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**FW: Chapter 17 (Use of State Owned Land) Lease 10-R**

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**From** Moss, Michael J. [DOT] <Michael.Moss@iowadot.us>  
**Date** Fri 6/26/2026 8:22 AM  
**To** ExecutiveCouncil [TOS] <executivecouncil@tos.iowa.gov>  
**Cc** Kopiczak, Sabryna <sabryna.gwinn@dnr.iowa.gov>

 1 attachment (418 KB)

10-N Interstate Power and Lights - Lease 2026-2031 - 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 commercial lease which involves Mississippi River frontage at river mile 660.0 in Sections 2 and 3, Township 98 North, Range 3 East of the 5<sup>th</sup> P.M., Allamakee County, Iowa. The lessee, Interstate Power and Light Company, intends to use the property for purposes of a battery energy storage system and has agreed to pay an annual fee of \$15,924.90 for this privilege. The term of the lease is for five (5) years. The DNR has determined that this 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**

Office of the Attorney General of Iowa

Transportation Division

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**From:** Gwinn, Sabryna <sabryna.gwinn@dnr.iowa.gov>  
**Sent:** Tuesday, June 23, 2026 2:13 PM  
**To:** Moss, Michael J. [DOT] <Michael.Moss@iowadot.us>  
**Subject:** Re: Chapter 17 (Use of State Owned Land) Lease 10-R

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Good afternoon Mike,

Please find attached the Chapter 17 (use of state owned land) lease no. 10-N with Interstate Power and Light in Allamakee County. If you approve, please forward the same on to Ms. Onstot.

Please note that the signee for Interstate Power and Light changed; all other items remain the same.

Thanks,

On Fri, Jun 12, 2026 at 8:29 AM Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)> wrote:

That will work, thanks.



**Michael J. Moss**

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**From:** Gwinn, Sabryna <[sabryna.gwinn@dnr.iowa.gov](mailto:sabryna.gwinn@dnr.iowa.gov)>

**Sent:** Thursday, June 11, 2026 2:59 PM

**To:** Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)>

**Subject:** Re: Chapter 17 (Use of State Owned Land) Lease 10-R

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Hi Mike,

Just wanted to pass along that Aaron reviewed paragraph 20 and has no issues with it. Attached is the email conversation with his response.

Have a good rest of your week.

On Mon, Jun 8, 2026 at 1:34 PM Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)> wrote:

Sounds good, thanks.



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**From:** Gwinn, Sabryna <[sabryna.gwinn@dnr.iowa.gov](mailto:sabryna.gwinn@dnr.iowa.gov)>  
**Sent:** Monday, June 8, 2026 1:33 PM  
**To:** Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)>  
**Subject:** Re: Chapter 17 (Use of State Owned Land) Lease 10-R

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Mike,

I will share this with Aaron Brees for his review of paragraph 20. I have updated the lease to reflect it as 10-N.

Thanks,

On Mon, Jun 8, 2026 at 11:14 AM Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)> wrote:

Sabryna,

See additional paragraph 20 added:

TERMINATION OF PRIOR LEASE. This new lease is necessary as there will be a material change in the use of Leased Premises by the Tenant under this new lease. As such, Lease 10-R previously approved by the Executive Council of Iowa on March 4, 2024, is terminated effective June 30, 2026.

Also, please consider labeling this new as Lease 10-N.

With these changes, this lease is approved. Finally, I suggest you run the paragraph 20 change by agency counsel.

Thanks, Mike



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**From:** Gwinn, Sabryna <[sabryna.gwinn@dnr.iowa.gov](mailto:sabryna.gwinn@dnr.iowa.gov)>  
**Sent:** Thursday, June 4, 2026 11:09 AM  
**To:** Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)>  
**Subject:** Re: Chapter 17 (Use of State Owned Land) Lease 10-R

**CAUTION:**

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Good morning Mike,

Interstate Power and Light received its SL Construction Permit. After discussing their Chapter 17 lease options, they requested a new 5-year lease.

Attached is the draft of lease 10-R for your review. I have yet to write any language into the draft stating that this supersedes the existing lease. I was unsure if you would want something simple like "this supersedes all existing leases" or something more specific like "supersedes and terminates the lease dated April 1, 2024". Let me know how you would like it written and I will add it to the lease.

Please let me know if you have any questions.

Thanks,

On Fri, Apr 17, 2026 at 2:37 PM Gwinn, Sabryna <[sabryna.gwinn@dnr.iowa.gov](mailto:sabryna.gwinn@dnr.iowa.gov)> wrote:

Sounds good. I will let you know our direction when we reach that point.

Have a good weekend.

On Thu, Apr 16, 2026 at 11:45 AM Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)> wrote:

Sabryna,

Either way is fine with me given there is some time left on the current lease.

Mike



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**From:** Gwinn, Sabryna <[sabryna.gwinn@dnr.iowa.gov](mailto:sabryna.gwinn@dnr.iowa.gov)>

**Sent:** Thursday, April 16, 2026 11:09 AM

**To:** Moss, Michael J. [DOT] <[Michael.Moss@iowadot.us](mailto:Michael.Moss@iowadot.us)>

**Subject:** Chapter 17 (Use of State Owned Land) Lease 10-R

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Good morning Mike,

Interstate Power and Light Company holds lease 10-R along the Mississippi River in Allamakee County. Their current lease specifies the area is for piling coal and remediating the parcel.

If you recall previous conversations with Nathan, the company has been pursuing a Sovereign Lands Permit to install a battery on this site. Since their permit will be issued soon, their next step will be updating their Ch. 17 lease.

Would you prefer that we amend the current lease to reflect the change in usage, or would it be better to create a new lease that supersedes the existing one?

Thanks,

--

**Sabryna Gwinn**

**Land Management Specialist**

Land and Water Bureau

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