Introduction to the University of Minnesota’s Real Estate Inventory

I. Real Estate Office

The University of Minnesota Real Estate Office - part of Planning, Space, & Real Estate within University Services - 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 each 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) real property owned by the Regents of the University of Minnesota, a constitutional corporation, b) real property held in title by the State of Minnesota, for the benefit of the University of Minnesota, or c) real property leased on a long-term basis by the University from third-party land owners, which leased property includes buildings owned and controlled by the University of Minnesota for its or its lessees’ exclusive use. 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

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.

The Real Estate Inventory is organized into location category sections as provided below:

A. Minneapolis Area. Includes the Twin Cities – Minneapolis Campus and other properties located within the city of Minneapolis.


C. Other Metro Area. Includes properties located within the Twin Cities seven-county metropolitan area outside of the cities of Minneapolis, St Paul, Falcon Heights, and Lauderdale.

D. Duluth. Includes the Duluth Campus and properties in the greater Duluth 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 Stable Building Condominium (other properties leased for the Rochester Campus are included in the Lease Report).
H. Greater Minnesota. Includes properties in Minnesota outside the Twin Cities seven-county metropolitan area including research centers and labs operated by various departments but outside the vicinity of any of the five primary UMN campuses.

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

J. 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).

K. University Owned Minerals. University mineral interests in Minnesota or elsewhere that have been separated (or severed) from the surface rights.

L. State Owned Minerals. All State-owned mineral interests severed from the surface rights from which the University receives benefit from the proceeds.

III. Inventory Report Contents

Under each location category section are sub-sections for the individual properties. The properties are defined using a combination of location, governance, history, and use. They do not strictly follow the definitions of “Campus” or “Site” as used in other University information systems or reports. They are ordered within the location category sections by the date of original property acquisition in ascending order.

Each campus property sub-section 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, University Services Enterprise GIS, State of Minnesota Geospatial Information Office, Department of Transportation, and Department of Natural Resources, United States Farm Service Agency, Metropolitan Council’s Metro GIS, and various counties and cities. A sample map is shown below:
B. Summary Data Sheet. Each property 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:

![Image of a summary data sheet]

C. Report detailing specific tracts. Each property includes a report which details the individual land tracts owned as of the end of the fiscal year. The term “tract” is used to refer to individual parcels or “bundles” of real estate rights acquired by the University or held by the State of Minnesota for the benefit of the University. Each tract includes its assigned number, date of acquisition, original purchase price, current net and gross surface and mineral acres owned, percentage ownership, property ID number based on its location within the Public Land Survey system, County/State/Country, how acquired, and the previous owner. Some tracts are reported as having both zero surface and zero mineral acres. These tracts represent other property rights the University holds, such as easement rights, mortgage lien rights, leasehold rights, or air rights.

A sample page of a report is shown below:

![Image of a report detailing specific tracts]
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:
    University of Minnesota Real Estate Office reo@umn.edu
    319 15th Ave. SE, Suite 451, 612-625-5345 (phone)
    Minneapolis MN 55455 612-624-6345 (fax)

V. Land Transactions Completed During Fiscal Year 2018

Acquisitions
The University acquired a total of 59.136 surface acres of property, as well as the ownership of an apartment building in Fiscal Year 2018. The individual properties were acquired via the following transactions:

A. October 25, 2017: Acquisition of Whitlock-Sonnenberg Post #1215 VFW in Rochester
   The University acquired the 0.394 acre Whitlock-Sonnenberg Post #1215 VFW property in Rochester, located adjacent to other properties previously acquired for the future development of the Rochester Campus. Ownership of the existing buildings was severed from the land to facilitate demolition by the seller upon the move of the VFW Post to a new location. The property is listed as tract number 1384.00 in the Rochester Campus section.

B. October 31, 2017: Acquisition of 1014 and 1018 Fulton St SE in Minneapolis
   The University acquired the adjoining residential properties located at 1014 and 1018 Fulton St SE totaling 0.148 acres, located adjacent to the southern edge of the Twin Cities-Minneapolis East Bank Campus. The existing houses on the property were demolished by the sellers before the acquisition. The properties are listed as tract numbers 0838.00 and 0839.00 in the Minneapolis East Bank section.

C. November 15, 2017: Acquisition of 57.4 acres of land in Clearwater County for the Itasca Biological Station and Laboratory
   The University acquired two parcels of land totaling 57.4 acres located just to the northwest of Itasca State Park for use by the Itasca Biological Station for land-based research (this type of research was not previously possible due to use restrictions on the existing facility stemming from its location within Itasca State Park). The properties are listed as tract numbers 2115.00 and 2115.01 in the Itasca Biological Station and Laboratories section.

D. January 12, 2018: Acquisition of 614 Huron Blvd SE in Minneapolis
   The University acquired the 0.411 acre residential property located at 614 Huron Blvd SE adjacent to the southern edge of the Twin Cities-Minneapolis East Bank Campus. Ownership of the existing apartment building on the property was severed from the land to facilitate its demolition. This property adjoins the properties at 1014 and 1018 Fulton St SE acquired previously in
FY 18. The property is listed as tract number 0840.00 in the Minneapolis East Bank section.

E. March 29, 2018: Acquisition of the Keeler Apartment Building in Minneapolis
The University acquired the Keeler Apartment Building located at 317 17th Ave SE in Minneapolis adjacent to the northern edge of the Twin Cities-Minneapolis East Bank Campus for student housing, education, and office uses. Ownership of the building is subject to a ground lease through July 31, 2063, whereupon the ownership of the building reverts to the University Episcopal Center as landlord (see University Lease No. L-1350B). This property is listed as tract number 0841.00 in the Minneapolis East Bank section.

F. June 26, 2018: Acquisition of 1625 Daniels St in Long Lake, Minnesota
The University acquired the 0.783 acre commercial property located at 1625 Daniels St in Long Lake, Minnesota for use by the West Metro Equine Practice, operated by the College of Veterinary Medicine. This property is listed as tract number 1352.00 in the West Metro Equine Campus section.

Dispositions
The University disposed of a total of 0.190 acres of surface property, as well as several University-owned buildings located on leased land in Fiscal Year 2018. The individual properties were disposed of via the following transactions:

A. September 30, 2017: Sale of Magnetic Test Facility Building at the O’Brien Observatory in Marine on St. Croix
The University sold the Magnetic Test Facility Building located adjacent to the O’Brien Observatory on land leased from the O’Brien family since September 1, 1969. This property was previously listed as tract number 9999.04 in the Magnetic Test Facility section. The Magnetic Test Facility campus section has been removed from the Inventory Report.

B. May 15, 2018: Sale of 0.190 Acres of Surplus Land at the University of Minnesota-Morris Campus
The University sold an isolated 0.190 acre triangle of surplus land located across a public street from the northern edge of the Morris Campus. The acreage was deducted from tract number 1403.02 as reported in the University of Minnesota-Morris Campus and West Central Research and Outreach Center section.

C. June 15, 2018: Vacation of University Buildings at the Sand Plain Research Farm in Becker, MN
On Jun 15, 2018 the University vacated 75 acres and the five University-owned buildings located on land leased since 1972 from Northern States Power Company for the operation of the Sand Plain Research Farm. The vacation of the premises was completed under the terms of a Memorandum of Understanding (MOU), effective as of March 27, 2017, which governs both the interim use of the old site, and interim use of a new site pending the construction of replacement facilities and the execution of a new lease agreement. The MOU also released the University from its obligation to
VI. Revisions and Corrections to the Inventory Report for Fiscal Year 2018

Report Revisions

A. Addition of Murphy Warehouse Campus
   The Murphy Warehouse property has been given its own campus report section under the Minneapolis Area section. It had previously been reported as part of the Twin Cities-Minneapolis-East Bank Campus.

B. Re-addition of Hormel Institute Campus
   The Hormel Institute Campus in Austin, Minnesota has been added back to the inventory report in order to report on permanent easement rights still held by the University. This campus property was last reported on under the Leased Lands section of the Fiscal Year 2010 report, but was removed due to the sale of the Hormel Institute buildings in 2011 as part of the execution of a new lease (the University still operates the Hormel Institute under University Lease Nos. L-713 and L-713A – see Lease Report).

C. Elimination of Trust Lands Section
   The “Trust Lands” section of the report has been eliminated, and the tracts formerly reported on as part of the Trust Lands Campus have been given their own individual campus property reports or incorporated into existing campus properties when appropriate as given below:

1. Added to the Greater Minnesota section:
   - Day Trust
   - Ause Trust
   - Allred Trust
   - Boone Trust
   - Hubachek Wilderness Research Center

2. Added to the Other Metro section:
   - Baker Trust

3. Incorporated into the Southwest Research and Outreach Center (Greater Minnesota Section)
   - Elwell Trust

4. Incorporated into the Cloquet Forestry Center (Greater Minnesota Section)
   - Fritz (Berthiaume) Trust
D. **Elimination of Leased Lands Section**
   The Leased Lands section of the report has been eliminated, and the properties within have been moved to the appropriate section or incorporated into existing properties when appropriate as follows:
   
   - **Itasca Biological Station and Laboratories**: Moved to the Greater Minnesota section.
   - **Magnetic Test Facility**: Property eliminated due to sale of building and termination of lease.
   - **Sand Plain Research Farm**: Property eliminated due to termination of existing lease and abandonment of University-owned buildings pending the construction of facilities at a different location under a new lease agreement.
   - **St. Louis Bay Aquatic Center**: Moved to the Duluth Area section.
   - **Horizontal Groundwater Recovery Well**: Property eliminated and tract added to the Twin Cities-West Bank Campus.
   - **University of Minnesota Boathouse**: Property eliminated and tract added to the Twin Cities-East Bank Campus.

E. **Changes to the University Owned Minerals Section**
   The University Owned Minerals section has been updated to eliminate the Trust Properties Summary and replace it with a new Other U.S. Minerals summary for mineral rights owned outside of the State of Minnesota. Information on trust minerals located within the State of Minnesota has been moved to the Greater Minnesota Minerals Summary.

F. **Transfer of Tract 2369.00 from the Duluth Campus to the Limnological Research Center**
   Tract 2369.00 was previously reported on as part of the Duluth Campus property. Due to its location adjacent to the Limnological Research Center, it has been transferred to the Limnological Research Center property.

**Report Corrections**

A. **Correction of acreage breakdown between the Morris Campus and the West Central Research and Outreach Center**
   Previous land reports misreported the acreage breakdown between the Morris Campus and the WCROC. The acreage of tract 1870.00 (0.462 acres) was deducted from the WCROC and added to the Morris Campus. In addition, the 0.190 acres sold in FY 18 (see deductions above) was deducted from the WCROC due to it being erroneously reported as part of the WCROC previously.