

Contact: Jean Friedrich

UNIVERSITY OF IOWA PROPOSED PROPERTY PURCHASE – NORTH LIBERTY

Action Requested: Consider approval of the purchase, for the benefit of the University of Iowa, of property consisting of 40.17 acres of undeveloped land located on the southwest corner of Forevergreen Road and Highway 965 in North Liberty, Iowa, from MGCSMS, LLC at the purchase price of \$11,666,300, subject to approval of the final documents by the Board Office and Attorney General's Office.

(ROLL CALL VOTE)

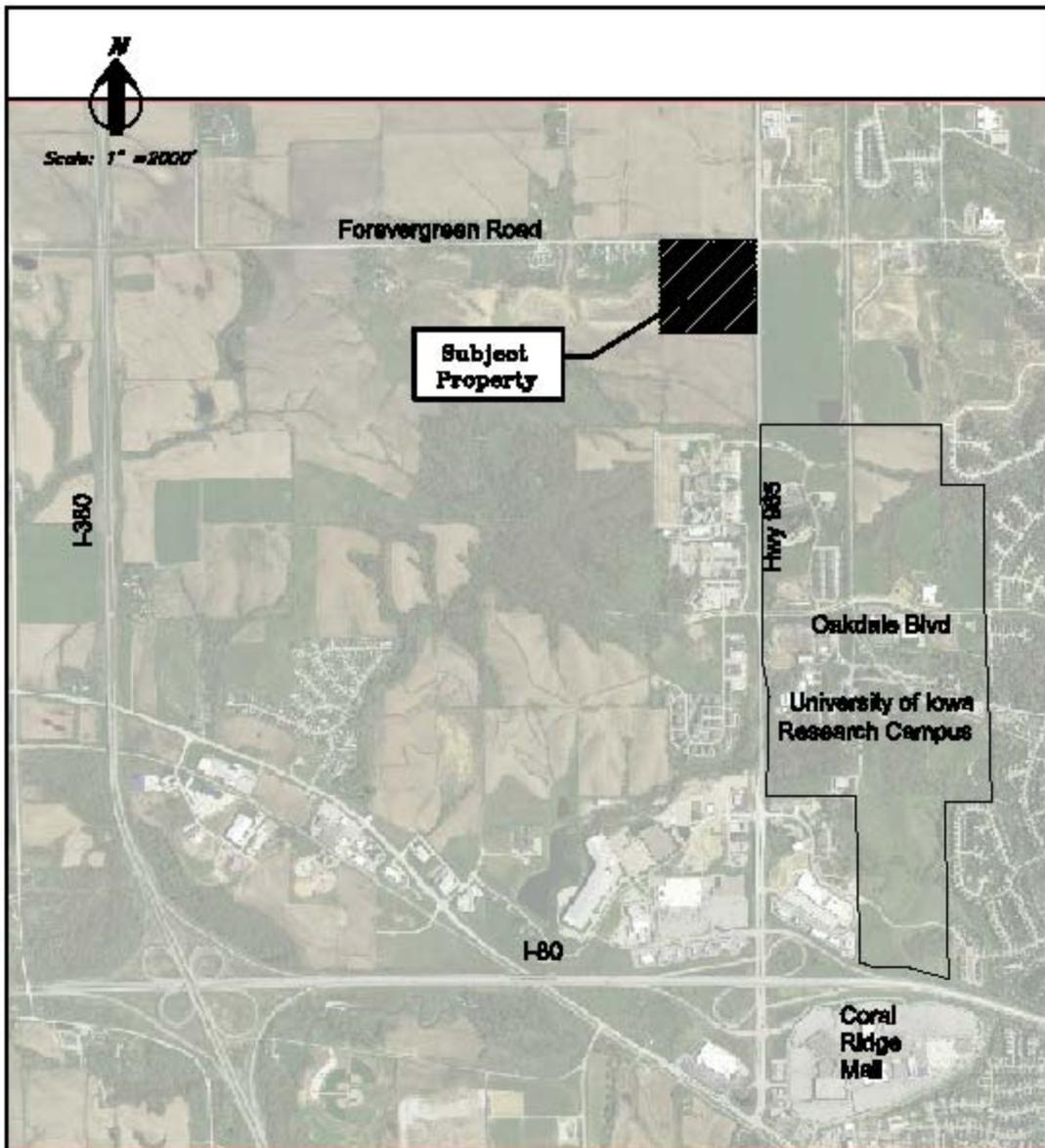
Executive Summary: The University of Iowa requests approval for the purchase of property consisting of 40.17 acres of undeveloped land located on the southwest corner of Forevergreen Road and Highway 965 in North Liberty, Iowa, from MGCSMS, LLC. A map showing the location of the property is included as Attachment A.

The proposed purchase price of \$11,666,300 is consistent with Board policy for the purchase of property, based on a reconciliation of four appraisals which used the sales comparison approach. The purchase would be funded from UIHC earnings set aside for capital improvements.

This property is in a key location at a significant intersection at the boundary between Coralville and North Liberty, two of the fastest growing communities in Iowa, with significant vehicle traffic and visibility. This property is being acquired for future UIHC clinic relocation and expansion.

Under Board policy, property shall be purchased at no more than the highest appraisal, or not more than 5 percent over the average of two appraisals, whichever is the lower figure. This policy is not intended to limit negotiation for a price lower than the appraised value.

Additional information is available from the Board Office.



 **THE UNIVERSITY
OF IOWA**
*Plotted November 2, 2010
UNIC_NorthLiberty.dwg*

**Location Map
Purchase of Property
Highway 965 and Forevergreen Road**