Minneapolis Public Schools Office of the Superintendent

February 10, 2009

<u>Hamilton School: Declaring property excess and authorizing negotiations to sell the property to the City of Minneapolis</u>

Since 1 December 2006, the City of Minneapolis has been leasing the Hamilton School property. The City began leasing the building through the building reuse process conducted during 2005-2006 for the seven vacant school sites. This was the only school successfully rented in that process. As part of their lease, which terminates June 30, 2014, the tenant has significantly renovated the building to accommodate the needs of the primary occupant, the Minneapolis Police Force. Other city departments also have office space in the building. The City is so satisfied with its use of the building that it wishes to purchase the property. All indications are that the community likewise wants the City to remain at the site.

The option to sell the property is viable for the following reasons:

- 1) The community supports the existing reuse of the property;
- 2) The existing tenant has adequate financial resources and the desire to purchase the property;
- 3) Transfer of property from MPS to another governmental entity is facilitated by state statute:
- 4) Sale of the property will eliminate future MPS costs of ownership at the site, including costly repairs; and
- 5) Any need for elementary classrooms in this community in the foreseeable future can be accommodated by other existing school sites in North Minneapolis.

To accomplish the sale of the property, MPS must first declare the property to be surplus to district needs. District staff may then enter into negotiations to determine the terms of the sale. Once the terms of the sale are determined, a second recommendation will be submitted to approve the sale and delegate authority to execute appropriate documents. The Chief of Policy and Operations approves this recommendation.

Recommendation: That the Board of Education, Special School District No.1 declare as surplus property the district-owned property located at 4119 Dupont Avenue North, known as Hamilton School, and authorize the Chief of Policy and Operations to negotiate the terms of the sale of the surplus land to the City of Minneapolis.

Respectfully submitted,

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