

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Sale of Property for Public Right-of-Way
Date: September 9, 2002

Recommended Actions:

1. Approve the sale of 1.77 acres of land located west of Scholl Road and north of the Union Pacific Railroad right-of-way, to Hunziker and Associates Realtors in the amount of \$41,000, for construction of a roadway to serve a proposed residential development and to be dedicated as a public right-of-way to the City of Ames, subject to approval of the Executive Council of Iowa.
2. Authorize the development of an easement agreement with the City of Ames for construction of a sewer line across University property to the east of Scholl Road to serve the proposed residential development.

(ROLL CALL VOTE)

Executive Summary:

In September 2000, the Board authorized the University to proceed with negotiations with Hunziker and Associates Realtors and the City of Ames for the sale of 1.77 acres of University land at the proposed price of \$41,000.

- The University requested Board approval of the proposed arrangement before the parties proceeded further with negotiations for the sale; the University was instructed to return to the Board for approval of the negotiated agreement.

The property is located west of Scholl Road and north of the Union Pacific Railroad right-of-way, northwest of the main campus and southwest of the Applied Science Complex. (A map of the area is included as Attachment A.)

The property would be sold by the University to Hunziker and Associates and dedicated as a public right-of-way to the City of Ames for construction of a public street to serve a proposed residential development at the site of the Judge Farm.

The University has completed negotiations with Hunziker and Associates and the City of Ames; the agreement has been approved by the Ames City Council.

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

The University also requests Board authorization to proceed with development of an easement agreement with the City of Ames for construction of a sewer line to serve the proposed development; the University would return to the Board for approval of the easement agreement.

The proposed residential development would not have a detrimental impact on University operations; the proposed roadway location is consistent with the University's campus master plan.

Background and Analysis:

Hunziker and Associates wishes to develop the roadway at the site to provide a second access road to serve the proposed development to the west.

The University believes that the sale of the property to Hunziker and Associates, and development of the public street by the City of Ames, would provide the best method to ensure that the land will be developed as a City right-of-way rather than as a private roadway.

The proposed sale price for the property of \$41,000 represents the higher amount of two appraisals.

- The University believes the higher value is appropriate since it has been asked to cooperate in this project.

The University reports that the land was acquired in 1940 as a gift from the Athletic Council; no appropriated funds were used.

- The University plans to use the proceeds from the sale for future land acquisition or related improvements.

Easement The University also requests Board authorization to proceed with development of an easement agreement with the City of Ames for construction of a sewer line that would extend east of Scholl Road on a second parcel of University property. (The proposed easement is also indicated on Attachment A.)

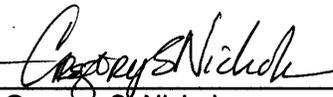
Additional Information The University currently has no development plans for its remaining property in the area; however, the University plans to continue ownership of the property as part of its land use plan.

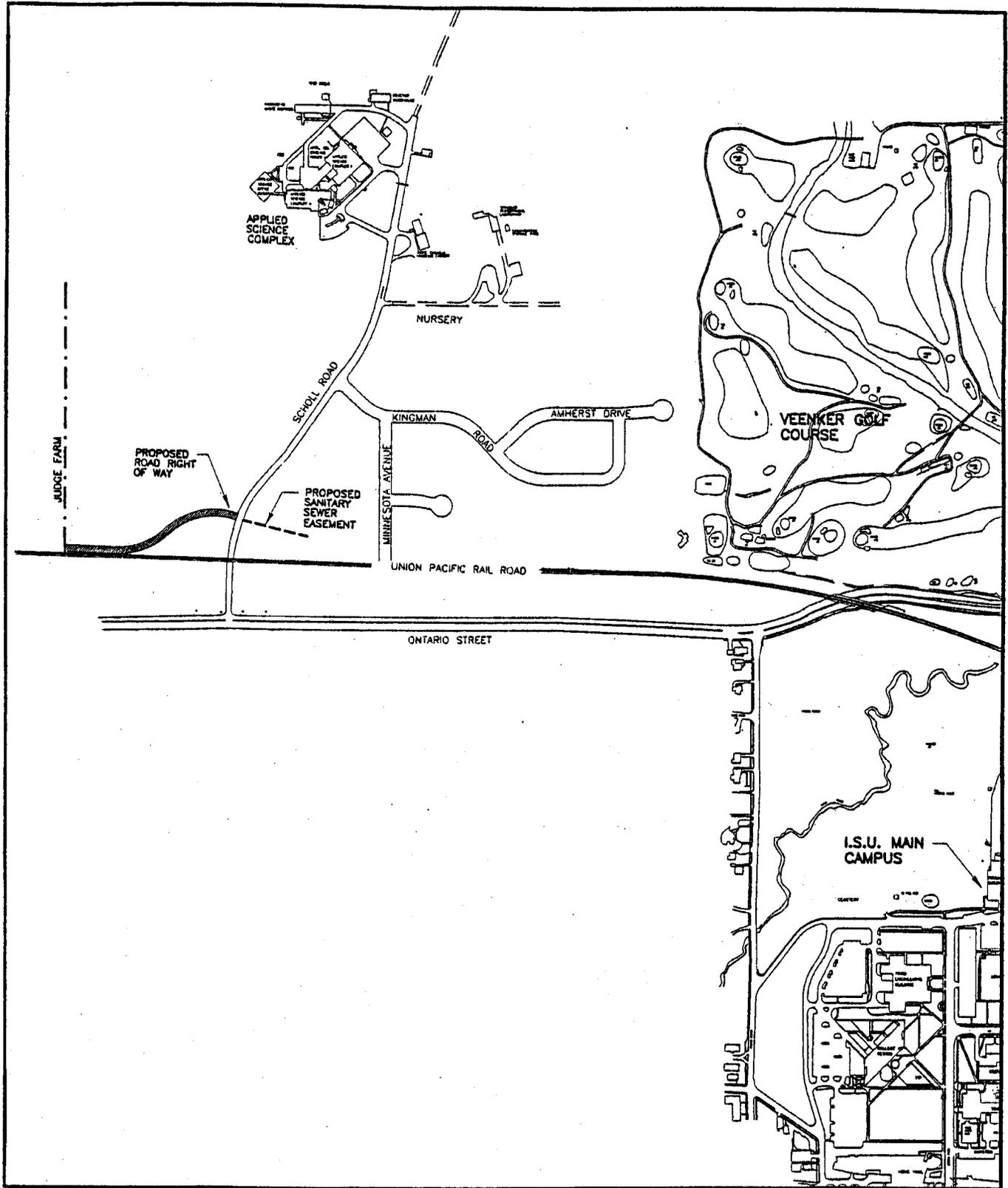
Jurisdiction and maintenance responsibilities for a portion of Scholl Road, from the intersection with the new roadway south to the intersection with Ontario Street, would be transferred from the University to the City following completion of the roadway project.

- This would be beneficial for the University as Scholl Road will become more heavily traveled as a city street with the new development.

The City of Ames would be required to assume responsibility for all improvement costs for the new roadway and to construct an acceptable fence to the north of the road right-of-way along adjacent University property.


Sheila Lodge

Approved: 
Gregory S. Nichols



JUDGE FARM ACCESS ROAD