



Date: October 5, 2026

To: Xavier Leonard, Legislative Services Agency

From: Mark Campbell, Director

RE: Lease by and between High Ground Ventures, LLC and Iowa Department of Administrative Services on behalf of and for the benefit of the Iowa Department of Corrections, First Judicial District

Leased Premises: Approximately, 2,500 Square Feet of office space located at 1584 South Frederick Avenue, Oelwein, Iowa 50662

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

Cost of the Lease: For the lease term commencing on November 1, 2026 through October 31, 2031, the annual total cost of this lease will be approximately \$27,600.00.

The total cost of this lease will be approximately \$138,000.00.

Source of Funding: 0633 – The contract will be paid using local, client-generated funds.

Consequences of delaying or abandoning the lease: This office serves clients in Fayette County and surrounding areas in northeast Iowa. The current location is centrally located for court services and the county jail. Failure to maintain this space will require us to move operations into a new location within Oelwein and may create an undue hardship to clients served in northeast Iowa. This office houses multiple staff so an office that has meeting space, multiple offices, and a reception area is needed.

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.