

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Institutional Agreements, Leases and Easements  
**Date:** August 30, 2001

**Recommended Action:**

Approve the leases for the benefit of the institutions as summarized below. **(ROLL CALL VOTE)**

**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 agreements and leases presented this month have been reviewed by the Attorney General's Office and are recommended for approval. A listing of principals is included as Attachment A to this docket memorandum.

The University of Iowa requests approval of the following:

- Lease agreement with Grandview Court Partnership for the University's use of space in Iowa City for the Iowa Lions Eye Bank of the Department of Ophthalmology and Visual Science of the College of Medicine; and
- Authorization to add to its tenant property inventory the day care property located at 701 Melrose Avenue, Iowa City, Iowa, and approval of the lease rate for FY 2002.

The Iowa School for the Deaf requests approval of the following:

- Lease renewal with Iowa Western Community College for its use of space for its Alternative High School Program in the School's Careers Building; and
- Lease agreement with Catherine Wredt, a school employee, for her use of a residence on the Iowa School for the Deaf campus.

**Background and Analysis:**

A. UNIVERSITY OF IOWA

1. GRANDVIEW COURT PARTNERSHIP (Landlord)—The University requests approval to enter into a new lease as lessee with Grandview Court Partnership for the University's use of 3,540 square feet of office and laboratory space located in Iowa City. The space would be leased for a three-year period commencing October 1, 2001, through September 30, 2004, at the rate of \$4,500 per month (\$15.25 per square foot, \$54,000 per year).

The space would be used to consolidate the operations of the Iowa Lions Eye Bank of the Department of Ophthalmology and Visual Science. The Eye Bank activities are currently located in a total of approximately 700 square feet of space in several locations throughout University Hospitals and Clinics. In addition, the Eye Bank utilizes the Department's conference/meeting rooms, break room, restrooms and reception area. The University reports that the amount of space in the Eye Bank's existing locations is not sufficient for its operations, nor is adequate space available at other University Hospitals locations or elsewhere on campus. The proposed lease would provide the additional laboratory and office space necessary to meet the needs of the Eye Bank. The lease payments would be provided from the Eye Bank's service fees.

The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with Iowa Code Chapter 669.

2. 701 MELROSE AVENUE, IOWA CITY, IOWA—The University requests approval to add to its tenant property inventory the day care property located at 701 Melrose Avenue in Iowa City. The University received Board approval to purchase the property in July 2001; the scheduled possession date is September 14, 2001.

The property has been used by a day care provider for a number of years; the seller of the property has required the University to accommodate the current tenant through June 30, 2002. Accordingly, the University has offered the day care provider the right of first refusal to lease the space, and at a rate lower than the University's other day care properties. The University proposes to lease the property at the rate of \$500 per month effective October 1, 2001, through the remainder of FY 2002. The monthly rate currently charged to the majority of the University's other day care tenants is \$760.

Since the property would be added to the University's tenant property inventory, the rental rate for each subsequent fiscal year would be presented for Board approval once a year (normally in May) along with the rental rates for the University's other tenant properties.

B. IOWA SCHOOL FOR THE DEAF

1. IOWA WESTERN COMMUNITY COLLEGE (Tenant)—The Iowa School for the Deaf requests approval to renew its lease as lessor with Iowa Western Community College for its use of 800 square feet of space located in Room C of the Careers Building on the Iowa School for the Deaf campus.

The lease will be renewed at the rate of \$824 per month (\$12.36 per square foot, \$9,888 per year) for a one-year period commencing September 1, 2001, through August 31, 2002. The proposed rate is an increase of 3 percent over the current rental rate.

The space is used as a classroom for the Alternative High School Program, which is administered by Iowa Western Community College and funded by the school districts that participate in the program.

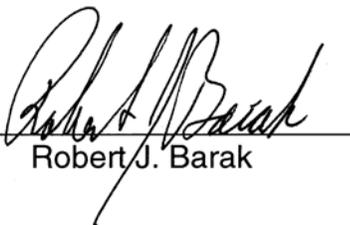
The tenant agrees to indemnify, defend, and hold harmless the school as customarily required.

2. CATHERINE WREDT (Tenant)—The School requests approval to enter into a lease agreement as lessor with Catherine Wredt for her use of a residence located at 2901 Valley View Drive on the Iowa School for the Deaf campus. The house consists of 1,440 square feet of space and would be leased at the rate of \$630 per month (\$7,560 per year) for a one-year period commencing September 1, 2001, through August 31, 2002. The tenant is employed by the School as the administrative assistant to the superintendent.

The house was previously leased to Tim James, another school employee, at the rate of \$600 per month (\$7,200 per year). The proposed rental rate of \$630 per month for the lease with Catherine Wredt represents an increase of 5 percent and is consistent with market rates in the Council Bluffs area.

The lease agreement requires the tenant to indemnify, defend, and hold harmless the school.

  
\_\_\_\_\_  
Sheila Lodge

Approved: \_\_\_\_\_  
  
Robert J. Barak

Attachment A

Listing of Principals for Leases

September 2001

Lease

Principals

**University of Iowa**

Grandview Court Partnership

Gene Kroeger, Partner

The principal has no affiliation with the University.

**Iowa School for the Deaf**

Iowa Western Community College

Gary Faust, Board President

The principal has no affiliation with the School.

Catherine Wredt

The tenant is employed as the administrative assistant to the School superintendent.