

**MINNESOTA STATE COLLEGES AND UNIVERSITIES
BOARD OF TRUSTEES
Agenda Item Summary Sheet**

Name: Finance and Facilities Committee

Date: October 20, 2015

Title: Surplus Real Property Approval – Central Lakes College Boundary Line Correction

Purpose (check one):

- | | | |
|---|--|---|
| <input type="checkbox"/> Proposed
New Policy or
Amendment to
Existing Policy | <input checked="" type="checkbox"/> Approvals
Required by
Policy | <input type="checkbox"/> Other
Approvals |
| <input type="checkbox"/> Monitoring /
Compliance | <input type="checkbox"/> Information | |

Brief Description:

The Board of Trustees is asked to approve the surplus and sale of a small strip of land adjacent to the Central Lakes College, Brainerd campus, to resolve a property line dispute. In lieu of a court directed title action, the parties split the cost of a survey to reestablish the boundary line between college property and a residential homeowner.

Scheduled Presenter(s):

Laura M. King, Vice Chancellor - CFO
Greg Ewig, Director, Capital Development

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

BOARD ACTION

**Surplus Real Property Approval –
Central Lakes College Boundary Line Correction**

1 **BACKGROUND**

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3 The Board of Trustees is asked to approve the surplus and sale of a small strip of land adjacent to
4 the Central Lakes College, Brainerd campus, to resolve a property line dispute (Attachment A). In
5 lieu of a court directed title action, the parties split the cost of a survey to reestablish the boundary
6 line between college property and a residential homeowner. The total area is about 1/10th of an
7 acre on the fringe of the campus athletic field. The college proposes conveying a quit claim deed
8 to the owners for \$1 to resolve the dispute. The appraised value is estimated to be less than \$10,000,
9 and the cost of a court action to solve the title issues would exceed any appraised value.

10
11 Board Policy 6.7 Real Estate Transactions, obligates the Board to declare real property surplus and
12 approve the sale of such property in excess of \$250,000. Notably, there is no specific Board policy
13 governing resolution of property disputes, but as title holder of all college and university real
14 estate, we recommend this Board action to fully resolve the dispute.

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17 **RECOMMENDED COMMITTEE MOTION:**

18 The Finance and Facilities Committee recommends that the Board of Trustees adopts the following
19 motion:

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21 The Board of Trustees designates the strip as shown on **Attachment A** as surplus and authorizes
22 the chancellor or his designee to pursue a sale of the property. The Board directs the chancellor or
23 his designee to execute all necessary documents.

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25 **RECOMMENDED BOARD OF TRUSTEES ACTION:**

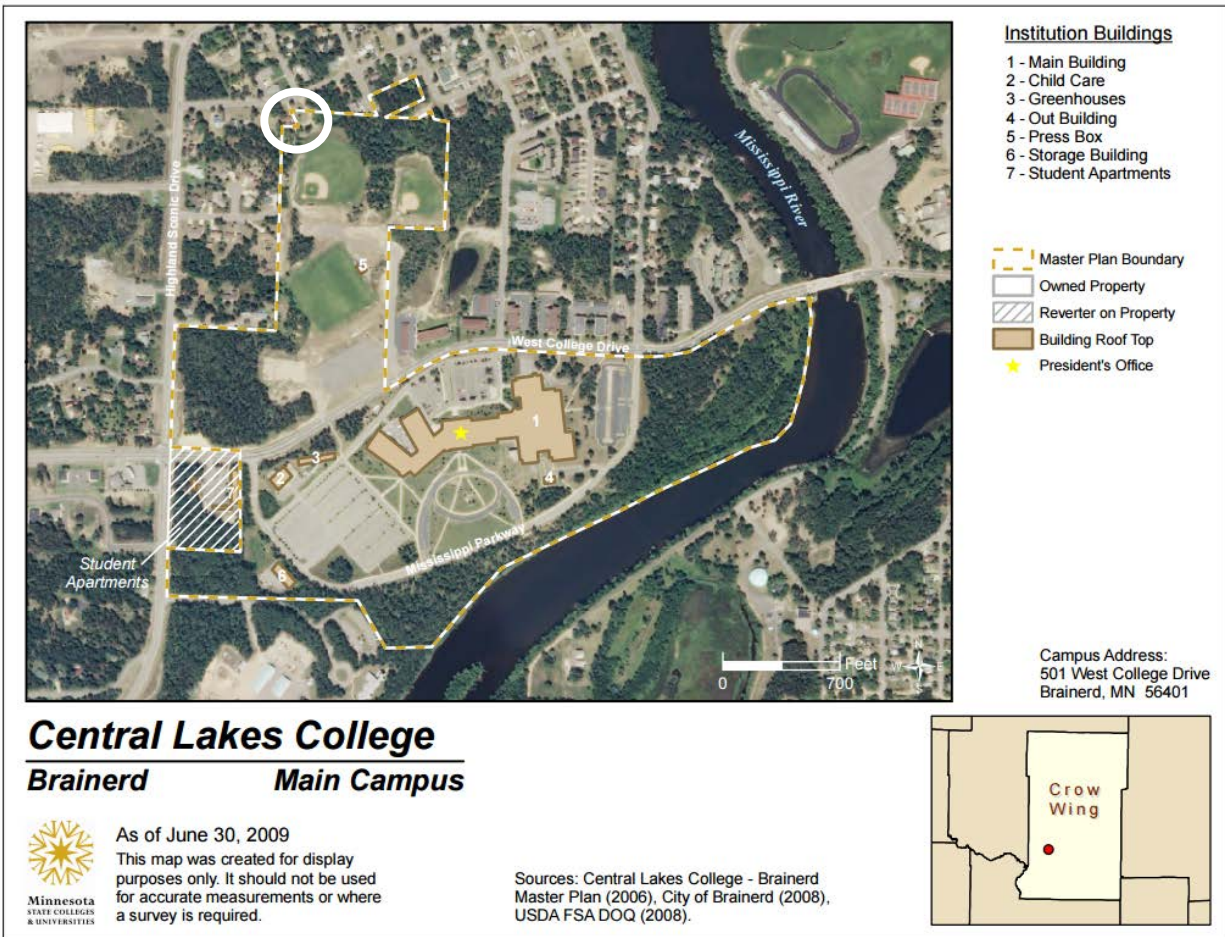
26
27 The Board of Trustees designates the strip as shown on **Attachment A** as surplus and authorizes
28 the chancellor or his designee to pursue a sale of the property. The Board directs the chancellor or
29 his designee to execute all necessary documents.

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33 *Date of Adoption:* 10/21/15

34 *Date of Implementation:* 10/21/15

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1 Attachment A – 1 of 2
 2 (Subject area in circle)
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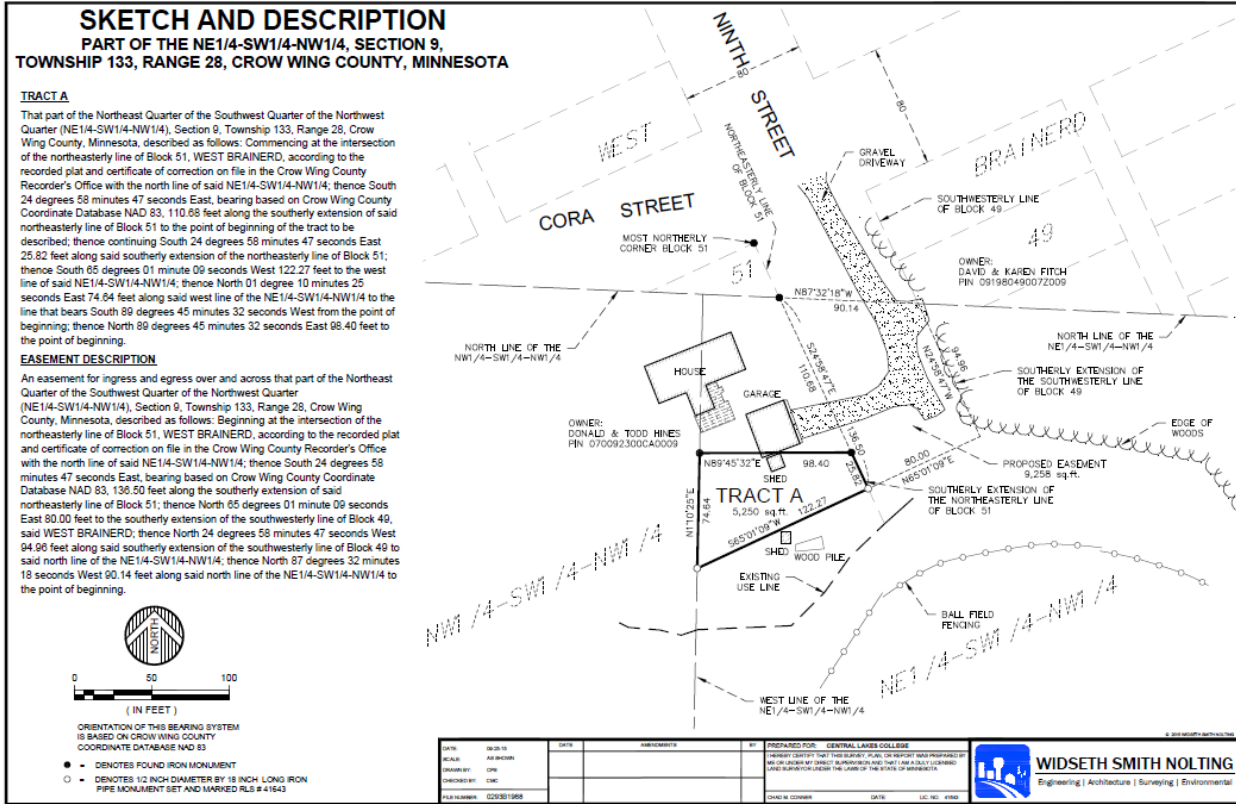


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Attachment A – 2 of 2

Detail - Tract A – Subject Area



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