

Contact: Jean Friedrich

**UNIVERSITY OF NORTHERN IOWA – PROPERTY CONVEYANCE,
PROPERTY EXCHANGE AND EASEMENTS**

Action Requested: Consider approval of the property conveyance and property exchange at no cost, authorize the granting of easements, and waive Board Policy 9.02 C.2 (conveyance of real estate for monetary consideration based on appraisal) for the benefit of the University of Northern Iowa, 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 property conveyance, property exchange and easements for the University of Northern Iowa have been reviewed by the Attorney General's Office. An indemnification clause is included in the easements.

The City of Cedar Falls has proposed the construction of the Greenhill Road extension which requires land from the University of Northern Iowa and Cedar Falls Utilities. Cedar Falls Utilities (CFU) receives its natural gas supply through the natural gas transmission system owned and operated by Northern Natural Gas Company (NNG). The natural gas is delivered to NNG's Town Border Station (TBS) located south and east of UNI's Warehouse 1/Tallgrass Prairie Center.

The existing TBS was constructed in 1954 when natural gas was first brought to Cedar Falls. CFU has requested the land for the construction of a second TBS for receipt of natural gas both for redundancy and for increased capacity. The proposed new TBS will have 25% larger capacity for benefit of the community and for anticipated increased gas usage at CFU's electric generation facilities and at UNI's electric/steam generation facilities.

UNI requests a waiver of Board Policy 9.02 C.2 (conveyance of real estate for monetary consideration based on appraisal) for the property transactions and the easements for the City's construction of the roadway.

University of Northern Iowa with the Board as Owner for the following Property Conveyance and Easements:

City of Cedar Falls

The University proposes to convey two parcels of land to the City of Cedar Falls at no cost. The two parcels total 3.01 acres and are located on the west UNI campus along the alignment of the Greenhill Road extension and would be used for the City's construction of the roadway. The appraised value of the 3.01 acres to be conveyed is \$45,150.

The University also proposes granting temporary construction easements at no cost to the City for two years to allow needed construction access. The temporary easements total 7.4 acres and are shown on Attachment A.

The City and UNI have been working collaboratively to configure the Greenhill Road extension in part to alleviate traffic problems in the UNI-Dome area of campus. The City has also agreed to construct a paved connection to existing 31st Street that will connect it to the new Greenhill Road.

University of Northern Iowa with the Board as Owner for the following Property Exchange and Easement:

Municipal Electric and Gas Utilities of the City of Cedar Falls (CFU)

Property Exchange

The University proposes to exchange a 22,000 square foot property located west of the UNI Warehouse 1 and south of CFU's cell tower property located at 2420 West 27th Street, Cedar Falls, Iowa, for a similar property of 11,251.8 square feet of land (2310 West 27th Street) and an access and use easement (10,800 square feet) for a total of 22,051.8 square feet from CFU located east of the UNI Warehouse 1 (see Attachment B).

The University would use the land received from CFU for material storage, parking, large truck turn around, and easier egress to the warehouse dock.

Property would be conveyed subject to existing easements and subject to and reserving to the University of Northern Iowa, an access and use easement to the premises being conveyed.

Permanent Easement

CFU Property (shown in blue on Attachment B) consisting of 10,800 square feet of land would be conveyed by CFU to the University at no cost for a permanent easement to access the property as shown in Attachment B for the University's access and use of Parcel C (shown as red L-shape on Attachment B).

Additional information is available from the Board Office.



