

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Property Acquisitions  
**Date:** July 6, 2001

**Recommended Actions:**

1. Approve the purchase of properties located at 701 Melrose Avenue and 707 Melrose Avenue, Iowa City, Iowa, from the Synod of Lakes and Prairies of the Presbyterian Church, at the purchase price of \$155,000 and \$185,000, respectively, effective September 14, 2001, subject to approval by the Executive Council of Iowa.

**(ROLL CALL VOTE)**

2. Approve the purchase of property located at 430 North Clinton Street, Iowa City, Iowa, from the First Baptist Church, at the purchase price of \$360,000, effective August 2, 2001, subject to review of the purchase agreement by the Attorney General's Office, and approval of the property purchase by the Executive Council of Iowa.

**(ROLL CALL VOTE)**

**Executive Summary:**

The University requests approval to purchase three properties which are located at 701 and 707 Melrose Avenue, and 430 North Clinton Street, in Iowa City. The property located at 701 Melrose Avenue consists of a 1,500 square foot, one-story frame house in average condition on a 21,900 square foot lot. The adjacent property located at 707 Melrose Avenue consists of a 1,600 square foot, two-story frame house in average condition on a 19,800 square foot lot. The properties are located on the south side of Melrose Avenue directly to the south of the UIHC Pomerantz Family Pavilion. (A map showing the location of the properties is included as Attachment A.)

The purchase price for the two properties of \$155,000 and \$185,000, respectively, is consistent with Board policy for the purchase of property. The purchase agreements for the properties have been reviewed by the Attorney General's Office and are recommended for approval.

The property located at 430 North Clinton Street consists of approximately 9,000 square feet, including a parking lot of approximately 6,000 square feet, at the southeast corner of the intersection of Fairchild and North Clinton Streets on the east campus. The property is located directly to the east of the Currier residence hall. (A map showing the location of the property is included as Attachment B.)

The purchase price for the property of \$360,000 is consistent with Board policy for the purchase of property. The purchase agreement has yet to be reviewed by the Attorney General's Office; a report of the review will be made at the July Board meeting.

### **Background and Analysis:**

#### **701 and 707 Melrose Avenue**

The two houses located on the properties were constructed as single-family residences. The dwelling located at 701 Melrose Avenue is currently used as a day care center; the dwelling located at 707 Melrose Avenue is currently vacant. Following acquisition, the properties would provide rental units for the University.

The proposed purchase price of \$155,000 for the 701 Melrose Avenue property is based on two appraisals which estimated the value of the property at \$158,000 and \$155,000. The proposed purchase price of \$185,000 for the 707 Melrose Avenue property is based on two appraisals which estimated the value of the property at \$185,000 and \$190,000.

#### **430 North Clinton Street**

Following acquisition of the property, the University plans to relocate the Shambaugh House, the current home of the University Honors Program, to the site. The relocation of the Shambaugh House from its current location south of Daum residence hall would allow the University to take advantage of the entire site for construction of the **Honors Center** and **Careers Center**, as was discussed with the Board during the presentation of the site plan for the two buildings at the June 2001 Board meeting.

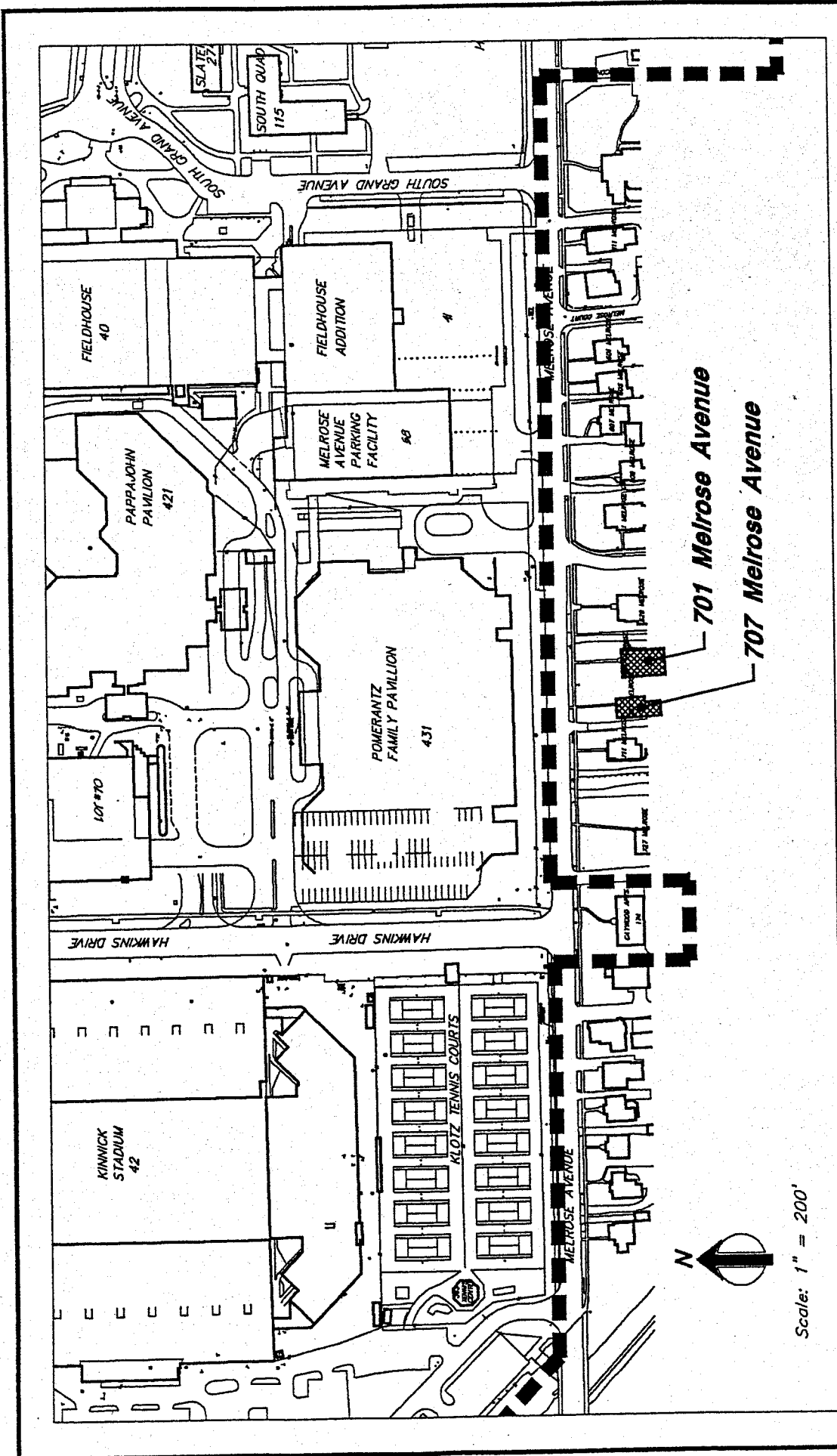
The proposed purchase price of \$360,000 is based on two appraisals which each estimated the value of the property at \$360,000.

The three properties are in key locations within the general campus boundaries. The purchase price for each property is consistent with Procedural Guide §7.10, which requires that property be purchased at not more than 5 percent over the average of two appraisals. The University proposes to utilize Income from Treasurer's Temporary Investments for the property purchases.

  
Sheila Lodge

Approved:   
Frank J. Stork


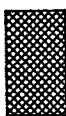
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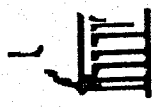


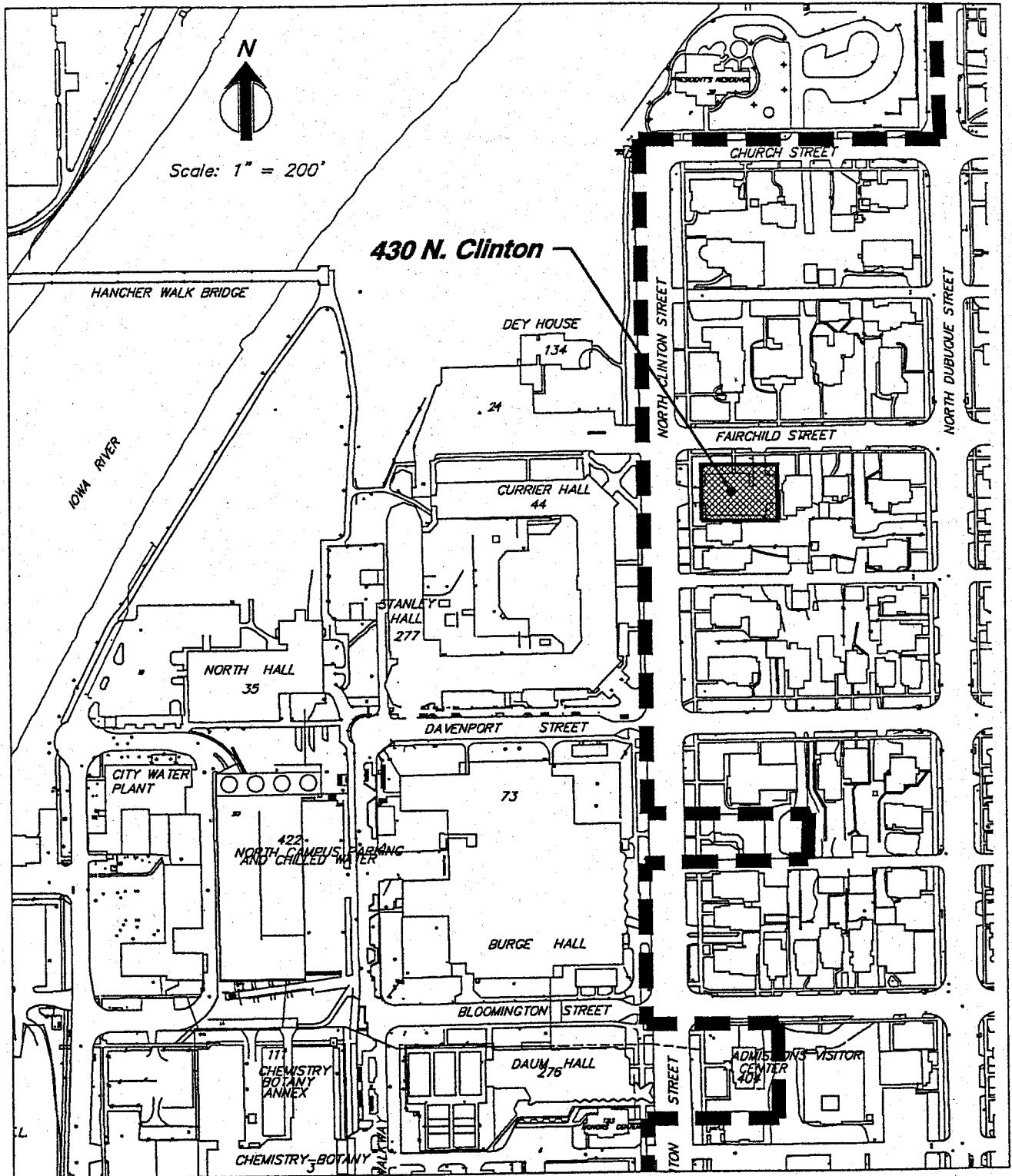
Plotted 6-29-01  
701-707-MELROSE.dwg

THE UNIVERSITY OF IOWA

LOCATION MAP  
701 & 707 MELROSE AVENUE

- Legend
-  = University Property Line
  -  = proposed University property purchases






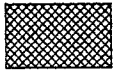
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THE UNIVERSITY OF IOWA

LOCATION MAP  
430 North Clinton

Legend

-  = University Property Line
-  = Proposed University Property Purchase