Contact: Jean Friedrich

INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Consider approving the lease and easement for the benefit of the University of Iowa and the lease for the benefit of the University of Northern Iowa as summarized below, subject to approval of the final documents by the Board Office and Attorney General's Office.

(ROLL CALL VOTE)

Executive Summary: Iowa Code §262.11 requires that certain agreements, leases, and easements be approved by the Board of Regents by roll call vote. The leases and easement have been reviewed by the Attorney General's Office and are subject to approval of the final documents by the Board Office and Attorney General's Office. Indemnification clauses are included in the leases and easement.

UNIVERSITY OF IOWA

With Board as Owner for the following land lease:

City of Coralville (new)

Approximately 1.75 acres of land located on the University of Iowa's Oakdale Campus adjacent to Holiday Court in Coralville, Iowa, near the University's Laundry Facility. See Attachment A for a map.

The term of the lease is for ninety–nine years extending through December 31, 2106, for a one-time estimated payment of $230,000 from the City of Coralville. The City of Coralville will be responsible for all other costs including utilities, taxes and insurance. The payment amount is based upon a property appraisal less University costs for Oakdale development owed to the City of Coralville.

The land will be the site of a new north Coralville Fire Station which will improve fire protection and emergency response services to the Oakdale Campus and the Oakdale Research Park. The University strongly supports the placement of the fire station at this location and will, under the terms of the lease, approve the conceptual design of the Station.

With Board as Owner for the following easement:

City of Iowa City

The City of Iowa City has recently vacated the Prentiss Street right-of-way between Madison Street and the Iowa River. This vacation was granted contingent upon the City receiving a permanent public access and utility easement. See Attachment B for a map showing the easement area and location.

The public access easement is intended to retain the public's right of access to the Iowa River in perpetuity for recreational and/or redevelopment purposes. The utility easement will allow the City (for itself and on behalf of MidAmerican Energy, Qwest Corporation and Mediacom Iowa LLC and their successors) to install, operate and maintain utility facilities within the defined easement portion of the vacated street right-of-way. The easement area is a 20–foot wide strip of the original 80–foot wide street right–of–way.

The University considers the granting of the easement to be favorable to the University in exchange for the vacation of the street right-of-way.

UNIVERSITY OF NORTHERN IOWA

With Board as Tenant for the following lease:

Cedar Valley TechWorks, Inc.

Approximately 24,700 square feet of office and research space at 400 Westfield Avenue in Waterloo, Iowa, for a five-year term commencing on June 1, 2008 (date is approximate based upon completion of leasehold improvements by landlord), through May 31, 2013, and renewable for three five-year terms at the base rental rate of $2.75/square foot for years 1–3 ($5,660.42 per month, $67,925 per year) and $3.25/square foot for years 4–5. The rates would increase in the renewal periods.

In addition to the base rent, Tenant will pay a prorata share (not to exceed seven percent of the total annual rent), based on leased space versus total building square footage, of net charges that the Landlord incurs or pays for the leased premises. Net charges for common areas maintenance, real estate taxes, and insurance charges, are estimated at approximately $396 per month for the first year of the lease. The Landlord has agreed to make leasehold improvements for the tenant at a cost not to exceed $40 per square foot and has agreed to pay all Tenant moving expenses.

Cedar Valley Techworks is sponsored by the Waterloo Development Corporation, a private non-profit organization. The TechWorks facility, which is located in buildings donated by Deere and Company, was created to foster new biotechnology businesses and enhance economic development in the Waterloo–Cedar Falls region and the state.

The University will use the space for applied research and industrial services of the UNI National Ag Based Lubricants (NABL) Center. The industrial, laboratory, and warehouse areas will be used for testing lubricants, studying performance biodegradability and toxicity of lubricants, and conducting research and hands-on training programs. The UNI National Ag Based Lubricants Center is currently located in Waverly, Iowa in space that is leased from the City of Waverly. The current lease period with the City of Waverly ends June 30, 2008, and the City has indicated a willingness to work with the University to extend its lease on a month–to–month basis if the occupancy date for the TechWorks lease goes beyond June 30, 2008.

Rental costs will be paid from a USDA Federal Grant, income from testing and licensing fees, and non-Federal grants.

Additional information is available from the Board Office.

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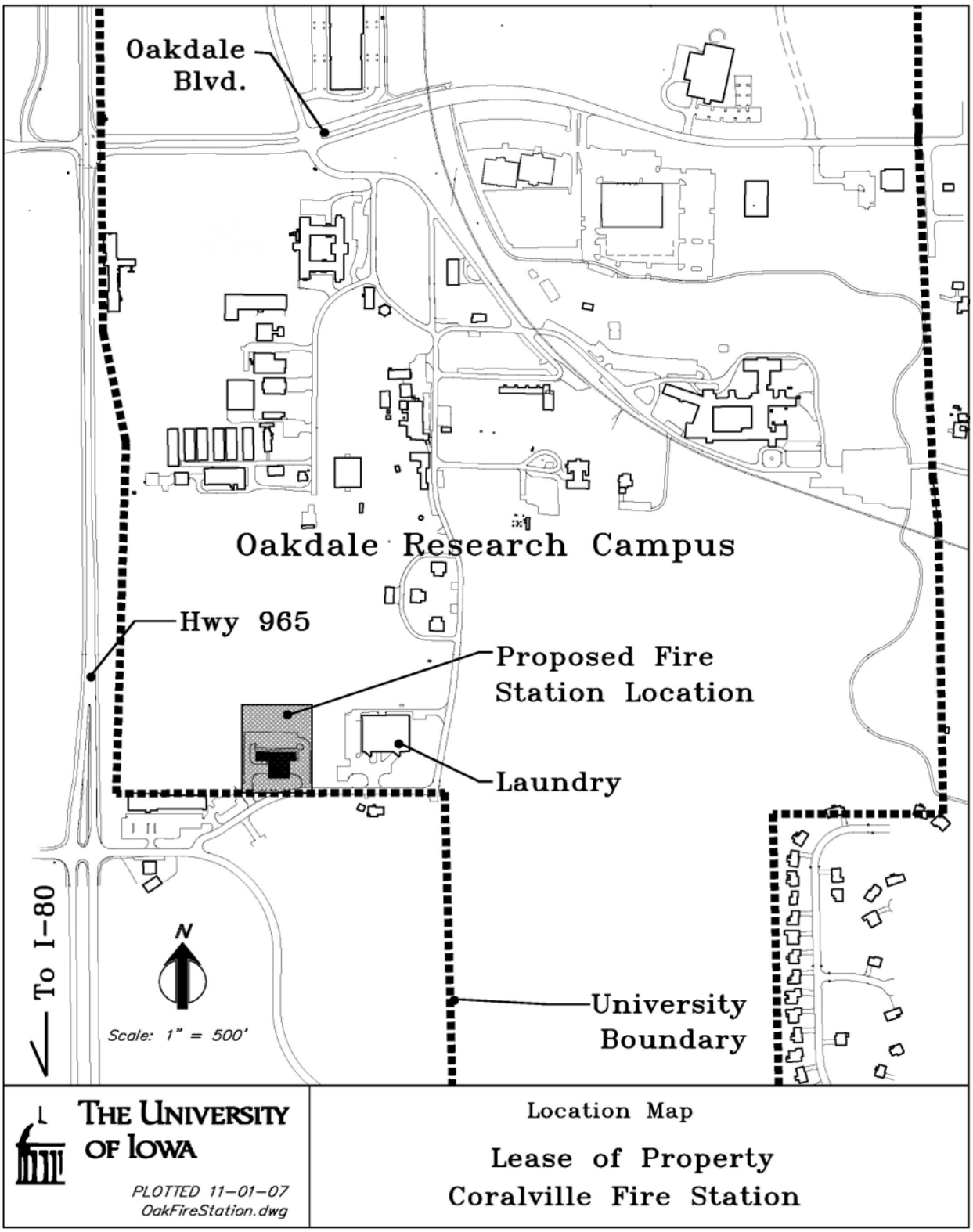
Oakdale Blvd.
Oakdale Research Campus
Hwy 965
Proposed Fire Station Location
Laundry
University Boundary
To I-80
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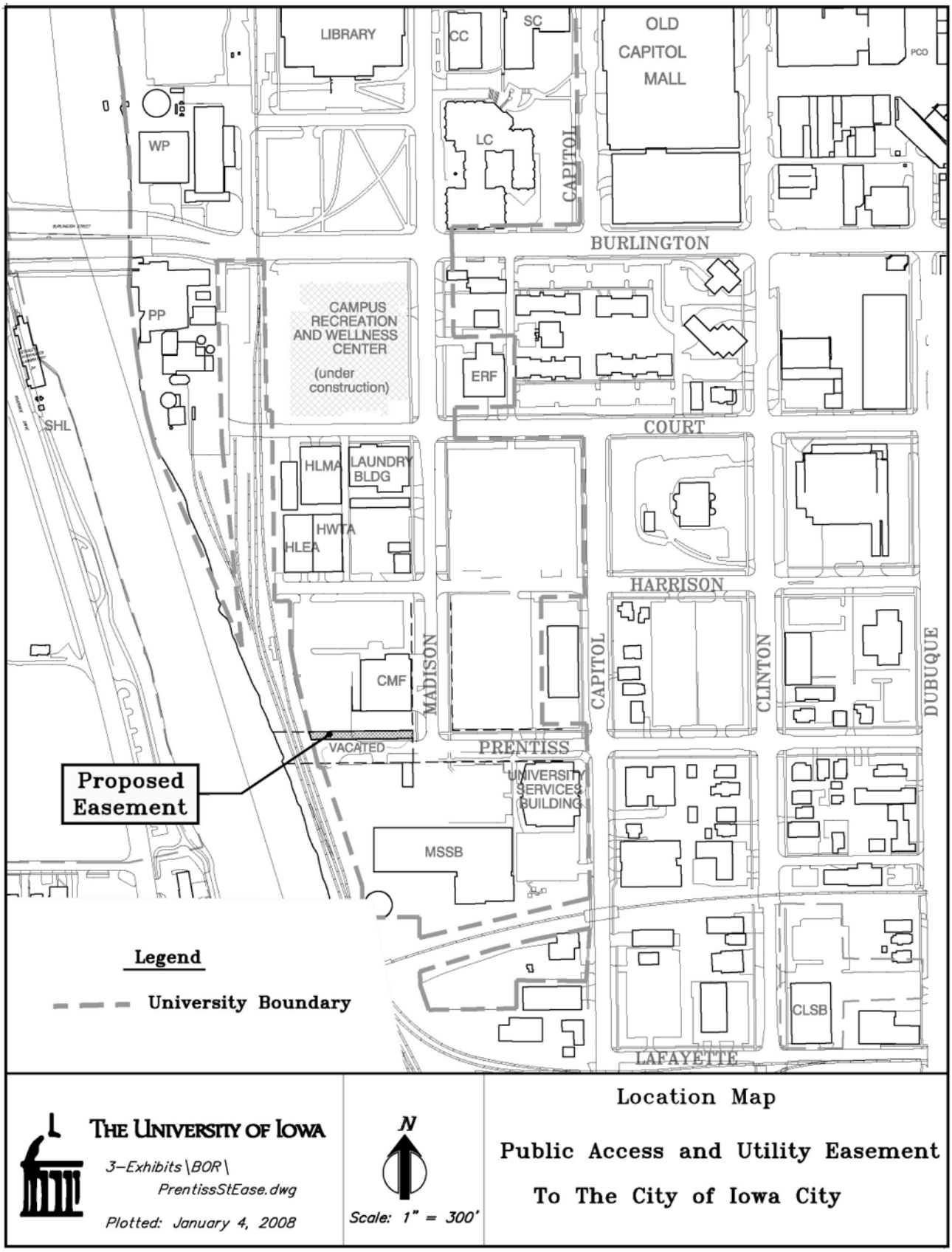
Scale: 1" = 500'
THE UNIVERSITY OF IOWA
PLOTTED 11-01-07
OakFireStation.dwg
Location Map
Lease of Property
Coralville Fire Station


LIBRARY
CC
SC
OLD CAPITOL MALL
PCO
WP
LC
CAPITOL
BURLINGTON
PP
CAMPUS RECREATION AND WELLNESS CENTER
(under construction)
ERF
SHL
COURT
HLMA
LAUNDRY BLDG
HWTA
HLEA
HARRISON
MADISON
CAPITOL
CLINTON
DUBUQUE
CMF
VACATED
PRENTISS
UNIVERSITY SERVICES BUILDING
Proposed Easement
MSSB
CLSB
LAFAYETTE
Legend
University Boundary
THE UNIVERSITY OF IOWA
3-Exhibits\BOR\
PrentissStEase.dwg
Plotted: January 4, 2008
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Scale: 1" = 300'
Location Map
Public Access and Utility Easement
To The City of Iowa City