

Contact: Jean Friedrich

IOWA STATE UNIVERSITY PROPOSED PROPERTY SALE

Action Requested: Consider recommending to the Board approval of the sale of 0.47 acres of land located in Ames Iowa, to Collegiate United Methodist Church (CUMC), at the sale price of \$14,110.

Executive Summary: Iowa State University wishes to sell two parcels of land totaling 0.47 acres located in Ames, Iowa. The property is located south of Lincoln Way and west of Campustown and is not contiguous with the main campus. See the map on Attachment A. The property was acquired in the 1920s, and the fund source for the purchase has not been identified.

The purchase offer is for two parcels of land located generally on the northern side of College Creek. One parcel is .37 acres and adjacent on the west side of property owned by CUMC, and one parcel is .10 acres and adjacent on the east side of property owned by CUMC. CUMC is the only adjacent land owner for each parcel and will probably use the space to increase church parking.

The University endorses the sale of this land as these portions of the lots serve no useful purpose for the University and will benefit CUMC. The land sale straightens a very irregular property line.

Two appraisals for the property were \$1 and \$14,110. One appraisal placed the value at \$1.00 due to the appraiser's opinion that the subject property has no value as it is "land locked with no frontage or street access, would not meet the requirements *"as available to the open market well exposed and have a highest and best use as an independent entity"*. The proposed sale is consistent with Board policy which requires that real estate be conveyed for monetary consideration based on appraisal.

The University financial and accounting records and the minutes of the Finance Committee in 1924 do not indicate that state appropriations were the source of funds for the land purchase. The University's proceeds of \$14,110 from the sale of the property would be deposited into a University account for future land or facility acquisitions. All real estate transactions would require specific Board approval.

The sale agreement has been reviewed by the Attorney General's Office and is recommended for approval.

