

Contact: John Nash

INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Action Requested: Recommend the Board approve one lease and one easement:

- **Proposed Lease:** ISU would lease 9.5 acres of land at the northwest corner of Scholl Road and Ontario Road in Ames to the City of Ames for \$1 per year, so the City of Ames could develop it for a new Healthy Life Center.
- **Proposed Easement:** ISU would grant an easement to Story County Conservation to build a one-mile multiuse (walking, biking, running) recreational trail across two ISU farms, ultimately connecting existing recreational trails.

Iowa Code §262.11 and the Board's *Policy Manual* Chapter 2.3.2.B.ii require the Board approve all acts relating to the management, purchase, disposition or use of land and property.

Policy Manual Chapter 2.3.2.B.ii requires that leases over 10,000 gross square feet, over \$150,000 in base rent per year or more than five years in duration be approved by the Board.

Iowa State University Proposed Lease

Executive Summary: ISU would lease 9.5 acres of land at the northwest corner of Scholl Road and Ontario Road in Ames to the City of Ames for \$1 per year, so the City of Ames could develop it for a new \$49 million Healthy Life Center.

Background: The property is located approximately a mile from campus and immediately south of the Applied Science Center. The land is currently used for agricultural research plots. Over the last 20 years, residential neighborhoods have expanded around the property, making it increasingly difficult to access with today's farm equipment.

The Healthy Life Center would make healthy living services accessible for all people regardless of age and socio-economic status, and contribute to Ames being an even more attractive community for university faculty and staff. It would take a holistic, intergenerational approach to wellness based on the idea of "Live Well. Be Well." The facility would include a warm water indoor aquatic center, indoor walking track, gymnasium, demonstration kitchen for cooking and nutrition classes and meeting rooms.

It would provide opportunities for ISU student internships, employment and the potential for research initiatives that may align with university academic programs, particularly in intergenerational wellness. The Healthy Life Center would be on the green CyRide bus route.

The project's partners would be the City of Ames, Heartland Senior Services, Mary Greeley Medical Center, Story County Conservation, Des Moines Area Community College and Iowa State University. The Iowa State University's contribution to the partnership is this land lease for \$1 per year.

The other entities have identified gifts covering \$20 million (41%) of the project cost. The balance would be funded by a \$29 million City of Ames bond referendum scheduled for September 10, 2019.

Upon completion, the City of Ames would build, own and operate it. Heartland Senior Services would move its offices and adult daycare center to the facility. Mary Greeley would provide post-surgery and rehabilitation services on site.

Rent: \$1 per year

Term: Effective September 2019 in perpetuity

**Iowa State University
Proposed Lease: Location**



Iowa State University: northwest campus

North



Iowa State University
Proposed Easement

Executive Summary: ISU would grant a one-mile long and 10-foot wide easement to Story County Conservation to build a paved recreational trail across two adjacent ISU Farm properties in order to connect to two other new recreational trails.

Background: Story County Conservation proposes to construct a recreational trail connecting the Tedesco Environmental Learning Corridor in the ISU Research Park with the Central Iowa Trail system, which runs through Slater. This connection would link up to the Heart of Iowa Nature Trail (32-mile route from Melbourne to Slater) and the High Trestle Trail (25-mile route from Ankeny to Woodward). The multiuse recreational trail would be for walking, biking and running and would serve university students, university employees, the Ames community and visitors.

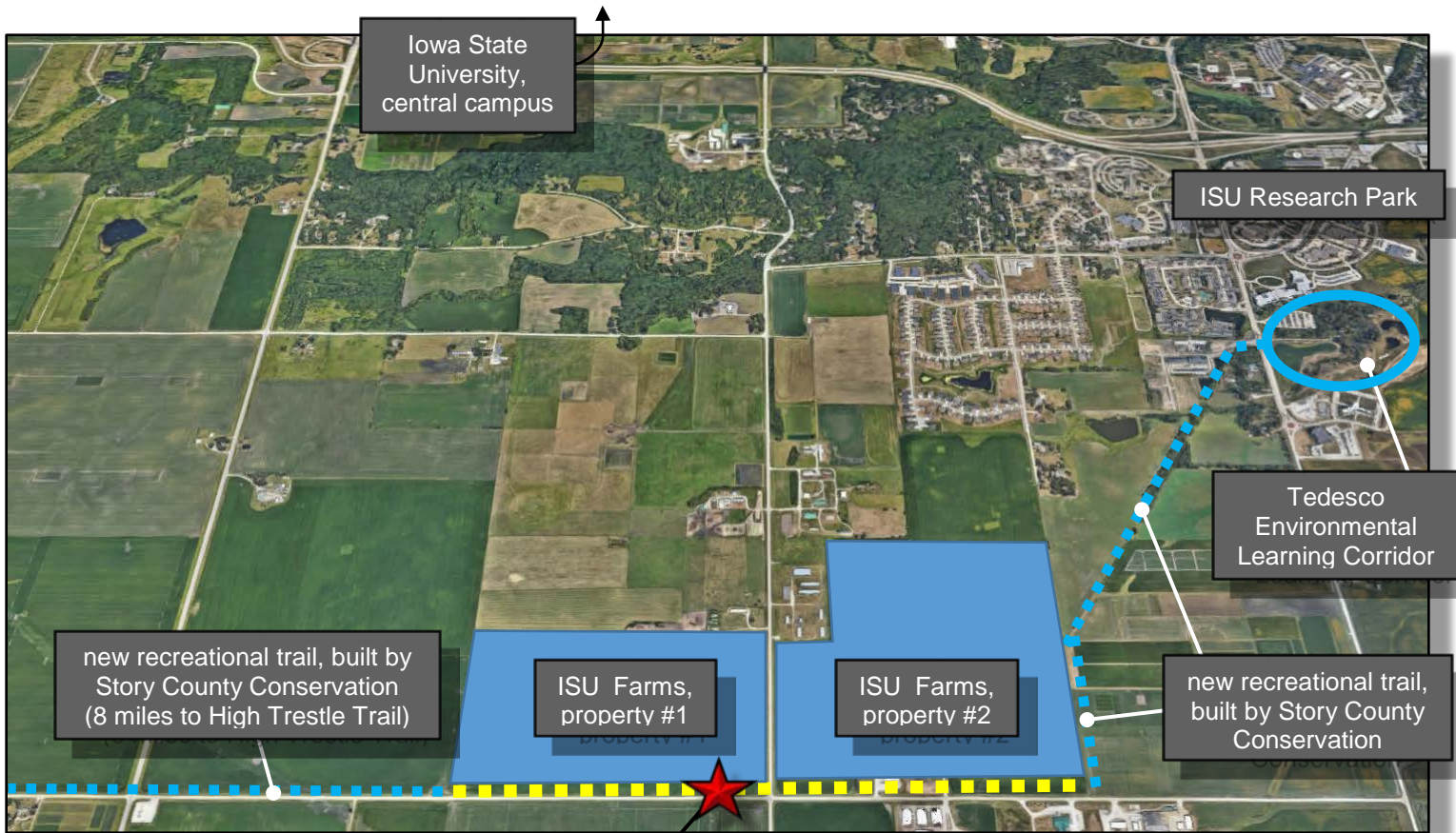
Story County Conservation would build the trail, install a buffer of native grasses between it and adjacent properties, and modify access driveways as needed. The recreational trail is not anticipated to have an adverse effect on ISU's farm activities. Story County Conservation would obtain "No Objection Letters" from ISU and all other easement holders.

Cost: Story County Conservation would pay ISU \$1 per easement and for crop and infrastructure damage, if any. There would be two end-to-end easements, since there are two separate parcels of ISU property.

Story County Conservation has secured all funds required to build the proposed trail.

Schedule: Story County Conservation would start trail construction after the 2019 fall harvest and complete it in the fall of 2020.

Iowa State University
Proposed Easement: Location



Proposed Easement:
one-mile long and 10 feet wide

The easement would allow Story
County Conservation to build a
connecting recreational trail.

Iowa State University: south of campus

North

