

Contact: Brad Berg

ABANDONMENT OF THE HAWKEYE DRIVE APARTMENT COMPLEX - UNIVERSITY OF IOWA

Actions Requested: Consider approval of A Resolution directing the abandonment of the Hawkeye Drive Apartment Complex at the University of Iowa.

Executive Summary:

The Hawkeye Drive Apartment Complex is a series of 14 single-story buildings that in total contain 192 two-bedroom apartment units. The structures were built in 1960 and are well beyond the end of their useful life. The correction of deferred maintenance necessary to continue making the facility safe and habitable is extensive and costly. In addition, the complex was built on sandy soil and several of the structures have shifted and sunk creating unsafe living conditions. Those structures (30 of the 192 units) have been taken off-line and are not occupied.

Bond resolutions for the University of Iowa's Dormitory Revenue Bonds require specific approval of the Board of Regents prior to the abandonment of any units in the system. The resolution needs to include a determination that the net rents, profits, and income of the Residence (Dormitory) System, after abandonment of the facilities, are sufficient to meet the specific financial requirements of the bond covenants. The University seeks permission to remove the Hawkeye Drive Apartment Complex from the Residence System.

The University has worked closely with the Board of Regents' bond counsel and the Board Office to ensure the removal of the Hawkeye Drive Apartment Complex is in full compliance with all existing Board of Regents University of Iowa Dormitory Revenue bond covenants. The bond covenants require a certification that the 135% coverage test (net revenues of the System must equal or exceed 135% of the annual debt service on the outstanding bonds) will be met after the requested abandonment.

The complex was built at the same time as the neighboring Hawkeye Court Apartment complex, which were razed to make way for the new Aspire graduate student housing complex. Now that Phase II of that development is complete and open to students, the University seeks the Board's permission to raze the Hawkeye Drive apartment buildings. Approval of the demolition of the complex along with a project description and budget will be presented for the Board's consideration later this spring. The site will become green space until future campus master planning is complete. A location map of the site is included as Attachment A.



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1" = 320'

Location Map:
Hawkeye Drive
Apartments