



Date: April 24, 2025

To: Xavier Leonard, Legislative Services Agency

From: Adam Steen, Director

RE: New Lease by and between The Omni Center, LLC and Iowa Department of Administrative Services on behalf of and for the benefit of the Iowa Department of Corrections, Fourth Judicial District

Leased Premises: Approximately, 4,500 Square Feet of office space located at 300 West Broadway, Suite 201, Council Bluffs, Iowa 515032

Term of Lease: The lease shall commence on September 1, 2025 and shall end on August 31, 2027.

Cost of the Lease: For the lease term commencing on September 1, 2025 through August 31, 2027, the annual cost of this lease will be approximately, \$45,675.00.

The total cost of this lease is estimated to be \$91,350.00.

Source of Funding: General Funds (0001-224-A04)

Consequences of delaying or abandoning the lease: Fifteen CBC District 4 staff, serving approximately 1,500 clients under community supervision, would be affected and another location would have to be found to house these staff. CBC District 4 does not have existing space to be able to house these staff to oversee these approximately 1,500 clients under community supervision. Public safety would be affected.

We are submitting the above information, pursuant to Iowa Code sec. 8A.321 (16) (2023). If you have questions or comments, please do not hesitate to contact Barbara Bendon at 515-281-8887 or email [Barbara.Bendon@Iowa.gov](mailto:Barbara.Bendon@Iowa.gov).