

From: [Moss, Michael J. \[DOT\]](#)
To: [ExecutiveCouncil \[TOS\]](#)
Cc: [Kopiczak, Sabryna](#)
Subject: FW: Chapter 17 (Use of State Owned Land) lease no. 123-N - draft
Date: Tuesday, March 31, 2026 12:08:10 PM
Attachments: [image001.png](#)
[123-N Verbeck 2026-2030 - tenant + director signed.pdf](#)

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 non-commercial lease which involves a portion of Lot 12 in Block 36 of James McGregor's Jr's Addition, Clayton County, Iowa. The lessee, Leonard Verbeck, intends to use the property for purposes of a driveway, retaining wall, portion of a house, portion of a deck, and a LP tank, and he has agreed to pay an annual fee of \$327.00 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
Assistant Attorney General
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From: Gwinn, Sabryna <sabryna.gwinn@dnr.iowa.gov>
Sent: Monday, March 30, 2026 3:20 PM
To: Moss, Michael J. [DOT] <Michael.Moss@iowadot.us>
Subject: Re: Chapter 17 (Use of State Owned Land) lease no. 123-N - draft

CAUTION:

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Good afternoon Mike,

Please find attached Chapter 17 (use of state owned land) lease no. 123-N with Leonard Verbeck in Clayton County. If you approve, please forward the same on to Ms. Onstot.

Thanks,

On Mon, Feb 2, 2026 at 8:59 AM Gwinn, Sabryna <sabryna.gwinn@dnr.iowa.gov> wrote:

Thank you, Mike.

On Fri, Jan 30, 2026 at 4:15 PM Moss, Michael J. [DOT] <Michael.Moss@iowadot.us> wrote:

Sabryna,

The lease looks fine.

Thanks, Mike



Michael J. Moss
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From: Gwinn, Sabryna <sabryna.gwinn@dnr.iowa.gov>
Sent: Friday, January 30, 2026 2:12 PM
To: Moss, Michael J. [DOT] <Michael.Moss@iowadot.us>
Subject: Chapter 17 (Use of State Owned Land) lease no. 123-N - draft

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Hi Mike,

Please find attached the draft for Chapter 17 (Use of State Owned Land) lease no. 123-N with Leonard Verbeck in Clayton County.

This is a new lease with Mr. Verbeck who bought the property associated with this lease from Mr. Amen, the previous lessee. This location has been under lease since 1993.

The lease is for a driveway, retaining wall, house, and deck on state land. The area of the lease is 50'x100' to cover all associated encroachments. I've calculated the annual fee to be \$327.

Please let me know if you have any questions.

Thanks,
Sabryna

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Sabryna Gwinn
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