



BOARD OF REGENTS POLICY: *Real Estate and Facilities*

SECTION I. SCOPE.

This policy governs the University of Minnesota's (University) real estate strategy for the acquisition and disposition of property, and the use of facilities owned by or leased to the University.

SECTION II. GUIDING PRINCIPLES.

The University's real estate strategy is grounded in supporting the University's mission in a manner that recognizes its long-term vision and fiscal responsibility to the people of the State of Minnesota.

Subd. 1. Acquisition and Disposition of Property.

Acquisition and disposition of property has a significant impact on the future of the University and as a result, the University must be circumspect in its decision-making. The following guiding principles will be considered as the University acquires and disposes of property:

- (a) **Support the University's teaching, research, and outreach mission and align with the Systemwide Strategic Plan.** Acquisitions must support the University's teaching, research, and outreach mission – either directly or for mission-supporting activities and infrastructure – and align with the Systemwide Strategic Plan. Dispositions may occur when it is determined that the property is no longer required to fulfill the University's mission, or the disposition of the property better meets the University's needs as defined by the Systemwide Strategic Plan.
- (b) **Align with campus master plans (campus plans).** Future acquisitions and dispositions should be contemplated in the campus plans for each campus. Priority consideration will be given for expansion at the edge of the existing campus or for properties within the campus boundaries as identified in the campus plan. Sites that are not adjacent to the campus or other University properties will be prioritized based on access (e.g., transit, bike, pedestrian) or as needed for mission-critical support.
- (c) **Provide strategic value when balanced against scarce resources and minimize financial liability.** The University will prioritize properties for acquisition if a specific, mission-supporting use has been identified for the property long-term. The University will also consider the financial impacts of holding property, including minimizing the University's long-term financial liability in order to minimize the capital and operating costs of the property until it is developed for the specific, mission-supporting use. Acquisitions and dispositions of property being held for a future use shall include proformas and cost-benefit analyses over identified time horizons.

- (d) **Positively impact areas adjacent to the University or limit negative impact.** Property may be acquired or disposed of to provide benefit and enhancement to the local area. In limited instances, property may also be acquired in an effort to preclude conflicting uses that negatively impact adjacent campus properties.

Subd. 2. Use of Property and Facilities.

The following guiding principles shall guide the use of University property and facilities:

- (a) **Maintain facilities to support the University's teaching, research, and outreach mission.** The University is committed to maintaining property and facilities for the primary purpose of meeting the needs of the institution, and furthering its teaching, research, and outreach mission. This includes uses that: (1) contribute to the physical and cultural development of University students supplementary to formal course work; and (2) stimulate the intellectual lives and personal development of University students, faculty, staff, and the broader community.
- (b) **Align with campus plans.** The use and stewardship of University property and facilities shall be consistent with the campus plan for each campus.
- (c) **Provide strategic value.** The University is committed to maximizing the efficient and effective use of its property and facilities in order to provide appropriate, high quality, and sufficient space and infrastructure for University purposes and programs.
- (d) **Support the broader community as able.** University property and facilities are valuable public assets that may be appropriate for broader community use.

SECTION III. IMPLEMENTATION.

Subd. 1. Reservation of Authority.

The Board of Regents (Board) reserves to itself authority to approve those acquisitions and dispositions of property that require Board approval as defined by Board of Regents Policy: *Reservation and Delegation of Authority*.

Subd. 2. Delegation of Authority.

The president or delegate shall maintain administrative policies and procedures to implement this policy, including articulating appropriate processes, defining permissible uses, setting contracting guidelines, establishing scheduling priority, and ensuring appropriate property and facility management guidelines.

Subd. 3. Non-University Use.

Use of University property and facilities by individuals and by non-University entities may be permitted under the following conditions:

- (a) the property or facility is available and not being used for a University purpose or program; and
- (b) an appropriate contracted agreement has been developed between the University and the individual or non-University entity.

REVISION HISTORY

Adopted: July 9, 2004

Amended: February 11, 2011; May 13, 2022

Last Comprehensive Review: 2022

Supersedes: All previously approved policies on use of buildings and facilities and Northrop Memorial Auditorium. Dated April 14, 1937; July 19, 1940; January 8, 1954; February 19, 1963; January 9, 1969; and September 13, 1974; And building and facility usage dated July 11, 1975.