

**MINNESOTA STATE COLLEGES AND UNIVERSITIES
BOARD OF TRUSTEES**

Agenda Item Summary Sheet

Committee: Finance and Facilities

Date of Meeting: May 17, 2011

Agenda Item: Minnesota State University Moorhead Property Surplus Declaration

- Proposed Policy Change Approvals Required by Policy Other Approvals Monitoring
- Information

Cite policy requirement, or explain why item is on the Board agenda: The Board must declare real property surplus consistent with Minnesota Statute §136F.60, Subd. 5.

Scheduled Presenter(s): Laura M. King, Vice Chancellor – Chief Financial Officer
Brian Yolitz, Associate Vice Chancellor Facilities

Outline of Key Points/Policy Issues: The purpose of this request is to seek Board of Trustees surplus designation of the single family residential property at 1340 6th Street South, Moorhead, Minnesota.

Background Information: Minnesota State University Moorhead originally purchased this single-family residential property from the Minnesota State University Moorhead Foundation in April 2007. The university now seeks to sell the property, as it no longer fits with the campus master facilities plan. The appraised value is \$128,000.

**BOARD OF TRUSTEES
MINNESOTA STATE COLLEGES AND UNIVERSITIES**

BOARD ACTION

Minnesota State University Moorhead Property Surplus Declaration

The Board is asked to declare the single-family residential property located at 1340 6th Ave South, Moorhead, Minnesota as “surplus” and authorize the property for sale consistent with Minnesota Statute §136F.60, Subd. 5, Sec. 1. See **Attachment A** for the location of the property (identified by white arrow) in relationship to the university.

BACKGROUND

Minnesota State University Moorhead originally purchased this single-family residential property from the Minnesota State University Moorhead Foundation in April 2007 for \$75,500 using its operating funds, after several years of leasing it from the Foundation. The property’s interim use had been as temporary office space for the Alumni Foundation for use as a call center, an office for capital project owner’s representatives, as well as storage. The long range plan had been to demolish the house and construct a parking lot.

In 2010, the university completed its Comprehensive Facilities Master Plan update, which called for targeted demolition of the remaining single family residential properties within the campus boundaries, primarily clustered along its westerly side, and convert the parcels to additional surface parking. After further review, the campus determined that the subject residential property is not a good candidate for conversion to surface parking, as it is surrounded by single-family housing and would not fit the city’s current zoning classification for the site. To that end, the university is asking the Board to declare the property surplus.

After the Board declares a parcel of real property “surplus,” the property is offered for sale at appraised value to the city, county, and school district in the jurisdiction where the property is located. The appraised value is \$128,000. After exploring preliminary interest among governmental entities, no local jurisdiction has expressed an interest in purchasing the property. Pending the surplus action, the university intends to advertise the property using a sealed bid process. Given the proximity to campus, the university expects there to be a fair amount of interest in this offering.

RECOMMENDED COMMITTEE ACTION:

The Finance and Facilities Committee recommends that the Board of Trustees adopt the following motion.

The Board of Trustees approves the designation as surplus and authorizes for sale the residential property located at 1340 6th Ave South, Moorhead, Minnesota, and directs the

Chancellor or his designee to execute all necessary documents and fulfill the processes necessary to complete the conveyance in compliance with the above terms and conditions.

RECOMMENDED MOTION:

The Board of Trustees approves the designation as surplus and authorizes for sale the residential property located at 1340 6th Ave South, Moorhead, Minnesota, and directs the Chancellor or his designee to execute all necessary documents and fulfill the processes necessary to complete the conveyance in compliance with the above terms and conditions.

Date Presented to the Board of Trustees: May 18, 2011

Campus Map

Minnesota State University Moorhead 2011-2012

1340 6th St. S



Attachment A

BUILDINGS

- ALUMNI HOUSE (AH)** (1026 7th Ave. So.) Alumni/Foundation Offices
- BALLARD HALL (BA)** (1308 8th Ave. So.) Residence Hall, Housing and Residential Life Office, Educational Testing Services
- BRIDGES HALL (BR)** (700 11th St. So.) FIRST FLOOR: Computer, Science and Information Systems, Planetarium, TOCAR Office, Women's Center
- SECOND FLOOR: Dean of Arts and Humanities, Study Abroad, Counseling and Personal Growth Center
- THIRD FLOOR: Philosophy, Psychology
- PUBLIC SAFETY SUBSTATION (PS)** (1616 9th Ave. So.) Public Safety, Parking, Moorhead Police Department Substation
- CENTER FOR BUSINESS (CB)** (721 11th St. So.) FIRST FLOOR: Dean of Business & Industry, Small Business Development Center
- SECOND FLOOR: School of Business, Paralegal
- COMSTOCK MEMORIAL UNION (CU)** (615 14th St. So.) BASEMENT: The Underground
- LOWER LEVEL: CMU Main Office/Event Services, Rec and Outing Center, Career Services/Disability Services, and Multi-Cultural Affairs, Affirmative Action, Student Senate, KMSC-Radio, The Advocate, Hot Heads Salon, Etcetera Shop, Copies Plus/Printing Services, Affinity Plus Credit Union, Union City Cafe
- MAIN LEVEL: The Compass/Information Center, The Rainbow Dragon/GLBTQA Office, Main Lounge, Subs and Sweets
- SECOND FLOOR: Ballroom, Conference/Meeting Rooms, Dragon Entertainment Group/Dragons After Dark Office, Homecoming, International Programs Office/International Students Office, Office of Student Activities, First Year Programs Office

- DAHL HALL (DA)** (600 14th St. So.) Residence Hall, Residence Hall Association Office
- FOUNDATION ANNEX (FA)** (1033 4th Ave. So.) New Rivers Press Storage, Theatre Storage, and Owens Office Storage Spaces
- FRICK HALL (FR)** (800 11th St. So.) FIRST FLOOR: Dean of Graduate Programs and Summer Academic Program/Dean of University College Office, Academic Resources Office (ARO), Publications, Connecting Link—Dragon Stop & Café
- SECOND FLOOR: Mass Communications Classrooms and Faculty Offices
- GRANTHAM HALL (GN)** (415 6th Ave. So.) Residence Hall
- GRIER HALL (GR)** (800 12th St. So.) Speech Language Hearing Sciences
- HAGEN HALL (HA)** (600 11th St. So.) FIRST FLOOR: Dean of Social and Natural Sciences, Regional Science Center Office
- SECOND FLOOR: Technology Department, Classrooms
- THIRD FLOOR: Physics & Astronomy
- FOURTH FLOOR: Biosciences and Chemistry
- HEATING PLANT (HP)** (703 17th St. So.)
- HENDRIX HEALTH CENTER (HH)** (1308 9th Ave. So.) Residence Hall, American Indian Student Association Office, and during Fall Semester—temporary offices of School of Teaching and Learning, and Sociology and Criminal Justice Departments
- JOHN NEUMAIER HALL (JN)** (1510 9th Ave. So.) Resident Apartment Complex
- KING HALL (KH)** (1120 9th Ave. So.) Anthropology/Earth Sciences; Art Classrooms and Faculty Offices

- KISE COMMONS (KC)** (725 14th St. So.) Food Service
- LIVINGSTON LORD LIBRARY (LJ)** (700 13th St. So.) FIRST FLOOR: Associate VP for Instructional Resources/Dean of Distance Learning Office, Instructional Media, Library Services
- SECOND FLOOR: Information Technology, Computer Labs, Curriculum Center
- THIRD FLOOR: Books, Group Study Spaces
- FOURTH FLOOR: Books, Group Study Spaces, Archives
- LOMMEN HALL (LO)** (1213 6th Ave. So.) Original (least portion)—Starting Spring Semester: Dean of Education and Human Services, School of Teaching and Learning, Social Work and Counseling, Sociology and Criminal Justice, Classrooms
- Addition (west portion)—Write Site, Early Education Center (Preschool), Classrooms
- MACLEAN HALL (MA)** (1128 8th Ave. So.) FIRST FLOOR: Women's Studies, Bookstore, Custodial Services, Dragon Stop Convenience Store—moving to Flora Frick Hall during Fall semester; Post Office
- SECOND FLOOR: Languages and Cultures, Mass Communications
- THIRD FLOOR: Economics/Political Science, History, Mathematics
- MAINTENANCE BUILDING/PHYSICAL PLANT (MB)** (709 17th St. So.) Buildings and Grounds, Motor Pool, Physical Plant, Receiving, Scheduling, Trades Shops
- MURRAY (MU)** (1500 8th Ave. So.) Building Services; Corrick Center for Multidisciplinary Studies; Nursing; Vending; Dean of Education and Human Services—moving to Lommen Hall Spring Semester; Regional Assisitive Technology Center (RATC) Offices

- NELSON HALL (NL)** (1419 6th Ave. So.) Residence Hall
- NEMZEK HALL (NZ)** (1711 6th Ave. So.) Athletics, Athletic Training Room, Health and Physical Education, Intramurals, Sports Information, Weight Room
- OWENS HALL (Administration Building) (OW)** (812 11th St. So.) FIRST FLOOR: Admissions, Business Office/Payroll/Purchasing, Financial Aid and Scholarships/Job Shop, Records Office
- SECOND FLOOR: Academic Affairs, Admissions' additional staff office, Enrollment Management, Facilities and Administration/Key & Card Access, Human Resources, Provost/Senior Vice President, President's Office/Vice President of Alumni/Foundation/Budget Officer/Public Relations, Student Affairs, Veterans Resource Center
- ROLAND DILLE CENTER FOR THE ARTS (CA)** (801 13th St. So.) ART, MUSIC, COMMUNICATION STUDIES, FILM STUDIES, THEATRE ARTS, HANSEN THEATRE, GAELDE STAGE, THRUST THEATRE
- SCIENCE LAB BUILDING (SL)** (600 11th St. South) LOWER LEVEL: Research Rooms and Labs
- FIRST FLOOR: Auditorium, Lecture Hall, Classrooms and Labs
- SECOND FLOOR: Biology Labs
- THIRD FLOOR: Chemistry Labs
- FOURTH FLOOR: Greenhouse
- SNARR EAST (SE)** (810 14th St. So.) Residence Hall
- SNARR SOUTH (SS)** (820 14th St. So.) Residence Hall
- SNARR WEST (SW)** (810 14th St. So.) Residence Hall

- WELD HALL (WE)** (1201 6th Ave. So.) LOWER LEVEL: Marketing;
- UPPER LEVEL: Glasrud Auditorium, New Rivers Press; SECOND FLOOR: English Department
- WELLNESS CENTER (WC)** (805 14th St. So.) Health and Wellness Programs

HOUSES

- 515 11th Street South—Nemzek House (NH)** Counselled and Student Affairs Lab/Social Work Applied Classroom through Fall Semester only
- 524 10th Street South (DZ)** Delta Zeta Sorority
- 803 11th Street South (GP)** Unoccupied (Former Gateway Program House)
- 811 11th Street South (CE)** Continuing Studies; Customized Training
- 1026 7th Ave. South (UA)** Unoccupied
- 1010 9th Ave. South (CN)** Centennial House Alumni House / M/SUM Foundation
- 1340 6th Avenue South (FHJ)** CPMI (Owner's Rep) Office

OTHER

- REGIONAL SCIENCE CENTER (SC)** (633 164th St. So., Glyndon, MN 56547)