Update On Excess Property Disposition Process

Physical Development Committee

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Physical Development Administration

Definition of Excess Property

County-owned property no longer needed for a public purpose

Left image: 2008 aerial of Concord St S before CP 56-07

Right image: 2025 aerial of Concord St S after CP 56-07

Excess Property Inventory

Dakota COUNTY

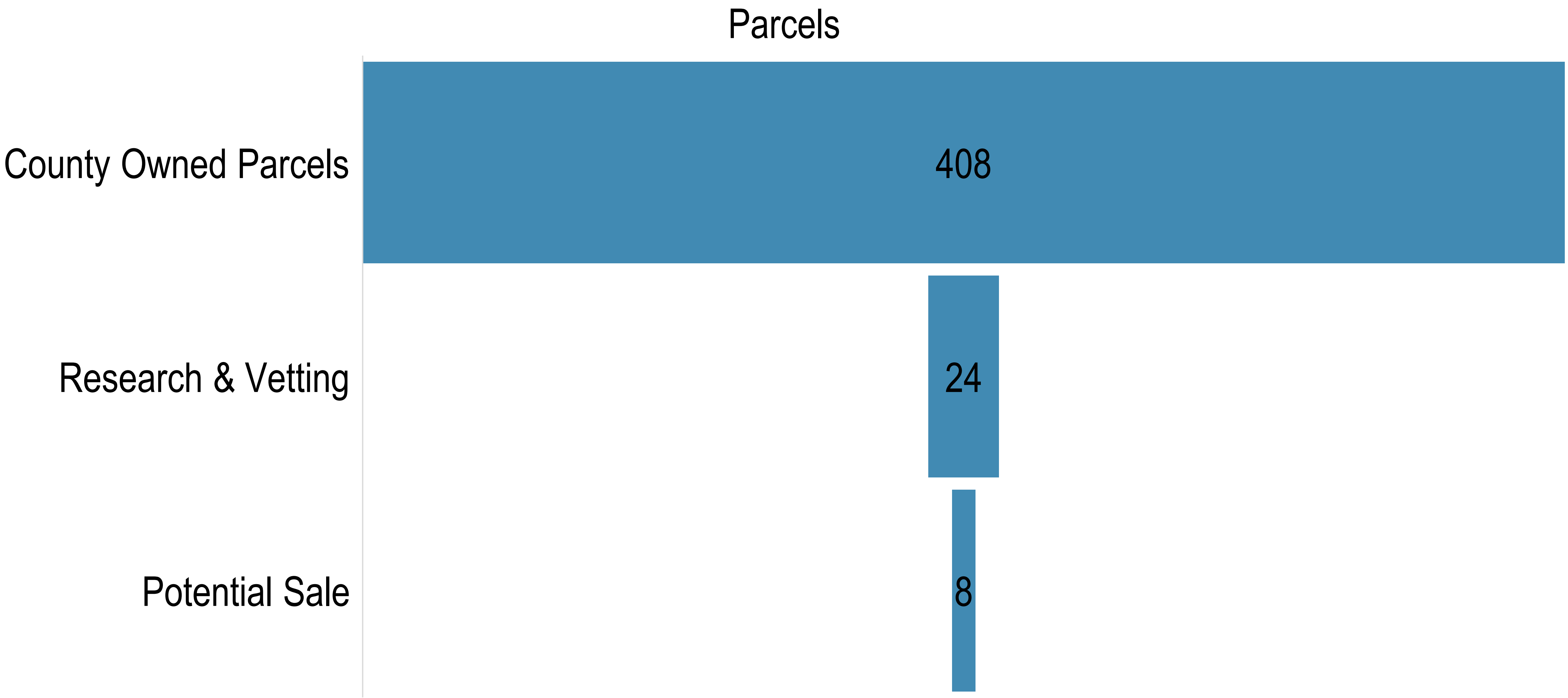
Inventory Process – All Parcels

- Identify all County-owned parcels in GIS
- Categorize parcels by department (needed for Transportation, Parks, Facilities, etc.)
- Assign current use to all parcels to confirm its need for County ownership
- Identify “loner” parcels that don’t seem to belong to a department

Research Process – Loner Parcels

- Date acquired by County
- Reason acquired by County (specific project, Board Resolution, etc.)
- Determine how parcel was acquired (open market, condemnation, plat dedication, etc.)
- Identify any funds used for acquisition

County-Owned Parcels



County-Owned Parcels

● County owned parcels

Highest concentration of parcels are County Parks and Conservation Focus Areas

The isolated parcels will be the more likely candidates for disposition

0 12,500 25,000 50,000 Feet

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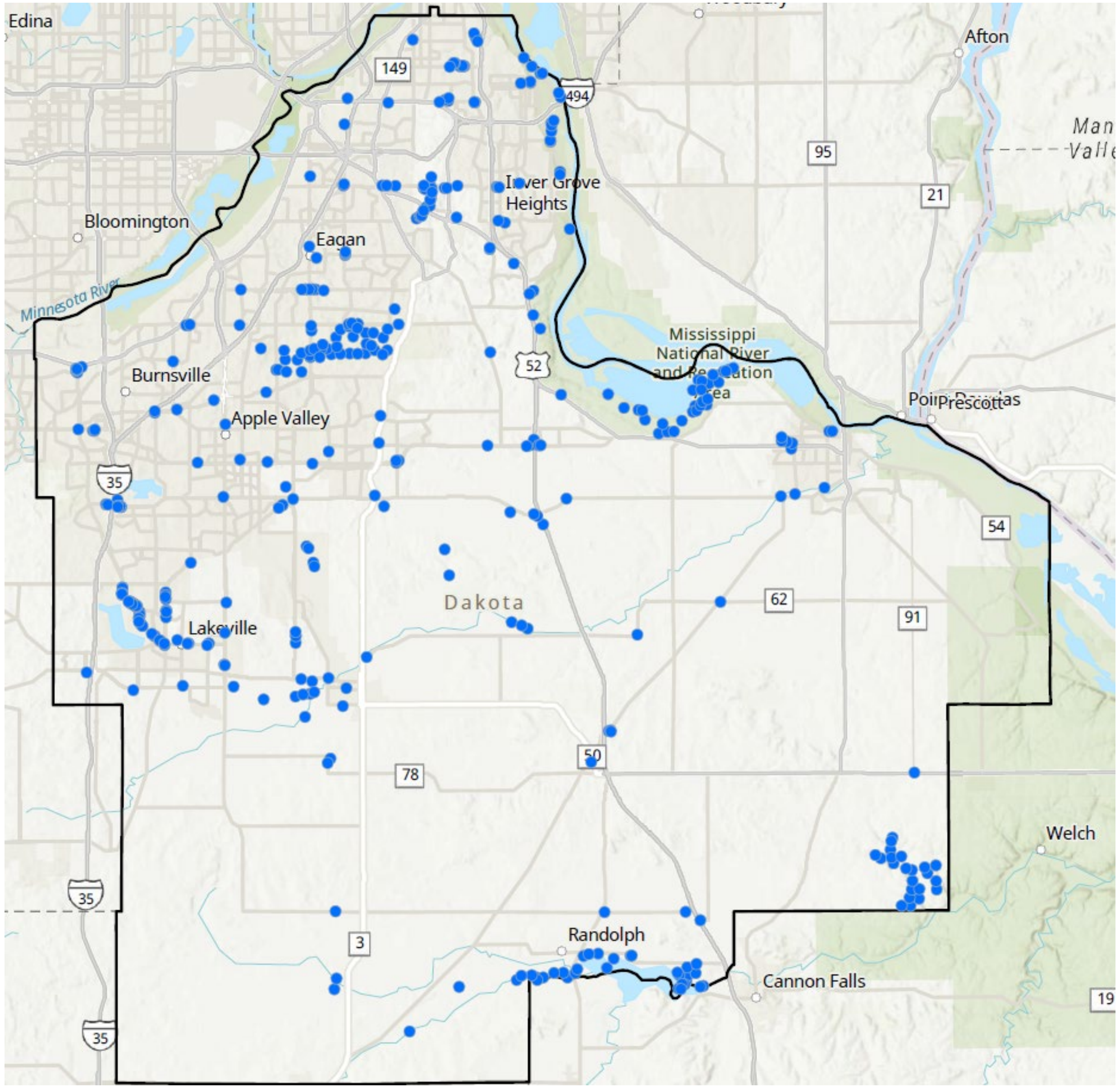


Vetting Process

Internal Vetting:

Step 1: bring property to Plat Commission meeting for internal discussion on potential utility of property

Step 2: reach out to department heads to confirm there is no potential need for the property

External Vetting:

Step 3: share details with external partners such as Community Development Agency (CDA), Soil & Water Conservation District (SWCD), local municipality or other public agencies

County Board Approval:

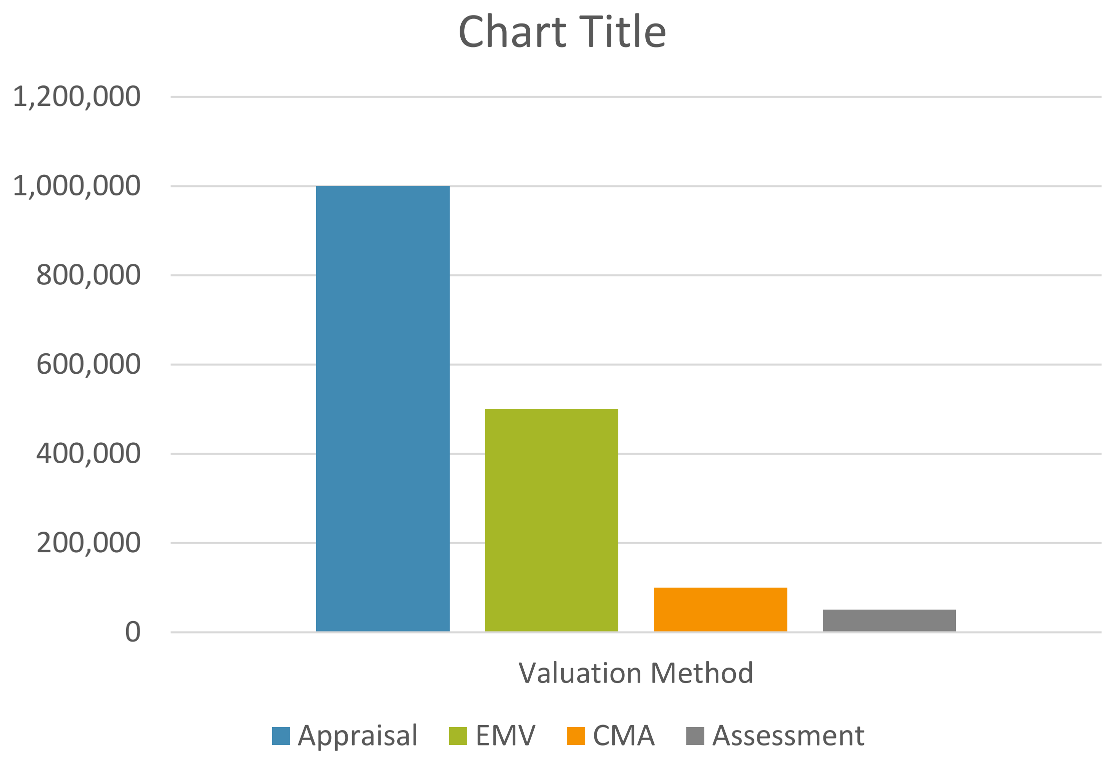
Step 4: present proposed disposition to County Board at Physical Development Committee (PDC)

Valuation Process

It is important to have an idea on the valuation of any potential disposition. This will help set the minimum bid price and ensure selling the property is in the best interest of the County.

Valuation Methods:

- Independent appraisal for valuations over $500,000
- Estimated market value (EMV) for valuations between $100,000-$500,000
- Comparative market analysis (CMA) for valuations between $50,000-$100,000
- Assessed value for valuations under $50,000



County Board Approval Process

Any disposition, regardless of size or cost, requires County Board authorization.

- Once a proposed minimum bid is determined, staff will come to the County Board at PDC seeking authorization to sell the property via auction with the minimum bid requirement.
- The County Board may recess to a Closed Session to review confidential or protected nonpublic appraisal data or determine the asking price for the property.
- If the Board provides support at PDC, the item will be placed on the consent agenda of the next County Board Meeting.
- Once Board Resolution passes, staff will work with external agencies on purchase agreements or if it's going to bid, a public notice will be published in the local paper advertising the time and place of the land auction.

Excess Property Process

Inventory

Identify

Research

Vetting

Valuation

Sale

Direction On Excess Property Disposition

QUESTIONS?