

Contact: Jean Friedrich

IOWA STATE UNIVERSITY – PROPOSED PROPERTY PURCHASE

Action Requested: Consider approving the purchase on behalf of Iowa State University of 36.3 acres of property at the intersection of Elwood Drive and Ironwood Court in Ames, Iowa, from John P. Packer and Kathy L. Packer and the Packer Trusts at the price of \$1,500,000, contingent upon completion of an acceptable environmental survey and review of the final Purchase and Sale Agreement by the Board Office and Attorney General.

(Roll Call Vote)

Executive Summary: Iowa State University requests approval to purchase 36.3 acres of land located at the intersection of Elwood Drive (to be renamed University Boulevard at a future date) and Ironwood Court in Ames, Iowa. A map showing the location of the property is included as Attachment A.

The Elwood Drive and Highway 30 intersection has become the primary entryway to the campus with more than 1.5 million visitors a year approaching from this location. This corridor includes some of the University's most visible and frequently used facilities: Reiman Gardens, Jack Trice Stadium, Hilton Coliseum, Scheman Building, and Stephens Auditorium. Data indicate that prospective students and their parents are significantly influenced by their first impressions, and the University would like to improve that image. The property is in the same corridor as a planned project to create an enhanced gateway to the University.

As part of the campus master planning, this property is important to the University, both in planning for future expansion and in controlling potential retail or commercial development in this area. The property is zoned agricultural and has been in crop production. Because of its location near campus, the College of Agriculture is interested in using this property for experimental plot work which will facilitate student involvement in research.

The Purchase Agreement includes certain rights to the seller including the right by John and Kathy Packer and their daughter to continue to occupy and use residences on the property for a specified period of time. As consideration for their occupancy of the residences for no rental costs, the Packers are responsible for all maintenance expenses, utility charges, and any real estate tax obligations charged to the University as a result of their occupancy.

The Purchase Agreement requires Iowa State University to designate the Property as the "Packer Family Farm" and erect a monument consisting of a granite boulder and a plaque in a prominent place on the Property. The plaque is to describe the lengthy service and many contributions of Dr. R. Allen Packer to Iowa State University including his collection of veterinary equipment and research materials.

The proposed purchase price of \$1,500,000 is consistent with Board policy for the purchase of property, based on two appraisals. The purchase would be funded from previous sales of university property and the overhead use of facilities fund with the estimated breakdown of \$50,000 and \$1,450,000, respectively.

The Purchase Agreement has been reviewed by the Attorney General's Office and is subject to approval of the final documents by the Board Office and Attorney General's Office.

Additional information is available from the Board Office.

