

Contact: Jean Friedrich

UNIVERSITY OF IOWA PROPOSED PROPERTY PURCHASES

Action Requested: Consider approval to purchase the following properties in Iowa City, Iowa:

1. A fifty-foot wide strip of land approximately 914.24 feet long totaling approximately 45,712 square feet located adjacent to the south side of the University's International Center at the purchase price of \$182,848.
2. Two-story house located at 111 Church Street at the purchase price of approximately \$475,000 plus accrued interest.

(ROLL CALL VOTE)

Executive Summary:

Parcel of Land for College of Public Health Project

The property, owned by Cedar Rapids and Iowa City Railway (CRANDIC), consists of a fifty feet wide strip of land approximately 914.24 feet long totaling approximately 45,712 square feet; it is located adjacent to the south side of the University's International Center, the future site of the College of Public Health Academic Building in Iowa City, Iowa. A map showing the location of the property is Attachment A.

Purchase of the property will allow the University to install several utility lines, including chilled water, telecommunications, and electrical power. In addition, roadway improvements, sidewalks and pedestrian seating areas will be constructed in this area. Control of the property will allow the University to shape and landscape the southern exposure of the College of Public Health site, enhancing the view of the building from Highway Six.

The proposed purchase price of \$182,848 (\$4.00 per square foot) is consistent with Board policy for the purchase of property, based on two appraisals. The purchase would be funded from Treasurer's Temporary Investment Income.

111 Church Street in Iowa City, Iowa

This property, a mature, two-story house at 111 Church Street in Iowa City, is located across the street from the University of Iowa President's Residence (see Attachment B). It was purchased by the University of Iowa Facilities Corporation (UIFC) in 2002 at a cost of \$562,500. The Board of Regents approved a lease between the University and the UFC at its October 2002 meeting. The University's lease payments are equal to the Facilities Corporation loan payments, and the University is responsible for all operations, maintenance and improvement costs for the property.

The property has been integrated into the University's pool of tenant properties and has been rented to incoming faculty and staff as interim accommodations.

The facility is now envisioned to serve as a writing house, extending the University's writing community further along Clinton Street. (The University of Iowa's Writer's Workshop is located in the Dey House.) It will provide space to better integrate undergraduate students into the University's writing community. The first floor of the facility will serve as a focal point to bring together students, faculty and other writing mentors for meetings, programs, and socialization for the diverse writing community. The second floor would house visiting writers who would use the third floor for studio writing space.

The proposed purchase price is equal to the remaining balance of the Facilities Corporation financing of approximately \$475,000, plus accrued interest. The purchase price is consistent with Board policy for the purchase of property, based on two appraisals. The purchase would be funded from Treasurer's Temporary Investment Income.

The Real Estate Contracts for both proposed purchases have been reviewed by both the Attorney General's office and Board Office personnel.

Additional information is available from the Board Office.

