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August 18, 2021

Honorable Mayor and City Council Members
City of Ames
515 Clark Avenue
Ames, IA 50010

Dear Mayor Haila and City Council Members,

The Board of Directors of Heartland Senior Services (HSS) desires to demolish the existing City owned building that serves as a senior center located at 205 S. Walnut. At our sole expense, HSS is then prepared to construct and maintain a new facility on this site. This will be an exciting and celebrated initiative for the seniors we serve.

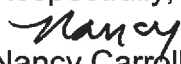
To move this project forward, land and building ownership are first-step issues that need to be resolved. Specifically, there are two parcels of land that make up the current site. One is owned by Heartland (roughly 5% of the site) with the remainder of the parcel being owned by the City. We anticipate that the two parcels will need to be combined into one lot to accommodate proper setbacks, to avoid building over a property line and to allow for future expansion.

The building is owned by the City and for decades has been leased to HSS for \$1.

To address these issues, and in consideration of services rendered the HSS Board of Directors respectively makes the following proposal for City Council consideration:

- HSS would deed its parcel of land to the City of Ames for \$1
- City would then own the approximate one (1) acre site
- City and HSS would enter into a 50-year land lease agreement (with options to renew) for \$1
- HSS would own the building
- HSS would be responsible for the associated costs to construct and maintain the building/property for the duration of the land lease agreement

Prior to selecting an architect, we would like to resolve the issues identified above. To that end, the HSS Board of Directors respectively requests that the City Council refer this item to staff so it can be placed on a future meeting agenda. Thank you.

Respectfully,

Nancy Carroll
Executive Director

HSS Mission: Heartland Senior Services of Story County offers life-enriching opportunities for older adults and provides support for their families and caregivers.

