



205 S. Walnut, Ames, IA 50010
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July 15, 2019

Mayor John Haila
City of Ames
515 Clark Avenue
Ames, IA 50010

Dear Mayor Haila and City Council members,

The Board of Directors of Heartland Senior Services respectfully requests that the City of Ames **transfer title of the property and building that HSS occupies at 205 S. Walnut to Heartland Senior Services** (HSS). The majority of this site and the building are owned by the City of Ames (0.987 acres). HSS owns the land in the southeast corner which contains the parking area for our Adult Day Center (0.178 acres). The current lease between the City and HSS expires in 2039.

In 1981, the City purchased the Willson School Building from the Ames Community School District with a \$200,000 Community Development Block Grant (CDBG). Since that time the City has leased the site/building to HSS for \$1 for the purpose of providing services to older adults.

In 2014, the HSS Board was considering relocating from this site. The Board was hopeful that the net proceeds from the sale of this parcel/building could be used by HSS to purchase or construct a new senior center. At that time, they questioned if there were any restrictions on this site due to the CDBG grant funding. In an email dated May 6, 2014, City of Ames Housing Coordinator, Vanessa Baker-Latimer stated: "There are no longer any CDBG ties to the HSS building. Therefore, the Heartland Board can consider requesting the City Council transfer the ownership of the property to the Board." Ultimately, no viable building option materialized so the Board did not request any action on this issue from City Council.

The zoning for this property is Government/Airport. We estimate that the net proceeds from the sale of this site could total between \$300,000 and \$350,000. To receive maximum value it should be sold as one versus two parcels (total of 1.165 acres). These funds would then be combined with philanthropic donations and used to pay the City approximately \$3.5 million for tenant space within the anticipated Healthy Life Center. In the event the bond referendum is not successful these funds would be used for the **sole purpose** of constructing and equipping a senior center at 205 S. Walnut or another site.

Sincerely,

Nicole Facio
Board President

The mission of Heartland Senior Services is to help create a community that values older people and that supports them in achieving and maintaining their desired quality of life.