

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Institutional Agreements, Leases and Easements  
**Date:** April 8, 2002

**Recommended Action:**

Approve the leases and easements for the benefit of the institutions as summarized below. **(ROLL CALL VOTE)**

**Executive Summary:**

The Iowa Code requires that agreements, leases and easements involving real property be approved by the Board of Regents by roll call vote.

The leases and easements presented this month have been reviewed by the Attorney General's Office and are recommended for approval.

A listing of principals is included as Attachment A to this docket memorandum.

Approval is requested for the following:

<i>University of Iowa</i>	Lease agreement with Grinnell Regional Medical Center, Grinnell, Iowa, for the University's use of space for a satellite clinic for the UIHC Renal Dialysis Treatment Center.
	Easement agreements with the City of Coralville, Iowa, for the City's use of University property for construction of a recreational trail.
<i>Iowa State University</i>	Lease renewal with NYT Broadcast Holdings, LLC, for the University's continued use of land in Alleman, Iowa, for a transmitter site for WOI-TV.
<i>University of Northern Iowa</i>	Lease agreement with students Jennifer Webb, Elizabeth Heine, Jennifer Heine, and Sarah Fuller, for their use of a University residential property.

**Background and Analysis:**

A. UNIVERSITY OF IOWA

LEASE

Landlord	<b>Grinnell Regional Medical Center (new)</b>
Area/Location	4,134 square feet of office space located at Postels Community Health Park, Grinnell, Iowa.
Lease Term	Ten-year period commencing September 1, 2002, through August 31, 2012.
Lease Rate	For the first year of the lease term, \$5,898 per month (\$17.12 per square foot, \$70,776 per year).  For the remaining years of the lease term, the rental rate would increase approximately 4 percent to 7 percent per year, to the rate of \$8,739 per month (\$25.37 per square foot, \$104,868 per year) in the tenth year of the lease term.
Use of Space	Grinnell satellite clinic for the UIHC Renal Dialysis Treatment Center.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code Chapter 669</u> .

EASEMENTS

Grantee	<b>City of Coralville, Iowa</b>
Description/ Location	Permanent easement 2,854 feet long and 30 feet wide, and temporary construction easement 4,685 feet long and 30 feet wide, located on the University's far west campus along Clear Creek.
Purpose	Construction of a recreational trail by the City of Coralville. The trail would provide an important link in connecting the University's main campus trail system with the Oakdale Campus.
Cost	The easements would be provided to the City at no cost.
Consideration	The recreational trail will be constructed by the City of Coralville at no cost to the University. The project is beneficial to both the University and the Iowa City/Coralville community.
Liability	The easement agreements require the City to indemnify, defend and hold harmless the University, the Board of Regents, and the State of Iowa from damages resulting from use of the easement area.

B. IOWA STATE UNIVERSITY

LEASE

Landlord **NYT Broadcast Holdings, LLC (renewal)**

Area/Location 3.3 acres of land located at Alleman, Iowa.

Lease Term Five-year period commencing January 2, 2001, through January 1, 2006.

The University has indicated that the lease renewal was delayed due to the change in ownership of the property. (NYT Broadcast Holdings is the successor to Palmer Communications.)

Lease Rate \$5,000 per year.

Rate Comparison Rental rate increase of 11.1 percent (\$500) per year over the rate paid under the current lease agreement.

Use of Space Transmitter site for WOI-TV.

Additional Information The lease costs are the responsibility of the purchaser under the lease and sale agreement for WOI-TV.

All remaining terms of the original 1971 lease agreement will remain in effect.

C. UNIVERSITY OF NORTHERN IOWA

LEASE

Tenants **Jennifer Webb, Elizabeth Heine, Jennifer Heine, Sarah Fuller (new)**

Area/Location University residential property located at 2604 College Street, Cedar Falls, Iowa.

Lease Term Two-year period commencing May 9, 2002, through May 8, 2004.

Lease Rate \$600 per month (\$7,200 per year).

Use of Space Student rental property.

Liability The tenants agree to indemnify, defend, and hold harmless the University as customarily required.

  
Sheila Lodge

Approved:   
Gregory S. Nichols

Attachment A

Listing of Principals for Leases and Easements

April 2002

Lease

Principals

**University of Iowa**

Grinnell Regional Medical Center

Todd Linden, CEO

The principal has no affiliation with the University.

City of Coralville, Iowa

Jim L. Fausett, Mayor  
Arlys Hannam, City Clerk

The principals have no affiliation with the University.

**Iowa State University**

NYT Broadcast Holdings, LLC

Michael L. Bock

The principal has no affiliation with the University.

**University of Northern Iowa**

2604 College Street, Cedar Falls, Iowa

Jennifer Webb, Elizabeth Heine,  
Jennifer Heine, Sarah Fuller

The tenants are University of Northern Iowa students.