

School Board Meeting/Workshop:

February 22, 2016

Subject:

Resolution to accept an offer for a fee acquisition, conveyance and warranty of title for real property, and a temporary easement of real property to the State of Minnesota in the sum of \$105,000

Presenter:

Gary Kawlewski
Director of Finance and Operations

SUGGESTED SCHOOL BOARD ACTION:

Recommend board approval

DESCRIPTION:

The Minnesota Department of Transportation is in the process of widening State Highway 25 to four lanes in certain portions of Buffalo. This construction is slated for the summer of 2016 and will start at the intersection of State Highway 55 and end at Catlin Street in Buffalo. As a result of the widening of the highway, it is necessary for MNDOT to acquire certain property and obtain an easement of certain property along Highway 25 that is on the Buffalo Community Middle School site. The attached maps outline the proposed acquisition and easement. The widening will also cause the need to relocate the BCMS sign which has already occurred and to relocate the parking lot entrance on the west side of the school onto John Ause Memorial Drive. MNDOT has agreed to purchase the property, the easement, movement of the sign, the drive relocation and other site improvements for the value of \$105,000. MNDOT will also cover the engineering fees for the parking lot exit redesign, the independent appraisal, and a portion of attorney fees related to this sale under a separate agreement. After consultation with an independent appraisal firm, we believe the offer is fair and in line with estimated market values of adjacent properties. We recommend approval of the sale resolution.

ATTACHMENT(S):

1. School land easement sale resolution
2. Warranty Deed
3. Right of Way plat map
4. Aerial maps of the proposed acquisition and temporary easement
5. Hwy 25 Offer Summary