

Contact: Jean Friedrich

**INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS**

**Action Requested:** Consider approval of two leases for the benefit of the University of Northern Iowa, subject to approval of the final documents by the Board Office and Attorney General's Office.

**(ROLL CALL VOTE)**

**Executive Summary:** Iowa Code §262.11 requires that certain agreements, leases, and easements be approved by the Board of Regents by roll call vote. The lease agreements have been reviewed by the Attorney General's Office and are subject to approval of the final documents by the Board Office and Attorney General's Office.

**University of Northern Iowa**

In February 2009, the Board of Regents approved leases with the Eastern Iowa Community College District (EICCD) and American Tower Corporation (ATC), subject to final approval of the documents from the Attorney General's office. The lease with ATC was to establish a transmission site for the KUNI repeater station in Orion, Illinois, while the lease with EICCD would have established a microwave link from an Iowa Communications Network (ICN) location to the ATC tower. Since neither lease was executed, the University is bringing two new leases to the Board for approval.

The University is now requesting approval of leases with Pinnacle Towers LLC (PTLLC), and with the Eastern Iowa Community College District (EICCD) for construction of the KUNI repeater station. The lease with Pinnacle Towers will establish a transmission site for the FM repeater station in East Moline, Illinois, while the lease with EICCD will establish a microwave link from an Iowa Communications (ICN) location to the PTLLC tower in East Moline, Illinois.

The new FM station will serve the Quad Cities area, including the Iowa cities of Davenport, Bettendorf, LeClaire, Riverdale, and Pleasant Valley.

The total project is budgeted for \$144,632. The Public Telecommunications Facilities Program has granted the project approximately 50% of the total funding. The remaining funds will be covered by building repair funds for Iowa Public Radio projects. The lease payments will be funded by Iowa Public Radio.

University of Northern Iowa with Board as Tenant for the following leases:

**Eastern Iowa Community College District (EICCD)**

Lease with EICCD for a ten-year term, commencing on the Site Commencement Date (the first day of the month that installation is started) at the rate of \$230 per month for an annual rental of \$2,760. The term of the lease will automatically extend for three additional ten-year periods, unless either party provides 180-days written notice of termination.

The lease provides space on the College's Riverdale tower for KUNI's microwave antenna, space inside an equipment shelter near the tower base, and use of 2 single-mode fiber optic strands to provide a communications link between the equipment

shelter and the ICN Fiber Optic Transport System room on the EICCD campus in Riverdale, Iowa.

**Pinnacle Towers LLC**

Lease with Pinnacle Towers for a five-year term, commencing on the Site Commencement Date (the term of the lease will automatically extend for four additional five-year periods, unless either party provides 90-days written notice of termination) at the rate of \$1,300 per month for an annual rental of \$15,600. The monthly rate will be adjusted each year by an amount tied to the Consumer Price Index for the preceding year.

The lease provides space on the East Moline tower for KUNI's radio antennas and ground space for KUNI's transmitting equipment and shelter.

Additional information is available from the Board Office.

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