

Contact: Jean Friedrich

INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Consider recommending to the Board approval of the leases 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 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

Approve the schedule of monthly rental rates:

The Board annually approves the rental rates charged by the University for single family residences, apartments, duplexes, and child care properties, which are owned for the University's benefit on and around the campus. A total of 60 units will be rented in FY 2007 with the majority of the proposed rate increases ranging from approximately 1.3 percent to 9.6 percent.

The 20 single-family residences are the University's most expensive rental units; the proposed FY 2007 rental rates range from \$1,050 to \$2,500 per month. The rate increases are from 1.8 percent to 9.6 percent for all but three of the properties. One has no rate increase and two have higher rate increases due to the completion of renovations.

The University's FY 2007 tenant property rental schedule lists a total of 17 apartment units with proposed rental rates for the apartments (including efficiencies) ranging from \$485 to \$655 per month (increases ranging from 3.2 percent to 4.8 percent), 16 duplexes with rates ranging from \$770 to \$865 per month (increases ranging from 1.3 percent to 6.3 percent), and six pre-school/day care facilities with rates ranging from \$750 to \$881 per month (increases ranging from 2.0% to 7.1%).

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

Actual Safety, Inc. (new)

166 square feet of office and clinic space in Davenport, Iowa, for a one-year period commencing April 1, 2006, through March 31, 2007, at the rate of \$83 per month (\$6 per square foot, \$996 per year). Actual Safety will use this space to develop alternative low-cost solutions to global health and safety problems such as fires, auto and industrial accidents, and secondary bacterial/viral contamination.

Applied Fullerene (renewal)

362 square feet of space for a one-year period commencing April 1, 2006, through March 31, 2007, at the rate of \$301.67 per month (\$10 per square foot, \$3,620 per year). Applied Fullerene uses the space to develop new microcircuit testing instruments with applications in biotechnology and other fields requiring extremely precise measurement.

IAgen LLC (renewal)

310 square feet of space (130 square feet for office space and 180 square feet for laboratory space) for a one-year period commencing April 1, 2006, through March 31, 2007, at the rate of \$215 per month (\$6 per square foot for office space and \$10 per square foot for laboratory space, \$2,580 per year). IAgen uses the space to develop biocatalysts from microbial and plant sources for use in the growing bioproducts industry, which looks to create products currently manufactured primarily from petroleum.

With Board as Tenant for the following lease:

GenVentures, Inc. (renewal)

1,569 square feet of office and clinic space in Davenport, Iowa, for an approximate five-year period commencing March 21, 2006, through March 31, 2011, at the rate of \$2,222.75 per month (\$17 per square foot, \$26,673 per year). The University uses the space for the University of Iowa Clinical Outreach Department as a pediatric outreach clinic, which includes a cardiology practice.

IOWA STATE UNIVERSITY

With Board as Tenant for the following leases:

The leases are for a one-year period commencing March 1, 2006, through February 28, 2007, and provide for the College of Agriculture's use of various parcels of farm land in Story and Boone Counties. The farm land, which is critical to the College of Agriculture programs, was acquired or leased by the Iowa State University Committee for Agricultural Development (CAD) and the Iowa State University Foundation (affiliated organizations of the University) for the specific use and benefit of the instructional and research activities of the College of Agriculture.

Iowa State University Committee for Agricultural Development (renewal)

Seven parcels of farm land totaling 698.1 acres located in Story and Boone Counties for cash rent in the amount of \$44,165 per year (an average of approximately \$63.26 per acre) payable on or before March 1, 2006. Additional cropland acres may be rented and used for small isolation plot areas at the rental rate of \$100 per acre.

Iowa State University Foundation (renewal)

Seven parcels of farm land totaling 662.6 acres located in Story County for cash rent in the amount of \$57,160 per year (an average of approximately \$86.27 per acre) payable on or before March 1, 2006.

With Board as Owner for the following farm lease amendments:

Cory Eldridge

Additional 132.3 acres of permanent pasture land currently located on the Rhodes Research Farm in Marshall County commencing on April 1, 2006, in the amount of \$40 per acre (\$5,292 per year). The additional pasture land is available due to the University completing seasonal grazing research on this tract of pasture. The amendment will supplement the existing lease for Mr. Eldridge's use of 1,045.4 acres adjacent to the Rhodes farm.

NYT Broadcast Holdings, LLC.

Addendum #2 to the lease agreement with NYT Broadcast Holdings for its continued use of the transmitter site located at Alleman, Iowa. The extension is for a five-year period commencing January 1, 2006, through December 31, 2010, at the rate of \$5,000 per year.

Additional information is available from the Board Office.