

Contact: Jean Friedrich

**INSTITUTIONAL AGREEMENTS, LEASES, AND EASEMENTS**

**Action Requested:** Consider approval of the lease amendment, lease, and easement for the benefit of Iowa State University, subject to approval of the final documents by the Board Office and 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. The lease amendment, lease, and easement for Iowa State University have been reviewed by the Attorney General's Office. An indemnification clause is included in the lease and easement.

Iowa State University with the Board as Owner for the following lease amendment:

**USDA Agricultural Research Service**

Iowa State University requests approval of the lease amendment with the USDA Agricultural Research Service to allow for the inclusion of two additional parcels of land of 0.07 and 0.16 acres at the Plant Introduction Station that are the sites of existing buildings that are used by the USDA. The addition of the 0.23 acres brings the total of the land leased to the USDA to 1.6581 acres. See location of land area in Attachment A.

The Plant Introduction Station is a cooperative research facility between the USDA and the ISU Agricultural Experiment Station, which is one of a limited number of USDA facilities in the United States that maintains germ plasma varieties that can be grown in this area.

USDA has been leasing land at the Plant Introduction Station for facilities since the original 99-year lease term commenced on September 1, 1989. Lease Amendments 1, 2, 3, 4, and 5 amended the number of acres in the original lease dated July 26, 1989, and are still in effect. Lease Amendment #6 adds land occupied by two existing ISU structures (a greenhouse and the bee building) at the USDA Plant Introduction Station, Ames, Iowa, that are used in USDA operations. The lease of the land and buildings allows the USDA to use and maintain the structures with USDA funds. No further costs will be incurred by the University.

Iowa State University with the Board as Tenant for the following lease:

**Dan Remsburg**

Iowa State University requests approval of a land lease with Mr. Dan Remsburg, McCallsburg, Iowa for approximately 3 acres of farmland in Story County to allow for the construction of a research meteorological tower (400 feet tall) with guy wires (location is on Attachment B). The lease is for a term of five years commencing on August 1, 2013 through July 31, 2018 (with an option to renew for five years) at a monthly rate of \$416.66 per month (\$4,999.92 annually).

The estimated cost for one installed tower is \$254,000 with an annual operating cost of \$42,000 which includes the land lease payment. Funds for this agreement are being provided by a National Science Foundation EPSCoR grant.

The tall tower will enable measurements of wind, temperature and turbulence from the surface to the top of the blade travel for typical Iowa utility scale turbines (a layer over 400 ft. deep). Data acquired from the tower measures interactions among turbines in an operating wind farm when individual turbines reduce average wind speed and increase turbulence from other towers.

The research meteorological tower is part of the Crop/Wind-energy EXperiment (CWEX) designed to explore the relationship of large-scale wind farms to agricultural production in Iowa and is the first of potentially two towers.

CWEX, a multi-institutional project, provides field measurements for comparisons with wind laboratory measurements at the University of Iowa and Iowa State University. As the only sustained wind farm field measurement program in the United States, CWEX also provides validation data for numerical models of wind farm aerodynamics being developed at the University of Iowa, Iowa State University, the University of Northern Iowa, other universities and national laboratories. A growing number of undergraduates and graduate students are using CWEX data for research studies and class projects.

Iowa State University with the Board as Owner for the following easement:

**Interstate Power and Light Company**

Iowa State University requests approval of an easement (approximately 38,045 square feet) along Stange Road in Ames, Iowa with Interstate Power and Light Company for the installation, operation, maintenance, and repair of a gas pipeline at Iowa State University. A site map is included as Attachment C.

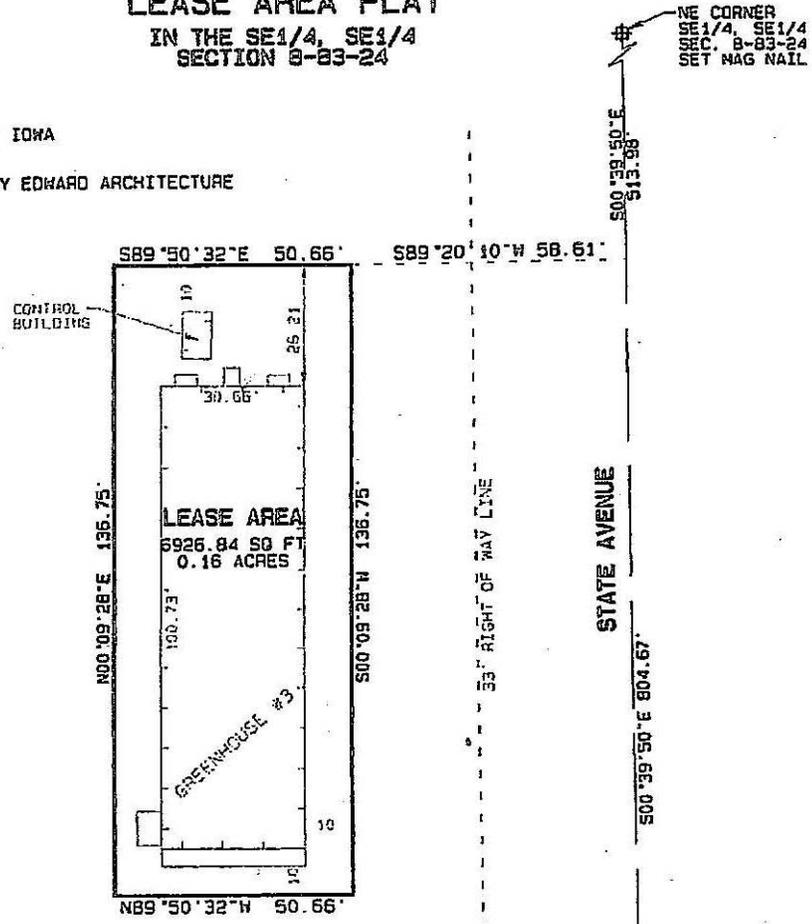
The utility will be assessed \$1 for this easement which will benefit the University and University housing and facilities which might be constructed.

Additional information is available from the Board Office.

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

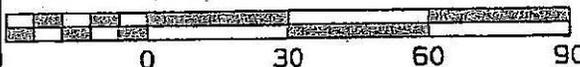
**LEASE AREA PLAT**  
IN THE SE1/4, SE1/4  
SECTION 8-83-24

PROPRIETOR: STATE OF IOWA  
SURVEY REQUESTED BY:  
AMY SCHNEIDER, BAILEY EDWARD ARCHITECTURE



**Survey Description-Lease Area:**  
A part of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the 5th P.M., City of Ames, Story County, Iowa, being more particularly described as follows: Commencing at the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence S00°39'50\"E. 513.98 feet along the East line of said Section 8; thence S89°20'10\"W. 58.61 feet to the point of beginning; thence S00°09'28\"N. 136.75 feet; thence N89°50'32\"W. 50.66 feet; thence N00°09'28\"E. 136.75 feet; thence S89°50'32\"E. 50.66 feet to the point of beginning, containing 6926.84 square feet.

GRAPHIC SCALE 1\"=30'

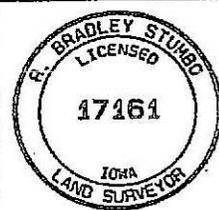


SE CORNER  
SEC. 8-83-24  
FOUND HAG  
NAIL

Exhibit "B"

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*R. Bradley Stumbo* Date: 11-25-09  
R. Bradley Stumbo License #17161  
My license renewal date is December 31, 2009



Legal Description and Geographic Depiciton of Leased Premises

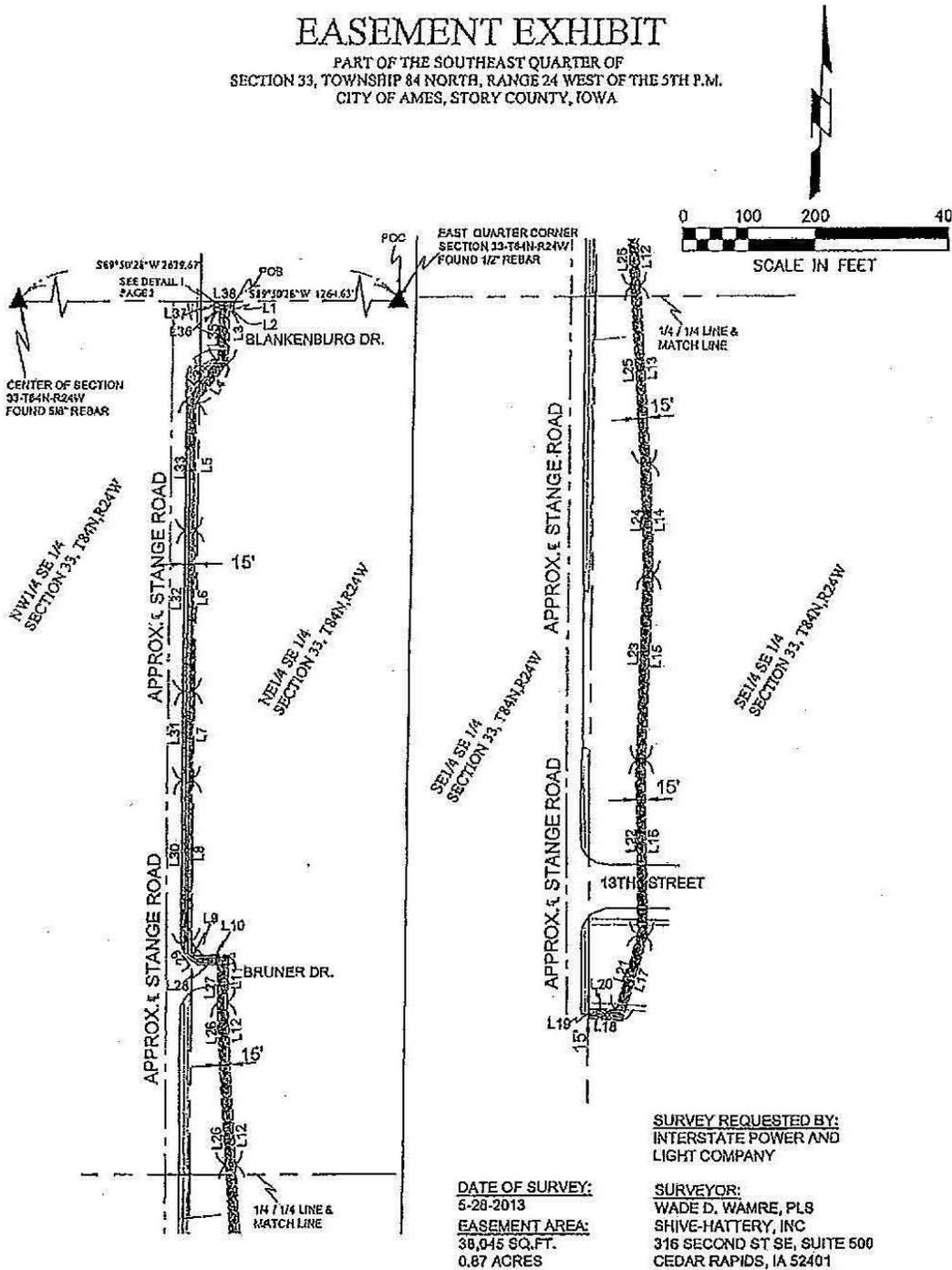


Meteorological Tower will be located approximately 450 feet north and 160 feet west of the southeast corner of the southwest  $\frac{1}{4}$ , section 1, Warren Township in Story County, Iowa.

Tower location may need to be adjusted to place it on favorably bearing soils.

# EASEMENT EXHIBIT

PART OF THE SOUTHEAST QUARTER OF  
SECTION 33, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M.  
CITY OF AMES, STORY COUNTY, IOWA



DATE OF SURVEY:  
5-28-2013  
EASEMENT AREA:  
38,045 SQ.FT.  
0.67 ACRES

SURVEY REQUESTED BY:  
INTERSTATE POWER AND  
LIGHT COMPANY

SURVEYOR:  
WADE D. WAMRE, PLS  
SHIVE-HATTERY, INC  
316 SECOND ST SE, SUITE 500  
CEDAR RAPIDS, IA 52401

**SHIVEHATTERY**  
ARCHITECTURE + ENGINEERING  
owa | illinois | missouri  
http://www.shive-hattery.com

INTERSTATE POWER AND LIGHT COMPANY EASEMENT EXHIBIT AMES, IOWA				PROJECT NO. 2131760 ALLIANT ENERGY
DATE	6-10-13	SCALE	1"=200'	SHEET NO.
DRAWN	CEN	FIELD BOOK	1251	<b>10F2</b>
APPROVED		DESIGNED		