

Contact: Jean Friedrich

INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Consider recommending to the Board approval of the leases for the benefit of the institutions as summarized below.

Executive Summary: The Iowa Code requires that agreements, leases and easements involving real property be approved by the Board of Regents by roll call vote. The leases have been reviewed by the Attorney General's Office and are recommended for approval. Indemnification clauses were included in the leases, and the affiliations of the tenant or landlord were identified.

UNIVERSITY OF IOWA

With Board as Landlord for space in the Technology Innovation Center at the Oakdale Research Park for the following:

VIDA Diagnostics (renewal)

528 square feet of space for a one-year period commencing September 1, 2005, through August 31, 2006, at \$264 per month (\$6 per square foot, \$3,168 per year). VIDA uses this space to develop and market software solutions for analyzing and presenting information collected through digital Computed Tomography (CT) imaging for use in the detection, staging, treatment planning and follow-up care for acute and chronic lung disease.

Corridor Business Journal (renewal)

1,078 square feet of space for a one-year period commencing September 1, 2005, through August 31, 2006, at \$539 per month (\$6 per square foot, \$6,468 per year). The Corridor Business Journal is a weekly publication that covers business news and offers stories and other features for the Iowa City-Cedar Rapids corridor.

Cellular Engineering Technologies, Inc. (new)

604 square feet of space (463 square feet of laboratory space and 141 square feet of office space) for a one-year period commencing September 1, 2005, through August 31, 2006, at \$696.25 per month (\$15 per square foot for laboratory space and \$10 per square foot for office space, \$8,355 per year). Cellular Engineering Technologies will use the space to research and develop quantitative tools to evaluate complex physiological responses in living cells and tissues.

With Board as Tenant for the following leases:

St. Ambrose University (renewal)

1,877 square feet of space in Davenport, Iowa, for a one-year period commencing September 1, 2005, through August 31, 2006, at \$1,730 per month (\$11.06 per square foot, \$20,760 per year). The College of Public Health Department of Epidemiology will continue to use this space to conduct research studies.

Village Court Associates (renewal)

875 square feet of space in Johnston, Iowa, for a one-year period commencing September 1, 2005, through August 31, 2006, at \$820 per month (\$11.25 per square foot, \$9,840 per year). The space is used to provide housing for a Carver College of Medicine Department of Ophthalmology resident while on rotation at the Veterans Administration Hospital in Des Moines, Iowa.

Des Moines Area Community College (renewal)

1,430 square feet of space in Newton, Iowa, for a 57-month period commencing September 1, 2005, through May 31, 2010, at \$1 per year. The space is used by the College of Business Administration for its part-time, off-campus Masters of Business Administration (MBA) program in Newton.

Covenant Medical Center (new)

1,191 square feet of space in Oelwein, Iowa, for a one-year period commencing October 1, 2005, through September 30, 2006, at \$694.75 per month (\$7 per square foot, \$8,337 per year). The space will be used by the Child Health Specialty Clinics (CHSC) to provide follow-up services for UIHC pediatric patients. The Oelwein site would consolidate the functions of existing clinics in Waterloo and Dubuque to provide a more centralized CHSC location in northeast Iowa.

IOWA STATE UNIVERSITY

With Board as Tenant for the following lease renewals:

Determan Investments (renewal)

1,400 square feet of space in Mason City, Iowa, for a one-year period commencing July 1, 2005, through June 30, 2006, at \$721 per month (\$6.18 per square foot, \$8,652 per year). The space is used by the University's Department of Human Development and Family Studies for the Child Welfare Project.

Banner Investments (renewal)

130 square feet of space in Mason City, Iowa, for a one-year period commencing July 1, 2005, through June 30, 2006, at \$110 per month (\$10.15 per square foot, \$1,320 per year). The space is used by the University's Department of Human Development and Family Studies for the Child Welfare Project.

Wallace Foundation for Rural Research and Development (renewal)

1,500 square feet of space in Lewis, Iowa, for a three-year period commencing November 1, 2005, through October 31, 2008, at \$875 per month (\$7 per square foot, \$10,500 per year). The space is used for the Southwest Iowa Area Extension Office.

IOWA BRAILLE AND SIGHT SAVING SCHOOL

With Board as Landlord for the following lease:

Blessed Hope (new)

4,023.4 square feet of space in the first floor of the Cottage on the IBSSS campus for a nine-month period commencing October 1, 2005, through June 30, 2006, at \$374.58 per month (\$1.12 per square foot, \$4,494.96 per year). Blessed Hope will only use the space for worship, fellowship, church group activities, and meetings for three hours on Sunday mornings and for three hours on Wednesday evenings.

Additional information is available from the Board Office.