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October 1, 1985 to November 10, 1985
DES MOINES AREA COMMUNITY COLLEGE

Public Hearing
Regarding Construction of the Golden Circle Center for Business Development
Ankeny Campus

November 19, 1985
Building 1 - Room 30 - Ankeny Campus

AGENDA

1. Call to Order - 5:00 p.m.

2. Roll Call.

3. Acknowledgement by Board Secretary of how Notice of Hearing was made.

4. Requests to address the Board recognized.

5. Consideration of Resolution approving plans, specifications, form of contract, and estimated costs for the construction of the Golden Circle Center for Business Development.

6. Adjournment.
A special meeting of the Des Moines Area Community College Board of Directors was held in Building 1, Room 30, of the Ankeny Campus on November 19, 1985, for the purpose of conducting a public hearing for the adoption of the resolution approving plans, specifications, form of contract, and estimated costs for the construction of the Golden Circle Center for Business Development. The meeting was called to order at 5:00 p.m., CST, by Board President Jasper Risdal.

Members Present:
DeVeRe Bendixen
Eldon Leonard
Ted Nemmers
Jasper Risdal
Herbert Ritland

Members Absent:
Susan Clouser
Lloyd Courter
Don Rowen
Doug Shull

Others Present:
Joseph A. Borgen, President
Helen M. Minor, Board Secretary
Don Zuck, Board Treasurer
Other DMACC staff and interested area residents

Board Secretary H. Minor reported that the notice of the time and place of this public hearing was, according to law and as directed by the Board, published in the Des Moines Register newspaper on October 24, 1985, and posted on the official Des Moines Area Community College bulletin board. A copy of said notice is included as Attachment #1 to these minutes.

It was moved by E. Leonard, seconded by T. Nemmers, that the Board approve the resolution included as Attachment #2 to these minutes which approves plans, specifications, form of contract and estimated costs for the construction of the Golden Circle Center for Business Development.

Motion passed unanimously on a roll call vote.

A motion for adjournment was made by T. Nemmers, seconded by H. Ritland.

Motion passed unanimously and at 5:04 p.m., Board President Risdal adjourned the meeting.

HELEN M. MINOR, Board Secretary

JASPER M. RISDAL, Board President
STATE OF IOWA

POLK COUNTY

SS.

The undersigned, being first duly sworn, on oath states that he/she is the

 Classified Auditing Supervisor

of Des Moines Register and Tribune Company, a corporation duly organized and
existing under the laws of the State of Iowa, with its principal place of business in
Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines,
Polk County, Iowa; and that an advertisement, a printed copy of which is attached
as Exhibit “A” and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates

October 24, 1985

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verily believes

Subscribed and sworn to before me by said affiant this 4th day of


Mary F. Bradley

Notary Public in and for Polk County, Iowa
RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR THE CONSTRUCTION OF THE GOLDEN CIRCLE CENTER

WHEREAS, on the 14th day of October 1985, plans, specifications, form of contract, and estimated cost were filed with the Secretary of the Board of Directors of the Des Moines Area Community College for the project.

WHEREAS, notice of hearing on plans, specifications, form of contract and estimated cost was published as required by law and action of the Board.

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of the Des Moines Area Community College that said plans, specifications, form of contract, and estimated cost are hereby approved and adopted as the plans, specifications, form of contract, and estimated cost for the construction of the Golden Circle Center.

PASSED AND APPROVED this 19th day of November, 1985.

[Signature]
President of the Board of Directors of the aforesaid Community College

ATTEST:

[Signature]
Helen M. Minors
Secretary of the Board of Directors of the aforesaid Community College
Call to Order - immediately following Public Hearing.

Roll Call.

Consideration of Tentative Agenda.

Public Comments.

Presentation - DMACC Curriculum Commission - Frank Trumpy, Chair.

Consideration of minutes of October 14, 1985, Public Hearings and Regular Board Meeting.

Consideration of Trustee appointment to the Self-Funded Insurance Benefits Plan.

Consideration of Agreement with United Way and Iowa Children's and Family Services, Des Moines.

Consideration of award of contract for the partial re-roofing of Building #7, Ankeny Campus.

Consideration of award of contract for the partial re-roofing of Building #14, Ankeny Campus.

Consideration of award of contract for re-roofing Auditorium, Boone Campus.

Consideration of award of contract for construction of the Golden Circle Center for Business Development, Ankeny Campus.

Consideration of Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, 3M Project.

Consideration of Resolution directing advertisement for sale of New Jobs Training Certificates, 3M Project.

Consideration of Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Mid-Central Plastics, Inc. Project.

Consideration of Resolution directing advertisement for sale of New Jobs Training Certificates, Mid-Central Plastics, Inc.
17. Consideration of Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, B. W. Johnson Mfg., Co. Project.

18. Consideration of Resolution directing advertisement for sale of New Jobs Training Certificates, B. W. Johnson Mfg., Co. Project.

19. Consideration of Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Commtron Project.

20. Consideration of Resolution directing advertisement for sale of New Jobs Training Certificates, Commtron Project.

21. Consideration of Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Garst Seed Company Project.

22. Consideration of Resolution directing advertisement for sale of New Jobs Training Certificates, Garst Seed Company Project.

23. Consideration of Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Green-Land, Inc. Project.


25. Consideration of offer to purchase property located at 826 S.E. 10th Street, Ankeny.

26. Consideration of offers to purchase property located at 733 San Salvador, Carroll.

27. Consideration of purchase of property for student constructed houses.

28. Consideration of a lease for DMACC buildings for the Golden Circle Center for Business Development.

29. Consideration of student housing by private enterprise concept.

30. Consideration of Human Resources Report.

31. Recommendation to consider termination of the administrative contract for Eugene R. Snyders.

32. Consideration of final payment for installation of multi-cell coaxial underground duct, Ankeny Campus.

33. Consideration of Change Order #2, the Carroll Building Project.

34. Consideration of Notice fixing date, time and place for Public Hearing to amend the FY86 Plant Fund expenditure budget.
35. Consideration of Payables.


38. Superintendent's Report.

39. Board Members' Reports.

40. Future Agenda Items:
   A. Board Policy Review
   B. FY1987 Budget
   C. College Objectives, FY1987

41. Information Items:
   A. November 20 – Golden Circle Center for Business Development
      ground breaking
   B. December 10 – Next regular Board Meeting

42. Adjournment.
ADDENDUM TO AGENDA

24.1. Consideration of Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates.

24.2 Consideration of Resolution directing advertisement for sale of New Jobs Training Certificates.
The regular meeting of the Des Moines Area Community College Board of Directors was held in Building 1, Room 30, of the Ankeny Campus, on November 19, 1985. The meeting was called to order by Board President Jasper Risdal at 5:04 p.m.

Members Present:
DeVere Bendixen
Eldon Leonard
Ted Nemmers
Jasper Risdal
Herbert Ritland
Doug Shull*

Members Absent
Susan Clouser
Lloyd Courter
Don Rowen

Others Present:
Joseph A. Borgen, President
Helen M. Minor, Board Secretary
Don Zuck, Board Treasurer
Other interested DMACC staff and area residents

It was moved by T. Nemmers, seconded by E. Leonard, that the tentative agenda and addendum be approved as presented.

Motion passed unanimously.

Dr. Jerry Moskus, Executive Vice President for Educational Services, introduced Frank Trumpy, Instructor, Math and Science and Chair of the Curriculum Commission, who gave a brief presentation and update on the responsibilities and duties of the Commission.

D. Bendixen moved that the minutes of the October 14, 1985, public hearings and regular board meeting be approved; seconded by T. Nemmers.

Motion passed unanimously.

It was moved by E. Leonard, seconded by D. Bendixen, that the Board approve the appointment of Sheryl Husak to the DMACC Self Funded Insurance Trustees Committee.

Motion passed unanimously.

DIRECTOR DOUG SHULL ARRIVED
APPROVAL OF AGREEMENT
UNITED WAY & IOWA CHILDREN'S & FAMILY SERVICES/DMACC
A motion was made by E. Leonard, seconded by D. Bendixen, that the Board approve the Agreement between Des Moines Area Community College and United Way and Iowa Children's & Family Services, which allows some reconstruction at the Urban Campus west property line. A copy of said Agreement is Attachment #1 to these minutes.
Motion passed unanimously.

AWARD OF CONTRACT-
PARTIAL RE-ROOFING BUILDING #7, ANKENY
The Board Secretary reported that bids had been received for partial re-roofing Building #7, Ankeny Campus, in accordance with approved plans and specifications, as indicated on the Bid Tally Sheet, a copy of which is Attachment #2 to these minutes.
It was moved by D. Shull, seconded by D. Bendixen, that a contract for partial re-roofing Building #7, Ankeny Campus, be awarded to Central States Roofing, with a base bid of $46,250, and an additive alternate bid of $1,500, for a total contract award of $47,750, and that the Board President and Secretary be authorized to sign said contract.
Motion passed unanimously on a roll call vote.

AWARD OF CONTRACT-
PARTIAL RE-ROOFING BLDG. #14, ANKENY
The Board Secretary reported that bids had been received for partial re-roofing Building #14, Ankeny Campus, in accordance with approved plans and specifications, as indicated on the Bid Tally Sheet, a copy of which is Attachment #2 to these minutes.
It was moved by T. Nemmers, seconded by D. Shull, that a contract for partial re-roofing Building #14, Ankeny Campus, be awarded to Central States Roofing, with a base bid of $47,450, and an additive alternate bid of $1,500, for a total contract award of $48,950, and that the Board President and Secretary be authorized to sign said contract.
Motion passed unanimously on a roll call vote.

AWARD OF CONTRACT-
RE-ROOFING AUDITORIUM, BOONE
The Board Secretary reported that bids had been received for re-roofing the Auditorium, Boone Campus, in accordance with approved plans and specifications, as indicated on the Bid Tally Sheet, a copy of which is Attachment #2 to these minutes.
It was moved by D. Shull, seconded by E. Leonard, that a contract for re-roofing the Auditorium, Boone Campus, be awarded to Allied Roofing, with a base bid of $25,455, and an additive alternate bid of $670, for a total contract award of $26,125, and that the Board President and Secretary be authorized to sign said contract.
Motion passed unanimously on a roll call vote.
AWARD OF CONTRACT-
CONSTRUCTION OF
GOLDEN CIRCLE CENTER
FOR BUSINESS
DEVELOPMENT

The Board Secretary reported that bids had been received
for construction of the Golden Circle Center for Business
Development, in accordance with approved plans and
specifications, as indicated on the Bid Tally Sheet, a
copy of which is Attachment #3 to these minutes.

It was moved by E. Leonard, seconded by D. Shull, that a
contract for construction of the Golden Circle Center for
Business Development, Ankeny Campus, be award to Harold
Pike Construction Company, with a base bid of $265,000,
and an acceptance of deductive alternate #4 in the amount
of $4,200, for a total contract award of $260,800, and
that the Board President and Secretary be authorized to
sign said contract. This contract award is subject to
final project approval by the State Board of Public
Instruction.

Motion passed unanimously on a roll call vote.

APPROVAL OF
RESOLUTIONS RE:
HF623 PROJECT -
3M

On January 15, 1985, the Board approved the resolution
taking additional action and directing the publication of
a Notice of Intent to issue New Jobs Training Certificates,

A motion was made by T. Nemmers, seconded by D. Bendixen,
that the Board approve the resolution directing advertisement
for sale of New Jobs Training Certificates, 3M Project. Attachment #4 to these minutes.

Motion passed unanimously on a roll call vote.

APPROVAL OF
RESOLUTIONS RE:
HF623 PROJECT -
MID-CENTRAL
PLASTICS, INC.

On May 21, 1985, the Board approved the resolution taking
additional action and directing the publication of a Notice
of Intent to issue New Jobs Training Certificates, Mid-
Central Plastics Project. Notice was published May 28, 1985.

A motion was made by D. Shull, seconded by T. Nemmers, that
the Board approve the resolution directing advertisement
for sale of New Jobs Training Certificates, Mid-Central
Plastics, Inc. Project. Attachment #4 to these minutes.

Motion passed unanimously on a roll call vote.

APPROVAL OF
RESOLUTIONS RE:
HF623 PROJECT -
B.W. JOHNSON MFG.,
COMPANY

On May 21, 1985, the Board approved the resolution taking
additional action and directing the publication of a Notice
of Intent to issue New Jobs Training Certificates, B.
W. Johnson Mfg., Company Project. Notice was published

A motion was made by D. Shull, seconded by T. Nemmers, that
the Board approve the resolution directing advertisement
for sale of New Jobs Training Certificates, B. W. Johnson
Mfg., Company Project. Attachment #4 to these minutes.

Motion passed unanimously on a roll call vote.
A motion was made by D. Shull, seconded by E. Leonard, that the Board approve the Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Commtron Project. Attachment #5 to these minutes.

Motion passed unanimously on a roll call vote.

A motion was made by D. Bendixen, seconded by D. Shull, that the Board approve the Resolution directing advertisement for sale of New Jobs Training Certificates, Commtron Project. Attachment #4 to these minutes.

Motion passed unanimously on a roll call vote.

A motion was made by T. Nemmers, seconded by D. Shull, that the Board approve the Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Garst Seed Co. Project. Attachment #6 to these minutes.

Motion passed unanimously on a roll call vote.

A motion was made by H. Ritland, seconded by E. Leonard, that the Board approve the Resolution directing advertisement for sale of New Jobs Training Certificates, Garst Seed Company Project. Attachment #4 to these minutes.

Motion passed unanimously on a roll call vote.

A motion was made by T. Nemmers, seconded by D. Bendixen, that the Board approve the Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Green-Land, Inc. Project. Attachment #7 to these minutes.

Motion passed unanimously on a roll call vote.

A motion was made by H. Ritland, seconded by E. Leonard, that the Board approve the Resolution directing advertisement for sale of New Jobs Training Certificates, Green-Land, Inc. Project. Attachment #4 to these minutes.

Motion passed unanimously on a roll call vote.

It was moved by T. Nemmers, seconded by H. Ritland, that the Board approve the Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, EMCO Industries, Inc. Project. Attachment #8 to these minutes.

Motion passed unanimously on a roll call vote.

A motion was made by D. Bendixen, seconded by H. Ritland, that the Board approve the Resolution directing advertisement for sale of New Jobs Training Certificates, EMCO Industries, Inc. Project. Attachment #4 to these minutes.

Motion passed unanimously on a roll call vote.
APPROVAL OF RESOLUTIONS RE:
HF623 PROJECT - SERNETTE'S, INC.

It was moved by E. Leonard, seconded by D. Shull, that the Board approve the Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Sernette's, Inc. Project. Attachment #9 to these minutes.

Motion passed unanimously on a roll call vote.

APPROVAL OF RESOLUTIONS RE:
HF623 PROJECT - MIDLAND INTERNATIONAL TILEWORKS, INC.

It was moved by E. Leonard, seconded by T. Nemmers, that the Board approve the Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Midland International Tileworks, Inc. Project. Attachment #10 to these minutes.

Motion passed unanimously on a roll call vote.

APPROVAL OF RESOLUTIONS RE:
HF623 PROJECT - FARNER-BOCKEN CO.

It was moved by D. Shull, seconded by D. Bendixen, that the Board approve the Resolution taking additional action and directing the publication of a Notice of Intent to issue New Jobs Training Certificates, Farner-Bocken Co. Project. Attachment #11 to these minutes.

Motion passed unanimously on a roll call vote.

OFFERS TO PURCHASE STUDENT BUILT HOUSES

The offer to purchase property located at 826 S.E. 10th, Ankeny, on which the Board was polled October 16, 1985, was not completed. No new offers have been received for the above or the property located at 733 San Salvador, Carroll.
APPROVAL OF PURCHASE OF LOTS FOR STUDENT HOUSING CONSTRUCTION

E. Leonard moved that the Board approve the purchase of four lots located in Uehlamar Plat #10, Lots 2, 3, 12 and 13 for a total purchase price of $56,000, to be used for the construction of housing by the Ankeny Building Trades program; second by D. Bendixen.

Motion passed unanimously on a roll call vote.

APPROVAL OF LEASE & FOUNDATION BOARD MEMBERS—GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT

It was moved by D. Shull, seconded by E. Leonard, that the Board confirm the appointment of the following individuals to the Golden Circle Center for Business Development Foundation Board:

Joseph A. Borgen, President
Des Moines Area Community College

Bob Dee, Chief Executive Officer
Holmes Murphy & Associates, Inc., Des Moines

Dick Hermann, Attorney at Law
Ankeny, Iowa

Cary Israel, Vice President
Economic Development Group
Des Moines Area Community College

Don Lamberti, Chief Executive Officer
Casey's, Inc., Ankeny

Jim Luhrs, President
Equitable Life of Iowa, Des Moines

Bob Mann, Vice President
Brenton Banks, Des Moines

Mary Riche, President
Riche Associates, Inc., Des Moines

Ralph Schlenker, Executive Vice President
Iowa Resources, Des Moines

Mark Threlkeld, Vice President
Bureau of Economic Development, Des Moines Chamber, Des Moines

John Wassenaar, President
Citizens National Bank, Boone

Motion passed unanimously.
A motion was made by E. Leonard, seconded by D. Shull, that the Resolution authorizing Des Moines Area Community College to enter into the Master Incubator lease for leasing Buildings 16, 17, 18, 19 and 20 located on the Ankeny Campus to Golden Circle Center for Business Development, an Iowa Corporation formed pursuant to Iowa Code Chapter 504A as part of a program by Des Moines Area Community College to stimulate growth of business in the state of Iowa by encouraging certain developmental businesses to locate in the State by subleasing portions of the buildings from Golden Circle Center for Business Development, which sublease must receive the prior written approval of the Chief Executive Officer/President of Des Moines Area Community College, be approved. A copy of said Resolution and the Master Incubator Business Lease is Attachment #12 to these minutes.

Motion passed unanimously on a roll call vote.

STUDENT HOUSING BY PRIVATE ENTERPRISE CONCEPT

No action taken. A presentation by Crose-Gardner Associates will be given at a later date.

APPROVAL OF HUMAN RESOURCES REPORT

E. Leonard made a motion which was seconded by T. Nemmers, for the approval of the following personnel items:

Contract Changes

Loftus, Virginia, Executive Director, Policy Planning & Analysis, Administration - from Grade 20 to Grade 22, annual salary $39,390, 12-month contract, effective July 1, 1985. Employment agreement with Professional staff.

Phares, Arthur, Programmer/Analyst, Data Services; to Applications Supervisor, Grade 19, annual salary $34,848, 12-month contract, effective November 1, 1985. Employment agreement with Professional staff.

Stock, Kathryn, Instructor-Nursing, Carroll Campus, from nine-month contract, annual salary $17,091 to nine-month contract plus extended contract - total 14 month salary $19,681, effective July 1, 1985. Continuing contract with Certified Faculty-full status.

Other

Vandivier, Curtis, Dean/Instructional Support Services, Educational Services. To correct amount paid for acting Vice President of Educational Services from May 22, 1985 to June 30, 1985, for a total difference of $896.80.

Early Retirement

Friederich, Theresa, Instructor-Medical Laboratory, Health Services & Sciences. Not to exceed a total of $16,840.20, based upon five equal payments or the present value (to be determined by future interest rates) in a lump sum payment.

Vandenburg, Betty, Instructor-Nursing, Health Services & Sciences. Not to exceed a total of $21,500 based upon five equal payments or the present value (to be determined by future interest rates) in a lump sum payment.
HUMAN RESOURCES
(CONTINUED)

Contracts

Motion passed unanimously on a roll call vote.

HF780 Funds

Distribution

It was moved by T. Nemmers, seconded by E. Leonard, that
the Board approve the Faculty Salary Contracts as shown
in Attachment #13 to these minutes.

Motion passed unanimously on a roll call vote.

RECEIVE AND FILE
SUPERINTENDENT'S
RECOMMENDATION FOR
ADMINISTRATOR
TERMINATION

A motion was made by T. Nemmers, seconded by D. Bendixen,
that the Board approve proportional distribution based
on contract - nine-month, 12-month and percent of contract,
of the HF780 appropriation to be received in three equal
payments from the State. Our portion to be $279,043 for
221 employees.

Motion passed unanimously on a roll call vote.

APPROVAL OF PAYMENT/
CONTRACT COMPLETION

D. Shull made a motion, D. Bendixen seconded, that the
Board of Directors direct the Superintendent to send a
Notice of Consideration of Termination of Administrator's
Contract to Eugene R. Snyders. A copy of said Notice is
included as Attachment #14 to these minutes.

Motion passed unanimously on a roll call vote.

APPROVAL OF CHANGE
ORDER #2 - CARROLL
FACILITY CONSTRUCTION

It was moved by E. Leonard, seconded by H. Ritland, that
the Board approve Change Order #2, DMACC Carroll
Campus facility construction, in the amount of $40,153.
A copy of Change Order #2 is Attachment #15 to these
minutes.

Motion passed unanimously on a roll call vote.

APPROVAL OF NOTICE
TO AMEND FY86 PLANT
FUND EXPENDITURE
BUDGET

A motion was made by E. Leonard, seconded by D. Bendixen,
that the Board approve acceptance of contract
completion identified as Installation of Multi-cell
Coaxial Underground Duct, Ankeny Campus, Patterson
Construction Company, Inc., and that final payment of
$2,689.60 be made 30 days following the date of this
Board meeting.

Motion passed unanimously on a roll call vote.

It was moved by T. Nemmers, seconded by H. Ritland, that
a public hearing be held on December 10, 1985, 5:00 p.m.,
Building 1, Room 30, Ankeny Campus, for the purpose of
amending the current DMACC Plant Fund budget by increasing
expenditures from $3,113,042 to $5,909,131, and that the
Board Secretary be directed to publish notice of this
hearing as required by law.

Motion passed unanimously.
APPROVAL OF PAYABLES  A motion for approval of the payables as presented in Attachment #16 to these minutes was made by D. Bendixen, seconded by H. Ritland.

Motion passed unanimously.

PRESENTATION OF FINANCIAL REPORT  Virginia Loftus, Executive Director, Policy Planning & Analysis, presented the October 31, 1985, Financial Report, a copy of which is included as Attachment #17 to these minutes.

CLOSED SESSION  No closed session was held.

SUPERINTENDENT'S REPORT  Dr. Borgen reported that work being done on the funding formula doesn't look good for us since it is based on unaudited numbers and received the Board's approval to appear before the State Board if need be, to voice our concerns on that front.

ADJOURNMENT  A motion for adjournment was made by E. Leonard, seconded by T. Nemmers.

Motion passed unanimously and at 6:40 p.m., Board President Risdal adjourned the meeting.
COPY OF ADVERTISEMENT

Exhibit "A"

STATE OF IOWA

POLK COUNTY

SS.

The undersigned, being first duly sworn, on oath states that he/she is the

Classified Auditing Supervisor

of Des Moines Register and Tribune Company, a corporation duly organized and
existing under the laws of the State of Iowa, with its principal place of business in
Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines,
Polk County, Iowa; and that an advertisement, a printed copy of which is attached
as Exhibit "A" and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates

December 13, 1985

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are
true as he/she verily believes.

Subscribed and sworn to before me by said affiant this 18th day of

December 19, 1985

Mary J. Bradley

Notary Public in and for Polk County, Iowa
COPY OF ADVERTISEMENT

Exhibit "A"

STATE OF IOWA

POLK COUNTY

The undersigned, being first duly sworn, on oath states that he/she is the Classified Auditing Supervisor

of Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines, Polk County, Iowa; and that an advertisement, a printed copy of which is attached as Exhibit "A" and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates

November 27, 1985

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

[Signature]

Subscribed and sworn to before me by said affiant this 6th day of

December 1985

Mary J. Bradley
Notary Public in and for Polk County, Iowa
STATE OF IOWA

POLK COUNTY

SS.

The undersigned, being first duly sworn, on oath states that he/she is the

Classified Auditing Supervisor

of Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines, Polk County, Iowa; and that an advertisement, a printed copy of which is attached as Exhibit "A" and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates

November 27, 1985

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Subscribed and sworn to before me by said affiant this 6th day of

December 19, 1985

Mary F. Bradley

Notary Public in and for Polk County, Iowa
Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $10,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Green Land, Inc. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Green Land, Inc. in Carroll, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors of Des Moines Area Community College

Helen M. Minor
Secretary of the Board of Directors

STATE OF IOWA

POLK COUNTY

SS.

The undersigned, being first duly sworn, on oath states that he/she is the Classified Auditing Supervisor of Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines, Polk County, Iowa; and that an advertisement, a printed copy of which is attached as Exhibit "A" and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates

November 27, 1985

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verifies believes.

Subscribed and sworn to before me by said affiant this 6th day of December 1985.

Mary F. Bradley
Notary Public in and for Polk County, Iowa
Affidavit of Publication

STATE OF IOWA
POLK COUNTY
SS.

The undersigned, being first duly sworn, on oath states that he/she is the Classified Auditing Supervisor of Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of:

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines, Polk County, Iowa; and that an advertisement, a printed copy of which is attached as Exhibit "A" and made a part of this affidavit, was printed and published in The Des Moines Register (daily) the following dates

November 27, 1985

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Subscribed and sworn to before me by said affiant this 6th day of December, 1985.

Mary F. Bradley
Notary Public in and for Polk County, Iowa
Affidavit of Publication

COPY OF ADVERTISEMENT
Exhibit "A"

STATE OF IOWA

POLK COUNTY

The undersigned, being first duly sworn, on oath states that he/she is

 Classified Auditing Supervisor
of Des Moines Register and Tribune Company, a corporation duly organized and
existing under the laws of the State of Iowa, with its principal place of business in
Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines,
Polk County, Iowa, and that an advertisement, a printed copy of which is attached
as Exhibit "A" and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates__________________________________
November 27, 1985

in Des Moines Sunday Register on __________________________________________

The affiant states that all of the facts set forth in the foregoing affidavit are
true as he/she verily believes

This notice is published pursuant to the provisions of Chapter 280A of the Iowa Code.
By Order of the Board of Directors
of Des Moines Area Community College

Helen M. Minor
Secretary of the Board of Directors

Subscribed and sworn to before me by said affiant this 6th day of
December 1985

Mary F. Bradley
Notary Public in and for Polk County, Iowa
Affidavit of Publication

STATE OF IOWA

POLK COUNTY

The undersigned, being first duly sworn, on oath states that he/she is the Classified Auditing Supervisor of Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines, Polk County, Iowa; and that an advertisement, a printed copy of which is attached as Exhibit "A" and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates ________________________________

November 27, 1985

in Des Moines Sunday Register on ________________________________

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Subscribed and sworn to before me by said affiant this 6th day of December 1985

Mary F. Bradley
Notary Public in and for Polk County, Iowa
STATE OF IOWA

POLK COUNTY

SS.

The undersigned, being first duly sworn, on oath states that he/she is the

Classified Auditing Supervisor

of Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in

Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

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The Des Moines Register (daily) the following dates

November 27, 1985

in Des Moines Sunday Register on

The affiant states that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Subscribed and sworn to before me by said affiant this 6th day of

December 1985

Mary F. Bradley

Notary Public in and for Polk County, Iowa
Affidavit of Publication

STATE OF IOWA

POLK COUNTY

The undersigned, being first duly sworn, on oath states that he/she is the

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of Des Moines Register and Tribune Company, a corporation duly organized and
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THE DES MOINES REGISTER (Daily)

DES MOINES SUNDAY REGISTER

newspapers of general circulation printed and published in the City of Des Moines,
Polk County, Iowa; and that an advertisement, a printed copy of which is attached
as Exhibit "A" and made a part of this affidavit, was printed and published in

The Des Moines Register (daily) the following dates__________________________

October 24, 31, 1985

in Des Moines Sunday Register on__________________________

The affiant states that all of the facts set forth in the foregoing affidavit are
true as he/she verily believes.

__________________________
Scott Warner

Subscribed and sworn to before me by said affiant this ______day of
November ________ 1985

Mary F. Bradley

Notary Public in and for Polk County, Iowa

RECEIVED

Mary F. Bradley

PLANT SERVICES

NOV 8 1985
STATE OF IOWA, County of Polk, ss.

NOTICE OF INTENTION TO ISSUE NEW JOBS TRAINING CERTIFICATES (GREEN LAND, INC. PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $18,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Green Land, Inc. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Green Land, Inc. in Carroll, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors of Des Moines Area Community College
Helen M. Minor
Secretary of the Board of Directors

Published in the Business Record on December 2, 1985.

I, ________________________, on oath depose and say that I am publisher of the Business Record, a newspaper of general circulation having a bona fide paid circulation recognized by the Postal Laws of the United States; established and published regularly and wholly in the English language and mailed through the post office of current entry for more than two years in the City of Des Moines, Polk County, Iowa; and that the attached notice was published in said newspaper on:

DECEMBER 2, 1985

Subscribed and sworn to before me by ________________________, on oath

CONNIE WIMER

5TH DECEMBER 1985

This ______ day of __________________, A.D. ______

KATHY EHRlichman
Notary Public in and for Polk County, Iowa

Statutory Publication Fee, $________________________

Paid by ____________________________

Date ____________________________ BUSINESS RECORD

By ____________________________
AFFIDAVIT OF PUBLICATION

STATE OF IOWA, County of Polk, ss.

NOTICE OF INTENTION TO ISSUE NEW JOBS TRAINING CERTIFICATES (EMCO INDUSTRIES INCORPORATED PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $49,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (EMCO Industries Incorporated Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at EMCO Industries Incorporated in Des Moines, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors of Des Moines Area Community College
Helen M. Minor
Secretary of the Board of Directors

Published in the Business Record on December 2, 1985.

I, ___________________, on oath depose and say that I am publisher of the Business Record, a newspaper of general circulation having a bona fide paid circulation recognized by the Postal Laws of the United States; established and published regularly and wholly in the English language and mailed through the post office of current entry for more than two years in the City of Des Moines, Polk County, Iowa; and that the attached notice was published in said newspaper on:

DECEMBER 2, 1985

Subscribed and sworn to before me by ___________________, 5TH DECEMBER 1985

Connie Wimer

Statutory Publication Fee, $_______

Paid by ____________________________

Date ____________________________ BUSINESS RECORD

By ____________________________
STATE OF IOWA, \\ County of Polk, \\ ss.

NOTICE OF INTENTION TO ISSUE NEW JOBS TRAINING CERTIFICATES (SERNETTE'S, INC. PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $82,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Sernett's, Inc. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Sernett's, Inc. in Carroll, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors of Des Moines Area Community College
Helen M. Minor
Secretary of the Board of Directors

Published in the Business Record on December 2, 1985.

1, _____________________ Connie Wimer ___________________, on oath deposes and says that I am publisher of the Business Record, a newspaper of general circulation having a bona fide paid circulation recognized by the Postal Laws of the United States; established and published regularly and wholly in the English language and mailed through the post office of current entry for more than two years in the City of Des Moines, Polk County, Iowa; and that the attached notice was published in said newspaper on:

DECEMBER 2, 1985

Subscribed and sworn to before me by Connie Wimer

5TH DECEMBER 1985

this ______ day of ______________________, A.D. ___________

Connie Wimer

Kathy Ehrlichman

Notary Public in and for Polk County, Iowa

Statutory Publication Fee, $.__________

Paid by________________________________________

Date ___________________________ BUSINESS RECORD

By ________________________________
STATE OF IOWA, County of Polk, ss.

NOTICE OF INTENTION TO ISSUE NEW JOBS TRAINING CERTIFICATES (MIDLAND INTERNATIONAL TILEWORKS, INC. PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $211,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Midland International Tileworks, Inc. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Midland International Tileworks, Inc. in West Des Moines, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors of Des Moines Area Community College
Helen M. Minor
Secretary of the Board of Directors

Published in the Business Record on December 2, 1985.

I, Connie Wimer, on oath deposite and say that I am publisher of the Business Record, a newspaper of general circulation having a bona fide paid circulation recognized by the Postal Laws of the United States; established and published regularly and wholly in the English language and mailed through the post office of current entry for more than two years in the City of Des Moines, Polk County, Iowa; and that the attached notice was published in said newspaper on:

DECEMBER 2, 1985

___________________Connie Wimer ___________________(on oath
deposite and say that I am publisher of the Business Record, a
newspaper of general circulation having a bona fide paid circula-
tion recognized by the Postal Laws of the United States; estab-
lished and published regularly and wholly in the English language
and mailed through the post office of current entry for more than
two years in the City of Des Moines, Polk County, Iowa; and that
the attached notice was published in said newspaper on:

Subscribed and sworn to before me by _______________ Connie Wimer
5TH DECEMBER 1985

this ______ day of _______________, A.D. ________

Kathy Ehrlichman
Notary Public in and for Polk County, Iowa

Statutory Publication Fee, $ ________

Paid by _____________________________

Date ____________________________ BUSINESS RECORD

By _____________________________

KATHY EHRLICHMAN
MY COMMISSION EXPIRES
September 15, 1988
STATE OF IOWA, } ss.
County of Polk, } 

NOTICE OF INTENTION TO ISSUE
NEW JOBS TRAINING CERTIFICATES
(FARNER-BOCKEN COMPANY PROJECT)
OF THE DES MOINES AREA COMMUNITY COLLEGE

I, ____________________ Connie Wimer ____________________, on oath
depose and say that I am publisher of the Business Record, a
newspaper of general circulation having a bona fide paid circula-
tion recognized by the Postal Laws of the United States; estab-
lished and published regularly and wholly in the English language
and mailed through the post office of current entry for more than
two years in the City of Des Moines, Polk County, Iowa; and that
the attached notice was published in said newspaper on:

DECEMBER 2, 1985

Subscribed and sworn to before me by Connie Wimer
5TH DECEMBER 1985
this _____ day of ______________, A.D. ________

Kathy Ehrlichman
Notary Public in and for Polk County, Iowa

Statutory Publication Fee, $ __________

Paid by ______________________________

Date ______________________________
BUSINESS RECORD

By ______________________________
STATE OF IOWA, } ss.
County of Polk,  

NOTICE OF INTENTION TO ISSUE NEW JOBS TRAINING CERTIFICATES (COMMTRON CORP. PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $136,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Commtron Corp. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Commtron Corp. in Des Moines, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 28QB of the Iowa Code.

By Order of the Board of Directors of Des Moines Area Community College
Helen M. Minor
Secretary of the Board of Directors

Published in the Business Record on December 2, 1985.

[Signature]
Connie Wimer

Subscribed and sworn to before me by __________, A.D. __________
this _______ day of __________, A.D. __________

[Signature]
Kathy Ehrlichman
Notary Public in and for Polk County, Iowa

Statutory Publication Fee, $ __________

Paid by __________________________

Date __________________________ BUSINESS RECORD
STATE OF IOWA, \]
County of Polk, \} ss.

NOTICE OF INTENTION TO ISSUE
NEW JOBS TRAINING CERTIFICATES
(GARST SEED COMPANY PROJECT)
OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $561,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Garsl Seed Company Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Garst Seed Company in Slater, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors
Helen M. Minor
Secretary of the Board of Directors
Published in the Business Record on December 2, 1985.

I, ______________________, on oath deposite and say that I am publisher of the Business Record, a newspaper of general circulation having a bona fide paid circulation recognized by the Postal Laws of the United States; established and published regularly and wholly in the English language and mailed through the post office of current entry for more than two years in the City of Des Moines, Polk County, Iowa; and that the attached notice was published in said newspaper on:

DECEMBER 2, 1985

Subscribed and sworn to before me by

Connie Wimer

5TH DECEMBER 1985

Kathy Ehrlichman
Notary Public in and for Polk County, Iowa

Statutory Publication Fee, $_______

Paid by ____________________________

Date ____________________________ BUSINESS RECORD

By ____________________________
MEMORANDUM

DATE: November 8, 1985
TO: Dr. Borgen - President
FROM: Don Zuck - Manager, Business Services
RE: Board Agenda Item

Agreement: United Way & Iowa Children's & Family Services

Attached is a letter from David VanSickel and the subject agreement. The reason for the agreement is that United Way of Central Iowa and Iowa Children's and Family Services are proposing to construct a facility just to the west of our Urban Campus. The agreement allows some reconstruction of vacated 8th Street at our Urban Campus west property line. The reconstruction will provide additional parking. We will be provided with the same number of parking spaces now existing. The agreement also allows for some sharing of parking.

Zack Hamlett and I feel the arrangement called for in the agreement is satisfactory to DMACC. If you concur, the agreement should be approved by our Board.

gp
Attachments
cc: Virginia Loftus
    Zack Hamlett
November 4, 1985

Mr. Donald C. Zuck
Manager, Business Services
Des Moines Area Community College
2006 South Ankeny Boulevard
Building 1
Ankeny, Iowa 50021

Dear Don:

I think that the enclosed Agreement with United Way and Iowa Children's and Family Services is now in final form and should be approved by the Board of Directors of Des Moines Area Community College at its next meeting. In the meantime, the other two parties are going to go ahead and execute the Agreement. Once they have executed it I will forward the executed copies to you for execution by the College.

If you have any questions concerning the enclosed, please feel free to contact me.

Very truly yours,

DAVIS, HOCKENBERG, WINE, BROWN & KOEHN

David B. VanSickel

DBV/bc
Enclosure
AGREEMENT

This Agreement, dated this 19th day of November, 1985, is by and among DES MOINES AREA COMMUNITY COLLEGE ("DMACC"), UNITED WAY OF CENTRAL IOWA ("United Way"), and IOWA CHILDREN'S & FAMILY SERVICES ("ICFS").

RECITALS:

A. DMACC is presently the owner of that vacated portion of 8th Street running between Day and Enos Streets in Des Moines, Iowa. DMACC uses this property to provide access to its urban campus and for parking.

B. United Way intends to submit a proposal to the City of Des Moines for the purchase and development of what is known, more or less, as Parcel No. 12 of the Walnut Hill Urban Renewal Area, which is on the west side of the vacated 8th Street property.

C. ICFS intends to submit a proposal to the City of Des Moines for the purchase and development of what is known, more or less, as Parcel No. 11 of the Walnut Hill Urban Renewal Area, which is on the west side of the vacated 8th Street property.

D. DMACC, United Way and ICFS have reached an agreement in principle as to certain uses each may make of the other's property should either United Way or ICFS or both successfully acquire the parcels they seek to develop and wish to state those principles in this Agreement.

THE PARTIES AGREE that the following principles are to be incorporated in subsequent agreement(s):

1. DMACC will allow reconstruction (without cost to DMACC) of vacated 8th Street right-of-way to allow parking and access substantially according to the preliminary plan attached hereto as Exhibit "A". DMACC will be provided with the same number of parking spaces that were eliminated as parallel parking spaces.

2. DMACC shall have the right to expand its building into vacated 8th street right-of-way but, in such event, will provide alternative parking spaces.

3. The parties will each allow on their individual parking areas overflow parking from the other parties. Terms and conditions for common use of the parking facilities, including any designation for restricted use, shall be set forth in a subsequent agreement.
4. Initial expenses for constructing new parking spaces and any necessary roadway changes shall be borne by United Way and ICFS in such proportions as they may agree. Continuing expenses of maintenance and repair of vacated 8th Street shall be borne one-half by DMACC and the other half by United Way and ICFS in such proportions as they agree.

5. The parties agree that each will provide the others with easements over existing or future walks or drives for pedestrian and vehicular access over each property to adjacent public rights-of-way.

6. The parties will cooperate in vacating the presently unvacated portion of 8th Street and the acquisition thereof by ICFS, which property shall also be subject to the principles stated herein.

7. The parties will execute whatever documents are reasonably necessary to effectuate the terms and intent of this agreement. Any dispute in the interpretation of any of these principles shall be resolved by a three member panel of arbitrators, with each party selecting one member.

8. Neither ICFS nor United Way shall be bound to this Agreement unless it acquires the Urban Renewal parcel sought to be acquired. If neither party acquires the parcels sought, this Agreement shall be void.

UNITED WAY OF CENTRAL IOWA

Dated: 11/7/85

By Robert A. Mabie
Title

DES MOINES AREA COMMUNITY COLLEGE

Dated: 11/14/85

By Dr. J. W. McLeod
Title

IOWA CHILDREN'S & FAMILY SERVICES

Dated: 11-6-85

By Jerol A. Kromer
Title
DATE: November 7, 1985
TO: Helen Minor - Board Secretary
FROM: Don Zuck - Manager, Business Services
RE: Board Agenda Item
Award Bids for Re-Roofing Projects

Attached is a letter of recommendation from our architect, Bussard/Dikis Associates, and a bid tabulation for the subject bids. Also included are forms for the Board action.

The recommended awards to the low bidders are summarized below:

<table>
<thead>
<tr>
<th>Building</th>
<th>Contractor</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building 7</td>
<td>Central States Roofing</td>
<td>$ 47,750</td>
</tr>
<tr>
<td>Building 14</td>
<td>Central States Roofing</td>
<td>$ 48,950</td>
</tr>
<tr>
<td>Boone Auditorium</td>
<td>Allied Roofing</td>
<td>$ 26,125</td>
</tr>
<tr>
<td><strong>Total Awards</strong></td>
<td></td>
<td><strong>$122,825</strong></td>
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</tbody>
</table>

The total estimated cost for these projects was $133,500. These funds were budgeted in the Plant Fund.

gp
Attachment
cc: Virginia Loftus
Ken Brown
October 29, 1985

Mr. Ken Brown
Physical Plant
Des Moines Area Community College
2006 South Ankeny Boulevard
Ankeny, IA 50021

Dear Ken:

DMACC Roofing Projects: Building 7 Reroofing - Ankeny Campus, Building 14 Partial Reroofing - Ankeny Campus, Academic Building Partial Reroofing - Boone Campus

We received proposals for the above projects at 2:00 p.m. on October 25, 1985 in the Boardroom of Building 1, Des Moines Area Community College. Enclosed is a bid tally sheet identifying contractors with bidding documents and proposals received from six bidders. We have reviewed the proposals and recommend award of contract as follows:

1. Building 7 Reroofing - Ankeny Campus: Central States Roofing - $47,750. Note that this proposal includes $1,500 if notice to proceed is not issued until April 1, 1986. If work on this building proceeds at this time, deduct $1,500 from the above amount. Ballasted roofing manufacturers advise that this roofing system can be installed in cold weather. Since we are reroofing an occupied building, there are other considerations which may suggest that winter is a poor time to reroof this building. Since the contractor cannot proceed until late November, we feel that conditions will be difficult, at best, during the installation period for Building 7. We recommend delaying this work until spring of 1986 and paying the premium of $1,500 for this delay. We make this recommendation in light of energy consumption, owner inconvenience due to winter roofing, workmanship, and long-term performance of roofing system.

2. Building 14 Partial Reroofing - Ankeny Campus: Central States Roofing - $48,950. Note that this proposal includes $1,500 if notice to proceed is delayed until April 1, 1986. We recommend delay of this project until that time since fully-adhered systems utilize an adhesive susceptible to frost damage.
3. Academic Building Partial Reroofing - Boone Campus: Allied Roofing - $26,125. Note that this proposal includes an add of $670 if the work is delayed until April 1, 1986. We recommend that this project be delayed until spring as it also is a fully-adhered system which is subject to frost damage.

The contractors should be advised at such time as the Board acts on these proposals so that preparations can be made for start of construction. Please advise if we can be of further assistance.

Sincerely,

Arnold E. Fischer, AIA

AEF/jm

Enclosure
<table>
<thead>
<tr>
<th>Bidders</th>
<th>Base Bid Bldg.#7 Ankeny</th>
<th>Bid Security</th>
<th>Addendum #1</th>
<th>Base Bid Bldg.#14 Ankeny</th>
<th>Bid Security</th>
<th>Addendum #1</th>
<th>Comments</th>
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<tr>
<td>Central States Roofing</td>
<td>46,250.00</td>
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<td>X</td>
<td></td>
<td></td>
<td>27,490.00</td>
<td>(+1,000)*</td>
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<tr>
<td>R. L. Craft Company</td>
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<td></td>
<td>53,702.00</td>
<td>(0)*</td>
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<td>29,732.00</td>
<td>(0)*</td>
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<tr>
<td>Dan's Roofing</td>
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<td></td>
<td></td>
<td></td>
<td>55,538.00</td>
<td>(+4,165.35)*</td>
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<tr>
<td>Des Moines Roofing</td>
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<td></td>
<td></td>
<td></td>
<td>26,285.00</td>
<td>(0)*</td>
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<td>Drake Roofing</td>
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<td></td>
<td>49,325.00</td>
<td>(0)*</td>
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<td>Iowa Falls Roofing</td>
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<td>55,296.00</td>
<td>(0)*</td>
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<td>X</td>
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<tr>
<td>J &amp; M Roofing</td>
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<td></td>
<td></td>
<td>26,285.00</td>
<td>(0)*</td>
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<td>X</td>
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<td>K &amp; B Roofing</td>
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<tr>
<td>VIS, Ltd.</td>
<td></td>
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<tr>
<td>Wood Roofing</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

*Increase in contract cost if work is delayed to April 1, 1986.
AWARD OF CONTRACT FOR
PARTIAL RE-ROOFING
BUILDING #7 ANKENY CAMPUS

The Board Secretary reported that bids had been received for Partial Re-Roofing, Building #7, Ankeny Campus, in accordance with approved plans and specifications, as indicated on the Bid Tally Sheet, a copy of which is attached hereto and made a part of these minutes.

It was moved by _________________, seconded by _________________, that a contract for Partial Re-Roofing, Building #7, Ankeny Campus, be awarded to Central States Roofing, with a base bid of $46,250, and an additive alternate bid of $1500 for a total contract award of $47,750, and that the Board President and Secretary be authorized to sign said contract.

Motion passed.

The roll was called and the following directors voted:

AYES:

NAYS:
The Board Secretary reported that bids had been received for Partial Re-Roofing, Building #14, Ankeny Campus, in accordance with approved plans and specifications, as indicated on the Bid Tally Sheet, a copy of which is attached hereto and made a part of these minutes.

It was moved by ______________________, seconded by ______________________, that a contract for Partial Re-Roofing, Building #14, Ankeny Campus, be awarded to Central States Roofing, with a base bid of $47,450, and an additive alternate bid of $1500 for a total contract award of $48,950, and that the Board President and Secretary be authorized to sign said contract.

Motion passed.

The roll was called and the following directors voted:

AYES:

NAYS:
AWARD OF CONTRACT FOR
RE-ROOFING AUDITORIUM,
BOONE CAMPUS

The Board Secretary reported that bids had been received for
Re-Roofing, Auditorium, Boone Campus, in accordance with
approved plans and specifications, as indicated on the Bid
Tally Sheet, a copy of which is attached hereto and made a
part of these minutes.

It was moved by _____________________, seconded by_____________,
that a contract for Re-Roofing, Auditorium, Boone Campus, be
awarded to Allied Roofing, with a base bid of $25,455., and an
additive alternate bid of $670. for a total contract award of
$26,125.00, and that the Board President and Secretary be
authorized to sign said contract.

Motion passed.

The roll was called and the following directors voted:

AYES:

NAYS:
November 14, 1985

Mr. Ken Brown, Director
Physical Plant
Des Moines Area Community College
2006 South Ankeny Boulevard
Ankeny, IA 50021

Dear Ken:

DMACC Golden Circle Center for Business Development

Enclosed is a confirmed bid tally for the Golden Circle Center for Business Development on the Ankeny campus. Bids were taken at 2:00 p.m. on November 14, 1985. Nine proposals were received with the low proposal from Harold Pike Construction Company of Ames, Iowa, in the amount of $265,000. Five alternates were listed in the bidding documents to allow adjustment of the base bid to meet the $255,000 budget. Per our conversation, we will delete the work under Alternate #4, Entrance Sign (-$4,200) and will negotiate other minor changes with the low bidder to meet the $255,000 budget.

We have not worked with Harold Pike Construction, although we have worked with Harold Pike as a superintendent on a project at Iowa State University approximately ten years ago. This contractor has been active recently at Iowa State University on several projects with good marks in workmanship and fair marks in speed. We see no reason at this time to reject this proposal and recommend award of the contract to Harold Pike Construction for the proposed amount, less Deductive Alternate #4. We have prepared the Owner-Contractor Agreement in anticipation of Board approval and request that you issue a Notice to Proceed to Harold Pike Construction following contract signature to assure installation of foundations before winter. A pre-construction conference is scheduled for Wednesday, November 20, 1985, to expedite start-up.

Sincerely,

Arnold E. Fischer
Arnold E. Fischer, AIA

AEF/jm

Enclosure

cc: Don Zuck
<table>
<thead>
<tr>
<th>BIDDERS</th>
<th>BID SECURITY (✓)</th>
<th>BASE BID</th>
<th>ALTERNATE #1</th>
<th>ALTERNATE #2</th>
<th>ALTERNATE #3</th>
<th>ALTERNATE #4</th>
<th>ALTERNATE #5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harold Pike Const.</td>
<td>X X</td>
<td>265,000</td>
<td>6,000</td>
<td>3,300</td>
<td>5,600</td>
<td>4,200</td>
<td>35,000</td>
</tr>
<tr>
<td>R. H. Grabau</td>
<td>X X</td>
<td>274,778</td>
<td>4,120</td>
<td>3,292</td>
<td>6,140</td>
<td>4,850</td>
<td>34,680</td>
</tr>
<tr>
<td>Breiholz Const.</td>
<td>X X</td>
<td>275,075</td>
<td>4,000</td>
<td>3,196</td>
<td>9,550</td>
<td>4,900</td>
<td>33,000</td>
</tr>
<tr>
<td>Brad Construction</td>
<td>X X</td>
<td>277,750</td>
<td>6,100</td>
<td>3,200</td>
<td>8,320</td>
<td>5,475</td>
<td>40,440</td>
</tr>
<tr>
<td>Neumann Brothers</td>
<td>X X</td>
<td>278,891</td>
<td>4,000</td>
<td>3,196</td>
<td>4,835</td>
<td>5,023</td>
<td>35,410</td>
</tr>
<tr>
<td>Barton Douglas</td>
<td>X X</td>
<td>280,000</td>
<td>5,842</td>
<td>3,000</td>
<td>5,995</td>
<td>2,428</td>
<td>32,124</td>
</tr>
<tr>
<td>King Bole Const.</td>
<td>X X</td>
<td>281,333</td>
<td>5,800</td>
<td>3,200</td>
<td>7,100</td>
<td>6,000</td>
<td>37,000</td>
</tr>
<tr>
<td>Rotert Construction</td>
<td>X X</td>
<td>283,746</td>
<td>5,123</td>
<td>3,196</td>
<td>7,500</td>
<td>4,644</td>
<td>31,125</td>
</tr>
<tr>
<td>Ankeny Construction</td>
<td>X X</td>
<td>325,711</td>
<td>4,000</td>
<td>6,280</td>
<td>8,641</td>
<td>4,014</td>
<td>35,803</td>
</tr>
</tbody>
</table>

Signature: [Signature]

BUSSARD/OKIS ASSOC LTD

11/14/85
The Board of Directors of the Des Moines Area Community College (Merged Area XI) in the Counties of Adair, Audubon, Boone, Carroll, Cass, Clarke, Crawford, Dallas, Greene, Guthrie, Hamilton, Hardin, Jasper, Lucas, Madison, Mahaska, Marion, Marshall, Polk, Poweshiek, Shelby, Story and Warren, state of Iowa met in regular session on the 19th day of November, 1985 at 5:04 P.m., in the Board Room of the Administration Building at the College in Ankeny, Iowa. The meeting was called to order and there were present Jasper M. Risdal, President of the Board, in the chair, and the following named Board Members:

DeVere Bendixen, Eldon Leonard, Ted Nemmers, Herbert Ritland,
Doug Shull

Absent: Susan Clouser, Lloyd Courter, Don Rowen

Matters were discussed concerning new jobs training programs involving the College and the Companies referred to in the attached resolution and the issuance of New Jobs Training Certificates in order to fund the training programs. Following a discussion of the proposal, Board Member T. Nemmers introduced and caused to be read a resolution entitled "A Resolution Directing the Advertisement for Sale of New Jobs Training Certificates"; and moved its adoption. The motion was seconded by Board Member D. Bendixen. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:

Ayes: Bendixen, Leonard, Nemmers, Risdal, Ritland, Shull

Nays: NONE

Whereupon, the President declared the resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

* * * * * *

Attest:

Jasper Risdal, President of the
Board of Directors

Helen Minor, Secretary of
the Board of Directors
RESOLUTION

A RESOLUTION DIRECTING THE ADVERTISEMENT FOR
SALE OF NEW JOBS TRAINING CERTIFICATES

WHEREAS, the Des Moines Area Community College (hereinafter referred to as the "College"), of the Counties of Adair, Audubon, Boone, Carroll, Cass, Clarke, Crawford, Dallas, Greene, Guthrie, Hamilton, Hardin, Jasper, Lucas, Madison, Mahaska, Marion, Marshall, Polk, Poweshiek, Shelby, Story and Warren, State of Iowa, (the area served by the College being hereinafter referred to as the "Merged Area"), is an area community college and a body politic organized and existing under the laws of the State of Iowa, and is authorized and empowered by Chapter 280B of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue New Jobs Training Certificates and use the proceeds from the sale of said Certificates to defray all or a portion of the cost of a "New Jobs Training Program" as that term is defined in the Act, including the program costs, the purpose of which is to encourage industry and trade to locate and expand within the State of Iowa (the "State") in order to create jobs and employment opportunities and to improve the economic welfare of the residents of the State; and

WHEREAS, the College has undertaken negotiations with certain companies (the "Companies") with respect to New Jobs Training Programs, pursuant to the provisions of the Act for the purpose of establishing job training programs (hereinafter referred to as the "Projects") to educate and train workers for new jobs with the Companies at their facilities located or to be located in the Merged Area served by the College, which Projects will be beneficial to the Companies and the College; and

WHEREAS, the Act authorizes the College to issue New Jobs Training Certificates with respect to a single project or multiple projects and the College has determined that it will be beneficial to the College and the Companies to issue a single issue of New Jobs Training Certificates with respect to all of the Projects; and

WHEREAS, the College has determined that the aggregate amount necessary to defray all or a portion of the cost of the Projects, including necessary expenses incidental thereto, will require the issuance by the College of its New Jobs Training Certificates pursuant to the provisions of the Act in an amount not to exceed $1,595,000 for the purpose of funding the Projects in the amounts set forth below opposite the name of each Company:

<table>
<thead>
<tr>
<th>Company</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Garst Seed Company</td>
<td>$561,000</td>
</tr>
<tr>
<td>Commtron Corp.</td>
<td>$136,000</td>
</tr>
</tbody>
</table>
WHEREAS, it is proposed to finance the cost of the Projects through the issuance of New Jobs Training Certificates (Multiple Projects) of the College in an aggregate principal amount not to exceed $1,595,000 (the "Certificates"); and

WHEREAS, the College has heretofore pursuant to resolution of the Board of Directors directed the publication of a notice of the proposal to issue New Jobs Training Certificates and the right to appeal the decision of the Board of Directors of the College to issue the Certificates pursuant to the provisions of the Act as required and provided for by Section 280B.6 of the Act; and

WHEREAS, the Board of Directors of the College is authorized to proceed on behalf of the College with the sale of the Certificates, and has determined to select a date for the sale of the Certificates, publish notice of the sale, and take all action necessary to proceed with the sale of the Certificates on a basis favorable to the College and acceptable to the Board of Directors of the College;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the Certificates hereinafter described be offered at public sale scheduled for December 10, 1985, at 11:00 o'clock A.M. in the Board Room of Building Number 1, the Administrator Building, at the College in Ankeny, Iowa.

Section 2. That the Secretary of the Board of Directors of the College shall cause to be published, in compliance with
Chapter 75 of the Code of Iowa, notice of the sale of the Certificates at least twice at unspecified intervals one of which shall be not less than four nor more than twenty days before the sale in a legal newspaper, printed wholly in the English language, published in the county of or a county contiguous to the place of sale. The notice shall be in substantially the following form with such variations therein (including the completion of the omissions therein, the determination of the maturity scheduled for the Certificates, and any appropriate reduction in the principal amount of the Certificates) as shall be approved by the officers of the College:
NOTICE OF BOND SALE

DES MOINES AREA COMMUNITY COLLEGE
NEW JOBS TRAINING CERTIFICATES

The Des Moines Area Community College (Merged Area XI) (the "College") of the Counties of Adair, Audubon, Boone, Carroll, Cass, Clarke, Crawford, Dallas, Greene, Guthrie, Hamilton, Hardin, Jasper, Lucas, Madison, Mahaska, Marion, Marshall, Polk, Poweshiek, Shelby, Story and Warren (the "Merged Area"), State of Iowa, will receive bids in the Board Room in Building Number 1 at the College in Ankeny, Iowa, at ______ o'clock ___m., on December 10, 1985 for the purchase of $1,595,000 aggregate principal amount of New Jobs Training Certificates (Multiple Projects) (the "Bonds") to be issued for the purpose of financing job training programs under Chapter 280B of the Code of Iowa, as amended (the "Act").

Sealed bids will be received at the office of the President of the College at any time prior to ______ o'clock ___m. on the date of the sale. The most favorable bid will be referred to the Board of Directors at the meeting to be held on the date specified above and the Bonds will then be sold to the most favorable bidder for cash, unless the Board determines to reject the most favorable bid. The most favorable bidder shall be the bidder whose bid produces the lowest interest cost computed by determining, at the rate or rates specified in the bids, the total dollar value of all interest on the Bonds and deducting any premium therefrom or adding any discount thereto.

BOND DETAILS: The Bonds are in the aggregate principal amounts set forth above, to be dated December 1, 1985, to be in the denomination of $5,000, or any integral multiple thereof designated by the successful bidder within forty-eight hours of acceptance of the bid, and to mature as follows:

<table>
<thead>
<tr>
<th>Principal Amount</th>
<th>Maturity (June 1)</th>
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<tbody>
<tr>
<td>$</td>
<td>1988</td>
</tr>
<tr>
<td></td>
<td>1989</td>
</tr>
<tr>
<td></td>
<td>1990</td>
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<td>1991</td>
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<tr>
<td></td>
<td>1992</td>
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<tr>
<td></td>
<td>1993</td>
</tr>
<tr>
<td></td>
<td>1994</td>
</tr>
<tr>
<td></td>
<td>1995</td>
</tr>
</tbody>
</table>

Interest on the Bonds will be payable on June 1, 1986 and semiannually thereafter on each December 1 and June 1 until the principal on the Bonds is paid in full. Principal and interest will be payable by Norwest Bank Des Moines, N.A. the Paying Agent for the College.
AUTHORITY: The Bonds are issued under the authority of Chapter 280B of the Code of Iowa, as amended.

PURPOSE: The proceeds of the issuance of the Bonds will be used to finance the training of workers (the "Projects"), including the costs of the issuance of the Bonds and administrative expenses, in new jobs at the following companies (the "Companies") at the following locations and in the following amounts:

<table>
<thead>
<tr>
<th>Company</th>
<th>Location</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garst Seed Company</td>
<td>Slater, Iowa</td>
<td>$561,000</td>
</tr>
<tr>
<td>Commtron Corp.</td>
<td>Des Moines, Iowa</td>
<td>$136,000</td>
</tr>
<tr>
<td>EMCO Industries Incorporated</td>
<td>Des Moines, Iowa</td>
<td>$49,000</td>
</tr>
<tr>
<td>Farner-Bocken Company</td>
<td>Carroll, Iowa</td>
<td>$33,000</td>
</tr>
<tr>
<td>Green Land, Inc.</td>
<td>Carroll, Iowa</td>
<td>$18,000</td>
</tr>
<tr>
<td>Midland International</td>
<td>West Des Moines,</td>
<td>$211,000</td>
</tr>
<tr>
<td>Tileworks, Inc.</td>
<td>Iowa</td>
<td></td>
</tr>
<tr>
<td>Sernett's, Inc.</td>
<td>Carroll, Iowa</td>
<td>$82,000</td>
</tr>
<tr>
<td>3M Company</td>
<td>Knoxville, Iowa</td>
<td>$400,000</td>
</tr>
<tr>
<td>Mid-Central Plastics, Inc.</td>
<td>West Des Moines,</td>
<td>$88,000</td>
</tr>
<tr>
<td>B. W. Johnson Mfg. Co.</td>
<td>Des Moines, Iowa</td>
<td>$17,000</td>
</tr>
</tbody>
</table>

The Projects are undertaken pursuant to Industrial New Jobs Training Agreements between the College and the Companies. The proceeds of the issuance of the Bonds will also be used to pay related administrative costs of the new jobs training programs and costs of issuance.

SECURITY: The Bonds are secured by special funds of the College into which are deposited a new jobs credit from withholding taxes to be received or derived from new employment resulting from each of the Projects, and revenue from incremental property taxes to be received or derived from the Companies' business properties where the new jobs are created as a result of the Projects. In addition, the bonds are secured by a special standby tax assessed upon all taxable property within the Merged Area to the extent necessary to pay principal and interest on the Bonds.
PARITY BONDS: The College reserves the right to issue additional bonds payable from the same sources and ranking on a parity with the Bonds.

INTEREST RATE AND BIDDING REQUIREMENTS: The Bonds shall bear interest at a rate or rates to be fixed by the bids therefor, expressed in multiples of 1/8 or 1/20 of 1%, or both. No bond shall bear more than one interest rate, all bonds maturing in any one year shall carry the same interest rate, and each rate of interest specified for bonds of any maturity shall not be less than a rate of interest specified for an earlier maturity. No proposal for the purchase of less than all of the Bonds or at a price less than ___% of the principal amount of the Bonds plus accrued interest will be considered. Each bid shall state the total interest cost, total premium or discount, the net interest cost to the College and the net effective interest rate thereunder, but such statements shall not be considered a part of the bid.

BID SECURITY: A certified cashier's check in an amount equal to 2% of the principal amount of the Bonds drawn upon an incorporated bank or trust company and payable to the order of the Treasurer of the College must accompany each bid as guarantee of good faith on the part of the bidder, to be forfeited as liquidated damages if such bid be accepted and the bidder fails to take up and pay for the Bonds and to be retained by the College and credited toward the purchase price of the Bonds. No interest shall be allowed on the good faith checks and checks of the unsuccessful bidders will be promptly returned to each bidder's representative or by registered mail.

REGISTRATION: The Bonds will be registered as to principal and interest. Norwest Bank Des Moines, N.A. will act as registrar of the Bonds and transfer agent for the College.

PRIOR REDEMPTION: Any Bonds maturing on or after June 1, 1992, are subject to redemption prior to their stated maturities, in whole or from time to time in part, in numerical order, on June 1, 1991, or on any interest payment date thereafter at the option of the College, upon terms of par plus accrued interest to date of call.

DELIVERY OF BONDS: The Bonds will be delivered, without expense to the purchaser, at any mutually acceptable bank or trust company in the United States, upon full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within thirty days after the sale. Should delivery be delayed beyond sixty days from date of sale for any reason except failure of performance by the purchaser, the purchaser may withdraw his bid and thereafter his interest in and
liability for the Bonds will cease and his bid security will be returned without interest. When the Bonds are ready for delivery, the College may give the successfully bidder five working days notice of the delivery date and the College will expect payment in full on that date, otherwise reserving the right at its option to determine that the bidder has failed to comply with the offer of purchase. Accrued interest to the date of delivery of the Bonds shall be paid by the purchaser at the time of delivery.

CUSIP NUMBERS: The Bonds will be printed without CUSIP numbers, unless requested by the purchaser who must agree in his bid proposal to pay the cost thereof and to waive any extension of delivery time due to the use of said numbers. In no event will the College be responsible for or Bond Counsel review or express any opinion of the correctness of such numbers, and incorrect numbers on said Bonds shall not be cause for the purchaser to refuse to accept delivery of the Bonds.

RATINGS: The Bonds will be rated by Moody's Investors Services, Inc.

LEGAL OPINION: The Bonds will be sold subject to the opinion of Davis, Hockenberg, Wine, Brown & Koehn, Attorneys of Des Moines, which will be furnished without expense to the purchaser of the Bonds at the delivery thereof. Except to the extent necessary to issue their opinion as to the legality of the bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

RIGHTS RESERVED: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

Dated this 19th day of November, 1985.

HELEN MINOR,
Secretary of the Board of Directors of the Des Moines Area Community College.

(end of notice)
Section 3. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 4. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 19th day of November, 1985.

[Signature]
President of the Board of Directors

Attest:

[Signature]
Secretary of the Board of Directors
STATE OF IOWA  
COUNTY OF POLK  

I, Helen Minor, Secretary of the Board of Directors of the Des Moines Area Community College (Merged Area XI) in the Counties of Adair, Audubon, Boone, Carroll, Cass, Clarke, Crawford, Dallas, Greene, Guthrie, Hamilton, Hardin, Jasper, Lucas, Madison, Mahaska, Marion, Marshall, Polk, Poweshiek, Shelby, Story and Warren, State of Iowa, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on November 19, 1985, which proceedings remain in full force and effect, have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board (a copy of the fact sheet of said agenda being attached hereto) pursuant to the rules of the Board and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

Dated this 19th day of November, 1985.

Secretary of the Board of Directors of the Des Moines Area Community College
The Board of Directors of the Des Moines Area Community College met in regular session on the 19th day of November, 1985, at 5:00 o'clock p.m., in the Board Room of the Administration Building on the College Campus in Ankeny, Iowa. The meeting was called to order and there were present Jasper M. Risdal, President of the Board, in the chair, and the following named Board Members:

DeVerne Bendixen, Eldon Leonard, Ted Nemmers, Herbert Ritland, Doug Shull

Absent: Susan Clouser, Lloyd Courter, Don Rowen

Matters were discussed concerning a new jobs training program involving the College and Comtron Corp. Following a discussion of the proposal, Board Member D. Shull introduced and caused to be read a resolution entitled "A Resolution Instituting Proceedings for the Taking of Additional Action for the Issuance of New Jobs Training Certificates and Directing the Publication of a Notice of Intention to Issue Not to Exceed $136,000 Aggregate Principal Amount of New Jobs Training Certificates (Comtron Corp. Project) of the Des Moines Area Community College and Providing for the Division of Tax Levied on Property Where New Jobs are Created as a Result of a New Jobs Training Program"; and moved its adoption. The motion was seconded by Board Member E. Leonard. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:


Nays: NONE

Whereupon, the President declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

* * * * * *

Attest:

Secretary of the Board of Directors

C.20/22
RESOLUTION

A RESOLUTION INSTITUTING PROCEEDINGS FOR THE TAKING OF ADDITIONAL ACTION FOR THE ISSUANCE OF NEW JOBS TRAINING CERTIFICATES AND DIRECTING THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE NOT TO EXCEED $136,000 AGGREGATE PRINCIPAL AMOUNT OF NEW JOBS TRAINING CERTIFICATES (COMMTRON CORP. PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE AND PROVIDING FOR THE DIVISION OF TAX LEVIED ON PROPERTY WHERE NEW JOBS ARE CREATED AS A RESULT OF A NEW JOBS TRAINING PROGRAM.

WHEREAS, The Des Moines Area Community College (hereinafter referred to as the "College"), is an area community college and a body politic organized and existing under the laws of the State of Iowa, and is authorized and empowered by Chapter 280B of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue New Jobs Training Certificates and use the proceeds from the sale of said Certificates to defray all or a portion of the cost of a "New Jobs Training Program" as that term is defined in the Act, including the program costs, the purpose of which is to encourage industry and trade to locate and expand within the State of Iowa (the "State") in order to create jobs and employment opportunities and to improve the economic welfare of the residents of the State; and

WHEREAS, the College has undertaken negotiations with respect to a New Jobs Training Program with Commtron Corp. (hereinafter referred to as the "Company"), pursuant to the provisions of the Act for the purpose of establishing a job training program (hereinafter referred to as the "Project") to educate and train workers for new jobs with the Company at its facilities located or to be located in the merged area served by the College, which Project will be beneficial to the Company and the College; and

WHEREAS, the College has determined that the amount necessary to defray all or a portion of the cost of the project, including necessary expenses incidental thereto, will require the issuance by the College of not to exceed $136,000 aggregate principal amount of its New Jobs Training Certificates pursuant to the provisions of the Act; and

WHEREAS, it is proposed to finance the cost of the Project through the issuance of not to exceed $136,000 New Jobs Training Certificates (Commtron Corp. Project) of the College (the "Certificates"); and

WHEREAS, the College has entered into a Preliminary Industrial New Jobs Training Agreement which provides that the Certificates shall be partially payable from and secured by incremental property taxes as provided by Section 280B.4 of the Iowa Code; and
WHEREAS, in order to provide for a division of taxes levied on the taxable business property where the Project will be located, the Board of Directors of the College must adopt a resolution to that effect; and

WHEREAS, the Project will be located, and the new jobs will be created, at the real property which is legally described on Exhibit "A" attached hereto and hereby incorporated herein;

WHEREAS, before the Certificates may be issued, it is necessary to publish a notice of the proposal to issue new jobs training certificates and the right to appeal the decision of the Board of Directors of the College to issue the Certificates pursuant to the provisions of the Act, all as required and provided for by Section 280B.6 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the Secretary of the Board of Directors is hereby directed to give notice of intention to issue the Certificates, stating the amount and purpose thereof, and the project for which the certificates are to be issued, by publication at least once in two legal newspapers, printed in the English language published at least once weekly and having a general circulation within the merged area served by the College. The notice shall be in substantially the following form:
NOTICE OF INTENTION TO ISSUE
NEW JOBS TRAINING CERTIFICATES
(COMMTRON CORP. PROJECT)
OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $136,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Commtron Corp. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Commtron Corp. in Des Moines, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the power of the board of directors to issue the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors
of Des Moines Area Community College

Secretary of the Board of Directors
Section 2. That this Board does hereby institute proceedings and take further and additional action for the authorization and issuance in the manner required by law of not to exceed $136,000 of New Jobs Training Certificates (Commtron Corp. Project), the proceeds of which Certificates will be used to provide funds to pay costs, including program costs, of new jobs training by providing education and training of workers for new jobs at the Company.

Section 3. That all taxes levied on the Company's taxable business property located on and including the real property legally described on Exhibit "A" attached hereto each year shall be divided as provided in Section 403.19 of the Iowa Code, subsections 1 and 2, in the same manner as if the Company's business property was taxable property in an urban renewal project and this resolution was an ordinance within the meaning of those subsections, all in accordance with the provisions of the Act.

Section 4. That the County Auditor of the County where the property described on Exhibit "A" is located shall after the date of the adoption of this Resolution make the allocations provided for herein.

Section 5. The taxes received by this board of directors shall be allocated to and when collected be paid into a special fund of the College and shall be irrevocably pledged by the College to pay the principal of and interest on the Certificates issued by the College to finance the Project.

Section 6. That the Secretary of the Board of Directors shall certify a copy of this Resolution to the County Auditor of the County where the property described on Exhibit "A" is located.

Section 7. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 8. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 19th day of November, 1985.

Attest:

Chairman of the Board of Directors

Secretary of the Board of Directors

C.20/23-26
STATE OF IOWA )
) SS:
COUNTY OF POLK )

I, Helen M. Minde, Secretary of the Board of Directors of the Des Moines Area Community College, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on November 19, 1985, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of Meeting and tentative agenda, a copy of which was timely served on each member of the Board of Directors and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Directors (a copy of the face sheet of said agenda being attached hereto) pursuant to the rules of the Board of Directors and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board of Directors vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 19th day of November, 1985.

Secretary of the Board of Directors

C.20/27
The Board of Directors of the Des Moines Area Community College met in regular session on the 19th day of November, 1985, at 5:04 o'clock p.m., in the Board Room of the Administration Building on the College Campus in Ankeny, Iowa. The meeting was called to order and there were present Jasper M. Risdal, President of the Board, in the chair, and the following named Board Members:

DeVeré Bendixen, Eldon Leonard, Ted Nemmers, Herbert Ritland, Doug Shull

Absent: Susan Clouser, Lloyd Courter, Don Rowen

Matters were discussed concerning a new jobs training program involving the College and Garst Seed Company. Following a discussion of the proposal, Board Member T. Nemmers introduced and caused to be read a resolution entitled "A Resolution Instituting Proceedings for the Taking of Additional Action for the Issuance of New Jobs Training Certificates and Directing the Publication of a Notice of Intention to Issue Not to Exceed $561,000 Aggregate Principal Amount of New Jobs Training Certificates (Garst Seed Company Project) of the Des Moines Area Community College and Providing for the Division of Tax Levied on Property Where New Jobs are Created as a Result of a New Jobs Training Program"; and moved its adoption. The motion was seconded by Board Member D. Shull. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:


Nays: NONE

Whereupon, the President declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

* * * * * *

Attest:

President of the Board of Directors

Secretary of the Board of Directors

G.40/64
RESOLUTION

A RESOLUTION INSTITUTING PROCEEDINGS FOR THE TAKING OF ADDITIONAL ACTION FOR THE ISSUANCE OF NEW JOBS TRAINING CERTIFICATES AND DIRECTING THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE NOT TO EXCEED $561,000 AGGREGATE PRINCIPAL AMOUNT OF NEW JOBS TRAINING CERTIFICATES (GARST SEED COMPANY PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE AND PROVIDING FOR THE DIVISION OF TAX LEVIED ON PROPERTY WHERE NEW JOBS ARE CREATED AS A RESULT OF A NEW JOBS TRAINING PROGRAM.

WHEREAS, The Des Moines Area Community College (hereinafter referred to as the "College"), is an area community college and a body politic organized and existing under the laws of the State of Iowa, and is authorized and empowered by Chapter 280B of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue New Jobs Training Certificates and use the proceeds from the sale of said Certificates to defray all or a portion of the cost of a "New Jobs Training Program" as that term is defined in the Act, including the program costs, the purpose of which is to encourage industry and trade to locate and expand within the State of Iowa (the "State") in order to create jobs and employment opportunities and to improve the economic welfare of the residents of the State; and

WHEREAS, the College has undertaken negotiations with respect to a New Jobs Training Program with Garst Seed Company (hereinafter referred to as the "Company"), pursuant to the provisions of the Act for the purpose of establishing a job training program (hereinafter referred to as the "Project") to educate and train workers for new jobs with the Company at its facilities located or to be located in the merged area served by the College, which Project will be beneficial to the Company and the College; and

WHEREAS, the College has determined that the amount necessary to defray all or a portion of the cost of the project, including necessary expenses incidental thereto, will require the issuance by the College of not to exceed $561,000 aggregate principal amount of its New Jobs Training Certificates pursuant to the provisions of the Act; and

WHEREAS, it is proposed to finance the cost of the Project through the issuance of not to exceed $561,000 New Jobs Training Certificates (Garst Seed Company Project) of the College (the "Certificates"); and

WHEREAS, the College has entered into a Preliminary Industrial New Jobs Training Agreement which provides that the Certificates shall be partially payable from and secured by incremental property taxes as provided by Section 280B.4 of the Iowa Code; and
WHEREAS, in order to provide for a division of taxes levied on the taxable business property where the Project will be located, the Board of Directors of the College must adopt a resolution to that effect; and

WHEREAS, the Project will be located, and the new jobs will be created, at the real property which is legally described on Exhibit "A" attached hereto and hereby incorporated herein;

WHEREAS, before the Certificates may be issued, it is necessary to publish a notice of the proposal to issue new jobs training certificates and the right to appeal the decision of the Board of Directors of the College to issue the Certificates pursuant to the provisions of the Act, all as required and provided for by Section 280B.6 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the Secretary of the Board of Directors is hereby directed to give notice of intention to issue the Certificates, stating the amount and purpose thereof, and the project for which the certificates are to be issued, by publication at least once in two legal newspapers, printed in the English language published at least once weekly and having a general circulation within the merged area served by the College. The notice shall be in substantially the following form:
NOTICE OF INTENTION TO ISSUE
NEW JOBS TRAINING CERTIFICATES
(GARST SEED COMPANY PROJECT)
OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $561,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Garst Seed Company Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Garst Seed Company in Slater, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the power of the board of directors to issue the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors
of Des Moines Area Community College

Secretary of the Board of Directors
Section 2. That this Board does hereby institute proceedings and take further and additional action for the authorization and issuance in the manner required by law of not to exceed $561,000 of New Jobs Training Certificates (Garst Seed Company Project), the proceeds of which Certificates will be used to provide funds to pay costs, including program costs, of new jobs training by providing education and training of workers for new jobs at the Company.

Section 3. That all taxes levied on the Company's taxable business property located on and including the real property legally described on Exhibit "A" attached hereto each year shall be divided as provided in Section 403.19 of the Iowa Code, subsections 1 and 2, in the same manner as if the Company's business property was taxable property in an urban renewal project and this resolution was an ordinance within the meaning of those subsections, all in accordance with the provisions of the Act.

Section 4. That the County Auditor of the County where the property described on Exhibit "A" is located shall after the date of the adoption of this Resolution make the allocations provided for herein.

Section 5. The taxes received by this board of directors shall be allocated to and when collected be paid into a special fund of the College and shall be irrevocably pledged by the College to pay the principal of and interest on the Certificates issued by the College to finance the Project.

Section 6. That the Secretary of the Board of Directors shall certify a copy of this Resolution to the County Auditor of the County where the property described on Exhibit "A" is located.

Section 7. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 8. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 19th day of November, 1985.

Chairman of the Board of Directors

Attest:

Secretary of the Board of Directors
I, Helen M. [Name], Secretary of the Board of Directors of the Des Moines Area Community College, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on November 19, 1985, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of Meeting and tentative agenda, a copy of which was timely served on each member of the Board of Directors and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Directors (a copy of the face sheet of said agenda being attached hereto) pursuant to the rules of the Board of Directors and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board of Directors vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 19th day of November, 1985.

[Signature]
Secretary of the Board of Directors

G.40/69
The Board of Directors of the Des Moines Area Community College met in regular session on the 19th day of November, 1985, at 5:04 o'clock p.m., in the Board Room of the Administration Building on the College Campus in Ankeny, Iowa. The meeting was called to order and there were present Jasper M. Risdal, President of the Board, in the chair, and the following named Board Members:

DeVere Bendixen, Eldon Leonard, Ted Nemmers, Herbert Ritland, Doug Shull

Absent: Susan Clouser, Lloyd Courter, Don Rowen

Matters were discussed concerning a new jobs training program involving the College and Green Land, Inc. Following a discussion of the proposal, Board Member T. Nemmers introduced and caused to be read a resolution entitled "A Resolution Instituting Proceedings for the Taking of Additional Action for the Issuance of New Jobs Training Certificates and Directing the Publication of a Notice of Intention to Issue Not to Exceed $18,000 Aggregate Principal Amount of New Jobs Training Certificates (Green Land, Inc. Project) of the Des Moines Area Community College and Providing for the Division of Tax Levied on Property Where New Jobs are Created as a Result of a New Jobs Training Program"; and moved its adoption. The motion was seconded by Board Member D. Bendixen. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:


Nays: NONE

Whereupon, the President declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

* * * * * *

Attest:  
President of the Board of Directors

Secretary of the Board of Directors

G. 41/62
RESOLUTION

A RESOLUTION INSTITUTING PROCEEDINGS FOR THE TAKING OF ADDITIONAL ACTION FOR THE ISSUANCE OF NEW JOBS TRAINING CERTIFICATES AND DIRECTING THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE NOT TO EXCEED $18,000 AGGREGATE PRINCIPAL AMOUNT OF NEW JOBS TRAINING CERTIFICATES (GREEN LAND, INC. PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE AND PROVIDING FOR THE DIVISION OF TAX LEVIED ON PROPERTY WHERE NEW JOBS ARE CREATED AS A RESULT OF A NEW JOBS TRAINING PROGRAM.

WHEREAS, The Des Moines Area Community College (hereinafter referred to as the "College"), is an area community college and a body politic organized and existing under the laws of the State of Iowa, and is authorized and empowered by Chapter 280B of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue New Jobs Training Certificates and use the proceeds from the sale of said Certificates to defray all or a portion of the cost of a "New Jobs Training Program" as that term is defined in the Act, including the program costs, the purpose of which is to encourage industry and trade to locate and expand within the State of Iowa (the "State") in order to create jobs and employment opportunities and to improve the economic welfare of the residents of the State; and

WHEREAS, the College has undertaken negotiations with respect to a New Jobs Training Program with Green Land, Inc. (hereinafter referred to as the "Company"), pursuant to the provisions of the Act for the purpose of establishing a job training program (hereinafter referred to as the "Project") to educate and train workers for new jobs with the Company at its facilities located or to be located in the merged area served by the College, which Project will be beneficial to the Company and the College; and

WHEREAS, the College has determined that the amount necessary to defray all or a portion of the cost of the project, including necessary expenses incidental thereto, will require the issuance by the College of not to exceed $18,000 aggregate principal amount of its New Jobs Training Certificates pursuant to the provisions of the Act; and

WHEREAS, it is proposed to finance the cost of the Project through the issuance of not to exceed $18,000 New Jobs Training Certificates (Green Land, Inc. Project) of the College (the "Certificates"); and

WHEREAS, the College has entered into a Preliminary Industrial New Jobs Training Agreement which provides that the Certificates shall be partially payable from and secured by incremental property taxes as provided by Section 280B.4 of the Iowa Code; and
WHEREAS, in order to provide for a division of taxes levied on the taxable business property where the Project will be located, the Board of Directors of the College must adopt a resolution to that effect; and

WHEREAS, the Project will be located, and the new jobs will be created, at the real property which is legally described on Exhibit "A" attached hereto and hereby incorporated herein;

WHEREAS, before the Certificates may be issued, it is necessary to publish a notice of the proposal to issue new jobs training certificates and the right to appeal the decision of the Board of Directors of the College to issue the Certificates pursuant to the provisions of the Act, all as required and provided for by Section 280B.6 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the Secretary of the Board of Directors is hereby directed to give notice of intention to issue the Certificates, stating the amount and purpose thereof, and the project for which the certificates are to be issued, by publication at least once in two legal newspapers, printed in the English language published at least once weekly and having a general circulation within the merged area served by the College. The notice shall be in substantially the following form:
NOTICE OF INTENTION TO ISSUE
NEW JOBS TRAINING CERTIFICATES
(GREEN LAND, INC. PROJECT)
OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $18,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Green Land, Inc. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Green Land, Inc. in Carroll, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the power of the board of directors to issue the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors
of Des Moines Area Community College

Secretary of the Board of Directors
Section 2. That this Board does hereby institute proceedings and take further and additional action for the authorization and issuance in the manner required by law of not to exceed $18,000 of New Jobs Training Certificates (Green Land, Inc. Project), the proceeds of which Certificates will be used to provide funds to pay costs, including program costs, of new jobs training by providing education and training of workers for new jobs at the Company.

Section 3. That all taxes levied on the Company's taxable business property located on and including the real property legally described on Exhibit "A" attached hereto each year shall be divided as provided in Section 403.19 of the Iowa Code, subsections 1 and 2, in the same manner as if the Company's business property was taxable property in an urban renewal project and this resolution was an ordinance within the meaning of those subsections, all in accordance with the provisions of the Act.

Section 4. That the County Auditor of the County where the property described on Exhibit "A" is located shall after the date of the adoption of this Resolution make the allocations provided for herein.

Section 5. The taxes received by this board of directors shall be allocated to and when collected be paid into a special fund of the College and shall be irrevocably pledged by the College to pay the principal of and interest on the Certificates issued by the College to finance the Project.

Section 6. That the Secretary of the Board of Directors shall certify a copy of this Resolution to the County Auditor of the County where the property described on Exhibit "A" is located.

Section 7. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 8. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 19th day of November, 1985.

Chairman of the Board of Directors

Attest:

Secretary of the Board of Directors

G.41/63-66
I, Helen M. Minor, Secretary of the Board of Directors of the Des Moines Area Community College, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on November 19, 1985, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of Meeting and tentative agenda, a copy of which was timely served on each member of the Board of Directors and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Directors (a copy of the face sheet of said agenda being attached hereto) pursuant to the rules of the Board of Directors and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board of Directors vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 19th day of November, 1985.

Secretary of the Board of Directors

G.41/67
The Board of Directors of the Des Moines Area Community College met in regular session on the 19th day of November, 1985, at 5:04 o'clock p.m., in the Board Room of the Administration Building on the College Campus in Ankeny, Iowa. The meeting was called to order and there were present Jasper M. Risdal, President of the Board, in the chair, and the following named Board Members:

DeVeré Bendixen, Eldon Leonard, Ted Nemmers, Herbert Ritland, Doug Shull

Absent: Susan Clouser, Lloyd Courter, Don Rowen

Matters were discussed concerning a new jobs training program involving the College and EMCO Industries Incorporated. Following a discussion of the proposal, Board Member T. Nemmers introduced and caused to be read a resolution entitled "A Resolution Instituting Proceedings for the Taking of Additional Action for the Issuance of New Jobs Training Certificates and Directing the Publication of a Notice of Intention to Issue Not to Exceed $49,000 Aggregate Principal Amount of New Jobs Training Certificates (EMCO Industries Incorporated Project) of the Des Moines Area Community College and Providing for the Division of Tax Levied on Property Where New Jobs are Created as a Result of a New Jobs Training Program"; and moved its adoption. The motion was seconded by Board Member H. Ritland. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:

Ayes: Bendixen, Leonard, Nemmers, Risdal, Ritland, Shull

Nays: NONE

Whereupon, the President declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

Attest:

President of the Board of Directors

Secretary of the Board of Directors

E.11/71
RESOLUTION

A RESOLUTION INSTITUTING PROCEEDINGS FOR THE TAKING OF ADDITIONAL ACTION FOR THE ISSUANCE OF NEW JOBS TRAINING CERTIFICATES AND DIRECTING THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE NOT TO EXCEED $49,000 AGGREGATE PRINCIPAL AMOUNT OF NEW JOBS TRAINING CERTIFICATES (EMCO INDUSTRIES INCORPORATED PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE AND PROVIDING FOR THE DIVISION OF TAX LEVIED ON PROPERTY WHERE NEW JOBS ARE CREATED AS A RESULT OF A NEW JOBS TRAINING PROGRAM.

WHEREAS, The Des Moines Area Community College (hereinafter referred to as the "College"), is an area community college and a body politic organized and existing under the laws of the State of Iowa, and is authorized and empowered by Chapter 280B of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue New Jobs Training Certificates and use the proceeds from the sale of said Certificates to defray all or a portion of the cost of a "New Jobs Training Program" as that term is defined in the Act, including the program costs, the purpose of which is to encourage industry and trade to locate and expand within the State of Iowa (the "State") in order to create jobs and employment opportunities and to improve the economic welfare of the residents of the State; and

WHEREAS, the College has undertaken negotiations with respect to a New Jobs Training Program with EMCO Industries Incorporated (hereinafter referred to as the "Company"), pursuant to the provisions of the Act for the purpose of establishing a job training program (hereinafter referred to as the "Project") to educate and train workers for new jobs with the Company at its facilities located or to be located in the merged area served by the College, which Project will be beneficial to the Company and the College; and

WHEREAS, the College has determined that the amount necessary to defray all or a portion of the cost of the project, including necessary expenses incidental thereto, will require the issuance by the College of not to exceed $49,000 aggregate principal amount of its New Jobs Training Certificates pursuant to the provisions of the Act; and

WHEREAS, it is proposed to finance the cost of the Project through the issuance of not to exceed $49,000 New Jobs Training Certificates (EMCO Industries Incorporated Project) of the College (the "Certificates"); and

WHEREAS, the College has entered into a Preliminary Industrial New Jobs Training Agreement which provides that the Certificates shall be partially payable from and secured by incremental property taxes as provided by Section 280B.4 of the Iowa Code; and
WHEREAS, in order to provide for a division of taxes levied on the taxable business property where the Project will be located, the Board of Directors of the College must adopt a resolution to that effect; and

WHEREAS, the Project will be located, and the new jobs will be created, at the real property which is legally described on Exhibit "A" attached hereto and hereby incorporated herein;

WHEREAS, before the Certificates may be issued, it is necessary to publish a notice of the proposal to issue new jobs training certificates and the right to appeal the decision of the Board of Directors of the College to issue the Certificates pursuant to the provisions of the Act, all as required and provided for by Section 280B.6 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the Secretary of the Board of Directors is hereby directed to give notice of intention to issue the Certificates, stating the amount and purpose thereof, and the project for which the certificates are to be issued, by publication at least once in two legal newspapers, printed in the English language published at least once weekly and having a general circulation within the merged area served by the College. The notice shall be in substantially the following form:
NOTICE OF INTENTION TO ISSUE NEW JOBS TRAINING CERTIFICATES (EMCO INDUSTRIES INCORPORATED PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $49,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (EMCO Industries Incorporated Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at EMCO Industries Incorporated in Des Moines, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the power of the board of directors to issue the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors of Des Moines Area Community College

Secretary of the Board of Directors
Section 2. That this Board does hereby institute proceedings and take further and additional action for the authorization and issuance in the manner required by law of not to exceed $49,000 of New Jobs Training Certificates (EMCO Industries Incorporated Project), the proceeds of which Certificates will be used to provide funds to pay costs, including program costs, of new jobs training by providing education and training of workers for new jobs at the Company.

Section 3. That all taxes levied on the Company's taxable business property located on and including the real property legally described on Exhibit "A" attached hereto each year shall be divided as provided in Section 403.19 of the Iowa Code, subsections 1 and 2, in the same manner as if the Company's business property was taxable property in an urban renewal project and this resolution was an ordinance within the meaning of those subsections, all in accordance with the provisions of the Act.

Section 4. That the County Auditor of the County where the property described on Exhibit "A" is located shall after the date of the adoption of this Resolution make the allocations provided for herein.

Section 5. The taxes received by this board of directors shall be allocated to and when collected be paid into a special fund of the College and shall be irrevocably pledged by the College to pay the principal of and interest on the Certificates issued by the College to finance the Project.

Section 6. That the Secretary of the Board of Directors shall certify a copy of this Resolution to the County Auditor of the County where the property described on Exhibit "A" is located.

Section 7. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 8. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 19th day of November, 1985.

Chairman of the Board of Directors

Attest:

Secretary of the Board of Directors

E.11/72-75
STATE OF IOWA )
COUNTY OF POLK )

I, HELEN M. MINOR, Secretary of the Board of Directors of the Des Moines Area Community College, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on November 19, 1985, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of Meeting and tentative agenda, a copy of which was timely served on each member of the Board of Directors and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Directors (a copy of the face sheet of said agenda being attached hereto) pursuant to the rules of the Board of Directors and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board of Directors vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 11th day of November, 1985.

[Signature]
Secretary of the Board of Directors

E.11/76
The Board of Directors of the Des Moines Area Community College met in regular session on the 19th day of November, 1985, at 5:04 o'clock p.m., in the Board Room of the Administration Building on the College Campus in Ankeny, Iowa. The meeting was called to order and there were present Jaser M. Risdal, President of the Board, in the chair, and the following named Board Members:

DeVeré Bendixen, Eldon Leonard, Ted Nemmers, Herbert Ritland, Doug Shull

Absent: Susan Clouser, Lloyd Courter, Don Rowen

Matters were discussed concerning a new jobs training program involving the College and Sernett's, Inc. Following a discussion of the proposal, Board Member E. Leonard introduced and caused to be read a resolution entitled "A Resolution Instituting Proceedings for the Taking of Additional Action for the Issuance of New Jobs Training Certificates and Directing the Publication of a Notice of Intention to Issue Not to Exceed $82,000 Aggregate Principal Amount of New Jobs Training Certificates (Sernett's, Inc. Project) of the Des Moines Area Community College and Providing for the Division of Tax Levied on Property Where New Jobs are Created as a Result of a New Jobs Training Program"; and moved its adoption. The motion was seconded by Board Member D. Shull. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:

Ayes: Bendixen, Leonard, Nemmers, Risdal, Ritland, Shull

Nays: NONE

Whereupon, the President declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

** ** ** ** **

Attest: President of the Board of Directors

Secretary of the Board of Directors

S.30/25
RESOLUTION

A RESOLUTION INSTITUTING PROCEEDINGS FOR THE TAKING OF ADDITIONAL ACTION FOR THE ISSUANCE OF NEW JOBS TRAINING CERTIFICATES AND DIRECTING THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE NOT TO EXCEED $82,000 AGGREGATE PRINCIPAL AMOUNT OF NEW JOBS TRAINING CERTIFICATES (SERNETT'S, INC. PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE AND PROVIDING FOR THE DIVISION OF TAX LEVIED ON PROPERTY WHERE NEW JOBS ARE CREATED AS A RESULT OF A NEW JOBS TRAINING PROGRAM.

WHEREAS, The Des Moines Area Community College (hereinafter referred to as the "College"), is an area community college and a body politic organized and existing under the laws of the State of Iowa, and is authorized and empowered by Chapter 280B of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue New Jobs Training Certificates and use the proceeds from the sale of said Certificates to defray all or a portion of the cost of a "New Jobs Training Program" as that term is defined in the Act, including the program costs, the purpose of which is to encourage industry and trade to locate and expand within the State of Iowa (the "State") in order to create jobs and employment opportunities and to improve the economic welfare of the residents of the State; and

WHEREAS, the College has undertaken negotiations with respect to a New Jobs Training Program with Sernett's, Inc. (hereinafter referred to as the "Company"), pursuant to the provisions of the Act for the purpose of establishing a job training program (hereinafter referred to as the "Project") to educate and train workers for new jobs with the Company at its facilities located or to be located in the merged area served by the College, which Project will be beneficial to the Company and the College; and

WHEREAS, the College has determined that the amount necessary to defray all or a portion of the cost of the project, including necessary expenses incidental thereto, will require the issuance by the College of not to exceed $82,000 aggregate principal amount of its New Jobs Training Certificates pursuant to the provisions of the Act; and

WHEREAS, it is proposed to finance the cost of the Project through the issuance of not to exceed $82,000 New Jobs Training Certificates (Sernett's, Inc. Project) of the College (the "Certificates"); and

WHEREAS, the College has entered into a Preliminary Industrial New Jobs Training Agreement which provides that the Certificates shall be partially payable from and secured by incremental property taxes as provided by Section 280B.4 of the Iowa Code; and
WHEREAS, in order to provide for a division of taxes levied on the taxable business property where the Project will be located, the Board of Directors of the College must adopt a resolution to that effect; and

WHEREAS, the Project will be located, and the new jobs will be created, at the real property which is legally described on Exhibit "A" attached hereto and hereby incorporated herein;

WHEREAS, before the Certificates may be issued, it is necessary to publish a notice of the proposal to issue new jobs training certificates and the right to appeal the decision of the Board of Directors of the College to issue the Certificates pursuant to the provisions of the Act, all as required and provided for by Section 280B.6 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the Secretary of the Board of Directors is hereby directed to give notice of intention to issue the Certificates, stating the amount and purpose thereof, and the project for which the certificates are to be issued, by publication at least once in two legal newspapers, printed in the English language published at least once weekly and having a general circulation within the merged area served by the College. The notice shall be in substantially the following form:
NOTICE OF INTENTION TO ISSUE NEW JOBS TRAINING CERTIFICATES
(SEMNIT'T'S, INC. PROJECT)
OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $82,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Sernett's, Inc. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Sernett's, Inc. in Carroll, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the power of the board of directors to issue the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors
of Des Moines Area Community College

Secretary of the Board of Directors
Section 2. That this Board does hereby institute proceedings and take further and additional action for the authorization and issuance in the manner required by law of not to exceed $82,000 of New Jobs Training Certificates (Sernett's, Inc. Project), the proceeds of which Certificates will be used to provide funds to pay costs, including program costs, of new jobs training by providing education and training of workers for new jobs at the Company.

Section 3. That all taxes levied on the Company's taxable business property located on and including the real property legally described on Exhibit "A" attached hereto each year shall be divided as provided in Section 403.19 of the Iowa Code, subsections 1 and 2, in the same manner as if the Company's business property was taxable property in an urban renewal project and this resolution was an ordinance within the meaning of those subsections, all in accordance with the provisions of the Act.

Section 4. That the County Auditor of the County where the property described on Exhibit "A" is located shall after the date of the adoption of this Resolution make the allocations provided herein.

Section 5. The taxes received by this board of directors shall be allocated to and when collected be paid into a special fund of the College and shall be irrevocably pledged by the College to pay the principal of and interest on the Certificates issued by the College to finance the Project.

Section 6. That the Secretary of the Board of Directors shall certify a copy of this Resolution to the County Auditor of the County where the property described on Exhibit "A" is located.

Section 7. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 8. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 19th day of November, 1985.

[Signature]
Chairman of the Board of Directors

Attest: [Signature]
Secretary of the Board of Directors

S.30/26-29
STATE OF IOWA )
COUNTY OF POLK )

I, HELEN M. MUIR, Secretary of the Board of Directors of the Des Moines Area Community College, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on November 19, 1985, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of Meeting and tentative agenda, a copy of which was timely served on each member of the Board of Directors and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Directors (a copy of the face sheet of said agenda being attached hereto) pursuant to the rules of the Board of Directors and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board of Directors vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 19th day of November, 1985.

[Signature]
Secretary of the Board of Directors
The Board of Directors of the Des Moines Area Community College met in regular session on the 19th day of November, 1985, at 5:04 o'clock p.m., in the Board Room of the Administration Building on the College Campus in Ankeny, Iowa. The meeting was called to order and there were present Jasper M. Risdal, President of the Board, in the chair, and the following named Board Members:

DeVerne Bendixen, Eldon Leonard, Ted Nemmers, Herbert Ritland, Doug Shull

Absent: Susan Clouser, Lloyd Courter, Don Rowen

Matters were discussed concerning a new jobs training program involving the College and Midland International Tileworks, Inc. Following a discussion of the proposal, Board Member E. Leonard introduced and caused to be read a resolution entitled "A Resolution Instituting Proceedings for the Taking of Additional Action for the Issuance of New Jobs Training Certificates and Directing the Publication of a Notice of Intention to Issue Not to Exceed $211,000 Aggregate Principal Amount of New Jobs Training Certificates (Midland International Tileworks, Inc. Project) of the Des Moines Area Community College and Providing for the Division of Tax Levied on Property Where New Jobs are Created as a Result of a New Jobs Training Program"; and moved its adoption. The motion was seconded by Board Member T. Nemmers. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:

Ayes: Bendixen, Leonard, Nemmers, Risdal, Ritland, Shull

Nays: None

Whereupon, the President declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

***

Attest: 

President of the Board of Directors

Secretary of the Board of Directors

M.58/25
RESOLUTION

A RESOLUTION INSTITUTING PROCEEDINGS FOR THE TAKING OF ADDITIONAL ACTION FOR THE ISSUANCE OF NEW JOBS TRAINING CERTIFICATES AND DIRECTING THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE NOT TO EXCEED $211,000 AGGREGATE PRINCIPAL AMOUNT OF NEW JOBS TRAINING CERTIFICATES (MIDLAND INTERNATIONAL TILEWORKS, INC. PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE AND PROVIDING FOR THE DIVISION OF TAX LEVIED ON PROPERTY WHERE NEW JOBS ARE CREATED AS A RESULT OF A NEW JOBS TRAINING PROGRAM.

WHEREAS, The Des Moines Area Community College (hereinafter referred to as the "College"), is an area community college and a body politic organized and existing under the laws of the State of Iowa, and is authorized and empowered by Chapter 280B of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue New Jobs Training Certificates and use the proceeds from the sale of said Certificates to defray all or a portion of the cost of a "New Jobs Training Program" as that term is defined in the Act, including the program costs, the purpose of which is to encourage industry and trade to locate and expand within the State of Iowa (the "State") in order to create jobs and employment opportunities and to improve the economic welfare of the residents of the State; and

WHEREAS, the College has undertaken negotiations with respect to a New Jobs Training Program with Midland International Tileworks, Inc. (hereinafter referred to as the "Company"), pursuant to the provisions of the Act for the purpose of establishing a job training program (hereinafter referred to as the "Project") to educate and train workers for new jobs with the Company at its facilities located or to be located in the merged area served by the College, which Project will be beneficial to the Company and the College; and

WHEREAS, the College has determined that the amount necessary to defray all or a portion of the cost of the project, including necessary expenses incidental thereto, will require the issuance by the College of not to exceed $211,000 aggregate principal amount of its New Jobs Training Certificates pursuant to the provisions of the Act; and

WHEREAS, it is proposed to finance the cost of the Project through the issuance of not to exceed $211,000 New Jobs Training Certificates (Midland International Tileworks, Inc. Project) of the College (the "Certificates"); and

WHEREAS, the College has entered into a Preliminary Industrial New Jobs Training Agreement which provides that the Certificates shall be partially payable from and secured by incremental property taxes as provided by Section 280B.4 of the Iowa Code; and
WHEREAS, in order to provide for a division of taxes levied on the taxable business property where the Project will be located, the Board of Directors of the College must adopt a resolution to that effect; and

WHEREAS, the Project will be located, and the new jobs will be created, at the real property which is legally described on Exhibit "A" attached hereto and hereby incorporated herein;

WHEREAS, before the Certificates may be issued, it is necessary to publish a notice of the proposal to issue new jobs training certificates and the right to appeal the decision of the Board of Directors of the College to issue the Certificates pursuant to the provisions of the Act, all as required and provided for by Section 280B.6 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the Secretary of the Board of Directors is hereby directed to give notice of intention to issue the Certificates, stating the amount and purpose thereof, and the project for which the certificates are to be issued, by publication at least once in two legal newspapers, printed in the English language published at least once weekly and having a general circulation within the merged area served by the College. The notice shall be in substantially the following form:
NOTICE OF INTENTION TO ISSUE
NEW JOBS TRAINING CERTIFICATES
(MIDLAND INTERNATIONAL TILEWORKS, INC. PROJECT)
OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $211,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Midland International Tileworks, Inc. Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Midland International Tileworks, Inc. in West Des Moines, Iowa.

The Board of Directors has instituted proceedings, and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the power of the board of directors to issue the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors
of Des Moines Area Community College

Secretary of the Board of Directors
Section 2. That this Board does hereby institute proceedings and take further and additional action for the authorization and issuance in the manner required by law of not to exceed $211,000 of New Jobs Training Certificates (Midland International Tileworks, Inc. Project), the proceeds of which Certificates will be used to provide funds to pay costs, including program costs, of new jobs training by providing education and training of workers for new jobs at the Company.

Section 3. That all taxes levied on the Company's taxable business property located on and including the real property legally described on Exhibit "A" attached hereto each year shall be divided as provided in Section 403.19 of the Iowa Code, subsections 1 and 2, in the same manner as if the Company's business property was taxable property in an urban renewal project and this resolution was an ordinance within the meaning of those subsections, all in accordance with the provisions of the Act.

Section 4. That the County Auditor of the County where the property described on Exhibit "A" is located shall after the date of the adoption of this Resolution make the allocations provided for herein.

Section 5. The taxes received by this board of directors shall be allocated to and when collected be paid into a special fund of the College and shall be irrevocably pledged by the College to pay the principal of and interest on the Certificates issued by the College to finance the Project.

Section 6. That the Secretary of the Board of Directors shall certify a copy of this Resolution to the County Auditor of the County where the property described on Exhibit "A" is located.

Section 7. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 8. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 19th day of November, 1985.

Chairman of the Board of Directors

Attest:

Secretary of the Board of Directors

M.58/26-29
STATE OF IOWA  )  SS:
COUNTY OF POLK  )

I, HELEN M. SIGNS, Secretary of the Board of Directors of the Des Moines Area Community College, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on November 19, 1985, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of Meeting and tentative agenda, a copy of which was timely served on each member of the Board of Directors and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Directors (a copy of the face sheet of said agenda being attached hereto) pursuant to the rules of the Board of Directors and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board of Directors vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 19th day of November, 1985.

[Signature]
Secretary of the Board of Directors

M.58/30
The Board of Directors of the Des Moines Area Community College met in regular session on the 19th day of November, 1985, at 3:04 o’clock p.m., in the Board Room of the Administration Building on the College Campus in Ankeny, Iowa. The meeting was called to order and there were present Jasper M. Risdal, President of the Board, in the chair, and the following named Board Members:

DeVere Bendixen, Eldon Leonard, Ted Nemmers, Herbert Ritland, Doug Shull

Absent: Susan Clouser, Lloyd Courter, Don Rowen

Matters were discussed concerning a new jobs training program involving the College and Farner-Bocken Company. Following a discussion of the proposal, Board Member D. Shull introduced and caused to be read a resolution entitled "A Resolution Instituting Proceedings for the Taking of Additional Action for the Issuance of New Jobs Training Certificates and Directing the Publication of a Notice of Intention to Issue Not to Exceed $33,000 Aggregate Principal Amount of New Jobs Training Certificates (Farner-Bocken Company Project) of the Des Moines Area Community College and Providing for the Division of Tax Levied on Property Where New Jobs are Created as a Result of a New Jobs Training Program"; and moved its adoption. The motion was seconded by Board Member D. Bendixen. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:

Ayes: Bendixen, Leonard, Nemmers, Risdal, Ritland, Shull

Nays: None

Whereupon, the President declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

* * * * * * *

Attest:

Jasper M. Risdal
President of the Board of Directors

Secretary of the Board of Directors
RESOLUTION

A RESOLUTION INSTITUTING PROCEEDINGS FOR THE TAKING OF ADDITIONAL ACTION FOR THE ISSUANCE OF NEW JOBS TRAINING CERTIFICATES AND DIRECTING THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE NOT TO EXCEED $33,000 AGGREGATE PRINCIPAL AMOUNT OF NEW JOBS TRAINING CERTIFICATES (FARNER-BOCKEN COMPANY PROJECT) OF THE DES MOINES AREA COMMUNITY COLLEGE AND PROVIDING FOR THE DIVISION OF TAX LEVIED ON PROPERTY WHERE NEW JOBS ARE CREATED AS A RESULT OF A NEW JOBS TRAINING PROGRAM.

WHEREAS, The Des Moines Area Community College (hereinafter referred to as the "College"), is an area community college and a body politic organized and existing under the laws of the State of Iowa, and is authorized and empowered by Chapter 280B of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue New Jobs Training Certificates and use the proceeds from the sale of said Certificates to defray all or a portion of the cost of a "New Jobs Training Program" as that term is defined in the Act, including the program costs, the purpose of which is to encourage industry and trade to locate and expand within the State of Iowa (the "State") in order to create jobs and employment opportunities and to improve the economic welfare of the residents of the State; and

WHEREAS, the College has undertaken negotiations with respect to a New Jobs Training Program with Farner-Bocken Company (hereinafter referred to as the "Company"), pursuant to the provisions of the Act for the purpose of establishing a job training program (hereinafter referred to as the "Project") to educate and train workers for new jobs with the Company at its facilities located or to be located in the merged area served by the College, which Project will be beneficial to the Company and the College; and

WHEREAS, the College has determined that the amount necessary to defray all or a portion of the cost of the project, including necessary expenses incidental thereto, will require the issuance by the College of not to exceed $33,000 aggregate principal amount of its New Jobs Training Certificates pursuant to the provisions of the Act; and

WHEREAS, it is proposed to finance the cost of the Project through the issuance of not to exceed $33,000 New Jobs Training Certificates (Farner-Bocken Company Project) of the College (the "Certificates"); and

WHEREAS, the College has entered into a Preliminary Industrial New Jobs Training Agreement which provides that the Certificates shall be partially payable from and secured by incremental property taxes as provided by Section 280B.4 of the Iowa Code; and
WHEREAS, in order to provide for a division of taxes levied on the taxable business property where the Project will be located, the Board of Directors of the College must adopt a resolution to that effect; and

WHEREAS, the Project will be located, and the new jobs will be created, at the real property which is legally described on Exhibit "A" attached hereto and hereby incorporated herein;

WHEREAS, before the Certificates may be issued, it is necessary to publish a notice of the proposal to issue new jobs training certificates and the right to appeal the decision of the Board of Directors of the College to issue the Certificates pursuant to the provisions of the Act, all as required and provided for by Section 280B.6 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

Section 1. That the Secretary of the Board of Directors is hereby directed to give notice of intention to issue the Certificates, stating the amount and purpose thereof, and the project for which the certificates are to be issued, by publication at least once in two legal newspapers, printed in the English language published at least once weekly and having a general circulation within the merged area served by the College. The notice shall be in substantially the following form:
NOTICE OF INTENTION TO ISSUE
NEW JOBS TRAINING CERTIFICATES
(FARNER-BOCKEN COMPANY PROJECT)
OF THE DES MOINES AREA COMMUNITY COLLEGE

Notice is hereby given that the Board of Directors of the Des Moines Area Community College intends to issue in the manner required by law not to exceed $33,000 aggregate principal amount of Des Moines Area Community College New Jobs Training Certificates (Farner-Bocken Company Project). The Certificates are to be issued for the purpose of providing funds to pay the costs, including program costs, of a new jobs training program to educate and train workers for new jobs at Farner-Bocken Company in Carroll, Iowa.

The Board of Directors has instituted proceedings and taken further and additional action for the authorization and issuance of the certificates.

A person may, within fifteen days after the publication of this notice by action in the district court of a county in the area within which the Des Moines Area Community College is located, appeal the decision of the board of directors in proposing to issue the certificates. The action of the board of directors in determining to issue the certificates is final and conclusive unless the district court finds that the board of directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the power of the board of directors to issue the certificates, the effectiveness of any proceedings relating to the authorization of the project, or the authorization and issuance of the certificates from and after fifteen days from the publication of this notice.

This notice is published pursuant to the provisions of Chapter 280B of the Iowa Code.

By Order of the Board of Directors
of Des Moines Area Community College

Secretary of the Board of Directors
Section 2. That this Board does hereby institute proceedings and take further and additional action for the authorization and issuance in the manner required by law of not to exceed $33,000 of New Jobs Training Certificates (Farner-Bocken Company Project), the proceeds of which Certificates will be used to provide funds to pay costs, including program costs, of new jobs training by providing education and training of workers for new jobs at the Company.

Section 3. That all taxes levied on the Company's taxable business property located on and including the real property legally described on Exhibit "A" attached hereto each year shall be divided as provided in Section 403.19 of the Iowa Code, subsections 1 and 2, in the same manner as if the Company's business property was taxable property in an urban renewal project and this resolution was an ordinance within the meaning of those subsections, all in accordance with the provisions of the Act.

Section 4. That the County Auditor of the County where the property described on Exhibit "A" is located shall after the date of the adoption of this Resolution make the allocations provided for herein.

Section 5. The taxes received by this board of directors shall be allocated to and when collected be paid into a special fund of the College and shall be irrevocably pledged by the College to pay the principal of and interest on the Certificates issued by the College to finance the Project.

Section 6. That the Secretary of the Board of Directors shall certify a copy of this Resolution to the County Auditor of the County where the property described on Exhibit "A" is located.

Section 7. That officials of the College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 8. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 19th day of November, 1985.

Chairman of the Board of Directors

Attest:

Secretary of the Board of Directors

F.82/12-15
STATE OF IOWA )
COUNTY OF POLK )

I, Helen M. Minor, Secretary of the Board of Directors of
the Des Moines Area Community College, do hereby certify that I
have in my possession or have access to the complete corporate
records of said College and of its Board of Directors and
officers; and that I have carefully compared the transcript
hereto attached with the aforesaid corporate records and that
said transcript hereto attached is a true, correct and complete
copy of all of the corporate records showing the action taken
with respect to the matters set forth therein by the Board of
Directors of said College on November 19, 1985, which proceedings
remain in full force and effect, and have not been amended or
rescinded in any way; that such meeting was duly and publicly
held in accordance with the Notice of Meeting and tentative
agenda, a copy of which was timely served on each member of the
Board of Directors and posted on a bulletin board or other promi-
nent place easily accessible to the public and clearly designated
for that purpose at the principal office of the Board of
Directors (a copy of the face sheet of said agenda being attached
hereto) pursuant to the rules of the Board of Directors and the
provisions of Chapter 21, Code of Iowa, as amended, upon reason-
able advance notice to the public and media at least twenty-four
(24) hours prior to the commencement of the meeting as required
by said law and with members of the public in attendance. I
further certify that the individuals named in the attached pro-
cedings were on the date thereof duly and lawfully possessed of
their respective offices as indicated therein, that no Board of
Directors vacancies existed except as may be stated in said pro-
cedings, and that no controversy or litigation is pending,
prayed or threatened involving the organization, existence or
boundaries of the College or the right of the individuals named
therein as officers to their respective positions.

WITNESS my hand hereto affixed this 19th day of November,
1985.

[Signature]
Secretary of the Board of
Directors
The Board of Directors of the Des Moines Area Community College met in regular session on the 19th day of November, 1985, at 5:04 o'clock p.m., in the Board Room of the Administration Building on the College Campus in Ankeny, Iowa. The meeting was called to order and there were present Jasper M. Risdal, President of the Board, in the chair, and the following named Board Members:


Absent: Susan Clouser, Lloyd Courter, Don Rowen.

Matters were discussed concerning the development of an "Incubator Business Development Program" at the Ankeny campus to assist start-up businesses locate in Iowa as a means of improving employment opportunities in the State of Iowa. Following a discussion of the proposal, Board Member Eldon Leonard introduced and caused to be read a resolution authorizing the execution of the Master Incubator Business Lease and authorizing the Chief Executive Official President to approve any sublease of the buildings by Golden Circle Center for Business Development; and moved its adoption. The motion was seconded by Board Member Doug Shull. After due consideration of said resolution by the Board, the President put the question on the motion and, the roll being called, the following named Board Members voted:


Nays: NONE

Whereupon, the President declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

* * * * * *

President of the Board of Directors

Attest:
Secretary of the Board of Directors
RESOLUTION

A RESOLUTION AUTHORIZING DES MOINES AREA COMMUNITY COLLEGE TO ENTER INTO THE MASTER INCUBATOR LEASE FOR LEASING BUILDINGS 16, 17, 18, 19 AND 20 LOCATED ON THE ANKENY CAMPUS TO GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT, AN IOWA CORPORATION FORMED PURSUANT TO IOWA CODE CHAPTER 504A AS PART OF A PROGRAM BY DES MOINES AREA COMMUNITY COLLEGE TO STIMULATE GROWTH OF BUSINESS IN THE STATE OF IOWA BY ENCOURAGING CERTAIN DEVELOPMENTAL BUSINESSES TO LOCATE IN THE STATE BY SUBLEASING PORTIONS OF THE BUILDINGS FROM GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT, WHICH SUBLEASE MUST RECEIVE THE PRIOR WRITTEN APPROVAL OF THE CHIEF EXECUTE OFFICER/PRESIDENT OF DES MOINES AREA COMMUNITY COLLEGE.

WHEREAS, the Des Moines Area Community College (hereinafter referred to as "College"), is an area community college and a body politic organized under the laws of the State of Iowa; and

WHEREAS, the College has undertaken efforts to establish an "Incubator Business Project", in which start-up businesses will be able to sublease space from Golden Circle Center For Business Development after receiving the approval of College, to assist in the development of said business and create jobs within the State of Iowa;

WHEREAS, the buildings to be leased to Golden Circle Center For Business Development are Buildings 16, 17, 18, 19 and 20 on the Ankeny campus;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF DES MOINES AREA COMMUNITY COLLEGE, AS FOLLOWS:

That the Master Incubator Business Lease which was presented to the Board of Directors be, and hereby is, approved by the Board of Directors;

That the Chairman of the Board of Directors be, and hereby is, directed to execute the Master Incubator Business Lease on behalf of Des Moines Area Community College; and

That the Chief Executive Officer/President of Des Moines Area Community College be, and hereby is, authorized to review and approve any subleases to be entered into between Golden Circle Center For Business Development and any sublessee, as long as such sublease is on a form substantially complying with the sublease form of that attached as Exhibit "B" to the Master Incubator Business Lease.

Passed and approved this 19th day of November, 1985.

Attest:

Chairman of the Board of Directors

Secretary of the Board of Directors
STATE OF IOWA 
COUNTY OF POLK

I, Helen M. Minor, Secretary of the Board of Directors of the Des Moines Area Community College, do hereby certify that I have in my possession or have access to the complete corporate records of said College and of its Board of Directors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Directors of said College on November 19, 1985, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of Meeting and tentative agenda, a copy of which was timely served on each member of the Board of Directors and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Directors (a copy of the face sheet of said agenda being attached hereto) pursuant to the rules of the Board of Directors and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board of Directors vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the organization, existence or boundaries of the College or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 19TH day of November, 1985.

[Signature]
Secretary of the Board of Directors
This Lease Agreement, executed in duplicate, made and entered into this 19th day of November, 1985, by and between DES MOINES AREA COMMUNITY COLLEGE, (hereinafter referred to as "Landlord") and GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT, an Iowa corporation formed pursuant to Iowa Code Chapter 504A, (hereinafter referred to as "Tenant").

1. PREMISES. Landlord, in consideration of the rents herein reserved and the agreements and conditions herein contained, on the part of the Tenant to be kept and performed, leases unto the Tenant and Tenant hereby rents and leases from Landlord, according to the terms and provisions herein, the following space for the purposes stated below, situated on Landlord's Ankeny Campus in Ankeny, Polk County, Iowa, to-wit:

Buildings 16, 17, 18, 19 and 20 located on the Ankeny campus of Landlord, and as shown on attached Exhibit "A" (hereinafter referred to as "Demised Premises").

2. Access to Demised Premises. Tenant and its successor and assigns shall also have a non-exclusive easement over, across or through those remaining portions of the Ankeny campus to allow access to the Demised Premises, including sidewalk, driveways and parking lots.

3. LEASE TERM. This Lease shall be for a term of FIVE years commencing at 12:01 A.M. on the 19th day of November, 1985 ending at midnight on the last day of the lease term, which shall be on the 18th day of November, 1990; however such Lease may be terminated prior to such time by the mutual agreement of the parties.

4. PURPOSE. Tenant shall sublease portions of the Demised Premises to certain development stage businesses ("Incubator Business") as part of a program by Landlord to stimulate growth of business in the State of Iowa. The specific uses of the Demised Premises by sublessees will be reviewed on a case-by-case situation by Landlord; however no activity which would violate any laws, rules or regulations of Landlord or any governmental agency which has jurisdiction over the Demised Premises shall occur on the Demised Premises.

5. COVENANT TO PAY RENT. Tenant shall pay $1.00 per year as Rent to Landlord at Landlord's said address or such other place as Landlord may designate in writing, without demand, without counterclaim, deduction or set-off, and such additional amounts payable monthly for utilities and services as required in section 6.

6. POSSESSION. Tenant shall be entitled to possession of those portions of the Demised Premises at the time Tenant subleases that portion of the Demised Premises to a sublessee pursuant to a sublease substantially in compliance with the Sublease attached hereto as Exhibit "B". Tenant shall notify Landlord at least sixty days prior to subletting a portion of the Demised Premises and prepare them for the sublessee. Until such time Landlord is notified by Tenant of the subleasing of a portion of the Demised Premises, Landlord shall be entitled to continued use of the Demised Premises. As long as Landlord is still in possession of portions of the Demised Premises, Landlord will be completely responsible for said portions of the Demised Premises. Tenant shall yield possession to Landlord at the time and date of the termination of this Lease, except as herein otherwise expressly provided.

7. QUIET ENJOYMENT. Landlord covenants that Tenant, on paying the rent herein reserved and upon performing all the agreements by the Tenant to be performed in writing as in this Lease, and the delivery of those portions of the Demised Premises
by Landlord to be made from time to time, shall and may peace­fully have, hold and enjoy those portions of the Demised Premises for the term of this Lease free from molestation, eviction or disturbance by the Landlord or by any other person or legal entity whatsoever. However, Landlord, shall have the right to mortgage all of its right, title, interest in said Premises at any time without notice, subject to this Lease, and Tenant agrees to execute any subordination agreement as long as the Mortgagor agrees to allow Tenant to remain in peaceful possession as long as the Lease is not in default. Tenant agrees to execute Estoppel Certificates regarding said Lease, as requested by Landlord.

8. SERVICES AND UTILITIES. Landlord shall provide Tenant with heating, air conditioning, basic local telephone service, electricity, and a certain amount parking spaces in lots in the vicinity to the Demised Premises, maintenance of outside grounds, maintenance of common areas and structural portions of any buildings in the Demised Premises, the cost of which is included in the Rent. Tenant shall reimburse Landlord the cost or estimated cost of providing such service to the portions of the Demised Premises in which Tenant or any of its Sublessees have possession, monthly, at a rate computed by Landlord.

9. INSURANCE.

(a) Landlord will maintain insurance on the structural portions of the Demised Premises, but Landlord will not insure any equipment, fixtures, furnitures or personal property of Tenant's or any Sublessees located on any portion of the Demised Premises.

(b) Tenant will not do or omit doing any act which would vitiate any insurance, or increase the insurance rates enforced upon the Demised Premises.

(c) Subrogation rights are not waived.

(d) Landlord shall settle and adjust any claim against any insurance company under said policy of insurance for the Demised Premises, and said insurance money shall be paid to and held by the Landlord to be used in payment for cost and repairs or restoration of the damaged Demised Premises, if the destruction is only partial.

(e) Tenant will require any Sublessees of any portion of the Demised Premises to protect, indemnify and save harmless the Landlord damage and expenses occasioned by, arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the Demised Premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by the Tenant or a person claiming through or under the Tenant. The Tenant further covenants and agrees that it will at its own expense procure and maintain public liability insurance with a responsible company or companies authorized to do business in the State of Iowa, in amounts satisfactory to Landlord for any one person injured, for any one accident, and for property damage, protecting the Landlord against such claim, damages, cost or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the Premises during the term thereof.

(f) Certificates or copies of said policies, which shall provide for fifteen (15) days notice to Landlord before cancellation of said policy, shall be delivered to the Landlord prior to the delivery of possession of any portion of the Demised Premises and then twenty (20) days prior to the renewal date of said policies.
10. DESTRUCTION OF PREMISES. In the event of a partial
destruction or damage to a portion of the Demised Premises which
prevents Tenant or Sublessee from conducting its normal business
operation on a portion of the Demised Premises, and which damage
is reasonably repairable within 60 days after its occurrence,
this Lease shall not terminate. In the event of partial destruc-
tion, Landlord shall repair such damages within 60 days of this
occurrence unless prevented from so doing by acts of God, the
elements, the public enemy, strikes, riots, government regula-
tions, city ordinances, labor, material or transportation short-
ages or other causes beyond Landlord's reasonable control.
However, instead of making such repairs, Landlord, at its sole
discretion, shall be able to terminate this Lease.

In the event of destruction to any portion of the Demised
Premises which prevent Tenant or a Sublessee from conducting its
normal business on its Premises, and such destruction, cannot be
repaired in 60 days, said Lease as applicable to said portion of
the Demised Premises shall be terminated.

11. EMINENT DOMAIN. In the event all or any portion of the
Demised Premises is taken under eminent domain proceedings to
make the Demised Premises unusable by Tenant or Sublessee, this
Lease shall terminate as to the portion of the Demised Premises
taken and Tenant shall have no right, title or interest in any
award made for such a taking, except for any separate award for
loss of Tenant's leasehold interest or for fixtures or improve-
ments installed by Tenant.

12. REPAIR AND CARE OF PREMISES. Landlord agrees to make
repairs necessary for structural soundness of any building in the
Demised Premises. Landlord shall maintain the equipment which
provides heat, air conditioning, electricity, hot and cold water
to the Demised Premises and any common area in the Demised Prem-
ises. Landlord shall not be liable or responsible for incon-
venience to the Tenant, or those claiming through the Tenant,
caused by the making of said repairs. Tenant agrees that it will
make all other repairs, or request Landlord to make such repairs
and charge the cost of such repair to Tenant, which are not
required above to be made by the Landlord, at its own expense,
including all decorating, redecorating, remodeling, alteration
and painting required by the Tenant during the term of this
Lease, and Tenant will pay for all repairs to the Demised Prem-
ises made necessary by any negligence or carelessness of the
Tenant its successor, assigns or sublessees, and will maintain
those portions of the Demised Premises in its possession in a
safe, clean, neat and sanitary condition. Tenant shall not begin
any repairs, remodeling, alteration or redecorating without
receiving the prior written approval of Landlord, which approval
will not be unreasonably withheld.

13. RIGHT OF EITHER PARTY TO MAKE GOOD ANY DEFAULT OF OTHER.

If default shall be made by the parties hereto in the performance
of, or in compliance with, any of the terms, covenants or con-
ditions of this Lease, except for payment of Rent and if such
default shall continue for 30 days after written notice thereof
from one party to the other, the person aggrieved, in addition to
all other remedies, now or hereafter provided by law, may, but
need not, perform such term, covenant or condition, or make good
such default and any amount advanced shall be repaid forthwith on
demand, together with interest at the rate of 15% per annum, from
the date of advance.

14. SIGNS. Tenant shall be allowed to place signs on the
Demised Premises on its own behalf and on behalf of its
Sublessees, which signs shall conform with the policy of Landlord
for placing signs in or in front of any building on the Demised
Premises.
15. **RIGHT OF ENTRY.** Landlord shall have the right to enter into the Premises at reasonable time and upon reasonable notice to the Tenant to make repairs and alterations, or any other improvements required to be made by the Landlord, or necessary in connection with any services being furnished the Tenant by Landlord. However, in an emergency situation, Landlord shall be entitled to enter the Demised Premises at anytime. Landlord shall also be entitled, during the last 90 days of this Lease, to permit prospective Tenants to enter and examine the Demised Premises.

16. **MECHANIC'S LIENS.** Tenant shall have any mechanic's liens which are filed upon the Demised Premises arising from work performed for the Tenant immediately paid or bonded off and removed from being a lien on the Demised Premises.

17. **LANDLORD'S LIEN AND SECURITY INTEREST.** Landlord shall have, in addition to the lien given by law, a security interest as provided by the Uniform Commercial Code of Iowa, upon all personal property and all substitution therefore, kept in use on said Premises by Tenant.

18. **RIGHTS CUMULATIVE.** The various rights, powers and remedies of either party provided in this Lease, shall be construed as cumulative and no one of them is exclusive of the others, or exclusive of any rights, remedies or priorities allowed to either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied, or undischarged. Landlord shall be entitled to recover all costs of any legal action and reasonable attorney's fees incurred by Landlord in enforcing the term of this Lease.

19. **NOTICES AND DEMAND.** Notices as provided for in this lease shall be given to the respective parties hereto with respect to addresses designated:

- **Landlord:**
  - Des Moines Area Community College
  - Ankeny Campus
  - Ankeny, Iowa 50021
  - Attn: Secretary of the Board of Directors

- **Tenant:**
  - Golden Circle-Center for Business Development
  - Des Moines Area Community College
  - Ankeny Campus
  - Ankeny, Iowa 50021
  - Attn: Secretary of the Board of Directors

Any notices to be given hereunder shall be considered given: under the terms of this lease when sent, addressed as above designated, postage prepaid, by registered or certified mail, return receipt requested, by the United States mail so deposited in a U.S. mail box, or may be delivered in person.

20. **ASSIGNMENT.** Landlord's interest in said Lease may be assigned by Landlord without consent of Tenant. Tenant shall only sublease portions of the Demised Premises to "Incubator Businesses", who qualify pursuant to the Incubator Guidelines which are attached hereto as Exhibit "C", as such guidelines may be amended from time to time by Landlord, in its sole discretion, regarding eligibility of an "Incubator Business" to lease space, and regarding hiring practices of said "Incubator Business". Prior to entering into any sublease of a portion of the Demised Premises to an Incubator Business, Tenant shall receive the prior written approval of the Chief Executive Officer/President of Landlord, which consent may be withheld for any reason by said Chief Executive Officer/President in his sole discretion.
21. RULES AND REGULATIONS. Tenant shall observe and comply with the rules and regulations which the Landlord may subscribe, on written notice to Tenant, for the safety, care and cleanliness of the building and the comfort, quiet and convenience of other occupants of the building. Said rules and regulations, as they are adopted shall be attached hereto as Exhibit "D".

22. SURRENDER OF PREMISES. Tenant agrees that upon termination of this Lease, it will surrender, yield up and deliver those portions of the Demised Premises in its possession in good and clean condition, except for the effects of ordinary wear and tear arising from the lapse of time. Tenant may, upon completion of the lease term, if the Tenant is not in default hereunder, remove any fixtures or equipment owned by Tenant which Tenant has installed in said leased Premises, provided Tenant repairs any and all damages caused by removal.

23. PERSONAL PROPERTY. Pursuant to this Lease, Landlord may also lease to Tenant certain personal property from time to time, by listing such personal property as an attached Exhibit "E", as amended by the parties from time to time. Tenant agrees to keep such personal property in good working condition, normal wear and tear excepted and agrees to replace any personal property, or repair said personal property to its current condition, if it is damaged or destroyed. Upon termination of this Lease, all personal property subject to this Lease will remain on the Premises.

24. MODIFICATIONS TO BE IN WRITING. The covenants, provisions, terms or conditions of this Lease to be kept or performed by Landlord or Tenant shall not be modified, waived or abandoned, except by written instrument duly signed by the parties. This lease and the Incubator Guidelines attached as Exhibit "C" and any rules and regulations adopted by Landlord to be attached as Exhibit "D" contain the entire agreement of the parties.

25. PROVISIONS TO BIND AND BENEFITS SUCCESSOR AND ASSIGNS. Each and every covenant agreement herein contains shall extend to and be binding upon the respective successors, heirs, administrators and assigns of the parties.

26. SEVERABILITY. If any provisions of this Lease are determined to be unenforceable, such provisions shall be severable from the remainder of the Lease which will continue in full force and effect.

27. APPLICABLE LAW. This Lease will be construed under the laws of the State of Iowa.

WHEREFORE, the parties have executed this Lease on the day and year first above written.

DES MOINES AREA COMMUNITY COLLEGE

By: [Signature]

GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT

By: [Signature]
On this 19th day of November, 1985, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jasper Risdal, to me personally known, who, being by me duly sworn, did say that he is the Chairman of the Board of Directors of said Des Moines Area Community College, executing the within and foregoing instrument; that no seal has been procured by (the seal affixed thereto is the seal) of said DMACC; that said instrument was signed (and sealed) on behalf of said DMACC by authority of its Board of Directors; and that the said Jasper Risdal as such Chairman of the Board acknowledges the execution of said instrument to be the voluntary act and deed of said DMACC, by it and by him voluntarily executed.

HELEN M. MINOR
Notary Public in and for the State of Iowa

On this 20th day of November, 1985, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Borgen to me personally known, who, being by me duly sworn, did say that he is the President of Golden Circle Center for Business Development executing the within and foregoing instrument; that (no seal has been procured by the said) (the seal affixed thereto is the seal of said Golden Circle Center for Business Development; that said instrument was signed (and sealed) on behalf of said Golden Circle Center for Business Development by authority of its Board of Directors; and that said as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said Golden Circle Center for Business Development, by it and by him voluntarily executed.

HELEN M. MINOR
Notary Public in and for the State of Iowa
INCUBATOR BUSINESS SUBLEASE

This Lease Agreement, executed in duplicate, made and entered into this _____ day of _______________, 19__, by and between GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT, an Iowa corporation formed pursuant to Iowa Code Chapter 504A (hereinafter referred to as "Sublessor") and ______________________________(hereinafter referred to as "Sublessee").

1. PREMISES. Sublessor, in consideration of the rents herein reserved and the agreements and conditions herein contained, on the part of the Sublessee to be kept and performed, leases unto the Sublessee and Sub lessee hereby rents and leases from Sublessor, according to the terms and provisions herein, the following described space, situated at the Ankeny campus of Des Moines Area Community College in Ankeny, Polk County, Iowa, to-wit:

   square feet located in Building , and as shown on attached Exhibit "A" (hereinafter referred to as the "Demised Premises") and the right to use any common areas in said Building, and the right of access to the Demised Premises over the sidewalks, roadways and parking lots located on the Ankeny Campus.

2. LEASE TERM. This Sublease shall be for a term of _______ year(s) commencing at 12:01 A.M. on the ______ day of _____________, 19__ ending at midnight on the last day of the lease term, which shall be on the _____ day of ____, 19__ however such Sublease may be terminated upon thirty days notice to Sublessee at any time by Sublessor.

3. PURPOSE. Sublessee shall use and occupy the Demised Premises as space for the purpose of operating its business which is and for no other purpose. Sublessor represents that the Demised Premises may lawfully be used for said purpose. However, Sublessee shall not carry on any activity which is in violation of any statutes, rules, regulations of Des Moines Area Community College ("DMACC"), the Lessor of the property to Sublessor, Sublessor or any governmental agency having jurisdiction over the Demised Premises.

4. COVENANT TO PAY RENT. Sublessee shall pay Rent on the first day of the month to Sublessor at Sublessor's said address or such other place as Sublessor may designate in writing, without demand, without counterclaim, deduction or set-off. Over the term of this Sublease, Sublessee shall pay Sublessor $____ per square foot for Rent, however, since Sublessor is an "Incubator Business" said rent shall be payable as follows: a) $____ per square foot per year ($_____ per month) for the first ______ months of said Sublease, b) $_____ per square foot per year ($_____ per month) for the next ______ months; c) $_____ per square foot per year ($_____ per month) for the next ______ months; d) $_____ per square foot per year ($_____ per month) for the next ______ months; e) ________

with the first Rent payment becoming due upon the first day of the lease term as described above, and the same amount, per month, in advance, on the first day of each month thereafter during the term of this Sublease. Payments delinquent for more than 10 days shall be payable with an additional 10% of said Rent payment as a penalty.
Notwithstanding anything herein to the contrary, the termination or cancellation of this Sublease (except pursuant to Paragraphs 2, 11 or 12 of this Sublease) shall not release Sublessee of its obligation to pay Rent hereunder for the entire lease term.

5. POSSESSION. Sublessee shall be entitled to possession on the first day of the term of this Sublease, and shall yield possession to Sublessor at the time and date of the termination of this Sublease, except as herein otherwise expressly provided. Should the Sublessor be unable to give possession on said date, Sublessee's only damage shall be a pro rata reduction of the Rent.

6. CONDITIONS TO SUBLEASE. Sublessee understands that this Sublease is contingent upon the receipt of written approval of said Sublease by the Chief Executive Officer/President of Des Moines Area Community College who is leasing the Demised Premises along with additional property on its Ankeny campus to Sublessor. If said Chief Executive Officer/President rejects said Sublease, this Sublease will be null and void.

This Sublease is also contingent upon Sublessee meeting the Incubator Guidelines which are attached hereto as Exhibit "B", as amended from time to time by DMACC and/or Sublessor. If, during the term of this Sublease, Sublessee no longer meets the requirements of the Incubator Guidelines, such failure shall be considered a breach hereunder.

7. QUIET ENJOYMENT. Sublessor covenants that Sublessee, on paying the rent herein reserved and upon performing all the agreements by the Sublessee to be performed in writing as in this Sublease, shall and may peacefully have, hold and enjoy the Demised Premises for the term of this Sublease free from molestation, eviction or disturbance by the Sublessor or by any other person or legal entity whatsoever. Sublessee understands that Sublessor only has a leasehold interest in the Demised Premises, pursuant to a Master Incubator Business Lease dated November 1985 with DMACC. Notwithstanding anything herein to the contrary, if Sublessor's leasehold interest is terminated by DMACC, Sublessee's leasehold interest hereunder will terminate at the same time. If a conflict appears between this Sublease and the Master Lease, the provisions of the Master Lease will control.

DMACC or Sublessor shall have the right to mortgage all of its right, title, and interest in said Demised Premises at any time without notice subject to this Sublease, and Sublessee agrees to execute any subordination agreement as long as the Mortgagee agrees to allow Subtenant to remain in peaceful possession as long as the Sublease is not in default. Sublessee agrees to execute Estoppel Certificates regarding said Sublease, as requested by DMACC or Sublessor.

8. SERVICES AND UTILITIES. Sublessor shall provide Sublessee with heating, air conditioning, basic local telephone service, electricity, and parking spaces in a parking lot in the vicinity of the Demised Premises, however upon giving notice of the location to Sublessee such spaces may be changed by Sublessor from time to time, the cost of which is included in the Rent.

9. JANITOR SERVICE. Sublessor shall furnish the Demised Premises with normal janitor service and shall furnish mail service.

10. INSURANCE.

(a) DMACC will keep the structural portions of the Demised Premises insured, however, Sublessee shall insure all other personal property, fixtures, furniture or equipment it has on the Demised Premises.
(b) Sublessee will not do or omit doing any act which would vitiate any insurance, or increase the insurance rates enforced upon the Demised Premises.

(c) Subrogation rights are not waived.

(d) DMACC shall settle and adjust any claim against any insurance company under said policy of insurance for the Demised Premises, and said insurance money shall be paid to and held by DMACC to be used in payment for cost and repairs or restoration on the Demised Premises, if the destruction is only partial.

(e) Sublessee will protect, indemnify and save harmless the Sublessor and DMACC from any damage and expenses occasioned by, arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the Demised Premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by the Sublessee or a person claiming through or under the Sublessee. The Sublessee further covenants and agrees that it will at its own expense procure and maintain casualty and liability insurance with a responsible company or companies authorized to do business in the State of Iowa, and amounts not less than $________ for any one person injured, and $________ for any one accident, and with a limit of $________ for property damage, protecting the Sublessor and DMACC against such claim, damages, cost or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the Demised Premises during the term thereof.

(f) Certificates or copies of said policies, which shall provide for fifteen (15) days notice to Sublessor and DMACC before cancellation of said policy, shall be delivered to the Sublessor and DMACC prior to the beginning of the term of this Sublease and then twenty (20) days prior to the renewal date of said policies.

11. DESTRUCTION OF PREMISES. In the event of a partial destruction or damage to the Demised Premises which prevents Sublessee from conducting its normal business operation, and which damage is reasonably repairable within 60 days after its occurrence, this Sublease shall not terminate, but the Rent for the Demised Premises shall abate during the time. In the event of partial destruction, Sublessor shall cause to be repaired such damage within 60 days of this occurrence unless prevented from so doing by acts of God, the elements, the public enemy, strikes, riots, government regulations, city ordinances, labor, material or transportation shortages or other causes beyond Sublandlord's reasonable control. However, instead of making such repairs, Sublessor, at its sole discretion, shall be able to terminate this Lease.

In the event of destruction to the Demised Premises which prevent Sublessee from conducting its normal business on its Demised Premises, and such destruction, cannot be repaired in 60 days, said Sublease shall be terminated.

12. EMINENT DOMAIN. In the event all or such portion of the Demised Premises is taken under eminent domain proceedings to make the Demised Premises unusable by Sublessee, this Sublease shall terminate and Sublessee shall have no right, title or interest in any award made for such a taking, except for any separate award for loss of Sublessee's leasehold interest or for fixtures or improvements installed by Sublessee. If a portion of the Demised Premises is taken, but the Demised Premises is still usable by Sublessee, Sublessee shall only be entitled to a proportionate reduction in Rent based upon the decreased square footage of Demised Premises.
13. DEFAULT.

(a) In the case of the failure of the Sublessee to pay the Rent at the time and in the manner above provided or if the Sublessee shall abandon or vacate said Demised Premises or any part thereof before the end of said lease term, the Sublessor is hereby irrevocably authorized, at its option, to relet the Demised Premises in its own name or as agent of the Sublessee, for such rent and upon such terms as the Sublessor may reasonably see fit; and if the full rental herein before named will not be realized, Sublessee hereby agrees to pay the deficiency, including any expense incurred in any reletting (and including reasonable cost of renovating, altering and decorating for the new tenant); and in the event that the rent received by the Sublessor for any month for such reletting shall be less than the amount here and reserved to be paid for that month, the difference shall be immediately due and payable from the Sublessee to the Sublessor; and such reletting may be made for a part only of the unexpired term, or such new term created by such reletting may be extended beyond the term hereby demised, without releasing Sublessee from liability hereunder to pay the full amount of Rent hereinbefore reserved to be paid each month on the term hereby demised. Provided, however, before Sublessor would reenter the Demised Premises, Sublessor shall give Sublessee a written notice specifying the default in payment of Rent and that said defaults must be cured within ten days after giving of such notice.

(b) In the event Sublessee is adjudicated a bankrupt or in the event of a judicial sale or other transfer of Sublessee's leasehold interest by reason of any bankruptcy or insolvency proceeding or by other operation of law, and such bankruptcy, judicial sale or transfer has not been vacated or set aside within ten days from giving of notice thereof by Sublessor to Sublessee, then and in any such event, Sublessor may, at its option, immediately terminate this lease and reenter said Demised Premises to the extent permitted by applicable law.

(c) Waiver of any default under this Sublease shall not constitute a waiver of any subsequent default or defaults by Sublessee.

(d) Acceptance of keys, advertising and re-renting by the Sublessor on the Sublessee's default shall be construed only as an effort to mitigate damage by the Sublessor, and not as an agreement to terminate this Sublease.

14. REPAIR AND CARE OF PREMISES. Sublessor agrees to make repairs necessary for structural soundness of the Demised Premises and repairs to common areas, in any, to which Sublessee may have access. Sublessor shall maintain the equipment which provides heat, air conditioning, electricity, and hot and cold water to the Demised Premises. Sublessor shall not be liable or responsible for inconvenience to the Sublessee, or those claiming through the Sublessee, caused by the making of said repairs. Sublessee agrees that it will make all repairs, or request Sublessee to make such repairs and charge the cost, of such repair to Sublessee, which are not required above to be made by the Sublessor, at its own expense, including all decorating, redecorating, remodeling, alteration and painting required by the Sublessee during the term of this Sublease, and Sublessee will pay for all repairs to the Demised Premises or Building in which the Demised Premises are located made necessary by any negligence or carelessness of the Sublessee or its employees, and will maintain the Demised Premises in a safe, clean, neat and sanitary condition. Sublessee shall not begin any repairs, remodeling, alteration or redecorating without receiving the prior written approval of Sublessor and DMACC.

15. RIGHT OF EITHER PARTY TO MAKE GOOD ANY DEFAULT OF OTHER. If default shall be made by the parties hereto in the performance
of, or in compliance with, any of the terms, covenants or conditions of this Sublease, except for payment of Rent and if such default shall continue for 10 days after written notice thereof from one party to the other, the person aggrieved, in addition to all other remedies, now or hereafter provided by law, may, but need not, perform such term, covenant or condition, or make good such default and any amount advanced shall be repaid forthwith on demand, together with interest at the rate of 15% per annum, from the date of advance.

16. SIGNS. All signs shall conform with the policy of DMACC for placing signs in or in front of the Demised Premises.

17. RIGHT OF ENTRY. Sublessor and DMACC shall have the right to enter into the Demised Premises at reasonable time and upon reasonable notice to the Sublessee to make repairs and alterations, or any other improvements required to be made by the Sublandlord, or necessary in connection with any services being furnished the Sublessee by DMACC or Sublessor. However, in an emergency situation, Sublessor or DMACC shall be entitled to enter the Demised Premises at anytime. Sublessor shall also be entitled, during the last 90 days of this Sublease, to permit prospective Subtenants to enter and examine the Demised Premises.

18. MECHANIC'S LIENS. Sublessee shall have any mechanic's liens which are filed upon the Demised Premises arising from work performed for the Sublessee immediately paid or bonded off and removed from being a lien on the Demised Premises.

19. SUBLESSOR'S LIEN AND SECURITY INTEREST. Sublessor shall have, in addition to the lien given by law, a security interest as provided by the Uniform Commercial Code of Iowa, upon all personal property and all substitution therefore, kept in use on said Demised Premises by Sublessee.

20. RIGHTS CUMULATIVE. The various rights, powers and remedies of either party provided in this Sublease, shall be construed as accumulative and no one of them is exclusive of the others, or exclusive of any rights, remedies or priorities allowed to either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied, or undischarged. Sublessor shall be entitled to recover all costs of any legal action and reasonable attorney's fees incurred by Sublandlord in enforcing the term of this Sublease.

21. NOTICES AND DEMAND. Notices as provided for in this Sublease shall be given to the respective parties hereto with respect to addresses designated:

Sublandlord: Golden Circle Center for Business Development
Des Moines Area Community-Ankeny Campus
Ankeny, Iowa 50021
Attn: Secretary of the Board of Directors

Subtenant: [Attn:]

unless either party notifies the other, in writing, of a different address. Any notices to be given hereunder shall be considered given under the terms of this sublease when sent, addressed as above designated, postage pre-paid, by registered or certified mail, return receipt requested, by the United States mail so deposited in a U.S. mail box, or may be delivered in person.
22. ASSIGNMENT. Sublessor's interest in said Sublease may be assigned by Sublessor without consent of Sublessee. Sublessee's interest in said Sublease shall not be assignable.

23. RULES AND REGULATIONS. Sublessee shall observe and comply with the rules and regulations which the Sublessor or DMACC may adopt from time to time which would be attached hereto as Exhibit "C", on written notice to Sublessee, for the safety, care and cleanliness of the Demised Premises and the comfort, quiet and convenience of other occupants of the building in which the Demised Premises is located.

24. SURRENDER OF DEMISED PREMISES. Sublessee agrees that upon termination of this Sublease, it will surrender, yield up and deliver the Demised Premises in good and clean condition, except for the affects of ordinary wear and tear arising from the lapse of time. Sublessee may, upon completion of the Sublease term, if the Sublessee is not in default hereunder, remove any fixtures or equipment owned by Sublessee which Sublessee has installed in said Demised Premises, provided Sublessee repairs any and all damages caused by removal.

25. PERSONAL PROPERTY. Pursuant to this Sublease, Sublessor may also lease to Sublessee certain personal property which will be listed on attached Exhibit "D". The rental of the personal property is included within the basic Rent for the Demised Premises. Sublessee accepts said personal property "AS IS". Sublessee agrees to keep such personal property in good working condition, normal wear and tear excepted and agrees to replace any personal property, or repair said personal property to its current condition, if it is damaged or destroyed. Upon termination of this Sublease, all personal property subject to this Sublease will remain on the Demised Premises.

26. MODIFICATIONS TO BE IN WRITING. The covenants, provisions, terms or conditions of this Lease to be kept or performed by Sublandlord or Subtenant shall not be modified, waived or abandoned, except by written instrument duly signed by the parties. This Sublease, the Incubator Guidelines attached as Exhibit "B" and any rules or regulations adopted by Sublessor or DMACC, from time to time which would become Exhibit "C" contain the entire agreement of the parties.

27. PROVISIONS TO BIND AND BENEFITS SUCCESSOR AND ASSIGNS. Each and every covenant agreement herein contains shall extend to and be binding upon the respective successors, heirs, administrators and assigns of the parties.

28. SEVERABILITY. If any provisions of this Sublease are determined to be unenforceable, such provisions shall be severable from the remainder of the Sublease which will continue in full force and effect.

29. APPLICABLE LAW. This Sublease will be construed under the laws of the State of Iowa.

WHEREFORE, the parties have executed this Sublease on the day and year first above written.

"SUBLESSOR"

GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT

By: ___________________________, President
"SUBLESSEE"

By: ____________________________

This Sublease approved this ___ day of __________, 19___.

Chief Executive Officer/
President, Des Moines Area
Community College

STATE OF IOWA )
COUNTY OF ___________)

On this ___ day of __________, 19___, before me, the
undersigned, a Notary Public in and for the State of Iowa, per­
sonally appeared ____________________________ , to me personally known,
who, being by me duly sworn, did say that he is the ________________
of said corporation, executing the within and foregoing instru­
ment; that (no seal has been procured by the said) (the seal
affixed thereto is the seal of said) corporation; that said
instrument was signed (and sealed) on behalf of said corporation
by authority of its Board of Directors; and that the said
__________________ as such officer acknowledged the execution of
said instrument to be the voluntary act and deed of said corpora­
tion, by it and by him voluntarily executed.

Notary Public in and for the
State of Iowa

STATE OF IOWA )
COUNTY OF ___________)

On this ___ day of __________, 19___, before me, the
undersigned, a Notary Public in and for the State of Iowa, per­
sonally appeared ____________________________ , to me personally known,
who, being by me duly sworn, did say that he is the ________________
of said corporation executing the within and foregoing instru­
ment; that (no seal has been procured by the said) (the seal
affixed thereto is the seal of said) corporation; that said
instrument was signed (and sealed) on behalf of said corporation
by authority of its Board of Directors; and that the said as such
officer acknowledged the execution of said instrument to be the
voluntary act and deed of said corporation, by it and by him
voluntarily executed.

Notary Public in and for the
State of Iowa
STATE OF IOWA  
COUNTY OF _________  

On this _______ day of ___________________, 19___, before me, the undersigned, a Notary Public in and for said county and state, personally appeared ______________________, to me personally known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he (she) executed the same as his (her) voluntary act and deed.

(Seal)_____________________________________________________, Notary Public in and for the State of Iowa

STATE OF IOWA  
COUNTY OF _________  

On this _______-day-of __________________, 19___, before me, the undersigned, a Notary Public in and for said county and state, personally appeared ________ and ______________________, to me personally known, who being by me duly sworn, did say that they are (he is a) member(s) of the Partnership , executing the within and foregoing instrument and acknowledged that they (he) executed the same as the voluntary act and deed of said co-partner(s) by them (him) and by said partnership voluntarily executed.

(Seal) ___________________, Notary Public in and for the State of Iowa
Proposed Exhibit "C"

Incubator Eligibility Guidelines

Section 1  All requests for tenant space and leasing arrangements will be reviewed and approved by the Board of Directors.

Section 2  Tenants must meet the following criteria:

a. For profit business entity; or
b. New, start-up business; or
c. An expanding, existing business which has been in existence for less than two years from date of application. "Expanding" will mean a business which can create new employment at a prescribed level as a condition of tenancy in the incubator, i.e., 10 new jobs within 12 months. "Existing" will mean a business in which the owner(s) have been operating the business on a more than part-time basis (more than 25 hours per week) for the previous two years; or
d. A "part-time" business venture in which the owner(s) are committing to operate on a full-time basis and as a sole source of income, not including passive investments of the owner(s), i.e., rental income, securities, etc.

Section 3  Eligible business activities shall include light manufacturing, assembly, repair, printing, wholesale distribution, research and development, or any other activity deemed appropriate by the Board of Directors and compatible with zoning, building, fire, and health codes of the City of Ankeny and Des Moines Area Community College.

Section 4  Tenancy in the Incubator will be based upon the ability of the company to create new jobs. As part of the lease agreement a job creation plan will be submitted and the tenant's lease will be reviewed annually as to their adherence to the job creation plan. Businesses which are not reaching projected job creation goals may have their leases terminated with a 90-day notice.

Section 5  Leases for Incubator space will have a maximum term of two years. The minimum term of a lease shall be six months. Leases for longer than one year will be contingent upon the company's job creation capabilities.

Section 6  A tenant who requires additional renovation work or utility hook-ups other than what is provided in the basic building layout will be expected to bear the cost of such renovation unless other arrangements are made with the Board of Directors.

Section 7  Lessee will submit quarterly financial reports at the end of March, June, September and December. Lessee should expect to hold a semi-annual review meeting with the Board of Directors. Sales levels, targeted job levels and any business plan change shall be reviewed at that time.
PLEASE NOTE:

When traveling to DMACC from the north, take Highway 69 or first Ankeny exit off interstate 35. The next exit off the interstate is closed due to construction.

When traveling to DMACC from the south, take Second Avenue, Highway 69, or take Interstate 35 to second Ankeny exit. The Ankeny industrial exit is closed due to construction.

When traveling from the West on Interstate 80, take the Second Avenue exit north to Highway 415.
November 1985

PROPOSED BOARD MEMBERS
GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT

Joseph Borgen
President
Des Moines Area Community College
Des Moines, Iowa

Bob Dee
Chief Executive Officer
Holmes Murphy
Des Moines, Iowa

Dick Hermann
Attorney at Law
Ankeny, Iowa

Cary Israel
Vice President
Economic Development Group
Des Moines Area Community College
Ankeny, Iowa

Don Lamberti
Chief Executive Officer
Casey's Inc.
Ankeny, Iowa

Jim Luhrs
President
Equitable Life of Iowa
Des Moines, Iowa

Bob Mann
Vice President
Brenton Banks
Des Moines, Iowa

Mary Riche
President
Riche Associates, Inc.
Des Moines, Iowa

Ralph Schlenker
Executive Vice President
Iowa Resources
Indianola, Iowa

Mark Threlkeld
Vice President
Economic Development
Greater Des Moines Chamber Federation
Des Moines, Iowa

John Wassenaar
President
Citizens National Bank
Boone, Iowa
ITEM # 12

Bids have been received for construction of the Golden Circle Center for Business Development on the Ankeny Campus, in accordance with approved plans and specifications, as indicated on the Bid Tally Sheet.

MOTION

I MOVE THAT A CONTRACT FOR CONSTRUCTION OF THE GOLDEN CIRCLE CENTER FOR BUSINESS DEVELOPMENT, ANKENY CAMPUS, BE AWARDED TO HAROLD PIKE CONSTRUCTION COMPANY, WITH A BASE BID OF $265,000, AND AN ACCEPTANCE OF DEDUCTIVE ALTERNATE #4 IN THE AMOUNT OF $4,200 FOR A TOTAL CONTRACT AWARD OF $270,800, AND THAT THE BOARD PRESIDENT AND SECRETARY BE AUTHORIZED TO SIGN SAID CONTRACT. THIS CONTRACT AWARD IS SUBJECT TO FINAL PROJECT APPROVAL BY THE STATE BOARD OF PUBLIC INSTRUCTION.

ROLL CALL VOTE
AWARD OF CONTRACT FOR CONSTRUCTION
OF THE GOLDEN CIRCLE CENTER FOR
BUSINESS DEVELOPMENT - ANKENY CAMPUS

The Board Secretary reported that bids had been received for the construction of the Golden Circle Center for Business Development on the Ankeny Campus, in accordance with approved plans and specifications, as indicated on the Bid Tally Sheet, a copy of which is attached hereto and made a part of these minutes.

It was moved by __________________________, seconded by __________________________, that a contract for construction of the Golden Circle Center for Business Development, Ankeny Campus, be awarded to Harold Pike Construction Company, with a base bid of $265,000, and an acceptance of deductive alternate #4 in the amount of $4,200 for a total contract award of $261,800, and that the Board President and Secretary be authorized to sign said contract. This contract award is subject to final project approval by the State Board of Public Instruction.

Motion passed.

The roll was called and the following directors voted:

AYES:

NAYS:
FACULTY SALARY PROPOSALS
FY-86

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<td>Fortner, Dolores</td>
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</tbody>
</table>
MEMORANDUM

DATE: October 16, 1985
TO: Helen Minor - Board Secretary
FROM: Don Zuck - Manager, Business Services
RE: House #26 - 826 S.E. 10th, Ankeny

I am recommending acceptance of an offer of $84,750 for the student constructed house #26, located at 826 S.E. 10th, Ankeny. The listing price is $88,000. I am recommending acceptance for this lesser figure because this is a cash sale. In other words, we are not paying points, which would amount to about $3,000. Our cost in the house is $75,065, which includes a $2,400 carpet allowance.

Would you please poll the Board to get this approved?

[Signatures and dates]

Don - yes 10-17-85
Jim - yes 10-16-85
Lloyd -
Elron - yes 10-17-85
Ted - yes 10-16-85
Jasper - yes 10-16-85
Herb - yes 10-16-85
Don - yes 10-16-85
Doug - yes 10-16-85
PURCHASE AGREEMENT

Date: Oct 7, 19---

TO: ________________ Address: ________________

(Owners)

WE (hereafter "Buyers") hereby offer to purchase through First Realty/Better Homes and Gardens, Agent, your property in Iowa located at or briefly described as follows:

____________________

subject to restrictive covenants, building restrictions, reservations and ordinances, if any, and to existing easements and leases, if any, and agree to pay you the sum of $________ as follows:

$1,000.00 with this offer: __________________________

$________ upon acceptance of this offer: ________________

$19,000.00 upon delivery of warranty deed to Buyers: ____________

and the balance, if any, by one or more of the following:

(a) NEW MORTGAGE. This contract is contingent upon the Buyer obtaining a commitment, in writing, for a mortgage in the amount of $________ at the rate of ______% per annum, payable monthly, or such other mortgage or contracts as may be agreed upon in writing by the Buyer and Seller. The amount of such mortgage shall be adjusted to the date of possession. Interest on the subject mortgage, or contract, shall be paid as provided in paragraphs (a), (b) and (c) above, unless otherwise agreed in writing by the Seller and Buyer. The amount of such mortgage, or contract, shall be the sole responsibility of either the Seller or the Buyer, as provided in such note, mortgage or contract. Each party, or successors in interest, assigns or legal representatives agree to hold harmless and indemnify First Realty/Better Homes and Gardens, and the Agent, against any payment or payments by virtue of any note, mortgage or contract required to be paid pursuant to paragraphs (a), (b) and (c) herein. This provision shall not be terminated or canceled by virtue of execution of said instrument or instruments referred to in the preceding paragraphs.

(b) RESPONSIBILITY FOR PAYMENT. Any note, mortgage or contract payments to be paid by either the Seller or Buyer, as provided in paragraphs (a), (b) and (c) above, shall be the sole responsibility of either the Seller or the Buyer, as provided in such note, mortgage or contract. Each party, or successors in interest, assigns or legal representatives agree to hold harmless and indemnify First Realty/Better Homes and Gardens, and the Agent, against any payment or payments by virtue of any note, mortgage or contract required to be paid pursuant to paragraphs (a), (b) and (c) herein. This provision shall not be terminated or canceled by virtue of execution of said instrument or instruments referred to in the preceding paragraphs.

(c) OTHER TERMS AND CONDITIONS. This agreement is also made contingent to and is subject to the following terms and conditions:

1. POSSESSION. Possession is to be given on or about the _____ day of __________, 19---, with closing to be on or about the _____ day of __________, 19---, and adjustments of interest, rentals and deposits are to be made of like date and settlement to be made upon approval of title by Buyer's attorney. Seller agrees to maintain existing insurance until closing. Buyer may purchase additional insurance at Buyer's expense. Seller shall be responsible for all ordinary charges of the property prior to closing and Buyer shall be responsible for all ordinary charges of the property after closing. Buyer shall deliver to Buyer a Warranty Deed. Monthly payments are to begin on the _____ day of __________, 19---, or more, per month, including interest, plus one-twelfth (1/12) of the annual taxes and insurance, upon delivery of warranty deed: ____________ per month (principal and interest), interest ____________.

2. TAXES. All taxes due and payable and taxes for prior years shall be paid by the Seller. All other taxes on the property are to be paid by Buyer. Interest on the subject mortgage, or contract, shall be paid at the rate of ____________% per annum, payable monthly, or as provided in the mortgage or contract. The basis of such prorations shall be the last known taxes payable. Such prorations shall be based upon a full assessment of the present property improvements. The prorations shall be based upon the current millage rate and the assessed value shown on the Assessor's records at the time of settlement.

3. ASSESSMENTS. All special assessments which are to be levied on the property during the term of this contract shall be paid by Buyer. Such assessments shall be prorated as of the date of possession, and Buyer shall be responsible for all such assessments thereafter. Buyer may purchase additional insurance at Buyer's expense. Seller shall be responsible for all ordinary charges of the property prior to closing and Buyer shall be responsible for all ordinary charges of the property after closing. Buyer shall deliver to Buyer a Warranty Deed. Monthly payments are to begin on the _____ day of __________, 19---, or more, per month, including interest, plus one-twelfth (1/12) of the annual taxes and insurance, upon delivery of warranty deed: ____________ per month (principal and interest), interest ____________.

4. PERSONAL PROPERTY AND FIXTURES. Shades, curtain rods, shutters, Venetian blinds, awnings, storm sashes, screens, showers, automatic heating equipment, central air conditioning, water heaters, water softeners, television antennas, cable T.V. wiring, if any, bathroom mirrors, attached mirrors, fireplace grates, andirons and screens, fencing, shelving, bushes, trees, shrubs and plants, electrical and all other attached fixtures, including attached carpets and ____________.

5. TERMITE INSPECTION. The property is to be inspected for termite infestation of the structure is discovered, the Seller agrees to pay for the treatment and for repairs of any damage to the property caused thereby. Such report shall not cover fences, trees and shrubs. If as the result of this investigation active termite infestation of the structure is discovered, the Seller agrees to pay for the treatment and for repairs of any damage to the property caused thereby. Such report shall not cover fences, trees and shrubs.

6. ADDITIONAL PROVISIONS. This contract is made subject to the additional terms and provisions of paragraphs printed on the reverse side of this agreement and any additional agreements. Any amendment added to the reverse side hereof, or any Addendum, if any, and there signed by the parties shall also constitute ADDITIONAL PARTS OF THIS CONTRACT.

7. REPRESENTATIONS. IT IS UNDERSTOOD THAT NO REPRESENTATIONS MADE BY THE AGENT IN THE NEGOTIATION OF THIS SALE ARE TO BE RELIED UPON UNLESS INCORPORATED HEREIN IN WRITING.

8. ACCEPTANCE. When accepted, this Purchase Agreement shall become a binding contract for the sale and purchase of the above described premises. If this offer is not accepted by the Seller on or before the _____ day of __________, 19---, Buyer shall be entitled to return the deposit to the Buyer without liability to the part of First Realty/Better Homes and Gardens to either party. If accepted by Seller on a later date and such acceptance is ratified by Buyer, then this contract shall remain in full force and effect.

SEE REVERSE SIDE FOR ADDITIONAL PROVISIONS.

This is a LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

__________________________
(Purchaser)

Address: ____________________ Phone: ________

I hereby accept this Purchase Agreement this day of __________, 19---, and agree to pay First Realty/Better Homes and Gardens a commission in this transaction in the amount of __________% of the final purchase price.

__________________________
(Owner)

Address: ____________________ Phone: ________
9. CONDITION OF PROPERTY. (a) The property as of the date of this Offer will be preserved and delivered to Buyer in its present condition, ordinary wear and tear excepted; (b) Seller represents that as of the date of possession, the heating equipment, air conditioning, plumbing equipment, electrical wiring and other mechanical fixtures and equipment will be performing the function for which they were intended, unless otherwise specified in this contract; (c) First Realty/Better Homes and Gardens, an Iowa corporation, its agents, employees and associates makes no representations or warranties as to the physical and mechanical condition of the property. Buyers declare that they are purchasing the property based on their own examination and judgment and not through reliance upon representations made by First Realty/Better Homes and Gardens unless incorporated herein in writing.

10. OCCUPANCY CERTIFICATE AND HEALTH PERMIT. Occupancy Certificate and/or Health Permit, if required by law, shall be furnished by the Seller at Seller's expense.

11. TITLE. The Seller is to furnish and continue an abstract of title to date of delivery of deed or formal contract within a reasonable time from date of acceptance, showing good and merchantable title, free and clear of all taxes, assessments, liens and encumbrances, other than those specified in this contract. In case Buyer finds that the abstract does not show good and merchantable title, Buyer agrees to submit to Seller in writing his objections, and to give Seller reasonable time to perfect a merchantable title.

12. JOINT TENANCY. The parties agree that if Seller's title is held in joint tenancy, this contract shall not be construed as severing such joint tenancy, if Buyers are husband and wife, their interests hereunder shall be held in joint tenancy unless otherwise specifically indicated.

13. COURT APPROVAL. If this property is an asset of any estate, trust or guardianship, this contract shall be subject to court approval unless declared unnecessary by Buyer or Buyer's attorney. If necessary, the appropriate fiduciary shall promptly obtain court approval and conveyance shall be by Court Officer Deed.

14. TRUST FUND. All funds deposited, as partial payment, as hereinbefore set forth, shall be held by First Realty/Better Homes and Gardens in a trust account which shall be non-interest bearing, upon acceptance of this Offer. Subsequent to the examination of the abstract or abstracts of title, the delivery of deed or formal contract as required herein, the Buyer authorizes the lending institution, individual or company financing this purchase, to pay all of such funds to First Realty/Better Homes and Gardens, as Agent for the Seller, and to authorize First Realty/Better Homes and Gardens as Agent, to release that earnest money or monies from the trust account referred to above, for those costs and expenses required to be paid before or simultaneous with closing, for other ordinary expenses incurred in the event this sale is not, for any reason, finalized and/or closed.

It is agreed between the parties that at time of settlement, and immediately prior thereto, the funds of the purchase price received from the Buyer, or the lending institution, individual or company, of the Buyer, may be used as provided above, to apply upon the purchase price and may also be used with the permission of all parties to pay taxes, expenses of sale, liens and/or encumbrances to comply with the requirements of title examination, and same to be handled under the direct supervision of First Realty/Better Homes and Gardens as Agent, and/or the lending institution, individual or company of the Buyer, and subject to the approval of the attorneys for the Buyer and Seller on title questions involved in order to provide merchantable abstract of title. The parties agree that each party as well as successors in interest, assigns or legal representatives, if any, shall comply with Chapter 117 of the Code of Iowa as it now exists or may hereafter be amended, pertaining to distribution of any fund or funds at time of closing or thereafter.

15. IF SELLER FAILS TO PERFORM. If the Seller fails to fulfill this agreement or perform in any part, he will pay to the agent the appropriate fiduciary shall promptly obtain court approval and conveyance shall be by Court Officer Deed.

16. IF BUYER FAILS TO PERFORM. If Buyer fails to fulfill this agreement, the Seller may forfeit the same as provided in the existence of Chapter 656 of the Code of Iowa as it now exists or may hereafter be amended, and all payments made herein shall be forfeited as by law permitted, and shall be paid to and held by the property of the Seller, or, the Seller may proceed by any action or actions either at law or in equity, and the Buyer agrees to pay costs and attorney fees, including the agent's commission and any other expenses incurred by the Seller as liquidated damages, and a receiver may be appointed and all payments made herein become property of the Seller after payment of expenses and the agent's commission.

17. TIME. In the performance of each and every part of this agreement, time shall be of the essence.

ONE OF THE PURCHASERS, C. W. ALLEMAN, HAS BEEN AN APRAISER OF REAL ESTATE FOR 45 YEARS AND DISCOUNTS THE PROPERTY ABOUT 5% BECAUSE OF IT'S LOCATION BEING AT THE FOOT OF AN INTERSECTING STREET. ALSO SELLER WILL SAVE ABOUT 4% IN DISCOUNT POINTS.
MEMORANDUM

DATE: October 29, 1985
TO: Helen Minor - Board Secretary
FROM: Don Zuck - Manager, Business Services
RE: Board Agenda Item
     Purchase of Lots for Student Constructed Houses

The Ankeny Building Trades program is currently building on the last lot owned by DMACC.

We are recommending the purchase of four lots in the southeast section of Ankeny. These lots are located in Uehlamar Plat #10, lot number 2, 3, 12, 13, on Peterson Drive. The listing price was $14,500 each. They have agreed to sell four to us for a total of $56,000.

Educational Services staff have been involved in the search for additional lots and are in agreement with this recommendation.

cc: Virginia Loftus
    Jerry Moskus
    Carol Spencer
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<tr>
<th>Name</th>
<th>Salary</th>
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<td>Freier, Ronald</td>
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<td>George, Kerry</td>
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<td>Smart, Charles</td>
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<td>Taylor, Robert W.</td>
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Twelve Month Faculty (Continued)

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<td>Trower, Ronnie</td>
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<td>Troy, Jane</td>
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<td>Twedt, John</td>
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<td>Wells, Venita</td>
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<td>Yarrow, Marvin</td>
<td>3,290</td>
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<tr>
<td>Young, Robert</td>
<td>4,426</td>
</tr>
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</table>

* No extension on this contract. Special funds awarded only through June 30, 1986.
MEMORANDUM

Date: November 20, 1985

To: All Twelve Month Faculty

From: Virginia Loftus, Acting Vice-President, Management Services

Re: Contracts

Based on a revised procedural interpretation of the existing agreements relating to annual salary negotiations and contract extension agreements, the following has been agreed upon:

Twelve month contracted amount will be paid over the normal twelve month period at the rate of 1/26 per pay period. Retroactive pay will be recalculated on this basis and will be paid on the November 29th pay check.

The extended contract covering the period of July 1, 1986 through August 14, 1986 will be paid at the same pay level per pay period (i.e., 1/26 of the normal twelve month pay). The extension will be paid over 3.4 pay periods. The final check being issued under this contract will be issued on Thursday, August 14, 1986.

If an employee leaves during or at the end of the extension period, July 1 through and including August 14, 1986, he/she will have his or her final salary calculated based on the past per diem system. Under that method the employee's actual days worked during the extension period will be multiplied by his/her twelve month per diem rate. Monies due the college will be deducted from the last pay check.
RECOMMENDATION TO THE BOARD OF DIRECTORS OF THE
DES MOINES AREA COMMUNITY COLLEGE
TO CONSIDER TERMINATION OF THE CONTRACT OF

Eugene R. Snyders

pursuant to Section 279.25, Code of Iowa, 1985

THIS IS TO NOTIFY YOU of the Superintendent's recommendation to the Board of Directors of the Des Moines Area Community College that the Board consider termination of the contract of Eugene R. Snyders, an administrator, effective December 10, 1985.

A copy of the Notice of Consideration of Termination of Administrator's Contract is on the reverse side hereof and incorporated herein by reference.

Respectfully submitted,

[Signature]
Joseph A. Bolgen, Superintendent

Nov 16, 1985
NOTICE OF CONSIDERATION OF TERMINATION
OF ADMINISTRATOR'S CONTRACT

TO: Eugene R. Snyders, Ankeny, Iowa

You are hereby notified that the Board of Directors of the Des Moines Area Community College has voted to consider termination of your continuing contract, effective December 10, 1985. The contract to be terminated is the contract between Eugene R. Snyders, an administrator, and the Board of Directors of the Des Moines Area Community College, located at Ankeny, Polk County, Iowa.

This notice is given pursuant to the provisions of Sections 279.25, and 279.24, Code of Iowa.

The reasons the Board has voted to consider termination of your contract are as follows:

Misappropriation of College funds for personal use.

You are advised that within five days after receipt of this notice that the Board has voted to consider termination of your contract, you may request in writing to the secretary of the Board, that the notification be forwarded to the Professional Teaching Practices Commission along with a request that the Professional Teaching Practices Commission submit a list of five qualified hearing officers, and that a hearing be held before such hearing officer as may be selected. If you fail to timely request a hearing before a hearing officer of the Professional Teaching Practices Commission, the Board, not later than December 10, 1985, may determine the continuance or discontinuance of your contract.

This notice dated at Ankeny, Iowa, this ______ day of __________, 1985.

DES MOINES AREA COMMUNITY COLLEGE

By

Secretary, Board of Directors
CHANGE ORDER

AIA DOCUMENT G701

PROJECT: Des Moines Area Community College
Carroll Campus

CHANGE ORDER NUMBER: 2
INITIATION DATE: 10/4/85

ARCHITECT'S PROJECT NO: 84143.00
CONTRACT FOR: General Construction

TO (Contractor):
R. H. Grabau Construction, Inc.
P. O. Box 99
Boone, IA 50036

CONTRACT DATE: 7/85

You are directed to make the following changes in this Contract:

Furnish Pella windows as described in Proposal Request #2. . . . . . . ADD $40,153.00

Not valid until signed by both the Owner and Architect.
Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original (Contract Sum) (Guaranteed-Maximum Cost) was ...................................................... $ 1,442,645.00
Net change by previously authorized Change Orders .......................................................... $ 18,484.00
The (Contract Sum) (Guaranteed-Maximum Cost) prior to this Change Order was ................ $ 1,461,129.00
The (Contract Sum) (Guaranteed-Maximum Cost) will be (increased) (decreased) (unchanged)
by this Change Order ...................................................................................................................... $ 40,153.00
The new (Contract Sum) (Guaranteed-Maximum Cost) including this Change Order will be ... $ 1,501,282.00
The Contract Time will be (increased) (decreased) (unchanged) by .......... (0-) Days.

The Date of Substantial Completion as of the date of this Change Order therefore is August 4, 1986

Bussard/Dikis Associates, Ltd.
ARCHITECT
300 Homestead, 303 Locust
Des Moines, IA 50309

R. H. Grabau Construction
CONTRACTOR
P. O. Box 99
Boone, IA 50036

August 4, 1986

Des Moines Area Comm. College
OWNER
2006 South Ankeny Blvd.
Ankeny, IA 50021

Craig Baldi
BY
DATE 10/8/85

Randy Green
BY
DATE 10/18/85

G701 — 1978

AIA DOCUMENT G701 • CHANGE ORDER • APRIL 1978 EDITION • AIA® • © 1978
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 20006
November 7, 1985

TO: Board Secretary

FROM: Irv Steinberg

RE: Financial Report for November '85 Board Meeting

Funds in excess of Anticipatory Warrant borrowed monies were available to cover expenditures for October. First quarter FY'86 State General Aid and 1/3 of the FY'86 Salary Supplement appropriation is anticipated to be released on or about November 15th, which will improve our cash flow for future months.

Short term investment rates varied during October with a high of 7.5% for maturities up to 60 days. First National Bank at Ames has continued to offer the best rate to the College for the past several months.

Preliminary work has been started in developing the FY'87 budget so that a proposed budget detail can be ready for board review by the February Board Meeting.

Approved
Ron Zuck
11/8/85
## Cash Position Report

**October 31, 1985**

### Cash in Bank:

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<tr>
<th>Description</th>
<th>Combined</th>
<th>Plant Fund</th>
<th>Voted</th>
<th>DMACC</th>
<th>HF 623</th>
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<td><strong>Cash Balance 10-31-85</strong></td>
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<td>($12,290)</td>
<td></td>
<td>$13,684</td>
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</table>

### Investments:

#### Savings Accounts:

- Ankeny State Bank: $104,332
- Bankers Trust: 914
- First Natl Bank/Ames: $2,856
- Hawkeye Fed Sav/Boone: 14,523
- American Fed S & L: 60,392

#### Certificates of Deposit:

- Gen Fd at First Natl: 4,211,525
- Gen Fd at ASB: 1,040,000
- Gen Fd at Bankers Tr: 400,000
- HF623 at Bankers Tr: 800,000
- Early Retirement ASB: 65,697
- Alumni at ASB: 17,050
- Arch Drfg Clb at ASB: 1,000
- DMACC Trust at First Natl: 100,000
- Loan Fd at ASB: 22,000
- Unexp Plant at Bankers Tr: 940,450
- Unexp Pit at Amer Fed S&L: 5,000,000
- Unexp Pit at First Natl: 600,000
- Sinking Fd at First Natl: 660,000

**Total Cash/Investments**: $5,886,617

### Footnotes:

1. HF623 account balance includes:
   - $699,019 Greyhound
   - 27,724 Firestone
   - 16,670 Equitable
   - 107,429 Distinctive Pkg
   - 13,792 B.W. Johnson
   - 80,728 Mid Central Plastics
   - 404,110 3M

   **Total**: $1,349,472

2. Unexpended Plant Fund investments include monies recd 8-12-85 for ten year Plant Fund Levy loan ($6Million).

3. Cash deficit balance shown above for Combined & Plant Funds offset by outstanding checks.
DMACC BUDGET STATUS OCTOBER 31, 1985
(FUNDS 1 & 2)

DOLLAR AMOUNTS

30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0

FUND 1  FUND 2  COMBINED

GENERAL  RESTRICTED

APV D REV  ACTL REV  APV D EXP  ACTL EXP  YTD BUDG
DMACC BUDGET STATUS OCTOBER 31, 1985
(FUNDS 3, 4, 5, 6, 7)
<table>
<thead>
<tr>
<th>COMPANY</th>
<th>DATE PRELIMINARY AGREEMENT BY COMPANY</th>
<th>NO. OF NEW EMPLOYEES</th>
<th>TRAINING FUNDS</th>
<th>CERTIFICATE ISSUANCE</th>
<th>PROJECT NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Projects</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMTRON</td>
<td>Telemarketing</td>
<td>9-20-85</td>
<td>51</td>
<td>$91,034</td>
<td>$136,000</td>
</tr>
<tr>
<td>EMCO</td>
<td>Mfgr. of storm doors &amp; misc. home repair items</td>
<td>7-26-85</td>
<td>40</td>
<td>$31,839</td>
<td>$49,000</td>
</tr>
<tr>
<td>SERNETT'S</td>
<td>Wholesale distribution for dept. stores</td>
<td>8-15-85</td>
<td>8</td>
<td>$54,292</td>
<td>$82,000</td>
</tr>
<tr>
<td>GARST SEED CO.</td>
<td>Parent seed corn plant &amp; research facility</td>
<td>4-8-85</td>
<td>35</td>
<td>$379,524</td>
<td>$560,000</td>
</tr>
<tr>
<td>GREEN-LAND, INC.</td>
<td>Wholesale greenhouse and distribution</td>
<td>9-12-85</td>
<td>13</td>
<td>$10,747</td>
<td>$18,000</td>
</tr>
<tr>
<td>MIDLAND INT'L TILEWORKS</td>
<td>Mfgr. of ceramic floor &amp; wall tile</td>
<td>7-24-85</td>
<td>51</td>
<td>$131,514</td>
<td>$211,000</td>
</tr>
<tr>
<td>FARBER-BOCKEN</td>
<td>Wholesale distributor of sundries</td>
<td>9-11-85</td>
<td>9</td>
<td>$20,953</td>
<td>$33,000</td>
</tr>
<tr>
<td><strong>Sub-Total - New Projects</strong></td>
<td></td>
<td>207</td>
<td></td>
<td>$719,903</td>
<td>$1,089,000</td>
</tr>
<tr>
<td>Previously Approved Projects</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MID-CENTRAL PLASTICS</td>
<td>Plastic injection molding</td>
<td>11-19-84</td>
<td>51</td>
<td>$57,536</td>
<td>$88,000</td>
</tr>
<tr>
<td>B. W. JOHNSON</td>
<td>Rubber plate for printing industry</td>
<td>3-25-85</td>
<td>20</td>
<td>$10,060</td>
<td>$17,000</td>
</tr>
<tr>
<td>3M COMPANY</td>
<td>Mfgr. of tapes</td>
<td>11-8-84</td>
<td>45</td>
<td>$275,000</td>
<td>$400,000</td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td></td>
<td>323</td>
<td></td>
<td>$1,062,499</td>
<td>$1,594,000</td>
</tr>
</tbody>
</table>
MEMORANDUM

Date: November 18, 1985
To: Joe Borgen
From: Gene Boldt
Re: Distribution of HF 780 Funds

Our portion of the HF 780 appropriation is $279,043 for 221 employees or $1,262.64 per eligible employee. Eleven of our contracted faculty are not eligible for the funds.

The Board share of FICA and IPERS will be approximately $30,610. It will vary depending on distribution method and timing.

The attached chart shows the relative effect of distributing the $248,433 ($279,043 - $30,610). The employees share of FICA and IPERS would further reduce the net for each individual employee.

The money will be received from the state in three equal payments. The first payment was received November 14. The next two payments are scheduled for February 15 and May 15. The total amount must be distributed prior to June 30, 1986. All but one of the other schools is distributing the money in three equal payments. The only other choice would be on the basis of the bi-weekly payroll.

sw
POTENTIAL DISTRIBUTION PATTERNS

HF 780 MONEY

**OPTION I** - Distribute funds on the same basis as they were received. Flat amount per eligible employee.

**OPTION II** - Proportional distribution based on type of contract -- 9 Month - 12 Month and % of contract.

**OPTION III** - Proportional distribution based on current salary.

<table>
<thead>
<tr>
<th>POSITION ON SALARY SCHEDULE</th>
<th>CURRENT SALARY</th>
<th>INCREASE OPTION I</th>
<th>NEW SALARY OPTION I</th>
<th>INCREASE OPTION II</th>
<th>NEW SALARY OPTION II</th>
<th>INCREASE OPTION III</th>
<th>NEW SALARY OPTION III</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.A. 9 Month Level 0.0</td>
<td>$13,129</td>
<td>$1,124.13</td>
<td>$14,253.13</td>
<td>$1,001.76</td>
<td>$14,130.76</td>
<td>$594.49</td>
<td>$13,723.49</td>
</tr>
<tr>
<td>B.A. 12 Month Level 0.0</td>
<td>16,739</td>
<td>1,124.13</td>
<td>17,863.13</td>
<td>1,277.24</td>
<td>18,016.24</td>
<td>757.96</td>
<td>17,496.96</td>
</tr>
<tr>
<td>M.A. 12 Month Level 8.0 75%</td>
<td>18,870</td>
<td>1,124.13</td>
<td>19,994.13</td>
<td>957.93</td>
<td>19,827.93</td>
<td>854.45</td>
<td>19,724.45</td>
</tr>
<tr>
<td>M.A. 9 Month Level 8.0</td>
<td>19,733</td>
<td>1,124.13</td>
<td>20,857.13</td>
<td>1,001.76</td>
<td>20,734.76</td>
<td>893.53</td>
<td>20,626.53</td>
</tr>
<tr>
<td>M.A. 12 Month Level 8.0</td>
<td>25,160</td>
<td>1,124.13</td>
<td>26,284.13</td>
<td>1,277.24</td>
<td>26,437.24</td>
<td>1,139.27</td>
<td>26,299.27</td>
</tr>
<tr>
<td>PhD 9 Month Level 17.0</td>
<td>28,318</td>
<td>1,124.13</td>
<td>29,442.13</td>
<td>1,001.76</td>
<td>29,319.76</td>
<td>1,282.26</td>
<td>29,600.26</td>
</tr>
<tr>
<td>PhD 12 Month Level 17.0</td>
<td>36,105</td>
<td>1,124.13</td>
<td>37,229.13</td>
<td>1,277.24</td>
<td>37,382.24</td>
<td>1,634.86</td>
<td>37,739.86</td>
</tr>
</tbody>
</table>
MEMORANDUM

DATE: November 11, 1985

TO: Dr. Borgen - President

FROM: Don Zuck - Manager, Business Services

RE: Board Agenda Item
HF-623 Projects

Proposed federal legislation could prevent us from selling HF-623 certificates after December 31, 1985. As a hedge against that possibility, David VanSickel and I are suggesting that we take action to sell certificates for all those projects for which the agreements can be executed by December 10, 1985 (the December Board meeting).

The following projects have been approved and we would be replacing the current short-term financing with long term:

<table>
<thead>
<tr>
<th>Certificate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>3M</td>
<td>$400,000</td>
</tr>
<tr>
<td>Mid-Central Plastics, Inc.</td>
<td>88,000</td>
</tr>
<tr>
<td>B. W. Johnson Mfg. Co.</td>
<td>16,500</td>
</tr>
<tr>
<td></td>
<td>$504,500</td>
</tr>
</tbody>
</table>

EDG feels the following agreements may be completed by December 10, 1985:

<table>
<thead>
<tr>
<th>Estimated Certificate Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commtron $ 50,000</td>
</tr>
<tr>
<td>Garst Seed Co. 650,000</td>
</tr>
<tr>
<td>Green-Land, Inc. 19,800</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Two Resolutions for each project will need Board approval:

Resolution taking additional action and directing the publication of a notice of intent to issue new jobs training certificates.

Resolution directing advertisement for sale of new jobs training certificates.

David VanSickel will prepare the Resolutions and work with Evensen Dodge in selling the certificates.

cc: Cary Israel
    Virginia Loftus
    David VanSickel
    Darwin Schmig
MEMORANDUM

DATE: October 30, 1985
TO: Helen Minor - Board Secretary
FROM: Don Zuck - Manager, Business Services
RE: Student Housing

We have studied the process for the provision of student housing by private enterprise. Our attorney and architect have been consulted. We have also met with nine developers who had expressed interest in this type of project.

The attached set of specifications is the result of the above efforts. We feel the next step would be to obtain Board approval of the concept. If approved, we would then proceed to work with our attorney in developing the necessary legal documents—form of contract, resolutions, advertisements, etc. We would also engage our engineering firm to survey the site and then prepare a drawing of the area which would include the legal description, topos, and utility locations.

Our estimated timetable is as follows:

- November Board meeting - Board approval of concept
- November 20 to January 10, 1986 - Prepare documents
- January Board meeting - Board approval to advertise for proposals
- January 22 to April 22 - Preparation of proposals by prospective lessees
- April 23 to May 9 - Analyze proposals
- May Board Meeting - Award the project to lessee with best proposal
- May 21 - Begin construction

This concept could be applied at any of our other campus sites if adequate land were owned by the college.

gp
cc: Virginia Loftus
    David VanSickel
October 7, 1985

Don Zuck
Des Moines Area Community College
2006 S. Ankeny Blvd.
Ankeny, Iowa 50021

RE: West Water Pollution Control Plant Moratorium

Dear Don,

As we discussed before, the west water pollution control plant is under a state imposed moratorium prohibiting public main extensions and service connections for major contributors (50,000 gpd from single service). Please be aware that if you develop apartments or dormitories, each building would be required to have a separate service to an existing main and be less than a major contributor.

The process involved is the issuance of building permits. In this process no state review or approval is required. That is the current situation. The state review/approval is required with main extensions or major contributors. A good example would be several of your newer buildings. These have been built under the moratorium; but, again they were only service connections to existing mains.

This picture looks pretty good; however, there could be a dark cloud. You may be aware that there is also a state imposed moratorium on the westwood water pollution control plant. This moratorium came in prohibiting any service connections irregardless of approved plats and service stubs (stub pipes installed on the mains at time of installation with the plat). In proposing solutions, the city used as a possibility, improvements to the west plant and activation of a lift station to redirect some flow from the westwood plant to the west plant. That plan has not been accepted but any solution could have some impact on the west plant moratorium. The state is in ultimate control on that matter. You may wish to contact Lavoy Haage 281-8975 with the Iowa Department of Water, Air and Waste Management to get their feelings on the matter.

I hope this serves to inform you of the situation. If you have questions, please contact me.

Sincerely,

John T. Peterson, P.E.
Community Development Co-ordinator
JTP:BJT
1. The Des Moines Area Community College (DMACC) is interested in the lease of 20 acres of land along the west and south property lines for the purpose of the lessee providing student housing. The lease cost will be $............... DMACC agrees to subrogate the land to the financing arrangement. DMACC also agrees to not provide student housing and thus will not compete with the lessee.

2. Access from Highway 401 is provided by IDOT.

3. The decision to lease the land will be based on the College's evaluation of student housing proposals submitted by prospective lessees.

4. Lessee to finance, provide or arrange for construction and operate the student housing.

5. Educational objectives of the Student Housing:
   A. Development of a sense of community.
   B. Increased retention rate.
   C. Improved relationship between faculty and student.
   D. Easy accessibility of campus facilities.
   E. Development of small group activities that enhance learning experiences of the student.
   F. Enhancement of social and recreational participation.
   G. Provide easy access to educational support systems.
   H. Development of mutual support system.

6. Included with these specifications is a copy of a housing survey of DMACC students conducted January 1985. Also included is a copy of This is DMACC.

7. Minimum construction standards:
   Each room or unit should include:
   --Air conditioning
   --One telephone per room/unit
   --One study area for each student
Common spaces required:
--Laundry
--Recreation
--Dining room
--Minimum catering kitchen
--Vending area
--Lounge area (provide approximately 9 sq. ft. per student)
--Shared restroom/shower area

Exterior:
--Masonry or precast
--Compatible with existing buildings

Site:
--Parking (minimum of one space per two students)
--Landscaping
--Sidewalks and bike paths to campus (tie into those of DMACC)
--Site utilities

8. Proposal submitted by prospective lessee is to include plans for construction, financing capabilities and management plans.

A. Preliminary construction plans including:
1) Master site plan
2) Type and style of housing
   a. Basic materials
   b. Dormitory floor plan
3) Elevations including perspective drawing
4) Improvements or amenities
5) Parking facilities
6) Dormitory furniture
7) Construction timetable including number of units in initial phase and completion date of each phase
8) Qualifications and experience of proposed owner including data sheet of present or prior construction experience

B. Financing capabilities
1) Finance plan
2) Experience
C. Management plan:
   1) Management concept including the manner in which the lessee will give occupancy preference to students
   2) Proposed plan of operation (owner-operated, contracted operations, etc.)
   3) Occupancy plan (single units? married units? co-ed units?)
   4) Statement on nondiscrimination practices
   5) Qualifications and prior management experience
   6) Proposed monthly rental charges and inclusions

9. Present zoning is M-3 (Limited Industrial District). The lessee, with cooperation from the College, will be responsible for accomplishing the re-zoning to R-3 or R-3A (Multiple Dwelling). A drawing of the area is included as part of these specifications.

10. Proposed student housing architecture must compliment existing college buildings and meet all building codes, ordinances, and regulations in the state of Iowa and the City of Ankeny.

11. Proposed student housing is to be furnished for student occupancy in permanent (no mobile units) dormitory-type housing.

12. DMACC students are to be granted priority for occupancy. This process will include the maintenance of a waiting list and the right of first refusal to DMACC students.

13. Lessee to provide facilities for laundry services, meeting and game rooms.

14. Lessee to develop capacity for a minimum of 200 students in the first phase, with provisions for additional capacity as needed. The first phase, or a portion thereof, to be completed by September 1, 1986.

15. DMACC will be responsible for providing a walkway and bike path from existing college services to student housing property lines.

16. DMACC will actively support and encourage student use of the facilities.

17. DMACC is interested in providing catered food service for the lessee.
18. DMACC will cooperate but will not be responsible for collection of rental payments or enforcement of disciplinary problems.

19. Proposals to be submitted to Des Moines Area Community College, 2006 S. Ankeny Blvd., Ankeny, IA 50021, to the attention of __________________________, no later than __________________________.

20. Formal presentation to Board by developers starting at __________________________ p.m., Board Room, Building 1, __________________________.

21. DMACC has the right to reject any and all proposals.
I. CONTRACT CHANGES

a. Loftus, Virginia, Executive Director, Policy Planning &
Analysis, Administration.
From Grade 20 to Grade 22. Annual Salary $39,390. Twelve Month
Employment Agreement with Professional Staff.

b. Phares, Arthur, Programmer/Analyst, Data Services.
To Applications Supervisor, Grade 19. Annual Salary $34,848.
Employment Agreement with Professional Staff.

c. Stock, Kathryn, Instructor-Nursing, Carroll Campus.
From Nine Month Contract, Annual Salary $17,091 to Nine Month
Effective July 1, 1985.
Continuing Contract with Certified Faculty-Full Status.

II. OTHER

a. Vandivier, Curtis, Dean-Instructional Support Services,
Educational Services.
To correct amount paid for acting Vice-President of Educational
Services from May 22, 1985 to June 30, 1985 for a total
difference of $896.80.

III. EARLY RETIREMENT

a. Friederich, Theresa, Instructor-Nursing, Health Services &
Sciences. Not to exceed a total of $16,840.20 based upon five
equal payments or the present value (to be determined by future
interest rates) in a lump sum payment.

b. Vandenburg, Betty, Instructor-Nursing, Health Services &
Sciences. Not to exceed a total of $21,500 based upon five
equal payments or the present value (to be determined by future
interest rates) in a lump sum payment.
DATE: November 5, 1985
TO: Don Zuck
FROM: Ken Brow^ri^
RE: Board Agenda - November 19, 1985

Will you please arrange to have placed on the Board Agenda the approval of the final 5% (five percent) payment to the Patterson Construction Company, Inc. in the amount of $2689.60 for installation of the multi-cell Underground Duct System - Ankeny Campus.

This contract was awarded by the Board on June 18, 1985, and is now completed.

dks

Approved
Don Zuck
11/7/85
MEMORANDUM

DATE: October 23, 1985

TO: Helen Minor - Board Secretary

FROM: Don Zuck - Manager, Business Services

RE: Board Agenda Item - Change Order

Please arrange to place on the November 19th Board Agenda Change Order #2 for the inclusion of the windows at the new Carroll facility into the contract. The change order is in the amount of $40,153.00.

The project was bid with the windows being furnished by the owner in an attempt to save money.

cc: Virginia Loftus
    Ken Brown
MEMORANDUM

Don:

In regard to the attached Change Order #2 the followings is a summation of the events that transpired in regard to the windows at Carroll:

1. Originally we were advised by Don Kerr the windows would be donated by Pella Rolscreen Company.

2. After the bid letting, conversation with Ken Shibata indicated this was not the case.

3. The most recent conversation, Ken Shibata had with Jim Bowie (Manager, Pella Company at Carroll) indicates that we must purchase windows thru normal channels, after the windows have been installed in the building Jim Bowie will go to his company to determine what amount Pella will donate to the college, not the foundation. The indication was, the amount will be for the cost of the windows, but no guarantee at this time.

dks

For Dr. Borgen
Information
MEMORANDUM

DATE: November 11, 1985

TO: Helen Minor - Board Secretary

FROM: Don Zuck - Manager, Business Services

RE: Board Agenda Item for November 19, 1985

Item: Establish date, time and place for Public Hearing to amend the FY '86 Plant Fund expenditure budget by $2,796,089.

Rationale: The Plant Fund expenditures and projects listed below have been approved by the Board of Directors. Those approvals occurred after the publishing of the FY '85-86 Plant Fund budget. Therefore, a budget amendment is now required consistent with the increased expenditures. Funds are available to make these expenditures due to the $6,000,000 Plant Fund Loan previously approved by the Board.

Ten year Plant Fund Loan expenses to include annual payment due on Loan. $ 858,946

Construction projects to include High Tech Building, Lake Development, Incubator Building renovation, campus drive, and computer duct work. 1,609,013

Educational Services equipment purchases approved in FY '85, but not expended until FY '86. 328,130

Total $2,796,089

A budget amendment is necessary prior to these expenditures being completed. Section 24.9, Code of Iowa further requires that a Public Hearing be held before amendments to Plant or General Funds are approved.

Suggested Form of Motion:

It was moved by ______________________, seconded by ______________________ that a public hearing be held on December 10, 1985, 5:00 p.m., Building #1, Room 30, Ankeny Campus, DMACC, for the purpose of amending the current DMACC Plant Fund budget by increasing expenditures from $3,113,042 to $5,909,131, and that the Board Secretary be directed to publish notice of this hearing as required by law. Motion passed.

cc: Irv Steinberg
Virginia Loftus
AMENDMENT OF CURRENT BUDGET

NOTICE, RECORD OF HEARING AND CERTIFICATE
TO AMEND CURRENT BUDGET

SECTION 21A, CODE OF IOWA

NOTICE — The Board of Directors

Des Moines Area Community College

Ankeny, IA. Bldg. 61, December 10, 1985

December 10, 1985

At 5:00 p.m., for the purpose of amending the current
budget of the Des Moines Area Community College
budget adopted March 5, 1985, by increasing expenditures

for the following reasons and in the following funds:

Plant

Fund from $3,113,042 to $5,909,131

Reason

To cover additional construction projects, equipment purchases & loan expense.

Fund from

Fund from

Fund from

The increase in expenditures set out above will be met from increased receipts and cash balances not budgeted or considered in the current budget. There will be no increase in taxes to be paid in the fiscal year ending June 30, 1985.

Taxpayers will be heard for or against the proposed amendment at the time and place specified in this notice. A detailed statement of additional receipts other than taxes, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing.

/s/ Helen Minor, Secretary

(County Auditor; Secretary, Clerk)

INSTRUCTIONS

This form of notice may be typed or printed and may include one or more funds and must be published not less than 10 days before the hearing. After the hearing the Board shall adopt the amendment as finally determined and their action shall be made a part of record. Per statutory provisions see Chapter 25, Code of Iowa.

The amendment must be approved by May 21 of the current fiscal year.

RECORD OF HEARING AND DETERMINATION ON THE AMENDMENT TO BUDGET

Be it remembered on this, the __________ day of ______________________, 19_____, the Board of Directors of the Des Moines Area Community College, met in session for the purpose of hearing on the amendment to the current operating budget adopted March 5, 1985. There was present a quorum as required by law. Thereupon the ________________________________ found that the notice of time and place of hearing had been published on the _______________ day of ______________________, 19_____, and that the affidavits of publication thereof were on file with the County Auditor according to law. Thereafter, and on said date the amendment was taken up and considered and taxpayers heard for or against the amendment as follows:

Thereafter, and after hearing all taxpayers to be heard, the __________________________ took up the amendment to the budget for final consideration and determined that said budget be corrected by changing the proposed expenditures as listed in the original budget, in the

Fund from $______________ to $______________

Fund from $______________ to $______________

Fund from $______________ to $______________

to be paid from additional receipts other than taxation and cash balances at the close of the preceding fiscal year. The amendment does not increase the taxes to be collected in the fiscal year ending June 30, 1985. The vote upon final adoption of the amendment was as follows:

As of: __________________________

Yes: __________________________

No: __________________________

______________________________ (Chairman, President)

______________________________ (Auditor, Clerk, Secretary)

CERTIFICATION

The __________________________, was thereupon directed to correct his record accordingly, and to certify a copy of the proceedings to the County Auditor and to the State Appeal Board to be attached to the original budget for record.

I hereby certify the above to be a true and correct copy of the proceedings of the __________________________ relating to the consideration of an amendment for expenditures and receipts (other than taxation) of the original budget adopted on __________ day of ______________________, 19_____.

Dated this __________ day of ______________________, 19_____.

______________________________ (Auditor, Clerk, Secretary)