

**APPROVAL OF A LEASE AGREEMENT FOR THE EBBERTT EDUCATION  
CENTER, REGION 6/EAST CENTRAL**

**RESOLUTION NUMBER 2009-31**

**WHEREAS**, Ivy Tech Anderson is in need of additional instructional space due to significant enrollment increases, and

**WHEREAS**, a large portion of the Ebbertt Education Center is available for rent from the Anderson Community School Corporation and is sufficiently large that two smaller leases can be terminated and those functions moved to the Ebbertt Building, and


**WHEREAS**, the building will need limited renovation for Ivy Tech use, and

**WHEREAS**, the Region 6/East Central Board of Trustees has requested this lease, and

**WHEREAS**, the lease period is greater than two years therefore requiring State Trustee approval;

**NOW THEREFORE BE IT RESOLVED**, that the State Trustees do hereby authorize and direct the President and any other appropriate, designated College employee to negotiate a lease agreement with said owner and to execute all necessary documents for the above stated lease at a rental not to exceed \$105,000 per year for an original term not to exceed five years after the documents have been approved by the College General Counsel.

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

  
\_\_\_\_\_  
**Kaye H. Whitehead, Chairman**

  
\_\_\_\_\_  
**Anne K. Shane, Secretary**

**Dated July 16, 2009**

**Ivy Tech Community College**  
**Region 6/Eastcentral lease agreement for the Ebbertt Education Center,**  
**\$105,000 per year rent**  
**July 16, 2009**

- This item will authorize the College to enter into a lease for most of the space in the Ebbertt Education Center on 38th Street in Anderson.
- In addition to its main building at 53<sup>rd</sup> and Main Streets in Anderson, the East Central region has been leasing space in two different buildings in Anderson, needs to consolidate to no more than two locations, and significantly increase instructional space for the Anderson campus.
- Anderson Ivy Tech staff looked at a number of alternatives, all of which would continue to require multiple sites or would be more expensive than the proposed solution.
- The proposed solution is to enter into a lease for most of the 120,000 gross square foot Ebbertt Education Center building, 325 West 38<sup>th</sup> Street in Anderson.
- The Ebbertt Building will replace the use of two buildings at two different locations in Anderson totaling 15,543 square feet.
- With the additional space, the Anderson campus will be able to accommodate significant program growth and replace space at its main campus being renovated for use by the Dental Hygiene program.
- The lease will be for five years with three two-year renewal terms.
- The lease and rent will start August 1, 2009.
- Rent for the five years will be \$105,000 per year for a total of \$525,000.
- The East Central Board of Trustees has requested this lease.
- State Trustee approval is needed since the initial term exceeds two years and the rent for the initial term exceeds \$500,000.

Action requested: Approval of the Ebbertt Building lease in Anderson.