

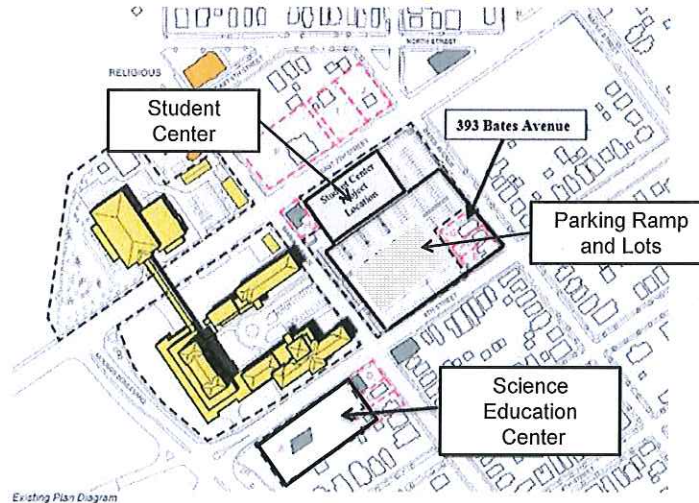
# Acquisition of Property Related to Metropolitan State University Parking Ramp Construction



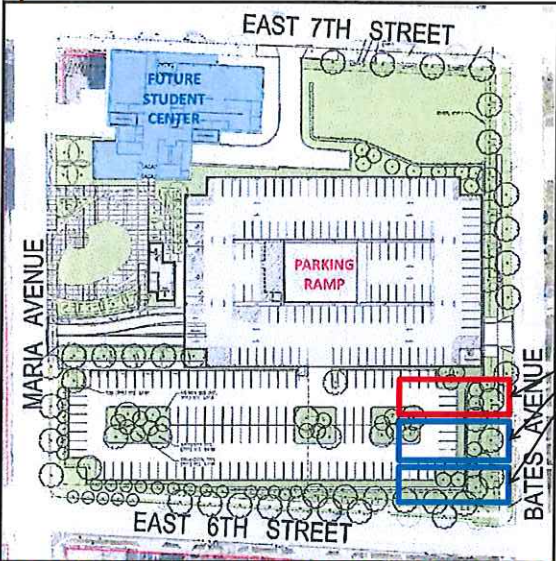
**Finance and Facilities Committee**  
**March 19, 2014**

The Minnesota State Colleges and Universities system is an Equal Opportunity employer and educator.

## Campus master planning



### Site plan



Bates Properties



### Development details

- Parking and student union require entire block
- All designs and site plans approved by city
  - Includes property acquisitions
- 2 of 3 properties have been acquired
- Protracted negotiations with 3<sup>rd</sup> property owners representative
  - Beginning to impact construction budget and timeline



## Property Statistics – 393 Bates Ave.

|                        |                            |
|------------------------|----------------------------|
| Property:              | 393 Bates Avenue, St. Paul |
| Type:                  | Single story, residential  |
| Land:                  | 0.11 acres                 |
| Building:              | 1,439 sq. ft.              |
| Ownership:             | JTRBSDC, Inc.              |
| Appraised Value:       | \$125,000                  |
| Relocation Assistance: | \$9,000                    |



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## Way Ahead

- MnDOT field title survey **Direct negotiation**
  - Survey and environmental investigation
  - Clear property interests
  - Updated appraisals
  - Best and final offers – direct purchase
- File petition **Condemnation action**
  - District Court hearing / commissioners selected
  - Condemnation hearing, value determination
  - Commissioners award paid to court
  - System takes title and possession



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## Board Motion

- The Finance and Facilities Committee recommends the Board of Trustees adopt the following motion:
  1. The Board of Trustees finds that acquisition of property at 393 Bates Avenue, St. Paul, Minnesota, is necessary for the needs of Metropolitan State University.
  2. The Board authorizes the chancellor or his designee to take all necessary steps to initiate and complete the acquisition via direct negotiation, settlement or the eminent domain process and acquire the property located at 393 Bates Avenue, St. Paul, Minnesota for the benefit of Metropolitan State University.

