Contact: Keith Saunders

INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS

Committee Action Requested: Recommend to the Board approval of the following proposed lease and easements.

1. Lease

    a. ISU Lease Amendment with the Iowa State University Research Park regarding the Alliant Energy Agriculture Innovation Lab.

2. Easements

    a. ISU sanitary sewer easement with the City of Ames for land located at 530 State Avenue in Ames.

    b. ISU electrical distribution utilities easement with the City of Ames for land located at 1700 University Boulevard in Ames.

1.a. ISU – Alliant Energy Agriculture Innovation Lab: Lease Amendment

Lease Overview: Iowa State University requests Board approval to amend its lease with the Iowa State University Research Park to incorporate approximately 45,000 square feet of additional space at the Alliant Energy Agriculture Innovation Lab, located at 3800 University Boulevard in Ames.

The additional space would accommodate growth in the Digital Agriculture Innovation Lab's research, workforce development, and outreach activities. The amendment would run through the expiration of the original 15-year lease approved by the Board in November 2022.

Fiscal Impact: No base rent would be charged for the additional space. Annual operating expenses associated with the expansion are estimated at less than $50,000 and would be funded by the Digital Ag Innovation Lab from self-supporting funds.

A $6 million USDA grant, together with matching university funds, would support the tenant improvements associated with the expansion.

Key Background: The existing facility is nearly at capacity. The expansion would support a workforce development training center for ISU Extension and K–12 programming, space for year-round industry research and outreach, and additional offices and support areas for faculty, staff, and students. Associated renovations would accommodate increasing activity and interest from commercial research partners.



Location of Leased Premises
Alliant Energy Agriculture Innovation Lab

The facility brings together researchers, industry partners, agricultural producers, entrepreneurs, students, and Extension professionals. The expansion would provide dedicated high-bay space for production-scale equipment training, applied research, technology demonstrations, and hands-on workforce development.

Key Data:

- Lessor: Iowa State University Research Park.
- Location: 3800 University Boulevard, Ames.
- Additional leased area: Approximately 45,000 square feet.
- Original lease: 15-year lease approved in November 2022.
- Amendment term: Through the expiration of the original lease.
- Base rent for additional space: None.
- Estimated annual operating expenses for additional space: Less than $50,000.

Risks and Considerations: The amendment's terms remain under review and would be submitted to Board Counsel before routing to the Executive Director for signature. Final review should confirm responsibility for operating expenses, maintenance, and tenant improvements, as well as consistency between the lease provisions and applicable USDA grant requirements.

2.a. ISU/City of Ames Fire Station #2 Sanitary Sewer Easement

Easement Overview: Iowa State University requests Board approval to grant the City of Ames a sanitary sewer utility easement on university property at the ISU Arboretum, located at 530 State Avenue in Ames.

The easement would allow the city to install, operate, use, maintain, and repair underground sanitary sewer infrastructure supporting the construction and relocation of Fire Station #2.

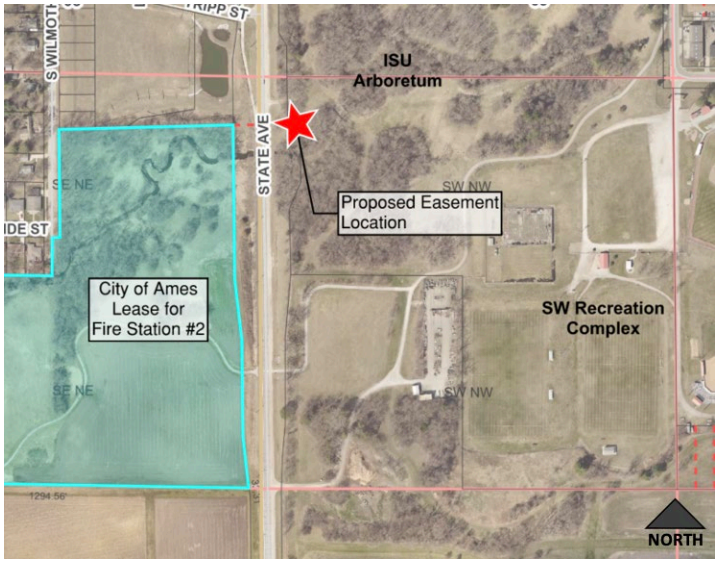
Fiscal Impact: Consideration for the easement would consist of the City's use of the infrastructure to provide sanitary sewer service to the fire station and future Iowa State University facilities.

Key Background: The proposed easement would accommodate new underground sanitary sewer components needed for the relocated fire station while also supporting sanitary sewer service for future university facilities.

Key Data:

- Grantee: City of Ames.
- Location: ISU Arboretum, 530 State Avenue, Ames.
- Purpose: Underground sanitary sewer infrastructure.
- Facilities served: Relocated Fire Station #2 and future ISU facilities.
- Consideration: Sanitary sewer service benefiting the fire station and future university facilities.

Risks and Considerations: Final easement review should confirm the boundaries, access rights, maintenance responsibilities, and restoration requirements following installation or repair. Coordination should address protection of arboretum features and compatibility with future university use of the property.



Proposed Easement Location

2.b. ISU/City of Ames – 1700 University Boulevard Electrical Easement

Easement Overview: Iowa State University requests Board approval to grant the City of Ames an electrical distribution utility easement on university property at the ISU Lied Recreation Field, located at 1700 University Boulevard in Ames.

The easement would allow the City to construct, install, operate, use, maintain, and repair a 15-kilovolt underground cable and related electrical distribution components serving Iowa State University.

Fiscal Impact: Consideration for the easement would consist of the City's use of the infrastructure to provide electrical service to Iowa State University.

Key Background: The proposed easement would accommodate underground electrical distribution infrastructure supporting university electrical service and provide for its ongoing operation, maintenance, and repair.

Key Data:

- Grantee: City of Ames.
- Location: ISU Lied Recreation Field, 1700 University Boulevard, Ames.
- Infrastructure: A 15-kilovolt underground electrical cable and related components.
- Purpose: Electrical service to Iowa State University.
- Consideration: Provision of electrical service to the university.

Risks and Considerations: Final easement review should confirm the boundaries, access rights, maintenance responsibilities, and restoration requirements following installation or repair. Construction and future access should be coordinated to minimize disruption to recreational activities and preserve university use of the property.



Proposed Easement Location