INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Recommend the Board approve the:

Item #1: University of Iowa property exchange: To provide the University new access for golf course maintenance to the southwest portion of the UI Finkbine Golf Course and alleviate the need for future construction easements, the UI would exchange 3,100 square feet of land with the Davis family.

Item #2: Iowa State University Lease Extension: ISU would extend an existing 20-year lease for five years to maintain a cellular phone site of the roof of the Town Engineering Building with USCOC (US Cellular) of Greater Iowa, LLC of Chicago for $24,000 for the first year and increase three percent for each of the next four years.

Item #3: Iowa State University Easement: ISU would grant a one-mile-long fiber optic utility easement on the north side of ISU’s campus to Metronet of Evansville, Indiana for a one-time payment of $27,566. The easement term would be 30 years.

Item #4: University of Northern Iowa Lease: UNI would lease 17,545 square feet from the City of Waterloo at the UNI Center for Urban Education (UNI-CUE) at 800 Sycamore Street in Waterloo for $72,421 per year for 10 years.

- Iowa Code §262.11 and the Board’s Policy Manual §2.3, section 2, part B require Board approval of all acts relating to the management, purchase, disposition or use of land and property.
Item #1 of 4: University of Iowa Property Exchange

Executive Summary: To provide new access to the southwest portion of Finkbine Golf Course and alleviate the need for future construction easements, the University would swap 3,100 square feet of land with the Davis family.

Background: Thomas R. Davis and Sharon Davis own a residential parcel of real estate at 2100 Melrose Avenue in Iowa City, adjacent to the University of Iowa's Finkbine Golf Course. The Davis' parcel sits near the golf course's Hoak Family Golf Complex and outdoor practice area for the men's and women's intercollegiate golf teams. Over the past few years when the University has needed to do renovations or repairs on the golf course near the Hoak complex, the University needed to obtain a temporary access easement from the Davis' as this part of the course has no direct access to Melrose Avenue from which contractors can enter.

To alleviate the need for future easements, the University and the Davis family have agreed to exchange approximately equal areas of real estate. The Davis family would transfer to the University approximately 3,100 square feet of land on the west portion of the current parcel, thus giving the University direct access and frontage to Melrose Avenue. The University in turn would transfer to the Davis family approximately 3,100 square feet of land directly to the north of the Davis property that has no benefit to the University given the current and expected future layout of the golf course.

The University’s Campus Master-Planning Committee has reviewed and approved these transfers.
Executive Summary: Recommend the Board approve to extend an existing 20-year lease for five more years to maintain a cellular phone site on the roof of ISU’s Town Engineering Building with USCOC (US Cellular) of Greater Iowa, LLC of Chicago.

Background: US Cellular entered into to a 20-year lease with ISU on May 1, 2001 to install, operate and maintain a cellular phone site on the roof of Town Engineering, starting at $9,600.00 the first year and increasing to $13,165.61 in the twentieth year.

US Cellular has requested a renewal for five more years starting at a rent of $24,000 per year and increasing three percent for the next four years. There would be an option to renew for an additional second five-year term on May 1, 2026.

Term and Rent:
original: May 1, 2001 – April 30, 2021 = $9,600 to $13,166 annual rents
renewals: 1. May 1, 2021 – April 30, 2022 = $24,000 annual rent
          2. May 1, 2022 – April 30, 2023 = $24,720 annual rent (3% increase)
          3. May 1, 2023 – April 30, 2024 = $25,462 annual rent (3% increase)
          4. May 1, 2024 – April 30, 2025 = $26,225 annual rent (3% increase)
          5. May 1, 2025 – April 30, 2026 = $27,012 annual rent (3% increase)

Option for an additional five-year term:
May 1, 2026 – April 30, 2031 = rent determined in early 2026

Separate Board approval: In February 2021, the Board approved a 25-year lease between ISU and US Cellular to allow US Cellular to install, operate and maintain 15 “Small Cell” cellular sites to improve cell phone reception and coverage, and prepare for the expansion to 5G technology in 2021.
**Executive Summary:** Recommend the Board approve a one-mile-long fiber optic utility easement on the north side of ISU's campus to Metronet of Evansville, Indiana.

**Background:** Metronet needs an easement from ISU to support Metronet's construction, reconstruction, operations, maintenance and repairs of a combination of overhead and underground fiber optic communication lines and equipment.

**Easement Term:** 30 years

**Payment to ISU:** $27,566, one-time payment
Item #4 of 4
University of Northern Iowa: Lease

Executive Summary: Recommend the Board approve a new lease, where the City of Waterloo would rent 17,545 square feet to the University of Northern Iowa at the UNI Center for Urban Education (UNI-CUE) at 800 Sycamore Street in Waterloo for $72,421 per year for 10 years.

Background: UNI-CUE’s mission is to provide a positive environment for lifelong learning and allow individuals to pursue their educational goals and prepare for careers. UNI-CUE personnel collaborate with other campus departments and community programs to match the UNI-CUE’s resources with community needs. More specifically, UNI-CUE programs include Continuing Education Classes, ACT Prep Sessions, the Tutoring Center, and TRiO Programs (federally funded) to name a few.

Use of Space: Various UNI programs would be available to benefit University students and participants in an urban setting.

Term: 

- base: August 21, 2021 – August 20, 2031 = $72,421 annual rent
- renewals: 1. August 21, 2031 – August 20, 2036 = rent determined in early 2031
  2. August 21, 2036 – August 20, 2041 = rent determined in early 2036

Rent: The base rent would be $6,035.08 per month or $72,421 per year, ~ $4.13 per square foot.

Source of Funds: General Education Fund

Other: Landlord and Tenant’s separate property interests would be properly insured. Both parties accept responsibility for injuries or accidents due to their negligence.