance of the Logan Community Center, 1740 Garfield Avenue, Des Moines, to Joshua Christian Academy, Inc. for the consideration of \$100,000 payable over a two-year period with a down payment of \$50,000 and two additional payments of \$25,000 in each of the two subsequent years, together with payment by such grantee of the estimated publication and recording costs for this

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Date July 9, 2012

transaction, and pursuant to and in accordance with the terms of the Real Estate Purchase Installment Contract on file in the office of the City Clerk and revised as described herein above, be and is hereby approved.

4. The Mayor is authorized and directed to sign the Real Estate Purchase Installment Contract for the conveyance identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.
5. Upon proof of down payment of \$50,000, plus \$113 for publication and recording costs, and upon fulfillment, and approval by the City Manager as applicable, of the above-described conditions precedent to JCA's possession of the property, the City Clerk is authorized and directed to forward the Real Estate Purchase Installment Contract, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Real Estate Division of the Engineering Department for the purpose of causing said documents to be recorded.
6. The City Manager is hereby authorized and directed to review, and to approve or deny, JCA's fulfillment of the conditions precedent to JCA's possession of the property related to documentation of financial capability and related to IRS status and filings.
7. The Real Estate Division Manager is hereby authorized and directed to administer and monitor all other terms of, and receipt of payment for, the Real Estate Purchase Installment Contract; to approve and execute documents pertaining to any minor or unsubstantial changes to said Contract, following approval of the City Legal Department as to form; and, if needed, to approve, proceed with and execute documents pertaining to forfeiture, foreclosure, or termination of the Contract if Joshua Christian Academy, Inc. fails to fulfill the contract terms required, following approval of the City Legal Department.
8. Upon confirmation by the City's Real Estate Division Manager of JCA's compliance with all Contract terms and proof of payment of full consideration of \$100,000, the Mayor is authorized and directed to sign the Quit Claim Deed for the conveyance as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature and to forward the original of said Quit Claim Deed to the Real Estate Division Manager of the Engineering Department for the purpose of causing said document to be recorded.
9. The proceeds from the sale of this property will be deposited into the following account: Property Maintenance Endowment Fund, SP767, ENG980500.

★ Roll Call Number

Agenda Item Number

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Date July 9, 2012

(Council Communication No. 12- 371)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include 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

Timeline - Logan Community Center

December 10, 2010 - Boys and Girls Club of Central Iowa informs the Parks Department of their decision to no longer utilize Logan for programming, effective February 28, 2011.

February 14, 2011 - City Council approves termination of the lease and management agreement between the City and the Boys and Girls Club, effective February 28, 2011, and refers consideration of options for use of the building to the City Manager. Roll Call 11-0260.

February 25, 2011 - Meeting called by community member Odell Jenkins to discuss 4 Seasons Plus proposal. Parks, Police and neighborhood association representatives in attendance.

March 18, 2011 - Follow-up meeting with Odell Jenkins, several attendees of Feb 25 meeting, including neighborhood association representatives. Meeting led by Parks (Doug Romig) who volunteered to help Odell Jenkins and other groups develop a proposal for use of Logan. It was determined that a broader needs assessment was desirable with Parks to work with Community Development (CD) department for assistance from a neighborhood planner.

April 2011 – Amber Lynch with CD assigned to assist Parks with the needs assessment. Several internal meetings were held, with Odell Jenkins present for at least one of them, to get Amber updated on project.

June 7, 2011 - Public input meeting hosted by CD/Parks to get resident ideas for re-use of the building. Meeting notice was sent to all addresses in the MLK neighborhood, interested parties known from Feb and March meetings, as well as adjacent neighborhood association presidents. Notice invited attendees to share their ideas on what service or business would be best for the neighborhood. Press release submitted through the City's Public Information Office. 13 people attended the meeting, including several members (and the president) of the MLK Jr Park neighborhood association. Residents gave input on what was needed in the community. Overwhelming majority talked about youth services. Interested agencies, including Odell Jenkins, were given the chance to present their proposals / discuss their services. At conclusion, all interested parties were asked to submit a letter of interest to the City by July 1. This request was also stated on the agenda and in the press release.

July 1, 2011 - Proposals received from Lifeline Youth Foundation, Family Directions of Iowa. Phone call notice of interest to Parks from African Immigrant Ministry for using the space part time. Lifeline is the only agency that offers to serve as an "anchor" tenant. No written proposal received from Odell Jenkins (Note: the week before July 1, staff made follow up calls to remind Mr. Jenkins of the upcoming deadline).

July 25, 2011 - Follow up letter sent to interested agencies, with copy sent to June 7, 2011 meeting attendees (including neighborhood association representatives). Letter noted that City would meet with each party to discuss potential lease terms and space sharing arrangements.

July / Aug 2011 - Lifeline Youth Foundation (LLYF) and Family Directions of Iowa tour Logan facility with Parks staff. Family Directions also looks at Pioneer Columbus Community Center and determines this space better fits their needs. Later, the Family Directions withdraws their proposal because their board decides to keep their current location. Several meetings between Parks/CD staff and Lifeline Youth Foundation to gather information needed about the organization and its ability to utilize the facility and pay for needed capital improvements. It is determined that Parks will pursue a short term lease with Lifeline.

Sept 12, 2011 - Council approves the City Manager to negotiate a short-term lease with Lifeline. Roll Call 11-1584. Blue letter: <http://www.dmgov.org/Government/CityCouncil/Communications/2011/11-594.pdf>

Sept 22, 2011 - Update letter sent to June 7, 2011 meeting attendees (including neighborhood association representatives) notifying them of the lease negotiations and the Park Board meeting on

September 27, 2011. Letter invited recipients to provide input either via phone, email or at the meeting. No comments were received.

Sept 27, 2011 - Staff reports to the Park Board that one party (Lifeline) is interested in executing a short-term lease for Logan. Board moves to receive and file.

Oct / Nov 2011 - Parks staff receives word that the current sole tenant, Department of Human Services (DHS) may be terminating their lease and moving out of Logan sooner than expected. This changes negotiations with Lifeline as now Lifeline would need to carry the costs of the building on their own. Parks staff assists Lifeline with looking at other potential locations.

December 2011 - Parks staff meets with Vince Kelly from Lifeline to see if the organization is still interested in leasing Logan under the proposed new terms (where they would be the sole tenant). Vince states that he does not think Lifeline has the resources to meet their mission under the new terms.

Jan / Feb 2012 - Parks Staff makes follow-up calls to Lifeline to confirm they are no longer interested in Logan. Staff requests something in writing to that extent, but never receives written notice.

March 30, 2012 - Internal meeting with Mayor Cownie, Council members Mahaffey & Moore, City Manager, Don Tripp and Teva Dawson to discuss how to move forward. Council member Bob Mahaffey mentions Joshua Christian Academy (JCA) is looking for property in the area.

Also, on this date, Doug Romig had a meeting with Odell Jenkins regarding the requirements to submit a proposal to the City for use of the property, including financial information, organizational structure and program details.

April 2012 - It is determined that another meeting is needed to update the neighborhood residents. Staff decides to wait until a definite answer from Lifeline is received (4/6).

A few other interested parties express interest in Logan, including Joshua Christian Academy, Housing Services Department and Des Moines Maker Space. Staff is not able to attend the neighborhood association meeting on April 17, 2012 and chooses to wait until more information is known.

April 2, 2012 - Parks staff receives message from Chris Hurley, board president for Joshua Christian Academy (JCA), expressing interest in Logan. JCA tours the building on 4/10, attends a pre-application meeting regarding use of Logan and works with Parks staff on how to move forward with acquisition of the building.

April 9, 2012 - At the Council workshop, Council requests that Housing Services Department consider Logan as a potential site of their new facility. Subsequent analysis is conducted.

April 27, 2012 - City Manager receives a letter from Joshua Christian Academy requesting to purchase the Logan Community Center.

May 2, 2012 - Update letter sent to those who attended the June 7, 2011 public meeting, notifying them that Lifeline Youth Foundation has officially withdrawn their proposal for Logan and that Joshua Christian Academy is now pursuing purchase of the building. Letter also invites interested neighbors to attend Council meeting on May 7.

May 7, 2012 - Council receives and files offer from Joshua Christian Academy to purchase Logan and to authorize the City Manager to submit an application to the Zoning Board of Adjustment to obtain a building set back variance; refers to the City Manager to work with all interested parties and the neighborhood on options for the building, including use by the Housing Services Department. Roll Call 12-0743. Blue letter: <http://www.dmgov.org/Government/CityCouncil/Communications/2012/12-232.pdf>

May 9, 2012 - Postcard invitation sent to all MLK neighborhood residents and June 7, 2011 meeting attendees for a public meeting on May 17, 2012.

May 15, 2012 - Regular Martin Luther King, Jr. Park neighborhood association meeting. Amber Lynch (CD) and Jen Wulf (Parks) in attendance. Joshua Christian Academy presents their proposal to purchase Logan. Residents in attendance ask questions, express concerns that as a private school the facility will no longer be accessible for the neighborhood. JCA states they would consider partnering with other agencies to provide off-hours programming at the facility. Odell Jenkins expresses his dissatisfaction with the City process and says that his proposal for the building has been ignored (Note: No formal proposal has ever been received by Odell Jenkins).

May 17, 2012 - Public meeting at Logan facilitated by Amber Lynch (CD) with Park staff in attendance (Ben Page, Teva Dawson, John Hagener) to field questions. Doug Romig was also in attendance to present Housing Services' Consolidation options.

Staff begins with background information and a brief overview of the process. The current proposal is from Joshua Christian Academy (JCA) to purchase the building for a private K-8 school. The purpose of the meeting is to get feedback from the community on this proposal. Other parties that have proposals for the building are given an opportunity to present as well. In addition to JCA, Odell Jenkins talks about his 4 Seasons Plus proposal, Herkisha Burkett talks about the Champs Enrichment Program, and Doug Romig discusses Housing Services' consolidation options. Those in attendance are not favorable to the Housing Services option, since it would restrict all neighborhood use of the facility. Attendees express the desire to see all parties work together so that the facility would remain accessible to neighborhood youth. Odell Jenkins reiterates his dissatisfaction with the City process and treatment of his proposal, although Mr. Jenkins has never submitted a formal proposal for the City to consider.

Staff states they will discuss how to move forward with the City Manager.

May 18 - June 8, 2012 - Staff contacts and/or meets with Keith Ratliff, Joshua Christian Academy; Odell Jenkins, 4 Seasons Plus; Cameron Nicholson, Grubb YMCA; Jody Warth, Boys and Girls Club of Central Iowa; Herkisha Burkett, Champs Enrichment Program; and Vincent Kelly, Lifeline Resources in an effort to determine if a consolidated effort could be achieved to meet the various individual organizations' needs and neighborhood desires. It is determined that Odell Jenkins, 4 Seasons Plus, does not have specifics or a formal plan on how he would fund and operate his program. Champs Enrichment Program indicated a desire to be a tenant, but they do not have the programming needs or financial means to manage and operate the entire building.

June 11, 2012 - Council approves setting the date of hearing regarding Joshua Christian Academy's purchase offer for June 25th. Roll Call 12-0885. Blue letter:

<http://www.dmgov.org/Government/CityCouncil/Communications/2012/12-306.pdf>

June 15, 2012 - Update letter sent to May 17 meeting attendees (and Curt Wagner, president of MLK Jr Park neighborhood association) notifying them of the June 25th hearing.

June 25, 2012 - Council hearing regarding Joshua Christian Academy's purchase offer. Roll Call 12-1039. Blue letter: <http://www.dmgov.org/Government/CityCouncil/Communications/2012/12-343.pdf>. Moved by Mahaffey to continue to July 9, 2012 at 5:00 PM; refer to the City Manager to work with Joshua Christian Academy on the contract terms, and to collaborate with other interested parties.

June 28, 2012 - Staff contacts Curt Wagner, president of MLK Jr Park neighborhood association, to set date of follow-up meeting. Curt agrees to call members of the neighborhood association and other parties he knows to be interested to give them as much notice as possible.

June 29, 2012 - Letter sent to May 17 meeting attendees (and Curt Wagner, president of MLK Jr Park neighborhood association) inviting them to an open house meeting on July 5, 2012. Staff from CD, Parks, Housing Services and CMO available to answer questions.

July 5, 2012 - Public meeting from 5:30-6:30 pm at MLK Jr Park enclosed shelter. Eight attendees, including two representatives from JCA, two interested residents, and four representatives of the neighborhood association. City staff in attendance from CD, Parks, Housing Services and CMO. Council members Moore and Mahaffey in attendance.

Staff opened the meeting by reviewing the discussion and directive from Council on June 25th and giving an update on what has occurred since the last public meeting on May 17th. The floor was then opened up for questions. Neighborhood association members mentioned that they did not have any issue with JCA occupying the building; rather, they felt they were not as involved in the process as they would have liked. Other concerns were expressed regarding ongoing maintenance of the building to ensure it would not become an eyesore. JCA representatives reviewed the contract provision that requires them to keep the property in good condition. In addition, neighborhood association members reiterated their desire to have the facility accessible for neighborhood youth, with programming or tutoring resources offered. JCA reviewed the contract provision that requires them to consider use of the property by other viable service providers. They are currently in negotiations with Lifeline and possibly Champs Enrichment Program to offer afterschool and weekend programs for neighborhood youth. They hope to start by making a few programs successful and then growing additional programming to meet demand. Parks staff stated that they are willing to do additional brainstorming with the neighborhood association to explore the possibility of providing additional programming at the MLK Jr. Park and Shelter. One neighborhood resident asked if the City would help JCA find other organizations and/or corporate sponsors to ensure their success. City staff has assisted in connecting several organizations with JCA; future partnerships will be their responsibility. There may be additional partnerships that arise during the neighborhood planning process, which begins next year. A final concern expressed by a neighborhood resident was that JCA be an active participant in the neighborhood and association, and not be isolated from the community. JCA representatives explained that they have an interest in all children and hope that some neighborhood kids will attend the school or take advantage of the programming offered. In addition, they stated that they plan to have a representative attend neighborhood association meetings and will be active in the community. One attendee stated that he was in favor of the sale to JCA. Council member Moore asked Curt Wagner, neighborhood association president, if he would attend the Council meeting on Monday July 9th. He also asked the neighborhood association to discuss and determine their position prior to that meeting. Curt agreed and stated that he would be present on 7/9.



As for me and my house, we will serve the Lord.

Joshua 24:15

RECEIVED

JUL 05 2012

July 2nd, 2012

CITY MANAGER'S OFFICE

To: City Council Members

This memo is to update you of the activities that Joshua Christian Academy has taken since our proposal to purchase the Logan Center Located at 1740 Garfield, Des Moines, Ia. 50316.

May 15th - JCA Board Members (Chris Hurley & Rev. Ratliff) met with MLK Neighborhood Association at their monthly meeting to inform them of JCA's offer to purchase the Logan Center, that we wanted to collaborate with the neighborhood on possible affordable leasing of space during non school hours.

May 17th - JCA Board Members (Chris Hurley, Thomas Phillips, Alice Boyd, Mary Clark and Rev. Ratliff) attended a City of Des Moines Public Meeting concerning proposals from anyone to purchase the Logan Center and a deadline was given by the City when proposals were to be completed Joshua Christian Academy was the only organization that had submitted a financial proposal during this deadline process.

May 23rd - JCA Board Member (Rev. Ratliff) attended City of Des Moines Board of Adjustment Meeting held at City Hall.

June 6th - JCA Board Members (Chris Hurley & Rev. Ratliff) met with City Housing Director Doug Romig, Director of Lifeline Youth Foundation and Champs Enrichment Program staff regarding potential after school, weekend and summer programming.

Lifeline and Champs showed a strong desire to collaborate with JCA and we look forward to continued negotiations.

June 25th - JCA Board members (Mary Clark Calhoun & Rev. Ratliff) attended City Council meeting and Rev. Ratliff spoke to "Open Hearings Agenda" item 56 (On Conveyance by installment contract of 1740 Garfield Avenue (Logan Community Center) to Joshua Christian Academy, Inc. \$100,000.

July 5th - Plan to attend Public Open House where City staff will be available to answer any questions concerning this item.

To City Council members JCA has tried to be diligent of all that has been asked of us we have made our proposal and attended all meetings that we have been invited to attend we thank you for this opportunity and ask for your vote of support to purchase the Logan Center building located at 1740 Garfield on July 9th, 2012.

Respectfully Submitted:

Rev. Keith A. Ratliff Sr.

Rev. Keith A. Ratliff Sr.
Executive Director Joshua Christian Academy (515) 991-5200 cell



As for me and my house, we will serve the Lord.

Joshua 24:15

July 1, 2012

Joshua Christian Academy Board Members

Chris Hurley - President
Sheryl Van Weelden - Vice President
Dr. Robert Stouffer - Secretary
Jim Van Weelden - Treasurer
Alice Boyd
Mary Clark Calhoun
Paul Danforth
Trish McKinley
Rev. Keith A. Ratliff

Advisory Board Members

Simon Estes
Thomas Phillips
Phil Ferguson

Pastors Advisory Board

Isaac Oyibo - Chairperson (All Nations Assemblies of God Church)
Tony Vis - Pastor of Meredith Drive Reformed Church
Michael Mudlaff - Pastor of Wesleykirk Presb. Church
Dan Berry - Pastor of Cornerstone family Church
H.I. Thomas - Pastor of Union Baptist Church
Gary Pilcher - Pastor of Berean Assemblies of God Church
Michael Burton - Pastor of Corinthian Baptist Church
Michael Householder - Pastor of Lutheran Church of Hope - West Des Moines
Harold Davis - Pastor of King Of Kings Baptist Church
Keith A. Ratliff Sr. - Pastor of Maple Street Baptist Church/Joshua Christian Academy, ex-officio

July 1, 2012

Joshua Christian Academy Fiscal Capacity to Raise Money For Logan Center.

How JCA plans to raise 1st payment of \$50,000 (Due July 31st)

Building Fund currently = \$16,000

Additional Donors
JCA Board members = \$20,000

If Logan Center is purchased by JCA (We would now have the opportunity to ask for funds based on having an actual building).

Individuals = \$10,000

Churches = \$5,000
Maple Street Baptist
Meredith Drive Reformed
Rising Sun
Black Ministerial Alliance
Westkirk Presb.
Berean Assemblies

Corporations = \$5,000

Total = \$56,000

1st payment Installment = \$50,000 (Due July 31st, 2012)

\$6,000 building Fund Balance to be used toward July 2013 payment

Another \$50,000 to be raised through additional donors for building fund by July 2013.

Dollars Raised Fiscal 2010/2011 - \$159,245

Donors

- Individual givers (207 individual donors)
- Classroom Sponsors
- Student Partners
- Tuitions
- Churches
- Meredith Drive Reformed Church
- Rising Sun Church
- Maple Street Baptist Church
- Cornerstone Family Church
- Central District Baptist Association
- Black Ministerial Alliance
- Dee Zee Company
- Holmes Murphy
- Etc.

Dollars Raised Fiscal 2011/2012 - \$179,286

Donors

Individual givers (339 individual givers)

Classroom Sponsors

Student Partners

Tuitions

Churches

Meredith Drive Reformed Church

Rising Sun Church

Maple Street Baptist Church

Cornerstone Family Church

Central District Baptist Association

Black Ministerial Alliance

Dee Zee Company

Holmes Murphy

Etc.

Foundations (Not listed in process of applying)

Upkeep of property we need to maintain outside

Grass/fertilizer - Donations/volunteers (we have an excellent volunteer staff representing individuals from various neighborhoods, communities and churches).

Snow - volunteers from our various churches who have snow plows and snow blowers.

Janitorial/Maintenance = 9 hrs/wk x 4wks/\$10/hr = \$360/10 months = \$3,600 a year.

Heating/air condition cost / etc.

Paid through current budget /also leasers of space

Joshua Christian Academy wants to thank the City Council for the opportunity to continue the long tradition of this building in helping people help themselves.

Thank You!!!

Rev. Keith A. Ratliff Sr.
Executive Director JCA (515) 991-5200 cell
1552 Maple Street
Des Moines, Ia. 50316



Life Line Youth Foundation
INSPIRING, EDUCATING AND EMPOWERING YOUTH

3125 Douglas Ave
Suite 100
Des Moines IA 50310
515-201-3446

Dear Rev. Ratliff and Mr. Roming,

Thank you for your interest in Life Line Youth Foundation potentially participating as a collaborative member of the Logan Community project. After hearing the intended plan of having JCA as the anchoring tenant\owners of the Logan Community Center and identified community based organizations providing afterschool and weekend programming, Life Line Youth Foundation would like to express interest in continued negotiations toward becoming a vested contributor to the project. We are extremely passionate about providing quality programming for youth to engage in and are excited to have the opportunity to potential long term partner. If you have any additional questions or need additional information, please feel free to contact me. Again thank you for your time and consideration.

With regards,

Vincent Kelly
CEO\Founder
Life Line Youth Foundation