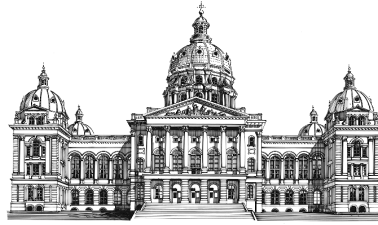

Iowa Legislative Fiscal Bureau

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State Capitol
Des Moines, IA 50319
September 18, 1995

Board of Regents Real Property Ownership

ISSUE

A review of the property owned by the Board of Regents.

AFFECTED AGENCIES

The Board of Regents and the five institutions under its control.

CODE AUTHORITY

Section 262.9, Subsection 4, Code of Iowa

BACKGROUND

Section 262.9, Subsection 4, Code of Iowa permits the Board of Regents to: “*Manage and control the property, both real and personal, belonging to the institutions. The board shall purchase or require the purchase of, when the price is reasonably competitive and the quality as intended...*”.

CURRENT SITUATION

The five institutions of the Board of Regents each own real property not directly related to the campus or mission of the institution. This **Review** includes only real property owned by the institutions and not that which may be owned by the affiliated organizations or foundations of the Regents.

Attachment I is a detailed listing of the property owned by the Regents as of June 30, 1995. The institutions did not provide uniform reporting of the value of the property. Methods used include book value, assessed value, and inventory values. Therefore, it is not possible to provide a total value of the property for each institution in a comparable format.

An August **Issue Review** lists the properties leased to others by the Regents.

University of Iowa

The University of Iowa owns 36 houses, nine locations which are streets, alleys, or walkways, eight lots, 14 buildings, three tracts of land, and property at the Lakeside Laboratories. This includes the ownership of the top seven floors of the Jefferson Building in Iowa City.

Lakeside Laboratories was in part given to the University for research activities, but in 1979, the University also purchased two properties contiguous to the Lab, at West Okoboji Lake and Manhattan Beach to expand the property related to Lakeside Laboratories.

The University used 1970 as a base date and reported only properties acquired after that date. All property acquired since that time is within Iowa. The University has acquired two lots, six street/walkway areas, eighty-eight acres of land, and one building since 1990.

Iowa State University

Iowa State University owns four houses used to host international students, eight tracts of land acquired for school activities, 17 lots for the Towers Dormitory area, three tracts of land for the College of Veterinary Medicine, nine tracts of land for school and research activities, and 31 tracts of farm land. This inventory includes all land not associated directly with the campus, starting in 1884. Since 1990, Iowa State University has not acquired any real property still held by the institution.

University of Northern Iowa

The University of Northern Iowa owns ten lots, six tracts of land, four buildings, and ten houses. The University used 1970 as a base date and reported only properties acquired after that date. The University has acquired 127.9 acres of land, eight houses, one building, and four lots since 1990. These are congregated in two areas, contiguous to the north end of the campus and contiguous to the area of the Uni Dome.

Iowa School for the Deaf

Besides the campus area, the Iowa School for the Deaf owns 68 acres of land contiguous to the School.

Iowa Braille and Sight Saving School

Besides the campus area, the Iowa Braille and Sight Saving School owns 10.3 acres used for a park in Vinton, contiguous to the School.

ALTERNATIVES

The Education Appropriations Subcommittees might want to review:

- The plan of the University of Northern Iowa to acquire additional properties within Cedar Falls, the proposed use of the properties, and the cost estimated to acquire the properties.
- The necessity for Iowa State University to own 31 tracts of land for farming purposes and the use of the land.
- The plan for the Lakeside Laboratories and the use of the land owned by the University of Iowa in addition to the land given for research purposes.

STAFF CONTACT: Sue Lerdal (Ext. 17794)

University of Iowa Property

Item	Address	County	Value	Source of Value	Acquired
House and Lot	444 N. Riverside, Iowa City (IC)	Johnson	\$ 22,200	Book Value	1970
Alley	Between Capitol & Madison, IC	Johnson	NA	NA	1970
House and Lot	101 East Park Road, IC	Johnson	18,000	Book Value	1970
Lots (2)	121 East Park Road, IC	Johnson	32,697	Book Value	1970
Lots and Alleys	Halley Street, Park Street, IC	Johnson	NA	NA	1970
House and Lot	35 East Park Road, IC	Johnson	44,000	Book Value	1970
Building and Lot	102 2nd Ave, Coralville	Johnson	350,000	Book Value	1970
Lot	Vacated Park Road, IC	Johnson	NA	NA	1971
Home and Lot	127 Melrose Avenue, IC	Johnson	30,000	Book Value	1971
Building and Lot	29 West College, IC	Johnson	20,500	Book Value	1971
House and Lot	417 S. Capitol, IC	Johnson	19,000	Book Value	1972
House and Lot	514 South Madison, IC	Johnson	17,010	Book Value	1972
House and Lot	302 Melrose Avenue, IC	Johnson	41,000	Book Value	1973
Top seven floors of Jefferson Building	E. Washington, IC	Johnson	632,705	Book Value	1973
Vacated Area	Burlington and Madison, IC	Johnson	NA	NA	1973
House and Lot	100 Block West Court, IC	Johnson	120,000	Book Value	1973
Building and Lot	131 South Capitol, IC	Johnson	85,000	Book Value	1973
Building and Lot	100 Block, West Harrison, IC	Johnson	95,000	Book Value	1973
Building and Lot	120 West Burlington, IC	Johnson	140,160	Book Value	1973
Lot	Near 300 Lucon Dr., IC	Johnson	7,600	Book Value	1973
House and Lot	429 South Capitol, IC	Johnson	26,000	Book Value	1974
Alley	County Seat Addition, IC	Johnson	NA	NA	1974
House and Lot	222 Melrose Avenue, IC	Johnson	42,000	Book Value	1974
Alley	County Seat Addition, IC	Johnson	NA	NA	1974
House and Lot	14 W. Harrison, IC	Johnson	11,000	Book Value	1974
House and Lot	124 Grove Street, IC	Johnson	29,820	Book Value	1974
House and Lot	128 Grove Street, IC	Johnson	26,165	Book Value	1974
House and Lot	129 West Burlington, IC	Johnson	14,175	Book Value	1975
House and Lot	220 Melrose, IC	Johnson	31,300	Book Value	1975
Lots	Bik 92-1, 95-2, IC	Johnson	264,460	Book Value	1976
Building and Lot	230 N. Clinton, IC	Johnson	160,000	Book Value	1977
House and Lot	119 W. Park Road, IC	Johnson	118,000	Book Value	1977
Building and Lot	127 S. Capitol, IC	Johnson	216,000	Book Value	1978
House and Lot	219 S. Madison, IC	Johnson	39,000	Book Value	1978
House and Lot	602 S. Madison, IC	Johnson	55,000	Book Value	1979
Lot	Harrison St, between Capitol & Madison St., IC	Johnson	NA	NA	1979
Building and Lot	12 W. College, IC	Johnson	32,000	Book Value	1979
Building and Lot	700 South Clinton, IC	Johnson	429,000	Book Value	1980
Vacation of College Street	Between Madison and Capitol Streets, IC	Johnson	NA	NA	1980
House and Lot	323 S. Madison, IC	Johnson	45,000	Book Value	1980
House and Lot	229 Grand Avenue, IC	Johnson	61,000	Book Value	1980
House and Lot	410 S. Madison, IC	Johnson	18,000	Book Value	1980
House and Lot	127 Grand Ave. Ct., IC	Johnson	58,500	Book Value	1981
House and Lot	608 S. Madison St., IC	Johnson	59,850	Book Value	1982

University of Iowa Property

Item	Address	County	Value	Source of Value	Acquired
House and Lot	610 S. Madison St., IC	Johnson	62,500	Book Value	1982
House and Lot	129 Grand Avenue Ct., IC	Johnson	56,800	Book Value	1982
Mayflower Apts.	1110 N. Dubuque St., IC	Johnson	6,485,000	Book Value	1983
House and Lot	2, 5 and 7 Riverside Court, IC	Johnson	90,600	Book Value	1983
Tract of Land	First Street, Coralville	Johnson	61,110	Book Value	1983
House and Lot	421 Melrose Ave., IC	Johnson	152,800	Book Value	1983
House and Lot	627 S. Capitol, IC	Johnson	189,500	Book Value	1984
Houses and Lots	1 and 17 W. Prentiss St., IC	Johnson	224,500	Book Value	1985
House and Lot	329 South Madison Street (East), IC	Johnson	51,000	Book Value	1985
House and Lot	329 South Madison Street (West), IC	Johnson	70,400	Book Value	1985
Houses and Lots	714-717 S. Capitol Street, IC	Johnson	119,000	Book Value	1985
Building and Lot	21 W. Bloomington, IC	Johnson	53,000	Book Value	1986
Buildings and Lots	122, 124, and 126 E. Church St., IC	Johnson	275,000	Book Value	1987
House and Lot	615-615 1/2 S. Capitol St., IC	Johnson	130,000	Book Value	1988
Building and Lot	234 N. Madison, IC	Johnson	53,700	Book Value	1988
Lot	Madison between Market & Bloomington Streets, IC	Johnson	NA	NA	1988
Lot	Court between Front St. and Iowa River, IC	Johnson	NA	NA	1990
Alley	Between Burlington & Court St., IC	Johnson	NA	NA	1991
Street/Walkway	Capitol St. between Jefferson and Market, IC	Johnson	NA	NA	1992
Street/Walkway	Capitol St. between Market and Bloomington Streets, IC	Johnson	NA	NA	1992
Three Streets	Capitol St. between Bloomington & Davenport; Davenport St. between Capitol & Clinton Sts.; Bloomington St. between Capitol & Clinton Sts., IC	Johnson	NA	NA	1992
House and Lot	324 S. Madison, IC	Johnson	515,000	Book Value	1992
House and Lot	315 Melrose Avenue, IC	Johnson	182,000	Book Value	1993
Eight acres	East of Oakdale Research Park, IC	Johnson	140,000	Book Value	1993
Building and Lot	2222 Old Highway 218 South, IC	Johnson	1,400,000	Book Value	1993
Lakeside Labs	West Okoboji Lake	Dickinson	168,300	Book Value	1979
Lakeside Labs	Manhattan Beach	Dickinson	50,000	Book Value	1979
Eighty acres	Van Buren County	Van Buren	78,810	Book Value	1991

Iowa State University Property

Item	Address	County	Value	Source of Value	Acquired
International House	2154 Lincoln Way	Story	\$ 3,000	1994 Inv.	1884
International House	Lot on Lincoln Way	Story	6,967	1994 Inv.	1923
International House	Lot on Lincoln Way	Story	10,000	1994 Inv.	1927
International House	Lot on Ash Avenue	Story	4,000	1994 Inv.	1929
Iowa State Center Area	NA	Story	NA	NA	1920
Iowa State Center Area	108 Beach Avenue	Story	NA	NA	1921
Iowa State Center Area	Lincoln Way - Beach Ave.	Story	NA	NA	1921
Iowa State Center Area	104 Beach Avenue	Story	NA	NA	1921
Reiman Horticulture Garden	1407 Elwood Drive	Story	31,700	1994 Inv.	1993
Land	NE Corner Elwood Drive and US Highway 30	Story	44,352	1994 Inv.	1976
South Towers Area		Story	2,100	1994 Inv.	1906
South Towers Area		Story	10,617	1994 Inv.	1921-67
South Towers Area		Story	2,750	1994 Inv.	1924
Lot	Franklin Avenue Park	Story	1,500	1994 Inv.	1944
Lot	South Towers Area	Story	1,000	1994 Inv.	1925
Lot	South Towers Area	Story	8,500	1994 Inv.	1924
Lot	South Towers Area	Story	10,500	1994 Inv.	1905
Lot	South Towers Area	Story	15,000	1994 Inv.	1923
Lot	South Towers Area	Story	750	1994 Inv.	1925
Lot	South Towers Area	Story	2,000	1994 Inv.	1924
Lot	South Towers Area	Story	1,300	1994 Inv.	1924
Lot	South Towers Area	Story	10,400	1994 Inv.	1923
Lot	South Towers Area	Story	4,200	1994 Inv.	1906
Lot	South Towers Area	Story	31,535	1994 Inv.	1927-67
Lot	South Towers Area	Story	4,216	1994 Inv.	1924
Lot	South Towers Area	Story	13,070	1994 Inv.	1924
Lot	South Towers Area	Story	8,500	1994 Inv.	1922
Lot	South Towers Area	Story	7,500	1994 Inv.	1924
Lot	South Towers Area	Story	4,250	1994 Inv.	1924
Lot	South Towers Area	Story	550	1994 Inv.	1924
Land	Veterinary Medicine	Story	33,000	1994 Inv.	1964
Land	Veterinary Medicine	Story	NA	NA	1921
Land	Veterinary Medicine	Story	14,025	1994 Inv.	1921
Land	Veterinary Medicine	Story	42,478	1994 Inv.	1960
Land	Veterinary Medicine	Story	19,990	1994 Inv.	1945
Land	Westgate	Story	1,124	1994 Inv.	1942
Land	Westgate	Story	1,500	1994 Inv.	1943
Farm	Agronomy Farm, Kramme	Boone	96,946	1994 Inv.	1960
Farm	Agronomy Farm, Leonard	Boone	15,563	1994 Inv.	1960
Farm	Agronomy Farm, Olsen	Boone	78,931	1994 Inv.	1960
Farm	Allee Memorial Farm	Buena Vista	16,000	1994 Inv.	1958
Farm	Farm Land	Story	3,500	1994 Inv.	1926
Farm	H. Ames Farm	Story	203,907	1994 Inv.	1976
Farm	Akin Farm	Story	48,744	1994 Inv.	1964-67

Iowa State University Property

Item	Address	County	Value	Source of Value	Acquired
Farm	Animal Science Farm	Story	229,818	Assessed Value	1934
Farm	Ankeny Farm	Polk	88,246	1994 Inv.	1947
Farm	Baird Farm	Jasper	216,660	1994 Inv.	1986
Farm	Bates Farm	Story	99,517	1994 Inv.	1976
Farm	Bisland Memorial Farm	Boone	25,600	1994 Inv.	1959
Farm	Brayton Memorial Forest	Delaware	15,400	1994 Inv.	1949
Farm	Brooks	Story	110,000	1994 Inv.	1984
Farm	Burkey Farm	Boone	130,000	1994 Inv.	1984
Farm	Coles Farm	Hamilton	351,275	1994 Inv.	1974
Farm	Curtiss Farm	Story	353,037	1994 Inv.	1976
Land	Fick Observatory Area	Boone	12,000	1994 Inv.	1968
Farm	Finch Farm	Story	130,689	1994 Inv.	1976
Land	Hinds Irrigated Plot Area	Story	40,000	1994 Inv.	1975
Farm	Horticulture Farm	Story	487,295	Assessed Value	1974
Land	Applied Science Center	Story	34,051	1994 Inv.	1972
Farm	Kelly Farm	Boone	18,266	1994 Inv.	1989
Farm	NW Research Farm	O'Brien	40,000	1994 Inv.	1990
Farm	Farm Land	Story	2,839	1994 Inv.	1924
Farm	Farm Land	Story	16,250	1994 Inv.	1923
Land	Littlefield Natural Area	Story	2,500	1994 Inv.	1966
Farm	MacDonald Woods	Story	62,100	Assessed Value	1954
Farm	McNay Farm Complex	Lucas	676,425	1994 Inv.	1989
Farm	NE Research Farm	Floyd	4,406	1994 Inv.	1982
Land	Plant Introduction Center	Story	29,080	1994 Inv.	1923
Farm	Farm Land	Story	16,640	1994 Inv.	1905
Farm	Rhodes Research Farm	Marshall	698,277	1994 Inv.	1980-85
Farm	Ruminant Nutrition Farm	Story	65,550	1994 Inv.	1954
Farm	Farm Land	Story	187,441	Assessed Value	1914
Farm	Farm Land	Story	5,221	1994 Inv.	1905
Farm	Student Lab Farm	Story	248,151	Assessed Value	1942
Farm	Swine Nutrition Farm	Story	22,000	1994 Inv.	1923
Farm	Woodruff Farm	Story	169,589	Assessed Value	1938

University of Northern Iowa Property

Item	Address	County	Value	Source of Value	Acquired
Lot	2505 Hudson Rd, Cedar Falls (CF)	Black Hawk	\$ 16,950	Assessed Value	1971
Forty Acres	NA	Black Hawk	132,000	Assessed Value	1973
Lot	Route 4, CF	Black Hawk	12,925	Assessed Value	1973
Lot	1233 W. 23rd Street, CF	Black Hawk	27,285	Assessed Value	1973
Commercial Building	715 East 4th St., Waterloo	Black Hawk	70,000	Assessed Value	1974
Sorority House	1209 W. 23rd St., CF	Black Hawk	74,387	Assessed Value	1980
Warehouse	9301 University Avenue, CF	Black Hawk	190,000	Assessed Value	1983
Fraternity House	1203 W. 23rd Street, CF	Black Hawk	82,500	Assessed Value	1983
Commercial Bldg and Lot (Museum)	3219 Hudson Road, CF	Black Hawk	178,185	Assessed Value	1985
17 Acres of land adjacent to Museum		Black Hawk	79,968	Assessed Value	1985
Lot	8614 University Avenue, CF	Black Hawk	5,000	Assessed Value	1985
Lot	2215 Merner Street, CF	Black Hawk	44,914	Assessed Value	1985
98.23 Acres	2407 W. 27th Street, CF	Black Hawk	157,239	Assessed Value	1986
Lots	1216 W. 22nd Street, CF	Black Hawk	20,089	Assessed Value	1987
58 Acres	2124 W. 27th Street, CF	Black Hawk	100,000	Assessed Value	1990
4.9 Acres	Hudson Road and University Avenue	Black Hawk	16,000	Assessed Value	1990
House and Lot	1233 W. 22nd Street, CF	Black Hawk	39,500	Assessed Value	1991
Commercial Bldg.	2304 College Street, CF	Black Hawk	168,322	Assessed Value	1992
House and Lot	8628 University Avenue, CF	Black Hawk	76,172	Assessed Value	1993
Lot	1204 W. 22nd Street, CF	Black Hawk	69,904	Assessed Value	1993
Lot	1210 W. 22nd Street, CF	Black Hawk	55,527	Assessed Value	1993
Lot	2211 Merner Street, CF	Black Hawk	56,607	Assessed Value	1994
House and Lot	110 Clay Street, CF	Black Hawk	54,700	Assessed Value	1994
House and Lot	1209 W. 22nd Street, CF	Black Hawk	51,822	Assessed Value	1994
House and 2.8 Acres	1809 W. 27th Street, CF	Black Hawk	225,750	Assessed Value	1995
House and Lot	3214 Hudson, CF	Black Hawk	94,017	Assessed Value	1994
Commercial Bldg.	2637 Hudson Road, CF	Black Hawk	Lease/ purchase	NA	1998
Lot	University Avenue, CF	Black Hawk	25,000	Assessed Value	1995
65 Acres	Greenhill and Hudson Road, CF	Black Hawk	418,613	Assessed Value	1995
House and Lot	1727 West 27th Street, CF	Black Hawk	86,000	Assessed Value	1995
House and Lot	1222 West 22nd Street, CF	Black Hawk	65,000	Assessed Value	1996

Iowa School for the Deaf Property

Item	Address	County	Value	Source of Value	Acquired
68 acre farm	North of ISD Campus; contiguous	Pottawattamie	\$ 250,000	NA	NA

Iowa Blind and Sight Saving School Property

Item	Address	County	Value	Source of Value	Acquired
10.3 Acres	Park; contiguous	Benton	NA	NA	NA