

Contact: Jean Friedrich

**UNIVERSITY OF NORTHERN IOWA 28E AGREEMENT AND EASEMENT WITH
CITY OF CEDAR FALLS**

Action Requested: Consider recommending to the Board approval of the 28E Agreement and Temporary Construction Easement with City of Cedar Falls.

Executive Summary: Iowa Code §262.11 requires that agreements, leases, and easements involving real property be approved by the Board of Regents by roll call vote. The proposed 28E Agreement (Agreement) and Easement, as revised, have been reviewed by the Attorney General's Office and are recommended for approval.

This proposed Agreement between the University of Northern Iowa (UNI) and the City of Cedar Falls (City) will benefit both parties. The City will design and construct a four acre permanent pond within the existing storm water detention basin located on City property north of the University's Physical Education Center (PEC) / Wellness Center parking lot (see Attachment A). The pond will be a permanent water feature within the detention basin and will provide recreational, educational, and research opportunities for UNI students, faculty, staff, and visitors.

The fill material that is hauled from the detention basin to construct the pond will be used to create open field recreational areas in accordance with construction plans approved by UNI and the City. The granting by the Board to the City of a temporary construction easement (see Attachment B) is required for the hauling of the fill material and the construction of the wetlands and other water quality improvement structures.

As detailed in the Agreement, the City will build a new baseball field and soccer field. A second baseball field may be constructed by the City during the life of this Agreement. The City will also upgrade the existing UNI baseball field and UNI softball field by installing new fencing, renovating the turf, and upgrading dugouts and bleachers. The City will gain access to the University's recreational fields during summer months when University usage of the facilities is low and at other times as mutually agreed upon.

The University will benefit through development of the next phase of its West Campus Recreation Master Plan with no out-of-pocket construction expenses.

The duration of the Agreement is for a period of 20 years commencing on the date of execution by all parties. An indemnification clause is included in the Agreement.

Additional information is available from the Board Office.

STORM WATER DETENTION BASIN

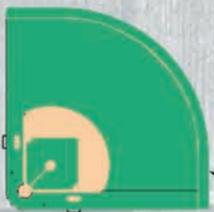
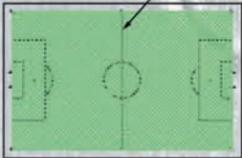
18th Street

4 ACRE PERMANENT
POND FEATURE

UPGRADE UNI WOMENS SOFTBALL FIELD

UPGRADE UNI MENS BASEBALL FIELD

NEW FULL-SIZE SOCCER FIELD



NEW FULL-SIZE BASEBALL FIELD

22nd Street

27th Street

Hudson Road

UNI WEST CAMPUS

