

**APPROVAL TO LEASE PART OF THE AMATROL BUILDING IN
JEFFERSONVILLE, REGION 13**

RESOLUTION NUMBER 2007-39

WHEREAS, the Sellersburg campus has experienced unprecedented enrollment growth, and

WHEREAS, the Sellersburg campus needs additional space to serve its students, and

WHEREAS, space in the Amatrol Building in Jeffersonville is available for lease from the Amatrol Corporation, and

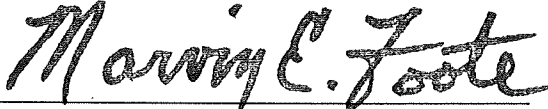
WHEREAS, the Region 13 Board of Trustees have requested this lease, and

WHEREAS, the rent for the lease 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 negotiate a lease agreement with said firm and to execute all necessary documents for the above stated lease at a rental not to exceed \$119,250 per year for an original term not to exceed two years with one, one-year renewal term after the documents have been approved by the College Interim General Counsel.

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


William R. Goins, Chairman


Marvin E. Foote, Secretary

Dated June 14, 2007

Buildings, Grounds, and Capital Committee
Region 13 – Approval to lease part of the Amatrol Building in Jeffersonville
for \$119,250 per year
June 14, 2007

This item will authorize the College to enter into a lease for space in Jeffersonville.

Region 13 has experienced significant enrollment growth and has been seeking space to augment the main campus in Sellersburg. The new lease will address classroom crowding caused by continued enrollment growth on the Sellersburg Campus. For the fall, Region 13 has 17 course sections scheduled, with above average enrollment, for which there are no available classrooms. Additionally, Ivy Tech Sellersburg has recently been approved to offer two new programs which will require space and have great potential for growth at the Sellersburg campus.

The Region is proposing an off-campus lease to temporarily address space confinements while awaiting completion of the new construction and renovation project approved by the 2007 General Assembly for bonding authority. Six potential buildings were investigated and the Amatrol building was selected due to its combination of office space, classroom space, and shop space. The other five buildings all lacked office and classroom space. The Amatrol building will be an ideal location for the Region's industrial technology and Workforce and Economic Development (WED) programs and services. Since it is located just off I-65 in Jeffersonville and the main campus in Sellersburg is located just off I-65 it is the most convenient alternative location for students and area businesses who would be attending classes, training, or WED activities at the Jeffersonville location.

The Amatrol Building is a one and two story, mostly open-space, 46,480 gross square foot building. The College will be leasing approximately 27,414 square feet in the building of which approximately 17,000 square feet is office space that could be used for offices and classrooms and approximately 10,414 square feet is open shop or warehouse space that could be used for industrial technology teaching labs including welding and machine tool.

Rent for space in the Amatrol Building will be \$119,250 per year. The initial term will be two years and there will be one, one-year renewal term. Since the rent is greater than \$200,000 for the initial term, State Trustee approval is needed. State agency approval for the new lease is not needed since the rent is less than \$150,000 per year.

Action requested: Approval of Resolution 2007-39 for the Amatrol Building lease.