

Contact: John Nash

UNIVERSITY OF IOWA PROPERTY SALE

Action Requested: The University of Iowa requests Board approval of a proposed sale of 39,341 square feet of land, which contains a 3,750 square foot medical office building, located at 503 3rd Street in Kalona, Iowa to **Washington County Hospital and Clinics of Washington, Iowa** for \$425,000.

Two appraisals were acquired for \$450,000 and \$390,000. Both parties have agreed to a \$425,000 purchase price which includes all existing furnishings, medical equipment and supplies.

- The *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.
- The Board's *Policy Manual* §2.3.2.C.iii states that real estate should be conveyed for monetary consideration based upon appraisal.

Executive Summary: In January 2024, the property was acquired by University of Iowa Health Care as part of the assets acquired from Mercy Iowa City through its bankruptcy process.



proposed Property Sale of 503 3rd Street, Kalona, Iowa,
looking northwest

UI Health Care already operates a clinic in Washington County, which is within 10 miles of this property, which serves the residents of Kalona and adjoining communities. UI Health Care intends to transition all staff of the Kalona clinic to other UI Health Care clinics to serve these communities.

This sale will enable the residents of Kalona and adjoining communities to be served by both UI Health Care and Washington County Hospital and Clinics.