



Date: June 4, 2026

To: Xavier Leonard, Legislative Services Agency

From: Mark Campbell, Director

RE: Lease by and between Windmill Hill, L.C. and Iowa Department of Administrative Services on behalf of and for the benefit of the Iowa Workforce Development

Leased Premises: Approximately, 26,000 Square Feet of office space located at 1801 East Kimberly Road, Suite #1, Davenport, Iowa 52807

Term of Lease: The lease shall commence on August 1, 2026 and shall end on July 31, 2031.

Cost of the Lease: For the lease term commencing on August 1, 2026 through July 31, 2028, the annual total cost of this lease will be approximately, \$379,860.04. For the lease term commencing on August 1, 2028 through July 31, 2031, the total cost of this lease will be approximately, \$392,860.00.

The total cost of this lease will be approximately \$1,925,300.12.

Source of Funding: Iowa Workforce Development leases are paid with a mixture of federal and state funding.

Consequences of delaying or abandoning the lease: Delaying or canceling the lease for the office located in Iowa City would reduce or eliminate services to citizens in Iowa City and its surrounding areas and would compromise Iowa's compliance with federal law for providing those services.

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.