Introduction to the University of Minnesota’s Real Estate Inventory

I. Real Estate Office

The University of Minnesota Real Estate Office maintains an inventory database and publishes an annual report (this “Real Estate Inventory”) of all University of Minnesota system real estate at the end of the fiscal year. (A separate Fiscal Year Lease Report is also produced each year by the Real Estate Office.) The properties contained within the Real Estate Inventory include a) property owned by the Regents of the University of Minnesota, a constitutional corporation, b) property held in title by the State of Minnesota, for the benefit of the University of Minnesota, or c) property leased on a long-term basis by the University from third-party land owners, which leased property includes buildings owned by the University of Minnesota. The Real Estate Inventory does not include real estate holdings owned by any of the University of Minnesota’s recognized foundations.

II. Organization of the Inventory Report

The Real Estate Inventory is organized as provided below:

A. Minneapolis Area. Includes the Twin Cities – Minneapolis Campus and Hennepin County properties.

B. St. Paul Area. Includes the Twin Cities – St. Paul Campus and Ramsey County properties.

C. Other Metro Area. Includes properties located within the Twin Cities seven-county metropolitan area (excluding Ramsey and Hennepin Counties other than the Intercampus Transitway).

D. Duluth. Includes the Duluth Campus and properties in the greater Duluth, MN area.

E. Morris. Includes the Morris Campus and West Central Research and Outreach Center.

F. Crookston. Includes the Crookston Campus and Northwest Research and Outreach Center.

G. Rochester. Includes properties in Rochester acquired for future development of the Rochester Campus and Unit 2 of the Stabile Building Condominium. (Property leased for the Rochester Campus at 111 S Broadway as of June 30, 2014 is included in the Lease Report.)

H. Greater Minnesota. Includes properties in Minnesota outside the Twin Cities seven-county metropolitan area, as well as research centers and labs in Minnesota operated by various departments but outside the vicinity of any UMN campus.
I. Leased Land. Includes major facilities and programs throughout the state that operate on long-term ground leases, and include University-owned buildings. For a detailed report concerning the University’s annual leasing activities, please see the Real Estate Office’s Fiscal Year Lease Report produced each year.

J. Other U.S. Properties. Includes all owned properties in the U.S. outside the State of Minnesota.

K. Trust Properties. Includes properties that were donated to and retained by the University with a restriction on the use of the property and proceeds generated from the property.

L. State-Owned Properties. Includes the congressionally-granted property conveyed to the State of Minnesota known as “Permanent University Fund” lands (“PUF” lands) for the creation and support of the land grant university in Minnesota, and other lands titled in the name of the state, but from which the University receives benefit from the proceeds (sale, lease or otherwise).

M. Minerals – State and University Owned. Includes all State mineral interests from which the University receives benefit from the proceeds and University mineral interests in Minnesota or elsewhere that have been separated (or severed) from the surface rights.

Note: Bookmarks have been added to the electronic version of this inventory to facilitate navigation through the document. Click the “Bookmarks” tab in Adobe Acrobat to access these links.

III. Inventory Report Contents

Each campus or property area includes the following:

A. Map. Where practical, a map showing the boundaries and general location of the property is included. Maps are generated using a combination of data from the University of Minnesota Real Estate Office and the Planning and Architecture Office, State of Minnesota Department of Transportation, Department of Natural Resources, and Land Management Information Center, United States Farm Service Agency, and the Metropolitan Council’s MetroGIS. A sample map is shown below:
B. Summary Data Sheet. Each campus property area report includes a summary data sheet which includes:
1. Property description and area
2. Use
3. Rights/Restrictions
4. Administrator
5. Comments

An example of the summary data sheet is shown below:

C. Spreadsheet report detailing specific tracts. Each campus or property area includes a spreadsheet report (campus code report) which details the property owned as of the date of the report for that campus or property area by “Tract Numbers”. A Tract Number is assigned to each property acquired by the University of Minnesota. Additional tract details can be obtained using the tract number by accessing the Real Estate Office’s Real Estate Database on the web (www.realestate.umn.edu).

A sample page of a spreadsheet report is shown below:
IV. Use of this Real Estate Inventory

A. Intended Use. Great care was taken to ensure the accuracy of the report. However, errors or omissions may have been made. This document is intended to be used for reporting or planning purposes only and should not be relied upon when a survey or title report is warranted.

B. Comments and/or Corrections:
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Minneapolis MN 55455 612-624-6345 (fax)

V. Major Inventory Changes during Fiscal Year 2015

The following are the highlighted differences from the Fiscal Year 2014 report:

A. Acquisition of two properties adjacent to the Minneapolis East Bank Campus
   The University acquired two properties east of TCF Bank stadium located at 650 25th Ave SE (0.971 acres) and 501 29th Ave SE (2.971 acres). These transactions are listed in the Minneapolis East Bank section as tract numbers 0823.01 and 0823.02.

B. Acquisition of 140 acres in Otter Tail County
   The University acquired the Torgerson Gift Property, 140 acres, in Otter Tail County. This transaction is listed as number 2113.00 in the Greater Minnesota section.

C. Acquisition of 120 acres for Cedar Creek Ecosystem Science Reserve
   The University acquired 120 acres in Isanti County from the Meltzer family for the Cedar Creek Ecosystem Science Reserve. This transaction is listed as number 2114.00 in the Other Metro Area section.