

Contact: Jean Friedrich

INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Consider recommending to the Board approval of the leases and easement 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 and easement have been reviewed by the Attorney General's Office and are recommended for approval. Indemnification clauses are included in the leases, and the affiliations of the tenant or landlord are identified.

UNIVERSITY OF IOWA

With Board as Owner for the following farm leases:

Tom Williams (renewal)

51.7 acres of farmland known as the Hawkeye Area Farm in Iowa City, Iowa, for a one-year period commencing March 1, 2006, through February 28, 2007, with cash rent of \$3,892 payable in equal installments on or before March 1, 2006, and December 1, 2006.

Scott Ogden (renewal)

34.8 acres of farmland known as Oakdale Farm in Oakdale, Iowa, for a one-year period commencing March 1, 2006, through February 28, 2007, with cash rent of \$1,186.50 payable on or before December 1, 2006.

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

Pharmacom Corporation (renewal)

828 square feet of space for a one-year period commencing February 1, 2006, through January 31, 2007, at the rate of \$833.25 per month, \$9,999 per year (\$8.50 per square foot for 264 square feet of office space, \$10 per square foot for 141 square feet of office space, and \$15 per square foot for 423 square feet of laboratory space). Pharmacom, a semiconductor-based microelectronic biosensing technology company, uses the space to develop improved detecting and monitoring systems that have application for electronic, optical, chemical and biochemical technologies.

Innovation Software Engineering (renewal)

1,571 square feet of space for a one-year period commencing March 1, 2006, through February 28, 2007, at the rate of \$1,112.79 per month (\$8.50 per square foot, \$13,353.50 per year). Innovative Software Engineering provides custom software development and system integration services for the transportation, wireless communication, and education industries.

SustainableScience.org Inc. (renewal)

129 square feet of space for a one-year period commencing February 1, 2006, through January 31, 2007, at the rate of \$161.25 per month (\$15 per square foot, \$1,935 per year). SustainableScience.org Inc. will continue to use this space for engineering research, development, design, software and manufacturing consultancy to promote sustainability for finite resources and environmental balance by creating technological innovations.

With Board as Tenant for the following leases:

Spencer Municipal Hospital (renewal)

1,683.6 square feet of space in the Spencer Municipal Hospital in Spencer, Iowa, for a three-year period commencing November 1, 2005, through October 31, 2008, at the rate of \$1,150.46 per month (\$8.20 per square foot, \$13,805.52 per year). The Child Health Specialty Clinics uses this space for its regional high risk follow-up program and other clinic activities.

Ecumenical Community Center Foundation (renewal)

369 square feet of space in Cedar Rapids, Iowa, for a one-year period commencing March 1, 2006, through February 28, 2007, at the rate of \$525 per month (\$17.07 per square foot, \$6,300 per year). The space is used as a satellite facility for the Department of Pediatrics Foman Infant Nutrition Unit which recruits subjects in Cedar Rapids for nutrition research studies.

IOWA STATE UNIVERSITY

With Board as Landlord for the following leases:

Verizon and Cingular (new)

Leases in concept for the use of tower space and construction of equipment shelters on the Communications Building on the ISU campus for two cellular telephone companies, Verizon and Cingular, commencing on or about February 1, 2006, for an anticipated period of ten years, at the combined rate of approximately \$3,000 monthly for the two leases. The University expects the full details of the two lease agreements to be negotiated and completed by February 1. Once the lease details are finalized, the lease documents will be forwarded to the Attorney General's Office for review and Executive Director approval. The University requests approval of the leases in concept at this time to allow installation and construction to proceed in a timely manner following approval of the lease agreements.

UNIVERSITY OF NORTHERN IOWA

With Board as Landlord for the following lease:

Pi Kappa Alpha Fraternity (new)

Property at 1209 West 23rd Street in Cedar Falls for use by Pi Kappa Alpha Fraternity for a five-year period commencing June 1, 2006, through May 31, 2011, at the rate of \$1,210 per month (\$14,520 per year). The monthly rental rate is subject to an increase each July 1 by an amount approved by the Board of Regents.

With Board as Tenant for the following lease:

Caines Investments (renewal)

8,000 square feet of space in the Cedar Falls Industrial Park, for a 19-month period commencing April 1, 2006, through October 31, 2007, at the rate of \$3,475 per month (\$5.21 per square foot, \$41,700 per year). This portion of the University's Iowa Waste Reduction Center is used for the STAR4 Defense Training Program of the Department of Defense for applied research and training of military personnel.

With Board as Owner of real property for the following easement:

City of Cedar Falls, Iowa

A temporary construction easement for the City's use of a portion of land on the University's far west campus for construction of the Union Road Sanitary Interceptor Sewer. The easement would be in effect for 12 months from commencement of construction and is not expected to disrupt University operations.

Additional information is available from the Board Office.