

Contact: John Nash

UNIVERSITY OF IOWA PROPOSED PROPERTY PURCHASE

Action Requested: Consider recommending to the Board approval of the purchase of commercial property at 716 East 2nd Avenue, Coralville, Iowa from Lock Properties LC (Lock) at a purchase price of \$1,395,190 and a waiver of Board Policy 2.3.2 Ciii (conveyance of real estate for monetary consideration based on two appraisals), subject to approval of the final documents by the Board Office and Attorney General's Office.

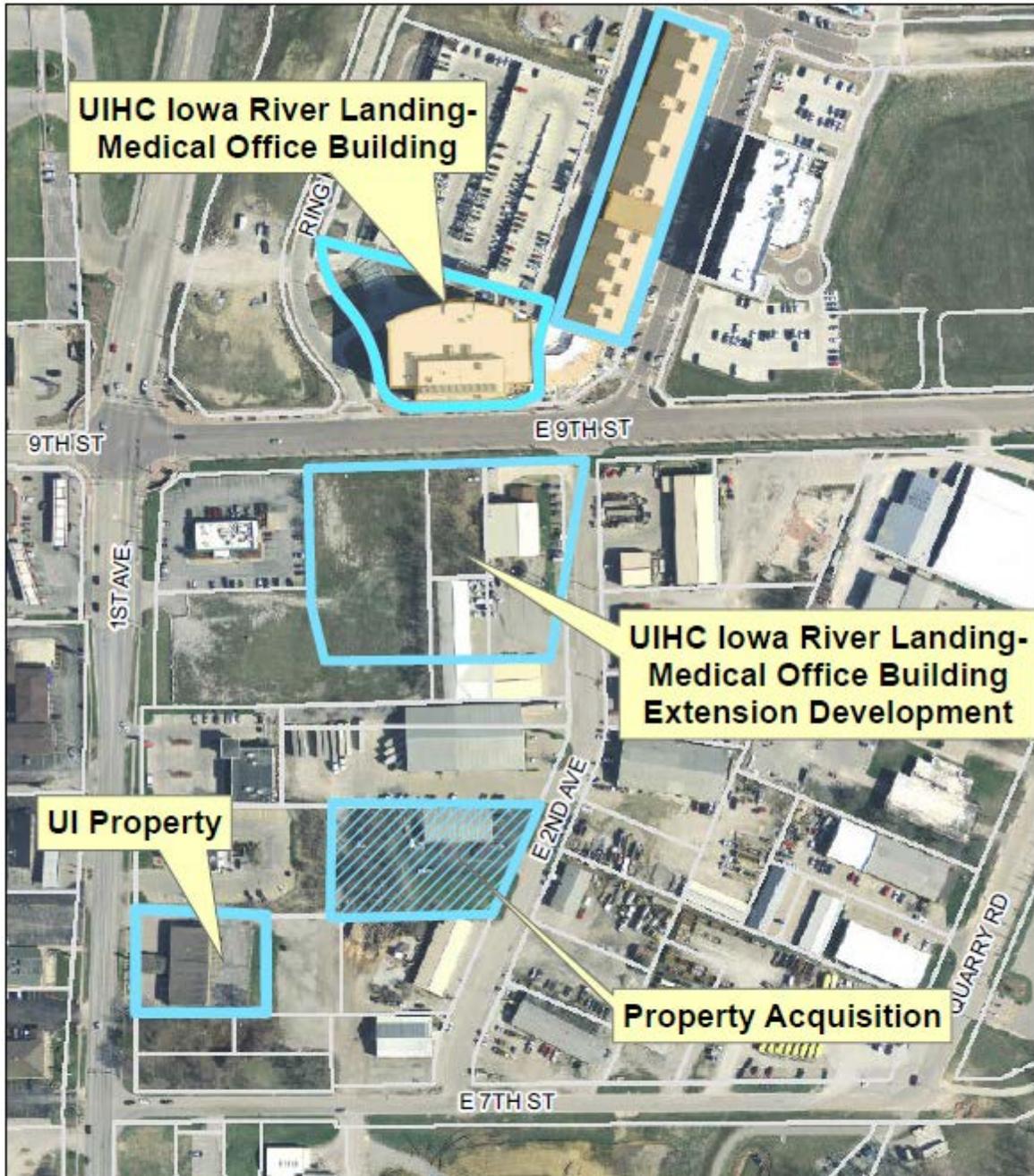
Executive Summary: This one acre of property is directly south of the future **UIHC Iowa River Landing - Medical Office Building Extension Development** (IRL Extension) project planned to start construction in early 2018. The University wants to acquire this land to build a patient parking ramp to support the patient volumes expected at the IRL Extension (see Attachment A).

The purchase price is \$1,395,190 or \$29 per square foot. Recently, the University has acquired similar property in the Iowa River Landing area for \$32, \$30, and \$24 per square foot. Because the \$29 per square foot cost is within this range and the expense of obtaining two additional appraisals is not likely to yield any new land valuation information to the University or the Board, the University requests the Board waive its policy for obtaining appraisals for property purchases.

Upon Board approval of this property purchase, the University would pay Lock \$300,000 and the remaining \$1,095,190 at closing for a total of \$1,395,190. In addition to the purchase price, the University would also pay Lock \$55,000 to relocate their ongoing sheet metal business to a new location.

The University would use University Hospitals Building Usage Funds to purchase the property. The property purchase would not close until right before the start of construction on the IRL Extension.

UNIVERSITY OF IOWA
PROPOSED PROPERTY PURCHASE MAP



 **THE UNIVERSITY OF IOWA**
Tuesday, March 21, 2017
Document Name: 20170317_IRL


1" = 200'

Location Map:
Coralville
Iowa River Landing