

Contact: John Nash

### **INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS**

**Action Requested:** Board approval is requested for three utility easements and two right-of-way conveyances for the University of Iowa, and three utility easements for Iowa State University. All were done at no cost to any party.

- *Iowa Code §262.9 (8)* authorizes the Regents to acquire real estate for the proper uses of the institutions and dispose of real estate, when not necessary for their purposes.
- *Policy Manual Chapter §2.3, part 2.E.iv.b* requires that leases over 10,000 gross square feet, more than \$150,000 in annual base rent or more than five years in duration receive Board approval.

**Executive Summary:** The University of Iowa requests Board approval of three utility easements and two right-of-way conveyances, all associated with the "UIHC at Forevergreen Road" (North Liberty hospital), now under construction.

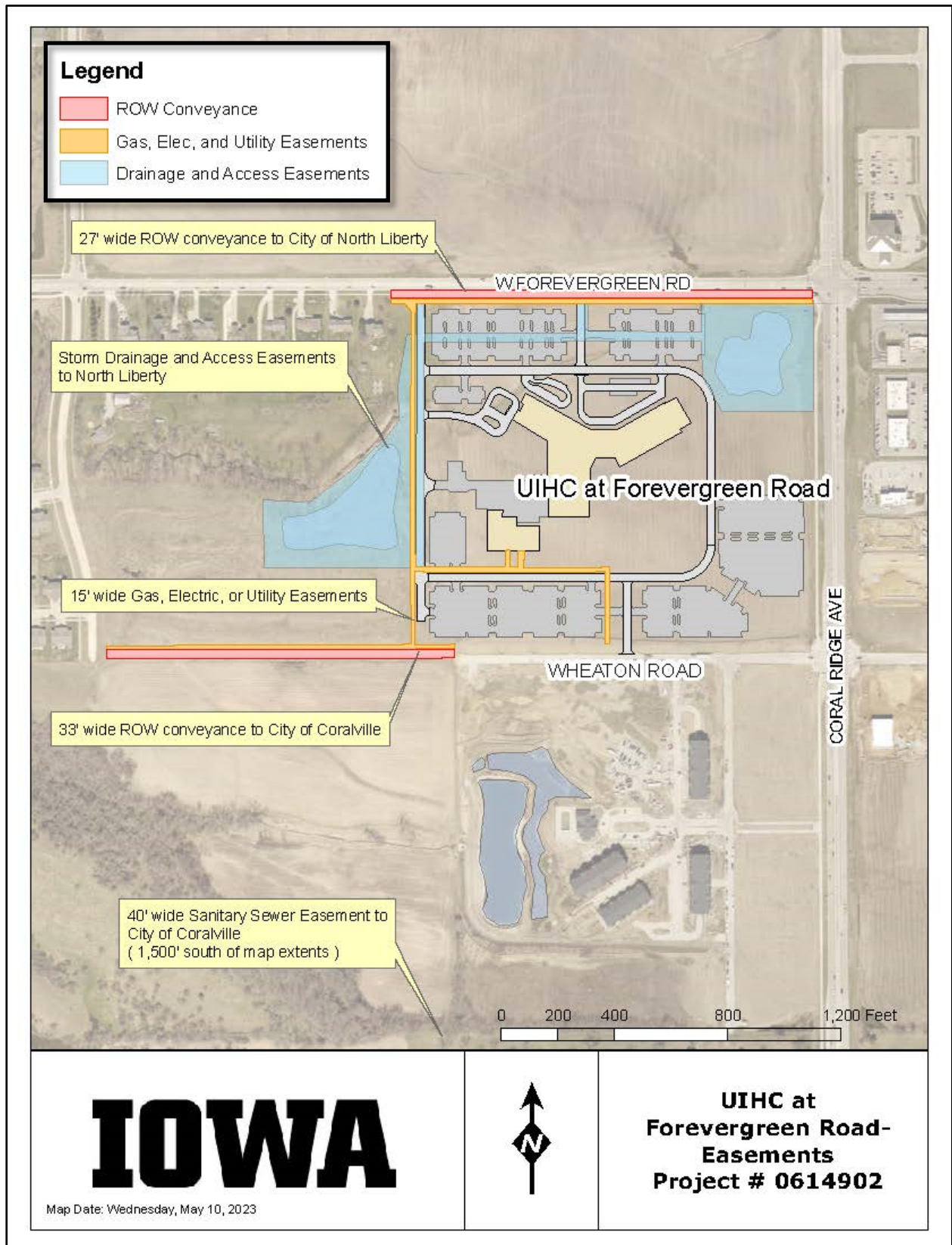
#### **University of Iowa: three easements:**

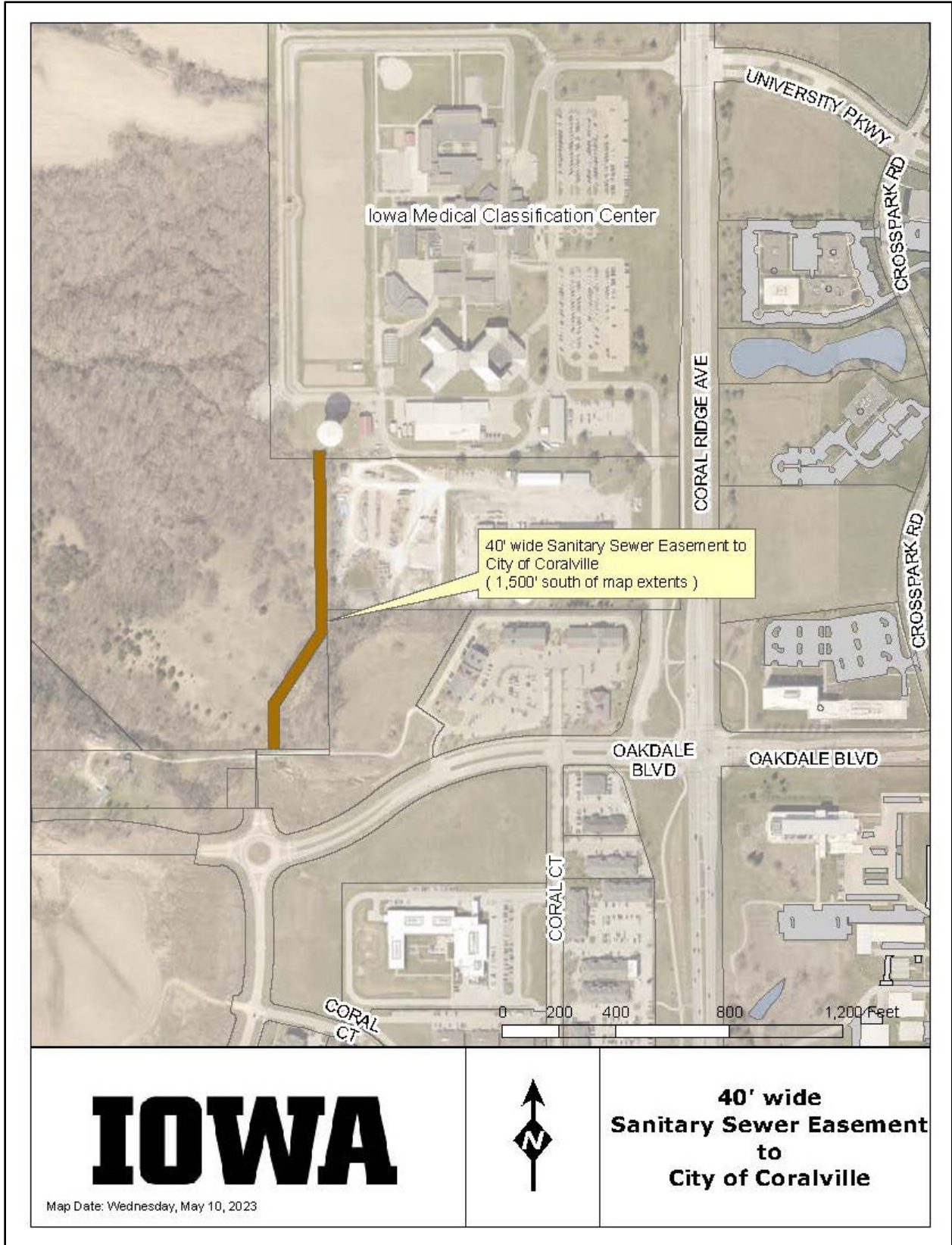
- 1) Approval of a 15' wide standard non-exclusive utility easement for the benefit and use of public utilities serving the hospital complex, including but not limited to, MidAmerica Energy (natural gas), Linn County Rural Electric, and City of North Liberty (water).
- 2) Approval of a 40' wide sanitary sewer easement with the City of Coralville for a new trunk line sewer system being installed to the south of the new hospital campus. The line would cross private and other public property to the south, but then cross University of Iowa property to the south-west of the Iowa Medical Classification Prison Center. The City of Coralville is installing the new sanitary sewer system to serve this growing part of the community and the new lines have been sized correctly to meet the expected demands created by the new hospital campus. (See image on page 3.)
- 3) Approval of a storm drainage and access easement with the City of North Liberty across various parts of the new hospital campus. The new campus has two storm water detention ponds pursuant to Iowa Department of Natural Resources regulations. This easement permits the flow of surface water to and from the ponds into the city storm drainage system.

#### **University of Iowa: two right-of-way conveyances:**

- 1) Approval of a 27' wide conveyance of right-of-way to the City of North Liberty to create a wider Forevergreen Road (60') and dedicated turn lanes into the new hospital complex to better accommodate increased traffic volumes anticipated with the opening of the hospital complex.
- 2) Approval of a 33' wide conveyance of right-of way to the City of Coralville for the future construction of Wheaton Road to the west to connect with Jones Boulevard. This conveyance represents one-half of the road system and the property owners to the south would convey the other half of the needed roadway property. This conveyance matches what was approved by the Board in 2020 for the eastern half of Wheaton Road, which has since been constructed, and is now an open and dedicated city street.

Following Board review, the University of Iowa would create formal legal descriptions, easements and conveyance documents in conjunction with the North Liberty hospital's civil engineering firm, utilities and municipalities, and forward them to the Board Office for approval.







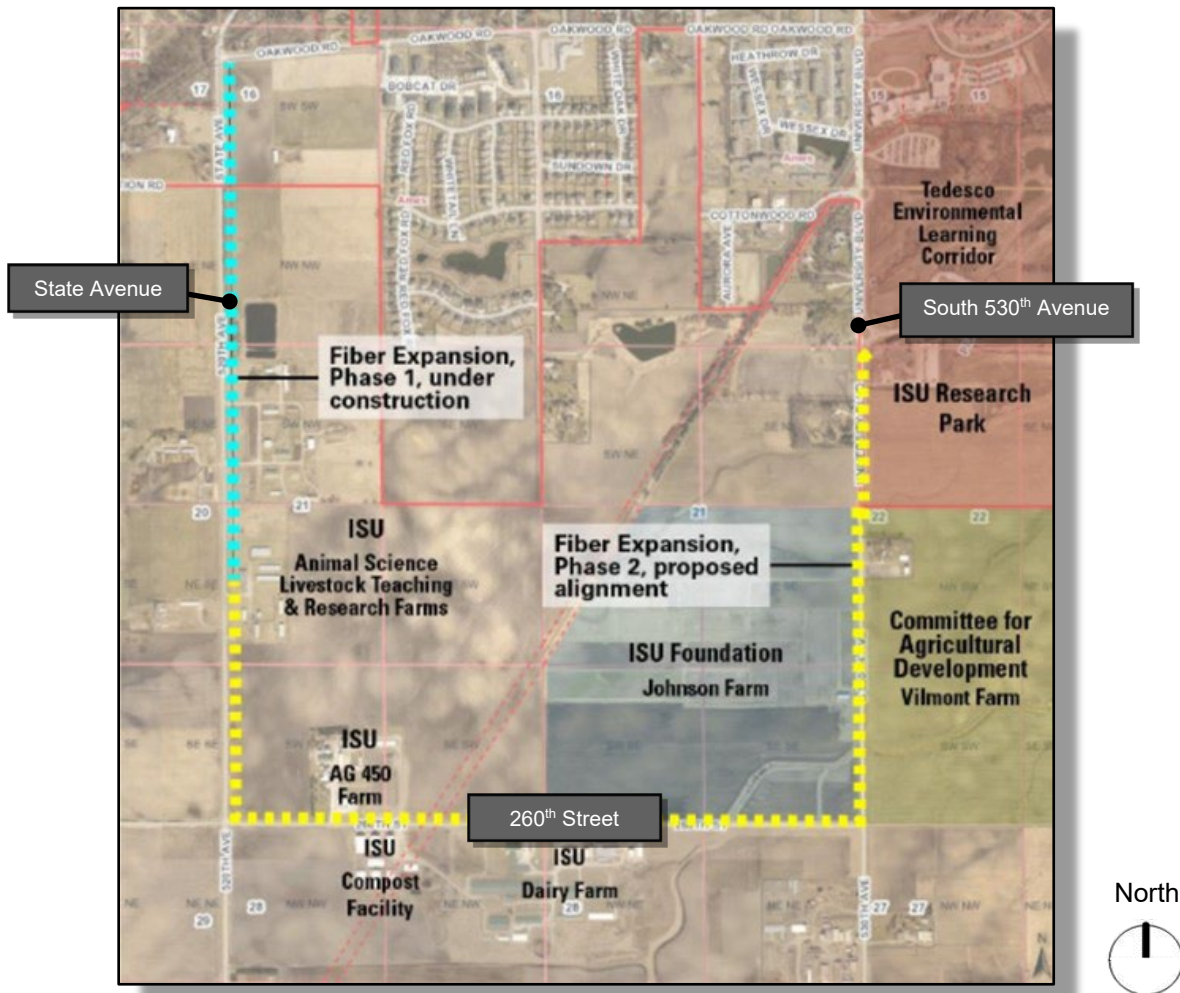
Iowa State University

Iowa State University requests Board approval to acquire three underground utility easements totaling 7,000 linear feet from three ISU affiliates in order to expand existing underground data fiber connections to the ISU Research and Teaching Farms, three miles south of central campus. All holding property titles along the proposed easement route, the three ISU affiliates would be:

1. Committee for Agriculture Development
2. Iowa State University Foundation
3. Iowa State University Research Park

The three easements would complete a loop from the Animal Science Teaching and Research Farms along State Avenue to the west to the Iowa State University Research Park to the east. The underground data fiber would be installed in two phases, providing high speed data to multiple ISU research and teaching facilities, including the ISU Ag450 Farm and ISU Dairy Farm. Work has already begun on the first phase, all of which is on ISU property.

Easements would be negotiated with the Committee for Agricultural Development, the Iowa State University Foundation, and the Iowa State University Research Park and then be reviewed by the University and Board counsel prior to approval by the Executive Director of the Board of Regents, State of Iowa.



Iowa State University Research and Teaching Farms,  
three miles south of ISU's central campus