

Contact: Jean Friedrich

UNIVERSITY OF IOWA PROPOSED PROPERTY PURCHASE

Action Requested: Consider approval of the purchase of a 5.40 acre undeveloped commercial lot located adjacent to Highway 965 north of University Parkway in the University of Iowa's Research Park in Coralville, Iowa, from 965 Development, Inc. at a purchase price of \$2,470,000 for the benefit of the University of Iowa, subject to approval of the final documents by the Board Office and Attorney General's Office.

(ROLL CALL VOTE)

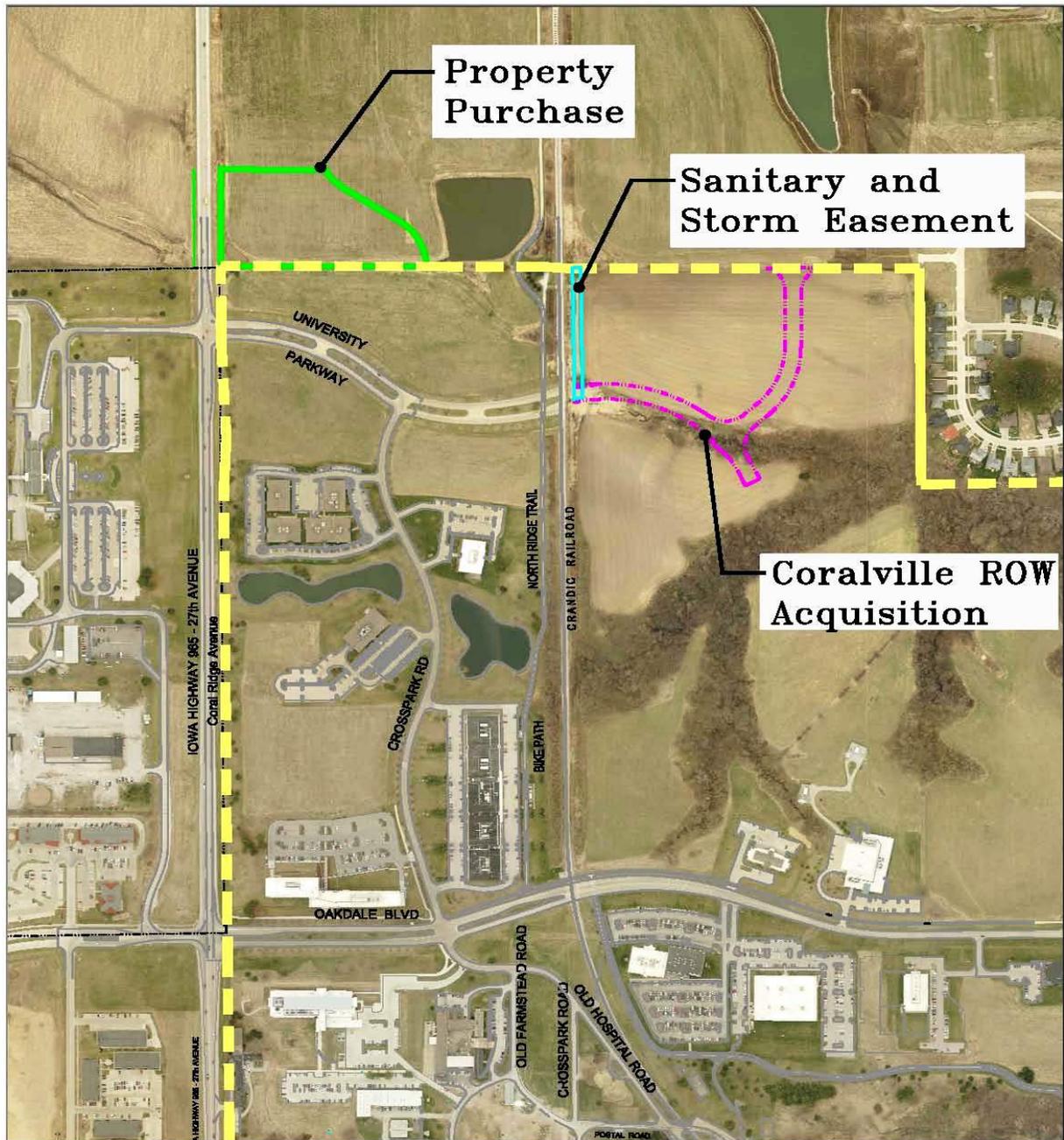
Executive Summary: The University of Iowa requests approval for the purchase of a property immediately north and adjacent to Lot 6 of the University of Iowa's Research Park in Coralville, Iowa, from 965 Development, Inc. A map showing the location of the property is included as Attachment A.

The purchase price is \$2,470,000 which is consistent with Board policy for the purchase of property, based on two appraisals. The sum of \$1,670,000 would be payable on delivery of marketable title and warranty deed and the balance of \$800,000 would be payable upon the completion of all public improvements including roads, storm sewers, water mains, and street lighting. (The installation of these improvements is a condition of the property purchase.). The purchase would be funded from Treasurer's Temporary Investment (TTI) income.

The Board policy is that property purchased shall be purchased at no more than the highest appraisal, or not more than 5 percent over the average of two appraisals, whichever is the lower figure. This policy is not intended to limit negotiation for a price lower than the appraised value.

Lot 6 in the University's Research Park is an irregularly shaped lot with a narrow frontage along Highway 965 – much narrower than other Research Park lots, making Lot 6 less viable for development and less valuable. Adding the adjacent lot increases the frontage along Highway 965 by 385 feet to approximately 587 feet, which is more in line with the frontage of other Research Park lots.

Additional information is available from the Board Office.



THE UNIVERSITY OF IOWA

*OakdaleResearchPark2012.dwg
Plotted: Sept. 24, 2012*



Scale: 1" = 500'

Location Map:
**Oakdale/ UI
Research Park**