

Contact: Aimee Clayton

**AMERICORPS NCC LEASE ADDENDA**

**Actions Requested:** Approve the proposed lease addenda for the benefit of the Iowa Braille and Sight Saving School and a temporary construction easement, subject to approval of the final documents by the Board Office and the Attorney General's Office.

**(ROLL CALL VOTE)**

**Executive Summary:** Iowa Code § 262.11 requires that certain agreements, leases, and easements be approved by the Board of Regents by roll call vote. In 2008, the Board of Regents entered into a lease agreement with the United States Government for space on the campus of the Iowa Braille and Sight Saving School to be utilized by AmeriCorps National Civilian Community Corps (NCCC) as a regional campus. AmeriCorps NCCC is a residential national service program operated by the Corporation for National and Community Service.

Lease Addenda – AmeriCorps NCCC desires to expand its annual presence on the IBSSS campus from 240 corps members to 480 corps members. To support this expansion, the United States Government desires additional building and land space for supply storage, vehicle maintenance and storage, and corps member property storage and residential space. Approval of lease of the following additional space is requested:

- Approximately 2,900 additional gross square feet in Old Main at the annual rental rate of \$4.91 per gross square foot.
- Approximately 6,700 additional gross square feet in the Service Building at the annual rental rate of \$6.44 per gross square foot.
- Approximately 46,872 additional gross square feet of outdoor space located in the northeast corner of the southwest quarter of the main campus at the annual rental rate of \$0.00 per gross square foot. This lease addendum permits the United States Government to construct a parking lot on the leased premises for use by AmeriCorps NCCC. The United States Government shall be solely responsible for costs associated with constructing the parking lot, with title to all improvements vesting with the Board of Regents upon termination or expiration of the lease and any renewal periods. A map showing the location of the proposed parking lot is included as Attachment A.

The remaining terms of the original lease agreement remain in full force and effect, including any options to renew. Additional information is available from the Board Office.

Construction Easement – The United States Government also requests acquisition by temporary easement of property extending out approximately thirty (30) feet along the southern and western boundaries and property extending to the southern edge of the public roadway along the northern boundary of the additional outdoor leased space. This easement is being requested for the purpose of constructing the proposed parking lot. This temporary easement will terminate upon completion of the proposed parking lot. The land subject to acquisition by temporary easement is identified more fully in Attachment A.

