

Contact: John Nash

INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Recommend the Board approve one easement and land transfer for the benefit of the University of Iowa, one lease for the benefit of Iowa State University and one amended lease for the benefit of the University of Northern Iowa.

1. **SUI Easement and Land Transfer:** SUI would transfer 1.03 acres of land as right-of-way and grant a standard 15-foot permanent utility easement, both to the City of North Liberty for a future public street.
2. **ISU Lease:** ISU would lease space at the Wallace Residence Hall to StoryComm for radio communications equipment, including antennas, an equipment shelter and cabling for 15 years for \$1 per year.
3. **UNI Amended Lease:** UNI would add two renewable five-year terms for a total of four, five-year renewable terms and 1,710 square feet of storage space to an existing 15,870 square foot lease with Cedar Valley TechWorks in Waterloo.
 - *Iowa Code* §262.11 and the Board's Policy Manual §2.3, section 2, part B.ii require the Board approve all acts relating to the management, purchase, disposition, or use of land and property.

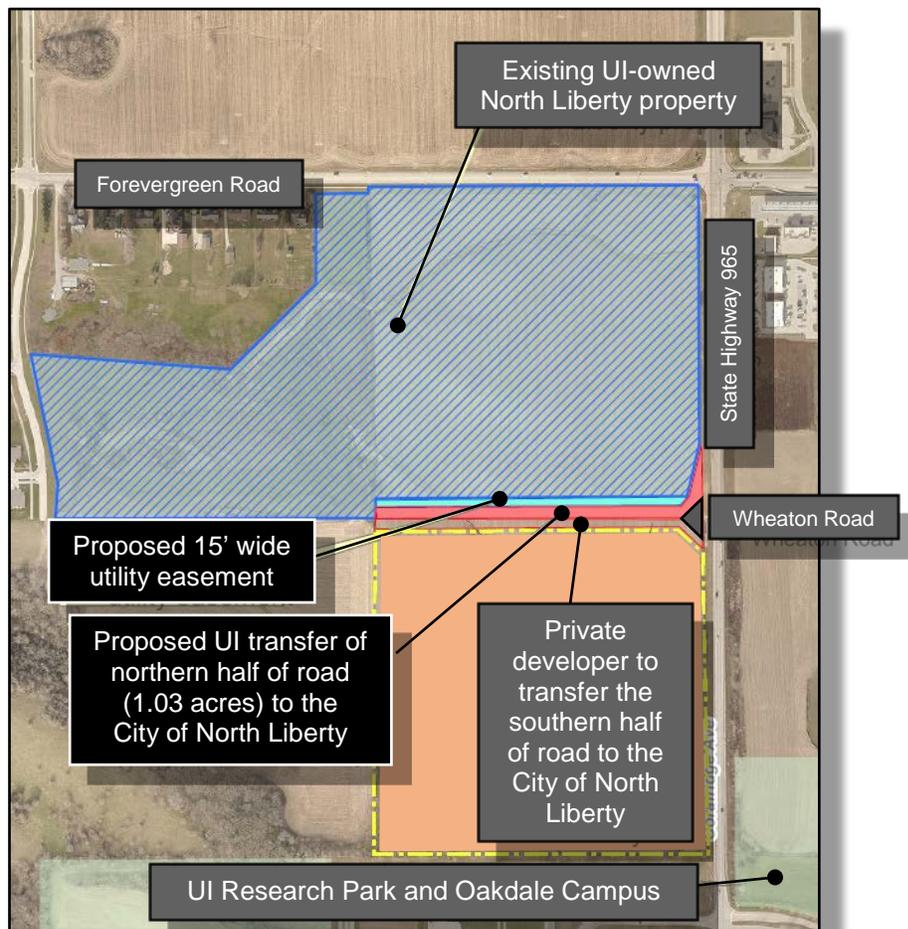
Item #1 of 3
University of Iowa: Easement and Land Transfer

Executive Summary: The University of Iowa requests Board approval to transfer 1.03 acres of land as right-of-way and grant a standard 15-foot permanent utility easement, both to the City of North Liberty for a future public street. Both the City and University masterplans call for a public street to be built off State Highway 965 to serve as a secondary access to UIHC’s planned medical facility.

The planned road (Wheaton Road) is on the southern edge of the University’s property. One half of the planned road would be located on University property (33 feet north of the road centerline) and the other half of the road would be located on property owned by a third party developer (33 feet south of the road centerline). Both parties would convey their respective interests in the road to the City of North Liberty. The third party developer’s residential and commercial development would be under construction this spring and would be completed long in advance of the University’s planned medical facility. The developer needs the road to be completed for public and fire/life safety access into their project. As such, the third party developer would design and construct the entire road to City standards and the University would reimburse the developer for 50% the costs upon acceptance of the road by the City of North Liberty. Upon completion and acceptance by the City, the road would become a dedicated public street.

In connection with the above road project, the University requests Board approval to enter into a standard 15-foot permanent utility easement with the City of North Liberty along the northern half of the future road. The easement area would allow various sub-surface public and private utilities to locate service and distribution lines that would benefit the University’s future development of their site.

The easement would require the City and utilities to indemnify and hold harmless the Board of Regents, the University of Iowa and the State of Iowa from any future claims or liability.



Southern edge of the City of North Liberty



Item #2 of 3
Iowa State University: Lease

Executive Summary: In December 2018, the City of Ames, Story County, the Story County 911 Service Board, and ISU entered into an intergovernmental 28E agreement called “StoryComm.” They created StoryComm to purchase and operate a communication system that would permit these agencies to communicate between themselves through cellular, radio, paging and similar technologies.

Use of Space: To facilitate these communications, this lease would provide physical space at the Wallace Residence Hall for antennas on the penthouse, an equipment shelter just outside the south ground floor entrance and any necessary cabling.

Term: 15 years, June 1, 2020 through May 31, 2035

Rent: \$1 per year

Item #3 of 3
University of Northern Iowa: Lease

Executive Summary: Recommend the Board approve an amended lease that would add two renewable five-year terms for a total of four, five-year renewable terms and 1,710 square feet of storage space. The existing lease is with Cedar Valley TechWorks, Incorporated at 360 Westfield Avenue in Waterloo and allows UNI’s Metal Casting Center (MCC) to rent the first floor of this six-story building.

Use of Space: Applied research and industrial services would be provided by the UNI Metal Casting Center’s additive manufacturing program. Various 3D printed molds and cores would be provided to the casting industry by students, both graduate and undergraduate, and professional staff. MCC would enhance the adoption of this technology by Iowa manufacturers. In addition, webinars and interactive training would be conducted for the casting industry.

Term: five years, January 1, 2019 – December 31, 2023 (existing)

Renewable terms: five years each

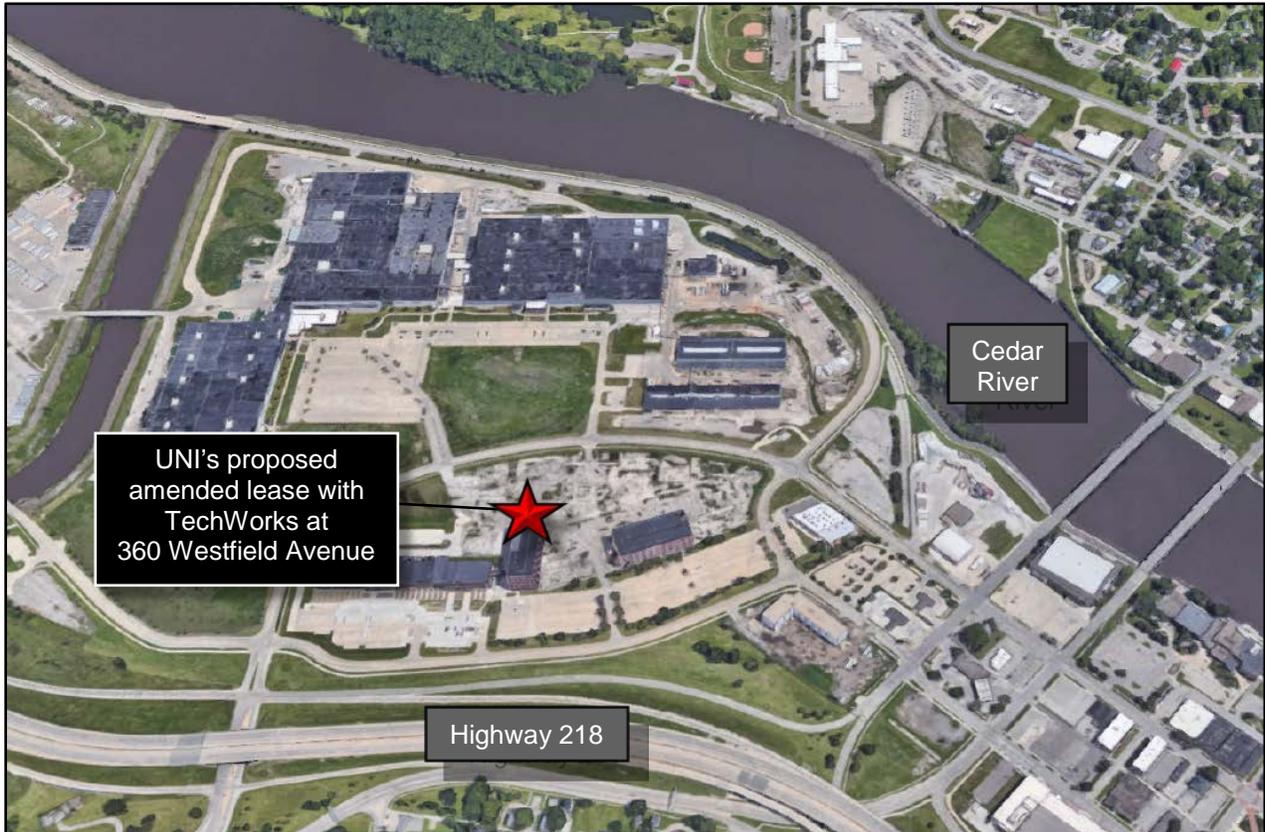
1. January 1, 2024 – December 31, 2028 (existing)
2. January 1, 2029 – December 31, 2033 (existing)
3. January 1, 2034 – December 31, 2038 (**new**)
4. January 1, 2039 – December 31, 2043 (**new**)

Rent: The base rent would be \$6.00 per square foot or \$7,935 per month. Base rent would be increased annually in years 2-5 based on the previous year’s Producer Price Index (PPI).

- In addition to the base rent, UNI would pay a share (percent of leased space versus the total building) of landlord costs estimated to be \$1,534 per month in the first year that covers utilities, building insurance, real estate taxes and a reasonable maintenance cost for common areas.

- For the 1,710 square feet of storage space that is part of this amended lease, UNI would pay nothing in the first year and 50% of the base rent in years 2-5.

Source of Funds: Lease payments would be paid from a combination of funds including service fees, contracts and research grants.



City of Waterloo, west of downtown

