

**APPROVAL TO EXERCISE A TWO-YEAR RENEWAL OPTION FOR THE  
VALPARAISO CENTER, REGION 1**

**RESOLUTION NUMBER 2007-6**

**WHEREAS**, the College has been leasing the Valparaiso Center since February 1987, and

**WHEREAS**, the College has a continuing commitment to the delivery of instructional programs in the Valparaiso area that are housed in said building, and

**WHEREAS**, the current lease term expired December 31, 2006, and

**WHEREAS**, the duration and rent for the second renewal option is specified in the lease, and

**WHEREAS**, the Region 1 Trustees have requested the exercise of this renewal option, and

**WHEREAS**, the rent for the two-year option period is greater than \$200,000 and therefore requires State Trustee approval;

**NOW THEREFORE BE IT RESOLVED**, that the State Trustees do hereby authorize and direct the President and any other appropriate College Officer to exercise the second renewal option for said lease agreement and to execute all necessary documents for the above stated two-year renewal option at a rent of \$167,100 for each year of the renewal period after the documents have been approved by the College Interim General Counsel.

**State Trustees  
Ivy Tech Community College of Indiana**

  
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**William R. Goins, Chairman**

  
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**Marvin E. Foote, Secretary**

**Dated February 15, 2007**

**Buildings, Grounds, and Capital Committee**  
**Region 1 – Approval to exercise a two-year renewal option for the Valparaiso Center in**  
**Valparaiso, \$167,100 per year**  
**February 15, 2007**

This item will allow the College to continue leasing the Valparaiso Center for its courses and programs in that area. The College will need this building until Phase 2 of the new construction project is completed.

The College has been leasing the Valparaiso Center since February 1, 1987 to house its courses and programs in Valparaiso. The original ten-year lease had no renewal options. A new eight-year lease with four, two-year renewal options was approved by the State Trustees in October 1996 so that the new lease could be assigned to a charitable remainder annuity trust. The original term of the new lease expired on December 31, 2004 and the College exercised the first renewal option on the lease. Now the College needs to exercise the second two year renewal option since the space is needed until the new construction project is completed. The new construction project should be completed prior to the end of the two-year renewal option and the College is working with the owner to determine the best transition between use of the building and its sale. The current rent is \$167,100 per year and the rent for each two-year renewal term is set in the lease document at \$167,100.

Since the rent is greater than \$200,000 for the renewal term, State Trustee approval is needed. State agency approval for the lease renewal is not needed since an original approval to lease the building was obtained in 1996.

Action Requested: Approval of Resolution 2007-6 to exercise the second lease renewal option of the current lease for the Valparaiso Center.