

UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Facilities Committee

Wednesday, July 9, 2008

10:45 a.m. – 12:00 p.m

600 McNamara Alumni Center, West Committee Room

Committee Members

David Metzen, Chair
Dallas Bohnsack, Vice Chair
Anthony Baraga
Maureen Cisneros
David Larson
Patricia Simmons

Student Representatives

Erick Elgin
Emma Olson

A G E N D A

1. Real Estate Transactions - Action - K. O'Brien/S. Weinberg/B. Slovut (pp. 2-14)
 - A. Twenty-Five Year Agreement for New Duluth Entertainment and Convention Center Arena, Duluth, for UMD Bulldog Men's and Women's Hockey and Graduation (Duluth Campus)
 - B. Acquisition by Eminent Domain of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 17, Township 116 North, Range 23 West, Carver County (Landscape Arboretum)
2. Real Estate Transaction - Review/Action - K. O'Brien/S. Weinberg/B. Slovut (pp. 15-18)
 - A. Acquisition of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 17, Township 116 North, Range 23 West, Carver County (Landscape Arboretum)
3. Schematic Plans - Review/Action - K. O'Brien/A. Levine/M. Perkins (pp. 19-24)
 - A. Maintenance/Farm Research Operations Center, Northwest Research and Outreach Center (NWROC), Crookston
4. Committee 2008-09 Workplan Discussion - D. Metzen/K. O'Brien (pp. 25-26)
5. Consent Report - Review/Action - K. O'Brien (pp. 27-30)
6. Information Items - K. O'Brien (pp. 31-39)



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

July 9, 2008

Agenda Item: Real Estate Transactions

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Susan Carlson Weinberg, Director of Real Estate
Brian Slovut, Associate General Counsel

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and recommend approval of the following real estate transactions:

- A. Twenty-Five Year Agreement for New Duluth Entertainment and Convention Center Arena, Duluth, for UMD Bulldog Men's and Women's Hockey and Graduations (Duluth Campus)
- B. Acquisition by Eminent Domain of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 7, Township 116 North, Range 23 West, Carver County (Landscape Arboretum)

Outline of Key Points/Policy Issues:

The details of these transactions and their financial impact are described in the transaction information pages immediately following this page.

Background Information:

Board of Regents Policy: *Reservation and Delegation of Authority* states that "The Board of Regents reserves to itself authority to approve the purchase or sale of real property having a value greater than \$250,000 or larger than ten (10) acres" and all "leases of real property, easements and other interests in real property if the initial term amount to be paid by or to the University exceeds \$250,000, consistent with Board policies."

These real estate transactions were presented to the Facilities Committee in June 2008.

The final transaction details for the 25-year agreement for the use of the new DECC arena for UMD Bulldogs hockey and commencement exercises will be available for the July 2008 Facilities Committee meeting.

At that meeting, the Regents were advised that it was possible that the President would be recommending in July 2008 not only Board of Regents approval to acquire the subject 90.07

acres by eminent domain, but also approval of a negotiated purchase transaction for the 90.07 acres. Although the negotiated transaction now appears likely, since neither a purchase agreement nor an arbitration agreement has yet been executed, approval of both the eminent domain acquisition of the 90.07 acres as well as the review and approval of the negotiated transaction for acquisition of the 90.07 acres are requested.

President's Recommendation for Action:

The President recommends approval of the following real estate transaction:

- A. Twenty-Five Year Agreement for New Duluth Entertainment and Convention Center Arena, Duluth, for UMD Bulldog Men's and Women's Hockey and Graduations (Duluth Campus)

- B. Acquisition by Eminent Domain of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 7, Township 116 North, Range 23 West, Carver County (Landscape Arboretum)

**TWENTY-FIVE YEAR AGREEMENT
FOR NEW DULUTH ENTERTAINMENT AND CONVENTION CENTER ARENA,
350 HARBOR DRIVE, DULUTH
(DULUTH CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute a 25-year agreement with the Duluth Entertainment and Convention Center Authority (Authority) for the use of the new arena to be constructed at 350 Harbor Drive, Duluth.

2. Description of Leased Premises

The leased premises will include the use of a first-class Division I hockey facility, with seating for 6,630 hockey fans (expanding to 8,200 seats for other events), a 200-foot by 85-foot ice hockey rink which meets the standards of the National Collegiate Athletic Association and the Western Collegiate Hockey Association, four-sided state-of-the-art hockey scoreboard with replay capability, broadcast booths and broadcast facilities. The UMD Bulldog logo will be prominently placed in the center of the ice sheet at times of scheduled hockey games and practice sessions.

The exclusive, year-round leased premises include two locker rooms, dressing rooms, a uniform storage and drying room, and a room on the concourse level for a retail store called the Bulldog Shop.

On game days, the University will have access to the Club Lounge for the exclusive use of University and its invitees, and will have the use of 265 parking spaces. On game days and for up to two commencement exercises, the University will have the use of 2 luxury suites. The University will also have use of the appropriate number of parking spaces for practices and commencement exercises subject to the mutual agreement of the parties.

3. Basis for Request

The University will be the anchor tenant for the new arena to be constructed by the Authority as an addition to the current DECC. The new arena will be used by the University for UMD Bulldogs men's and women's intercollegiate hockey games, including inter-collegiate pre-season and regular season home hockey games (both conference and non-conference), post-season and tournament games (including Women's WCHA Frozen Four games and Men's and Women's NCAA hockey tournament games), practice sessions by the University and visiting teams,

up to two graduation ceremonies each year, and such other uses as the parties may agree.

4. Details of Transaction

The Authority will finance the \$78 million cost for the design and construction of the new arena with State bonds in the amount of \$38 million and bond funding from the City of Duluth in the amount of \$40 million.

The construction of the new arena is scheduled to be completed by December 31, 2010, which would allow UMD to begin playing its Bulldog hockey games in the new arena as of January 1, 2011. However, if the new arena is not completed as scheduled, the University will use the current DECC facility until the new arena is completed.

The University has proposed to include in the agreement the right to terminate the agreement early if UMD men's and women's Division I intercollegiate hockey is discontinued, on a 1-year notice.

5. Lease Costs

The 25-year agreement requires a University rent payment of \$290,146 per year commencing January 1, 2011 (assuming completion of construction by December 31, 2010), with annual increases of 3%. The University's obligation to pay rent on the 25-year agreement ends when the sales taxes collected by the Authority and/or the increase in the City of Duluth's sales tax on food and beverages is sufficient to cover debt service on the bonds issued for the construction of the new arena or the bonds have been fully paid.

The rent reflects finished spaces, and includes all utilities required for University's use, and janitorial services in the entire arena after each University event, including locker rooms, and suites.

The University will pay also an annual advertising fee of \$165,000 for the first year, increasing 3% annually. However, the University has the right (1) to sponsorship and advertising agreements with third parties for all advertising displays and signs, including advertising on the ice, dasher boards, shot clocks and space behind team benches, the penalty box areas, and scoreboard; (2) to agreements with third parties for broadcast sponsorship and advertising messages over the public address system; (3) to designate the name of all spaces in the new arena that are UMD exclusive-use spaces, and (4) to name the lounge area.

The University has the right to film, record, televise, broadcast and otherwise make available to the public UMD hockey games and other University events,

and controls and retains all ticket sales for UMD men's and women's hockey games and commencement exercises. University has the exclusive right to produce and sell game programs, yearbooks and media guides, as well as UMD-branded apparel and novelties.

The Authority has the right to name to new arena, subject to the reasonable approval of the University.

The Authority is responsible for the estimated cost of \$1 million for the scoreboard, and has the right to place messages promoting the Authority and its activities on two full-size dasher board panels and two scoreboard panels.

The University receives 50% of total annual revenues derived by the Authority from the use of luxury suites, exclusive of payments made for concessions. The Authority has use of 2 luxury suites for all UMD men's and women's hockey games at no cost.

6. Source of Funds

The University will use revenues from the sales of UMD Bulldog tickets and advertising to pay the annual rent payment and advertising fee.

7. Recommendations

The above-described real estate transaction is appropriate:

R H Pfitzenreuter 5/29/08

Richard H. Pfitzenreuter, III, Vice President for Finance and CFO

Kathryn A Martin 6/2/08

Kathryn A. Martin, Chancellor, University of Minnesota-Duluth

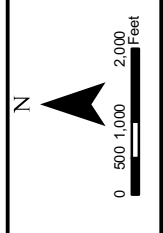
Kathleen O'Brien 5/30/08

Kathleen O'Brien, Vice President for University Services



Duluth Campus

DECC



This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.
 Base Data: Real Estate Office
 MetroGIS, MNDNR, MNDOT

**Twenty-Five Year Agreement for
 New Duluth Entertainment and
 Convention Center Arena**

**Real Estate Office
 University of Minnesota**

**ACQUISITION BY EMINENT DOMAIN OF 90.07 ACRES
IN THE NE1/4 OF SECTION 18 AND THE SE1/4 OF SECTION 7,
TOWNSHIP 116 NORTH, RANGE 23 WEST, CARVER COUNTY
(LANDSCAPE ARBORETUM)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to commence eminent domain proceedings for the purpose of acquiring fee simple title to, and possession of, the following-described property:

The North Half of the North Half of the Northeast Quarter of Section 18, Township 116, Range 23;

AND

That part of Southwest Quarter of the Southeast Quarter and Southeast Quarter of the Southeast Quarter of Section 7, Township 116, Range 23, Carver County, Minnesota described as follows:

Beginning at the Southwest Corner of said Southwest Quarter of the Southeast Quarter; thence East, along the south line of said Southwest Quarter of the Southeast Quarter to a point distant 115.50 feet (7 rods) west of the Southeast Corner of said Southwest Quarter of the Southeast Quarter; thence Northerly to a point on the north line of said Southeast Quarter of the Southeast Quarter distant 115.50 (7 rods) east of the Northwest Corner of said Southeast Quarter of the Southeast Quarter; thence West, along said north line and along the north line of said Southwest Quarter of the Southeast Quarter, to the Northwest Corner of said Southwest Quarter of the Southeast Quarter; thence South, along the west line of said Southwest Quarter of the Southeast Quarter to the point of beginning;

AND

The South Half of the Northwest Quarter of the Northeast Quarter of Section 18, Township 116, Range 23; EXCEPT that part thereof described as follows:

Beginning at the Northeast Corner of said South Half of the Northwest Quarter of the Northeast Quarter; thence Westerly, along the north line of said South Half of the Northwest Quarter of the Northeast Quarter, a distance of 635.17 feet; thence Southerly to a point on the south line of said Northwest Quarter of the Northeast Quarter distant 675.11 feet easterly of the Southwest Corner of said Northwest Quarter of the Northeast Quarter; thence Easterly, along said south line, to the Southeast Corner of said Northwest Quarter of the Northeast Quarter; thence Northerly along the East line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

All in Carver County, Minnesota (as may reasonably be amended upon completion of a certified boundary survey).

2. Location and Description of the Property

The property is located at 8128 Bavaria Road, Victoria, Minnesota, and bounded on 3 sides by property owned by the University at the Landscape Arboretum and Horticultural Research Center (see attached map).

The site consists of an irregularly shaped parcel with frontage on Minnesota Highway 5 totaling approximately 90.07 acres of vacant land.

3. Basis for Request

The acquisition of this property will allow expansion of the horticultural and ecological research, the educational programs and the demonstration gardens at the Landscape Arboretum; protection of the maple-basswood forest ecosystem; protection of the Landscape Arboretum's watershed (allowing ecological control of 95% of the watershed from which surface water flows through the Arboretum) and preservation of the landscape character and the varied ecosystem fragments at the Arboretum; and for connection between the Landscape Arboretum and the Horticultural Research Center property to the northwest, allowing improved internal circulation as well as more efficient and safe operations.

4. Details of Transaction

The University has had an ongoing interest in acquiring this property since 1974, and has made numerous proposals in various forms over the years for the negotiated purchase of the property. The current owner of the property is the Tschimperle Trust, with numerous beneficiaries (the nieces and nephews of Jerome Tschimperle, the former owner of the property).

The University's Office of General Counsel and legal counsel representing the Tschimperle Trust are continuing to discuss the process for determining the value of the property through binding arbitration, thereby avoiding the necessity of acquiring the property by eminent domain.

The University has reached a tentative agreement with the owner to acquire the property in a manner that does not require eminent domain, but a purchase agreement and/or arbitration agreement has not yet been executed. In light of the very long history of unsuccessful efforts to acquire the property by a negotiated transaction, it is recommended that the Regents approve a resolution authorizing commencement of eminent domain.

5. Use of the Property

The property will be used for expansion of the research and education programs and demonstration gardens at the Landscape Arboretum, including protection of the maple-basswood forest ecosystem, protection of the watershed, and for an internal connection between the Landscape Arboretum and Horticultural Research Center.

6. Environmental

The University will complete an environmental investigation of the property prior to taking title to the property.

7. Source of Funding

The acquisition of the property will be funded by donations benefiting the Landscape Arboretum and University funds (an internal loan to the Landscape Arboretum).

8. Recommendations

The above-described real estate transaction is appropriate:

R.H. Pfitzenreuter III 6/27/08

Richard H. Pfitzenreuter III, Vice President for Finance and CFO

E. Thomas Sullivan 6-30-08

E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

Kathleen O'Brien 6/27/08

Kathleen O'Brien, Vice President for University Services



REGENTS OF THE UNIVERSITY OF MINNESOTA
RESOLUTION REGARDING ACQUISITION
OF PROPERTY BY EMINENT DOMAIN
(UNIVERSITY OF MINNESOTA LANDSCAPE ARBORETUM)

WHEREAS, the Board of Regents is empowered to acquire property using eminent domain pursuant to Minn. Stat. § 137.02, subd. 3;

WHEREAS, the mission of the University of Minnesota Landscape Arboretum (Arboretum), as part of the University of Minnesota, is to be a resource for horticultural and environmental information, research and public education, and to inspire and delight visitors with quality plants in well designed and maintained displays, collections, model landscapes, and conservation areas.

WHEREAS, there is an immediate need to acquire the property bordering the Arboretum, described in Exhibit A and depicted on the map in Exhibit B to this Resolution (the "Property"), to further the mission of the Arboretum by allowing: the expansion of horticultural and ecological research, educational programs and the demonstration gardens at the Arboretum; the protection of the maple-basswood forest ecosystem; the protection of the Arboretum's watershed (allowing ecological control of 95% of the watershed from which surface water flows through the Arboretum) and

preservation of the landscape character and the varied ecosystem fragments at the Arboretum; the connection between the Arboretum and the Horticultural Research Center property to the northwest, allowing improved internal circulation as well as more efficient and safe operations.

WHEREAS, the use of eminent domain is necessary because the University has been unable to acquire the Property by a voluntary transaction.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED:

1. Acquisition of the Property described in Exhibit A is necessary to further the mission of the Arboretum as described above. There is a public purpose, as defined in Chapter 117 of Minnesota Statutes, and an immediate need for the University to acquire the Property. The legal description in Exhibit A represents the most accurate information the University has at this time, but it may be modified if new information is obtained requiring such modification.

2. The appropriate administrative officers are authorized to commence eminent domain proceedings pursuant to Minnesota law, for the purpose of acquiring fee simple title to, and possession of, as soon as may be allowed by law, the Property, as described in Exhibit A.

The North Half of the North Half of the Northeast Quarter of Section 18, Township 116, Range 23;

AND

That part of Southwest Quarter of the Southeast Quarter and Southeast Quarter of the Southeast Quarter of Section 7, Township 116, Range 23, described as follows:

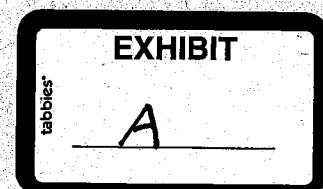
Beginning at the Southwest Corner of said Southwest Quarter of the Southeast Quarter; thence East, along the south line of said Southwest Quarter of the Southeast Quarter to a point distant 115.50 feet (7 rods) west of the Southeast Corner of said Southwest Quarter of the Southeast Quarter; thence Northerly to a point on the north line of said Southeast Quarter of the Southeast Quarter distant 115.50 (7 rods) east of the Northwest Corner of said Southeast Quarter of the Southeast Quarter; thence West, along said north line and along the north line of said Southwest Quarter of the Southeast Quarter, to the Northwest Corner of said Southwest Quarter of the Southeast Quarter; thence South, along the west line of said Southwest Quarter of the Southeast Quarter to the point of beginning;

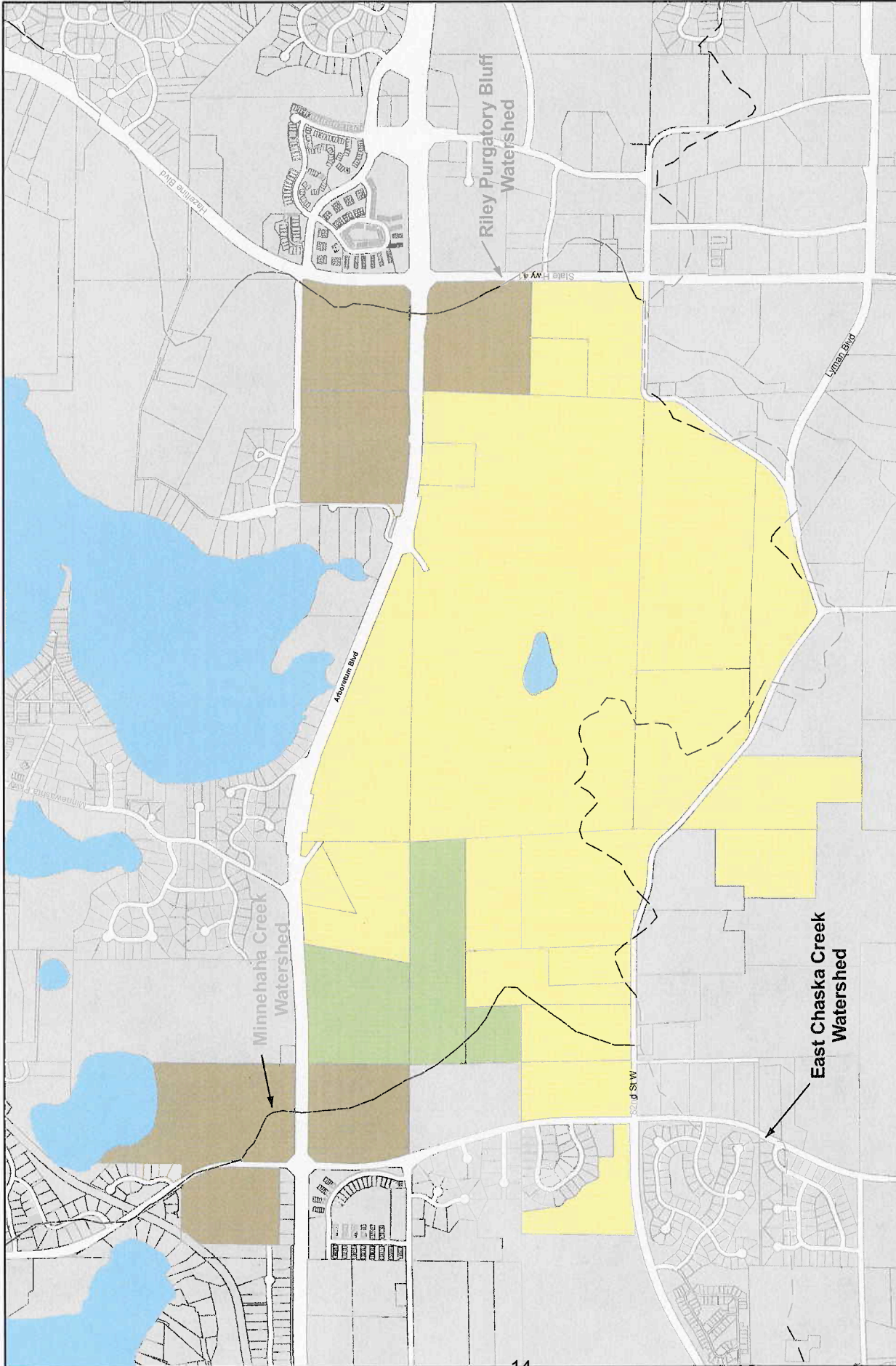
AND

The South Half of the Northwest Quarter of the Northeast Quarter of Section 18, Township 116, Range 23; EXCEPT that part thereof described as follows:

Beginning at the Northeast Corner of said South Half of the Northwest Quarter of the Northeast Quarter; thence Westerly, along the north line of said South Half of the Northwest Quarter of the Northeast Quarter, a distance of 635.17 feet; thence Southerly to a point on the south line of said Northwest Quarter of the Northeast Quarter distant 675.11 feet easterly of the Southwest Corner of said Northwest Quarter of the Northeast Quarter; thence Easterly, along said south line, to the Southeast Corner of said Northwest Quarter of the Northeast Quarter; thence Northerly along the East line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

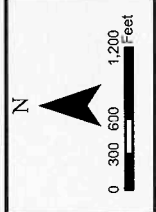
All in Carver County, Minnesota (as may reasonably be amended upon completion of a certified boundary survey).





This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Base Data: Real Estate Office
 MetroGIS, MNDNR, MNDOT



- Tschimperle Property
- Landscape Arboretum
- Horticultural Research Center
- Watershed Boundaries

Tschimperle Property
90.07 Acres

Real Estate Office
 University of Minnesota

EXHIBIT

B

tables



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

July 9, 2008

Agenda Item: Real Estate Transaction

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Susan Carlson Weinberg, Director of Real Estate
Brian Slovut, Associate General Counsel

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and recommend approval of the following real estate transaction:

- A. Acquisition of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 7, Township 116 North, Range 23 West, Carver County (Landscape Arboretum)

Outline of Key Points/Policy Issues:

The details of this transaction and its financial impact are described in the transaction information pages immediately following this page.

Background Information:

Board of Regents Policy: *Reservation and Delegation of Authority* states that "The Board of Regents reserves to itself authority to approve the purchase or sale of real property having a value greater than \$250,000 or larger than ten (10) acres" and all "leases of real property, easements and other interests in real property if the initial term amount to be paid by or to the University exceeds \$250,000, consistent with Board policies."

At the June 2008 Facilities Committee meeting, the Regents were advised that it was possible that the President would be recommending in July 2008 not only Board of Regents approval to acquire the subject 90.07 acres by eminent domain, but also approval of a negotiated purchase transaction for the 90.07 acres. Although the negotiated transaction now appears likely, since neither a purchase agreement nor an arbitration agreement has yet been executed, approval of both the eminent domain acquisition of the 90.07 acres as well as the review and approval of the negotiated transaction for acquisition of the 90.07 acres are requested.

President's Recommendation for Action:

The President recommends approval of the following real estate transaction:

- A. Acquisition of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 7, Township 116 North, Range 23 West, Carver County (Landscape Arboretum)

**ACQUISITION OF 90.07 ACRES
IN THE NE1/4 OF SECTION 18 AND THE SE1/4 OF SECTION 7,
TOWNSHIP 116 NORTH, RANGE 23 WEST, CARVER COUNTY
(LANDSCAPE ARBORETUM)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the purchase of the property located at 8128 Bavaria Road, Victoria, from the Tschimperle Trust.

2. Location and Description of the Property

The property is located south of Hwy. 5 and east of Bavaria Road, in Victoria, abutting the University's Landscape Arboretum and Horticultural Research Center property on three sides.

The site consists of an irregularly shaped parcel with frontage on Minnesota Highway 5 totaling approximately 90.07 acres of vacant land.

The legal description of the property:

Part of the North ½ of the North ½ of the NE1/4 of Section 18, Township 116 North, Range 23 West;

Part of the SW1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 7, Township 116 North, Range 23 West; and

Part of South ½ of the NW1/4 of the NE1/4 of Section 18, Township 116 North, Range 23 West;

All in Carver County, Minnesota.

3. Basis for Request

The acquisition of this property will allow expansion of horticultural and ecological research, the educational programs and the demonstration gardens at the Landscape Arboretum; protection of the maple-basswood forest ecosystem; protection of the Landscape Arboretum's watershed (allowing ecological control of 95% of the watershed from which surface water flows through the Arboretum) and preservation of the landscape character and the varied ecosystem fragments at the Arboretum; and for

connection between the Landscape Arboretum and the Horticultural Research Center property to the northwest, allowing improved internal circulation as well as more efficient and safe operations.

4. Details of Transaction

The University has had an ongoing interest in acquiring this property since 1974, and has made numerous proposals in various forms over the years for the negotiated purchase of the property. The current owner of the property is the Tschimperle Trust, with numerous beneficiaries (the nieces and nephews of Jerome Tschimperle, the former owner of the property).

Recent efforts to negotiate the purchase of the property have been largely unsuccessful because of the differences in the values for the property suggested by the University's and the owner's appraisers. As a result, the University proposed alternative methods of determining the purchase price for the property, short of eminent domain. The owner has recently indicated that it will accept the binding arbitration alternative.

The tentative agreement reached by the University and the Tschimperle Trust provides for the University to close on the purchase of the property and pay part of the purchase price at the closing, \$3.15 million. The binding arbitration process will then establish the final purchase price.

Since neither a purchase agreement nor an arbitration agreement has yet been executed yet by the Tschimperle Trust, and in light of the very long history of unsuccessful efforts to acquire the property by negotiated transaction, it is recommended that the Regents approve a resolution authorizing the negotiated purchase transaction with the price to be determined by binding arbitration, as well a resolution authorizing commencement of eminent domain.

5. Use of the Property

The property will be used for expansion of the research and education programs and demonstration gardens at the Landscape Arboretum, including protection of the maple-basswood forest ecosystem, protection of the watershed, and for an internal connection between the Landscape Arboretum and Horticultural Research Center.

6. Environmental

The University has completed a Phase I environmental site assessment which indicates an area of approximately 100' x 30' x 15' that was used for the disposal of rubbish and debris. Based on the materials observed, there are no expected releases at the property. However, the University has requested the owner's consent to proceed with a Phase II assessment to confirm the property is in acceptable environmental condition.

7. Source of Funding

The acquisition of the property will be funded by donations benefiting the Landscape Arboretum and University funds (an internal loan to the Landscape Arboretum). It may be possible to utilize \$878,883 in grant funds from the Legislative-Citizen Commission on Minnesota Resources for the purchase of the subject property in the negotiated transaction involving binding arbitration, which will then reduce the amount of University funds needed to acquire the property.

8. Recommendations

The above-described real estate transaction is appropriate:

RHP pfutzenreuter 6/27/08

Richard H. Pfutzenreuter III, Vice President for Finance and CFO

E. Thomas Sullivan 6-30-08

E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

Kathleen O'Brien 6/27/08

Kathleen O'Brien, Vice President for University Services



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

July 9, 2008

Agenda Item: Schematic Plans

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Allen Levine, Dean, College of Food, Agriculture, & Natural Resources
Sciences
Associate Vice President Michael Perkins

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and take action on the schematic plans for the following project:

- Maintenance/Farm Research Operations Center, Northwest Research and Outreach Center (NWROC), Crookston

Outline of Key Points/Policy Issues:

Maintenance / Farm Research Operations Center, Northwest Research and Outreach Center, Crookston

The current farm operations facility, constructed in 1971, does not accommodate the changes made in crop and animal research and the outreach mission at the NWROC. Academic positions have been added; the dairy herd and beef feedlot have increased in size; and the number of acres operated to support crop and livestock research has increased. The number of vehicles needed to carry out the NWROC mission has increased and the farm equipment has increased in size. A larger, more program-efficient Maintenance/Farm Research Operations Center is needed. A new building of approximately 8,000 to 9,600 square feet is proposed. The building will be equipped to facilitate the maintenance and operations needs of the NWROC.

Background Information:

Funding for this project was included in the Fiscal Year 2009 Capital Budget approved by the Board of Regents in June 2008.

President's Recommendation for Action:

The President recommends approval of the schematic plans and of the appropriate administrative officers proceeding with the award of contracts for the development of construction documents and construction for the following project:

- Maintenance/Farm Research Operations Center, Northwest Research and Outreach Center, Crookston

**Maintenance / Farm Research Operations Center
Northwest Research and Outreach Center (NWROC), Crookston
Project No. 05-871-07-1768, Capital Budget No. 2952**

1. Basis for Request:

The mission of the Northwest Research and Outreach Center (NWROC) is to contribute, within the framework of the Minnesota Agricultural Experiment Station (MAES) and the College of Food, Agricultural and Natural Resource Sciences, to the acquisition, interpretation and dissemination of research results to the people of Minnesota, with application to the knowledge base of the United States and World. Within this framework, major emphasis is placed on research and education that is relevant to the needs of northwest Minnesota, and which includes projects initiated by NWROC scientists, other MAES scientists and state or federal agencies.

The NWROC is located adjacent to the Crookston campus and provides laboratories, fields, and herds for use by the students enrolled in agricultural programs.

The current farm operations facility, constructed in 1971, does not accommodate the changes made in the crop and animal research and the outreach mission at the NWROC. Since 1983 the NWROC has expanded the following areas:

- New academic positions have been added in Plant Pathology, Entomology, Agronomy and Natural Resources;
- The dairy herd has doubled in size;
- The size of the system's only beef feedlot has quadrupled; and
- The acreage supporting crop and livestock research has increased from 100 acres to 325 (plus another 2,000 + acres to supply feed, bedding and for animal waste disposal in animal research).

In this time frame, the number of vehicles to support NWROC and off-site research has increased from 9 to 31; increases in research and support equipment have also been made. Thirteen additional buildings and four silos have been added to the maintenance stream. Budget reductions have reduced the maintenance and farm support staff by 1/3 since 1971. The size of machinery has increased to accommodate farm operation to save labor, however existing building heights and door sizes do not accommodate this larger equipment for repair and maintenance. Needed repairs go undone or delayed, which negatively impact the efficiency and accomplishments of the NWROC research and outreach mission.

In addition to size deficiencies, safety and code issues are a major concern, as well as office space for the NWROC main personnel in farm and maintenance operations. The existing facility lacks toilet, lunch and conference space and is not energy inefficient.

2. Scope of Project:

The project consists of a single story pre-engineered metal building structure divided into two areas: farm research operations and equipment maintenance. The facility will be approximately 80 feet wide by 100 feet in length (8,000 square feet) with an alternative to add an additional 20 feet of length (9,600 square feet). The floor system will be sealed concrete slab on grade, reinforced as required for large equipment. Floor drains and tie down anchors will be strategically placed throughout the floor system. A hydronic floor heating system will be included, if the budget allows.

The exterior skin of the facility will be pre-finished metal wall and roof panels consistent with that of the adjacent buildings. The intent is to have 20 foot sidewalls, which allow enough clearance to incorporate large overhead doors sized to accommodate large agricultural equipment. Interior wall and ceiling within the maintenance areas will be a pre-finished metal liner panel. Offices and break rooms walls and ceilings will be gypsum wall board. The facility is scheduled to be fully sprinkled, include air conditioning in offices and break rooms, unit heaters for make-up in large open areas, ventilation in maintenance areas to control exhaust and other fumes, and air and water lines distributed throughout the facility. Walls and ceilings will be insulated.

New gravel roads will be constructed to improve circulation. Water, sanitary sewer, and electrical services with sufficient capacity are located near the proposed site. The siting of this facility is consistent with the University of Minnesota Crookston's Campus Master Plan.

3. Environmental Issues: No environmental issues are anticipated.

4. Cost Estimate:

Construction Cost	\$1,540,000
Non Construction Cost	<u>460,000</u>
Total Project Cost	\$2,000,000

5. Capital Funding:

2008 State Capital Appropriation	\$1,330,000
Northwest Research and Outreach Center	450,000
Internal Loan repaid by Northwest Research and Outreach Center	<u>220,000</u>
Total Project Funding	\$2,000,000

6. Capital Budget Approvals:

The project is included in the Fiscal Year 2009 Capital Budget.

7. Annual Operating and Maintenance Cost and Source of Revenue:

Annual operating costs are anticipated to be \$10,000 and will be funded by the Northwest Research and Outreach Center operations.

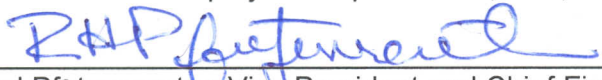
8. Time Schedule and Delivery Method:

Award contracts and Begin Construction	Fall 2008
Complete construction	Spring 2009
The project delivery method will be design/bid/build.	

9. Architect: Foss Architects & Interiors, Moorhead, Minnesota

10 Recommendation:

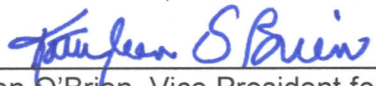
The above described project scope of work, cost, funding, and schedule is appropriate:

 6/27/08

Richard Pfitzenreuter, Vice President and Chief Financial Officer

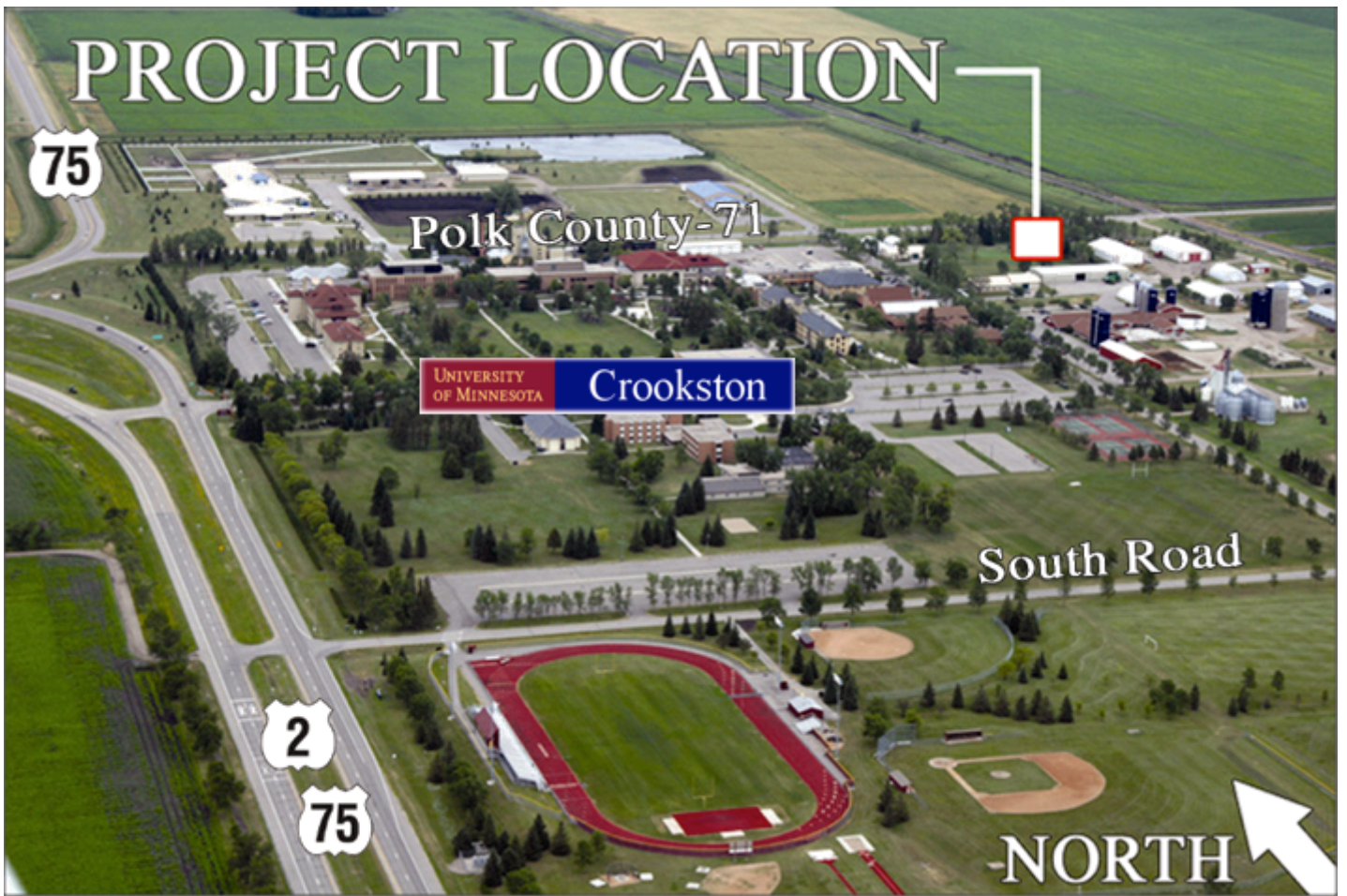
 6-30-08

E. Thomas Sullivan, Senior Vice President/Provost

 4/27/08

Kathleen O'Brien, Vice President for University Services

Maintenance / Farm Research Operations Center Northwest Research and Outreach Center, Crookston Project Location



Maintenance / Farm Research Operations Center Northwest Research and Outreach Center, Crookston Site Plan





UNIVERSITY OF MINNESOTA BOARD OF REGENTS

Facilities Committee

July 9, 2008

Agenda Item: Committee 2008-09 Workplan Discussion

review review/action action discussion

Presenters: Regent David Metzen
Vice President Kathleen O'Brien

Purpose:

policy background/context oversight strategic positioning

According to Board of Regents Policy: Board Operations and Agenda Guidelines, Section II, Subdivision 7: Workplans, "Each year the Board and its committees develop workplans with the advice of the president or delegate."

This discussion is intended to focus on major issues the committee may wish to address in FY 2008-09.

Outline of Key Points/Policy Issues:

The Facilities Committee oversees the University's physical assets (e.g., land, buildings, infrastructure, and equipment). This committee considers the general adequacy, condition, and use of existing facilities; oversees policy related to physical planning, reviews renewal, replacement, and new construction decisions; and recommends the financing of capital projects.

Specifically, this committee recommends:

- capital budget amendments;
- schematic plans;
- real estate transactions; and
- district and campus master plans.

This committee also:

- reviews semi-annual capital improvement reports; and
- receives miscellaneous facilities management reports and notification of significant issues.

Background Information:

The Board of Regents will discuss work plan issues at its July 2008 retreat.

Board of Regents Facilities Committee 2008-09 Work Plan

July 2008

The Facilities Committee oversees the University's physical assets (e.g., land, buildings, infrastructure, and equipment). This committee considers the general adequacy, condition, and use of existing facilities; oversees policy related to physical planning, reviews renewal, replacement, and new construction decisions; and recommends the financing of capital projects.

Specifically, this committee recommends:

- capital budget amendments;
- schematic plans;
- real estate transactions; and
- district and campus master plans.

The following issues will be considered by the committee in addition to the normal business items:

Facilities Committee Agenda Items

Annual issues to be addressed:

- Capital Planning and Project Management
Semi-Annual Project Report
- Facilities Condition Assessment (FCA) and
Facilities Management Update
- Utilities: principles and progress update –
Utilities Master Plan
- Issues related to: Annual Capital Budget
- Issues related to: Six-year Capital Plan

*Additional items for consideration by the Facilities
Committee:*

- Update on Sustainability programs in
University operations

Facilities-related Agenda Items for the Full Board

Annual issues for Board of Regents action:

- Six year Capital Plan
- Annual Capital Budget
- State Capital Request

Additional issues for Board of Regents action:

- Twin Cities Campus Master Plan approval
- Rochester Campus Master Plan approval
- Board of Regents Sustainability policy – system-wide
goals
- Central Corridor Light Rail Transit updates and MOU
approval

Additional items for consideration by the Board:

- TCF Bank Stadium construction update and tour
- Medical Biosciences capital program implementation
structure
- University Neighborhood Alliance
- University Northside Partnership/ Urban Research
and Outreach Center



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

July 9, 2008

Agenda Item: Consent Report

review review/action action discussion

Presenters: Vice President Kathleen O'Brien

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and recommend approval of the following real estate transactions:

- A. Three-Year Lease for Continued Use of 10,486 Square Feet in Mill Place at 111 3rd Avenue South, Minneapolis (Twin Cities Campus)

Outline of Key Points/Policy Issues:

The details of this transaction and its financial impact are described in the transaction information pages immediately following this page.

Background Information:

Board of Regents Policy: *Reservation and Delegation of Authority* states that "The Board of Regents reserves to itself authority to approve the purchase or sale of real property having a value greater than \$250,000 or larger than ten (10) acres, and all leases, easements, and other interests in real property with a present value of the gross rent to be paid by or to the University during the initial term in excess of \$250,000, consistent with Board policies."

In accordance with the *Board of Regents Calendar*, which is included in Board of Regents Policy: *Board Operations and Agenda Guidelines*, the "sale or purchase of real property between 10 and 40 acres, or with a value between \$250,000 and \$500,000" and "leases with a present value between \$250,000 and \$500,000" are presented for review/action as part of the Facilities Committee Consent Report.

President's Recommendation for Action:

The President recommends approval of the Consent Report.

**THREE-YEAR LEASE
FOR CONTINUED USE OF 10,486 SQUARE FEET
AT 111-3RD AVENUE SE MINNEAPOLIS
FOR THE GRADUATE SCHOOL/UNIVERSITY PRESS
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute a three-year lease with three successive three-year lease renewal options thereafter for the continued use of Suite 290 and storage at Mill Place, 111-3rd Avenue South, Minneapolis.

2. Description of Leased Premises

The leased premises consist of 8,486 square feet of office space described as Suite 290 and 2,000 square feet of basement storage space at Mill Place, 111-3rd Avenue South, Minneapolis.

3. Basis for Request

University Press has occupied the subject leased premises since October 1, 1994. The current lease ends September 30, 2008. As the current space works well for the operations of University Press, continued use of the leased premises for another 3 years is desired.

4. Details of Transaction

The lease term will be for three years, October 1, 2008 through September 30, 2011, with three additional three-year options to continue the lease thereafter (potentially through September 30, 2020).

In conjunction with the execution of the new lease, the landlord will modify the leased premises for relocation of the computer room, at the landlord's cost. The project will include the construction of a new wall with a new door and electrical work.

5. Lease Costs

The annual gross rent for the leased premises for October 1, 2008 through September 30, 2009 will be \$130,437.96 or \$12.44 per square foot. Annual rent will be \$131,500 for the second year of the lease, and \$132,750 for the third year, October 1, 2010 through September 30, 2011.

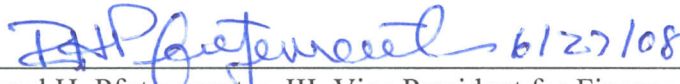
If one or more of the lease renewal options are exercised, rent will be adjusted for each three-year extension period to reflect the change the previous three years in the CPI-U index for US Cities, and fixed for each 3-year term.

6. Source of Funds

Graduate School-University Press funds will pay all lease costs for the subject lease.

7. Recommendations:

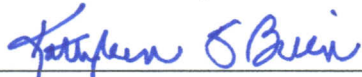
The above-described real estate transaction is appropriate:

 6/27/08

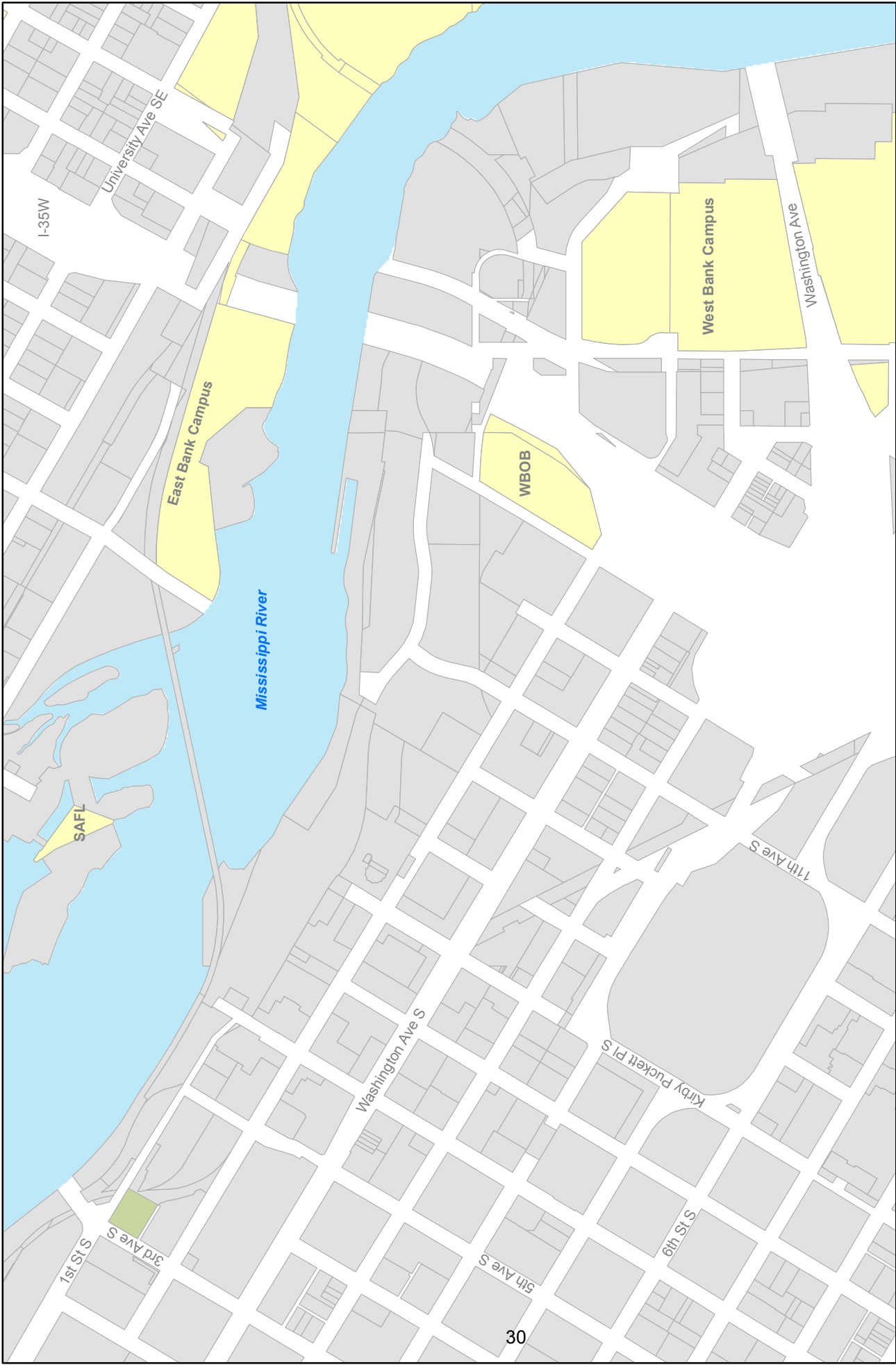
Richard H. Pfitzenreuter, III, Vice President for Finance CFO

 6-30-08

E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

 6/27/08

Kathleen O'Brien, Vice President for University Services



Real Estate Office
University of Minnesota

Three-Year Lease for
University Press at
111 3rd Avenue S., Minneapolis
L-1008

Mill Place Building University Property	<p>This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.</p> <p>Base Data: Real Estate Office MetroGIS, MNDNR, MNDOT</p>
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**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

July 9, 2008

Agenda Item: Information Items

review review/action action discussion

Presenters: Vice President Kathleen O'Brien

Purpose:

policy background/context oversight strategic positioning

To update the Board of Regents on the following items:

1. The final project review for the Carlson School of Management Repurposing Project. (Final review via letter prior to the February meeting).
2. University of Minnesota Urban Research and Outreach / Engagement Center (UROC)
3. Request from Doran Companies to purchase 10,890 square feet at 1506-4th Street SE, Minneapolis, for Sydney Hall development and Dinky Dome renovation project

Outline of Key Points/Policy Issues:

1. **The final project review for the Carlson School of Management Repurposing Project. (Final review via letter prior to the July 2008 meeting).**

According to Board of Regents Policy Reservation and Delegation of Authority, Article I, Section VIII, Subdivision 9, "The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts."

In order to maintain the project scope, schedule and budget for the Carlson School of Management Repurposing Project, the attached project information sheet was review by the Board of Regents Chair and Co-Chair and Facilities Committee Chair prior to the July facilities committee meeting, so that the construction contracts could be awarded.

2. **University of Minnesota Urban Research and Outreach / Engagement Center (UROC)**

The University recently acquired the former Penn Plymouth Shopping Center located at 2001 Plymouth Avenue North for rehabilitation to house its new urban (North Minneapolis) research, outreach, and engagement activities. An Architect has been selected and the University is in the process of issuing a Request for Proposal to select a Construction Manager.

The University will present the schematic design to the Regents in September 2008. However, in order to take advantage of a very competitive marketplace, demonstrate progress to the neighborhood, and be ready for occupancy by February/March 2009, the Construction Manager will start interior demolition and abatement work prior to the September 2008 Board of Regents meeting. The demolition work will not impact the schematic plans presented for approval in September 2008. Details are included in the following attachment.

3. Request from Doran Companies to purchase 10,890 square feet at 1506-4th Street SE, Minneapolis, for Sydney Hall development and Dinky Dome renovation project

The Doran Companies has requested the purchase of 10,890 square feet of University land at 1506-4th Street SE, Minneapolis, as part of its assemblage of land for its proposed Sydney Hall development and Dinky Dome renovation project along the east side of 15th Avenue SE between University Avenue SE and 4th Street SE, Minneapolis. The 10,890 square feet is part of University Contract Parking Lot C-55.

The University has advised the Doran Companies that it will seek Board of Regents approval of this transaction once the City of Minneapolis has issued the necessary approvals for the Sydney Hall development and Dinky Dome renovation project. The Doran Companies has recently advised the University that it hopes to obtain those approvals during the second half of July, 2008. Consequently, it may be necessary to request emergency approval by the Board of Regents for this transaction. Details of this proposal are included in the following attachment.

Background Information:

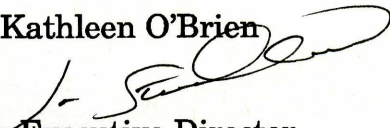
Information items are intended to provide the Board of Regents with information needed for them to perform their oversight responsibilities.

**UNIVERSITY OF MINNESOTA
Office of the Board of Regents**

600 McNamara Alumni Center
200 Oak Street S.E.
Minneapolis, MN 55455-2020
612-625-6300 (phone)
612-624-3318 (fax)

June 26, 2008

FACSIMILE

To: Vice President Kathleen O'Brien
From: Jon Steadland 
Assistant to the Executive Director
Re: *Final Project Review – Carlson School of Management
Repurposing*
Pages: 3 (including cover)

By email and telephone today, Chair Simmons, Vice Chair Allen, and Facilities Committee Chair Metzen each confirmed the request from you for final project review of the Carlson School of Management Repurposing project (as described in the attached memo).

I understand that this review will be reported to the Board of Regents at the July 2008 meetings, as required by Board Policy.

c: Kathryn Brown, Vice President (w/o attachments)
Ann Cieslak, Executive Director (w/o attachments)

UNIVERSITY OF MINNESOTA

Twin Cities Campus

*University Services
Office of the Vice President*

*317 Morrill Hall
100 Church Street S.E.
Minneapolis, MN 55455
Office: 612-624-3557
Fax: 612-626-6278
www.uservices.umn.edu*

MEMORANDUM

June 25, 2008

To: Regent Patricia Simmons, Chair, Board of Regents
Regent Clyde Allen, Vice Chair, Board of Regents
Regent David Metzen, Chair, Facilities Committee

From: Kathleen O'Brien
Vice President, University Services 

Subject: **Carlson School of Management Repurposing Project Summary**

According to Board of Regents Policy *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 9, "The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts."

The Carlson School of Management Repurposing project currently is within the scope, schedule and budget approved by the Board of Regents. In order to maintain the project scope, schedule, and budget, it is important that the University award the construction contract prior to the next Board of Regents meeting. Therefore, I am requesting your review of this project outside of the normal Board of Regents meeting schedule.

With the award of this contract we are committing to complete the project as approved. We will include the attached Project Summary as a part of the information items for the July 9, 2008, Board of Regents Facilities Committee meeting.

Please feel free to contact me if you have any questions or concerns.

C: Ann Cieslak
Jon Steadland

**University of Minnesota
Final Review of Capital Projects over \$5 Million
Carlson School of Management Repurposing
Project Number 01-249-07-1710**

Policy Summary:

According to Board of Regents Policy *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 9, "The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts."

Project Summary:

The project will remodel the interior of the existing Carlson School of Management (CSOM) Building located on the Twin Cities Minneapolis West Bank Campus. Approximately 37,000 SF of CSOM departmental offices will be reconfigured based on programmatic requirements with new finishes and furniture. The general purpose classrooms will receive new finishes, reconfigure the front presentation walls, and updated projection capable classroom technology. Upgrades to the existing sixteen toilet rooms and six kitchenettes will include replacing countertops, existing sinks to be reinstalled. The building security will be enhanced with six new security cameras. The existing heating ventilation and air-conditioning , plumbing, fire sprinkler, electrical, fire alarm and data systems will be modified as needed to accommodate the renovation. The construction manager will perform the construction and the University will be responsible for audio / visual, telecommunication, signage and furniture contracts.

Board of Regents Approval Summary:

Capital Budget: June 2007 as a part of the FY2008 Capital Budget
Schematic Plans: February 2008

Project Team:

Architect/Engineer Team: RSP Architects, Minneapolis
Construction Manager: McGough Construction, St. Paul

Project Budget:

Funding Identification	Total
Carlson School of Management	\$ 9,213,000
	787,000
Total	\$10,000,000

Project Schedule:

Begin Construction: June 2008
Substantial Completion: January 2009

Consistency of project with approved scope, schedule and budget:

Yes No

**University of Minnesota
Urban Research and Outreach / Engagement Center (UROC)
2001 Plymouth Avenue North, Minneapolis
Renovation Project Update**

History:

UROC is the administrative unit that will coordinate and oversee programs and activities related to the University's Urban Agenda in North Minneapolis and works to strengthen existing and build new sustainable relationships with the North Minneapolis Community and other parties.

The University recently acquired the former Penn Plymouth Shopping Center located at 2001 Plymouth Avenue North, near the intersection of Penn and Plymouth Avenue North in Minneapolis, for rehabilitation to house its new urban (North Minneapolis) research, outreach, and engagement activities. This is a long term investment to improve the health and economic outcomes of the residents of the North Minneapolis Community. The building, originally constructed in 1976 with approximately 21,000 square feet, will be completely renovated into departmental office and conference spaces. The design concept for this project will be formulated in consideration of UROC's programs and incorporate cultural design elements from the community.

Following is a list of programs that are currently planned to be housed in the renovated facility: Area Health Center Programs / Academic Health Center Education; Child and Family Center that will provide mental health services and support for children and families; UROC Work Groups in education, economic development and health; Urban Food Enterprise; Center for Early Education and Development committed to improving developmental outcomes for young children; College of Liberal Arts Departmental Community Coordinators to promote awareness, knowledge, and appreciation of various history, languages, and cultures; University Northside Partnership Office; Center for Innovation & Economic Development; and an Extension Center for Family Development, Urban 4-H Youth Development, Metro Food Safety, and Health & Nutrition Programs.

Update on Renovation Project:

Funding in the amount of \$3,622,000 was approved for the project in June 2008 as a part of the Fiscal Year 2009 Capital Budget.

Urban Design Perspectives, Minneapolis was recently selected as the Architect for the project. Urban Design Perspectives is in the process of clarifying and finalizing the facilities program and requirement.

As the architect begins its work, the University will issue a Request for Proposal to select a Construction Manager. The Construction Manager will then assist the architect and University during the design phase to ensure we maximize scope yet remain within the approved budget.

Our next step with the Regents is presenting the schematic design of the project in September 2008. However, in order to take advantage of a very competitive marketplace, demonstrate progress to the neighborhood, and be ready for occupancy by February/March 2009, the Construction Manager will start interior demolition and abatement work while schematic design is proceeding, and prior to the September 2008 Board of Regents meeting. The demolition work will not impact the schematic plans presented for approval in September 2008. The targeted completion date is February/March 2009.

**REQUEST FROM DORAN COMPANIES
TO PURCHASE 10,890 SQUARE FEET AT 1506-4TH STREET SE,
MINNEAPOLIS, FOR SYDNEY HALL DEVELOPMENT AND
DINKY DOME RENOVATION PROJECT**

The Doran Companies has requested the purchase of 10,890 square feet of University land at 1506-4th Street SE, Minneapolis, as part of its assemblage of land for its proposed Sydney Hall development and Dinky Dome renovation project along the east side of 15th Avenue SE between University Avenue SE and 4th Street SE, Minneapolis. The 10,890 square feet is part of University Contract Parking Lot C-55.

The Sydney Hall development as currently planned will include 198 units of student housing and one floor at the street/grade level of retail space in a 13-story building with two levels of underground parking plus surface parking. The project will include the renovation of the Dinky Dome building at 1501 University Avenue SE for retail space at the street/grade level and office space on the second and third floors.

The Doran Companies would pay the University \$1 million for the purchase of the 10,890 square feet of land, and make a \$100,000 donation to the Football Stadium Project to benefit the Marching Band's facilities. The University would receive an access easement across the driveway areas of the Doran Companies' development to provide access to a University building or underground parking that could be constructed on the remaining University land in the block in the future. Additionally, the University would receive a right of first offer to purchase the Sydney Hall development and/or the Dinky Dome building in the event either or both of those facilities are offered for sale to the public in the future.

In response to the University's request that this project respond to the need for affordable housing for professional and graduate students, the Doran Companies has designed the student housing to include the desired project mix (additional studios and one and two bedroom units) with the technology, security and access systems which will allow it to designate certain floors for professional and graduate students. University graduate and professional students will have first priority in leasing available units prior to March 1 of each year.

For the Doran Companies' Sydney Hall development, the University would agree to a zero lot line development as well as a no-build restriction encumbering an area of approximately 30' x 15' of Lot 3, Block E, Tuttle's Addition, above 20' at the northwesterly corner of Lot 3, which will permit windows on the northeast elevation of the Sydney Hall development. The University will also grant a temporary easement for the Sydney Hall construction period for the Doran Companies' use of the westerly 20' of Lot 3.

In the event that the closing on the Doran Companies' purchase of the 10,890 square feet occurs prior to December 31, 2008, the University will continue to use Parking Lot C-55



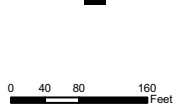
in its current configuration through that date. When the temporary construction easement begins, approximately January 1, 2009, Doran Companies will pay the University for the lost parking revenue for the easement area. Doran Companies will also be leasing parking spaces in the 4th Avenue Parking Ramp at the University's contract parking rates.

The University has advised the Doran Companies that it will seek Board of Regents approval of this transaction once the City of Minneapolis has issued the necessary approvals for the Sydney Hall development and Dinky Dome renovation project. Those approvals include zoning changes, conditional use permits and variances. The Doran Companies has recently advised the University that it hopes to obtain those approvals during the second half of July, 2008. Consequently, it may be necessary to request emergency approval by the Board of Regents for this transaction.

In the event the sale of this land to the Doran Companies is completed, the University will dedicate the net sale proceeds to the electronic traffic system to improve the flow of traffic in the area of the campus area.



As of June 30, 2007

<p>Board of Regents University of Minnesota</p>	<p>10,890 Square Foot Parcel at 1506 4th Street SE</p>	<p> 10,890 Square Feet  Lot C-55</p>		<p>This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.</p> <p>Base Data: Real Estate Office MetroGIS, MNDNR, MNDOT</p>
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