

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: Currently, the Iowa Code requires that agreements, leases, and easements involving real property be approved by the Board of Regents by roll call vote. The Governor has signed SF 2358, which amends Iowa Code 262.11. Effective July 1, 2006, the Board may delegate authority to the universities to approve leases. The Board will be asked to consider revisions to the Board's Policy Manual regarding leases at an upcoming meeting.

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

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

K 2 Technologies (renewal)

443 square feet of space for a one-year period commencing June 1, 2006, through May 31, 2007, at the rate of \$221.50 per month (\$6 per square foot, \$2,658 per year). K 2 Technologies is a software consulting company specializing in e-commerce, internet, and client/server technologies. The firm will continue to use the space for further development and marketing of Skills4U.com, an online matchmaker provider of several hundred courses that connects information technology (IT) training buyers and service providers.

Digital Artefacts L.L.C. (renewal)

1,342 square feet of space for a one-year period commencing June 1, 2006, through May 31, 2007, at the rate of \$1,342 per month (\$12 per square foot, \$16,104 per year). Digital Artefacts is an information visualization company which provides real-time graphics and simulation solutions for emerging non-traditional markets. The space is used primarily to develop visual databases, models, software and tools.

InnoMatix LLC (renewal)

826 square feet of space for a one-year period commencing June 1, 2006, through May 31, 2007, at the rate of \$585.08 per month (\$8.50 per square foot, \$7,021 per year). InnoMatix is a software technology company that is developing creative and functional software applications for the transportation industry.

For the following sub-lease under the Board's lease agreement with the University of Iowa Facilities Corporation:

Kirkwood Community College (new)

721 square feet of space in the Old Capital Mall, Iowa City, Iowa, for an approximate 9½ month period commencing March 14, 2006, through December 31, 2006, at the rate of \$750 per month (\$12.48 per square foot, \$9,000 per year). Kirkwood College will use the space as a classroom for undergraduate students.

IOWA STATE UNIVERSITY

With Board as Tenant for the following lease renewal:

Iowa State Research Park (renewal)

23,947 square feet of space in the Iowa State Research Park in Ames, Iowa, for a five-year period commencing July 1, 2006, through June 30, 2011, at the rate of \$21,452.52 per month (\$10.75 per square foot, \$257,430.24 per year). The University uses the space for the Institute for Social and Behavior Research.

For the following cooperative agreement:

Transit Services Agreement (renewal)

Renewal of the joint agreement with the ISU Government of the Student Body (GSB) and the City of Ames for the CyRide transit service, for a five-year period beginning July 1, 2006, through June 30, 2011, at a rate to be determined.

In 1981, the University, the GSB, and the City of Ames entered into a joint agreement to support transit services, commonly referred to as CyRide. The cooperative agreements have continued since that time, with the current agreement expiring June 30, 2006. The program is funded by these three entities in addition to federal funds and revenue from user fees.

The transit system is administered by an Ames Transit Agency Board of Trustees (Transit Agency) consisting of representatives of the University (including students) and the City. The cooperative agreement has resulted in a successful program which has provided significant cost savings and expansion of the public transit services within the City.

The financial contribution by the three parties is dependent on the proposed budget by the Transit Agency, which is presented in January of each year to the Ames City Council, the University administration, and the GSB. In FY 2006, the budgeted and approved amounts were \$665,873 for ISU, \$2,425,000 for GSB, and \$1,108,113 for the City of Ames.

IOWA BRAILLE AND SIGHT SAVING SCHOOL

With Board as Landlord for the following lease for space on the first floor of the Cottage:

Blessed Hope (renewal)

4,023.4 square feet of space for a one-year period commencing July 1, 2006, through June 30, 2007, at \$412.04 per month (\$1.23 per square foot, \$4,944.48 per year). Blessed Hope will only use the space for worship, fellowship, church group activities, and meetings for three hours on Sunday mornings and for three hours on Wednesday evenings.

ARC of East Central Iowa (renewal)

2,042 square feet of space for a six-week period commencing June 9, 2006, through July 21, 2006, at the rate of \$2,574.04 for a six-week summer day care program for disabled children in Benton County, and 191 square feet of storage space for a one-year period commencing July 1, 2006, through June 30, 2007, at the rate of \$723.89 per year (\$3.79 per square foot).

Blessed Hope and the ARC of East Central Iowa have agreed to share the leased space in the Cottage since their hours of use will not conflict.

Additional information is available from the Board Office.