

ITEM #: 15
DATE: 03-10-26
DEPT: ADMIN

COUNCIL ACTION FORM

SUBJECT: REQUEST FROM HEARTLAND OF STORY COUNTY TO SUBLEASE OFFICE SPACE TO IOWA STATE UNIVERSITY

BACKGROUND:

The City of Ames and Heartland Senior Services (d/b/a Heartland of Story County) have a 50-year land lease agreement for 205 S Walnut Ave, where the Sixty Forward Center is located. The lease went into effect on February 8, 2022, and expires on January 21, 2072. **According to the agreement, Heartland must receive approval from the City to sublease any portion of the building.**

Currently, Bethany Life and Central Iowa Retired Senior Volunteer Program are authorized to sublease space. Bethany Life has since provided notice that it is vacating its office space and Heartland is requesting City Council consent to subleasing that space to a new tenant, Osher Lifelong Learning Institute (OLLI) at Iowa State/Iowa State University of Science and Technology, a nonprofit organization.

Attached is the request from Heartland Senior Services, a five-year sublease agreement with OLLI, and the recorded lease agreement between the City of Ames and Heartland Senior Services.

ALTERNATIVES:

1. Approve the request for Heartland Senior Services to sublease office space to OLLI at Iowa State for a five-year term.
2. Deny the request to sublease.
3. Do not take action at this time and provide direction to staff on next steps for the project.

CITY MANAGER'S RECOMMENDED ACTION:

With Bethany Life vacating the office space at the Sixty Forward Center, operated by Heartland Senior Services, a new tenant request was expected. As such, it is the recommendation of the City Manager that the City Council approve Alternative No. 1 as described above.

ATTACHMENT(S):

[Request Letter.pdf](#)

[Sublease Heartland&ISU.pdf](#)

[Recorded Lease Agreement City of Ames.pdf](#)