

**From:** [Moss, Michael J. \[DOT\]](#)  
**To:** [ExecutiveCouncil \[TOS\]](#)  
**Cc:** [Kopiczak, Sabryna](#)  
**Subject:** FW: Chapter 17 (Use of State Owned Land) Lease 140-N, Zen-Noh America Holdings Corp.  
**Date:** Thursday, February 19, 2026 4:12:37 PM  
**Attachments:** [image001.png](#)  
[140-N Zen-Noh Lease 2025-2029 - Tenant and Director Signed.pdf](#)

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Ms. Onstot,

This is to advise that I have reviewed and hereby recommend Executive Council approval of the attached Chapter 17 lease forwarded to me for review by Sabryna Gwinn at the DNR's Land and Water Bureau. By way of background, this a commercial lease which involves Mississippi River frontage at river mile 418.3 in Section 10, Township 71 North, Range 1 West of the 5<sup>th</sup> P.M., Des Moines County, Iowa. The lessee, Zen-Noh America Holdings Corp. intends to use the property for barge loading and unloading purposes, and it has agreed to pay an annual fee of \$4,424.57 for this privilege. The term of the lease is for five (5) years. The DNR has determined that a lease subject to the conditions of this agreement will preserve the State's title and not adversely affect public use of the real estate. If you or the Executive Council members need me to provide anything further, please do not hesitate to let me know. Thank you.

Sincerely,

Michael J. Moss



**Michael J. Moss**

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**From:** Gwinn, Sabryna <[sabryna.gwinn@dnr.iowa.gov](mailto:sabryna.gwinn@dnr.iowa.gov)>  
**Sent:** Thursday, February 19, 2026 2:41 PM  
**To:** Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)>  
**Subject:** Chapter 17 (Use of State Owned Land) Lease 140-N, Zen-Noh America Holdings Corp.

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Good afternoon Mike,

Please find attached Chapter 17 (use of state owned land) lease no. 140-N with Zen-Noh America Holdings Corp. in Des Moines County. If you approve, please forward the same on to Ms. Onstot.

Thanks,  
Sabryna

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**Sabryna Gwinn**  
**Land Management Specialist**  
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