

Informational Item: Sale of Surplus Land

Project Description: UND, to prepare a request for consideration by the 69th Legislative Assembly (2025-2026), will publicly solicit proposals via a request for proposal (RFP) from interested developers. Developers will submit their request including proposed use and a detailed summary of their interest to develop all or part of approximately 20 acres of surplus land owned by UND.



Figure 1.

The yellow line outlines UND's main campus in Grand Forks, ND, and the red box outlines the surplus property available for development consideration.

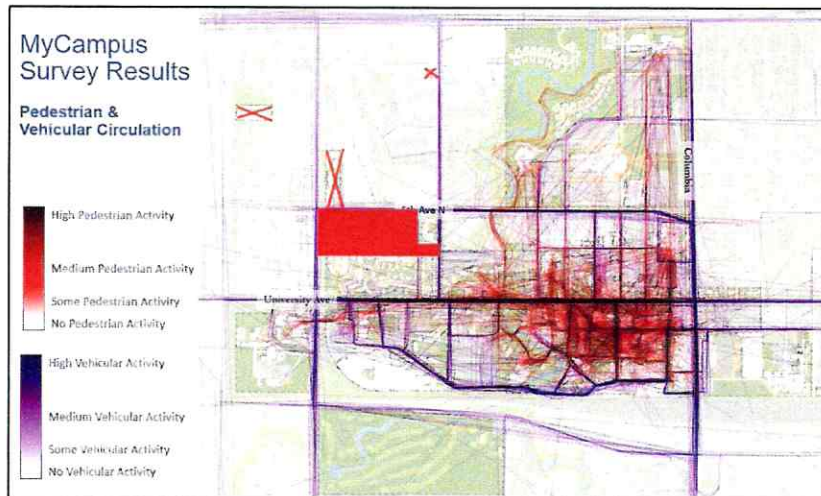


Figure 2.

Motion survey results show where the highest pedestrian and vehicular activity takes place across campus. The red box delineates the surplus property available for development consideration.

Over the last few years, UND has worked to attract private development on, and adjacent to, campus to revive the neighborhood and improve the overall UND experience for students, employees, visitors, and other stakeholders. Recently, UND has seen a lot of interest in developing land owned by and/or leased to developers.

UND's RFP will offer the ability to lease and/or purchase UND's surplus land for development purposes. The sale of land by UND would be contingent on both legislative and SBHE approval. By offering the option to lease and/or purchase the surplus land, UND will garner maximum interest from developers.

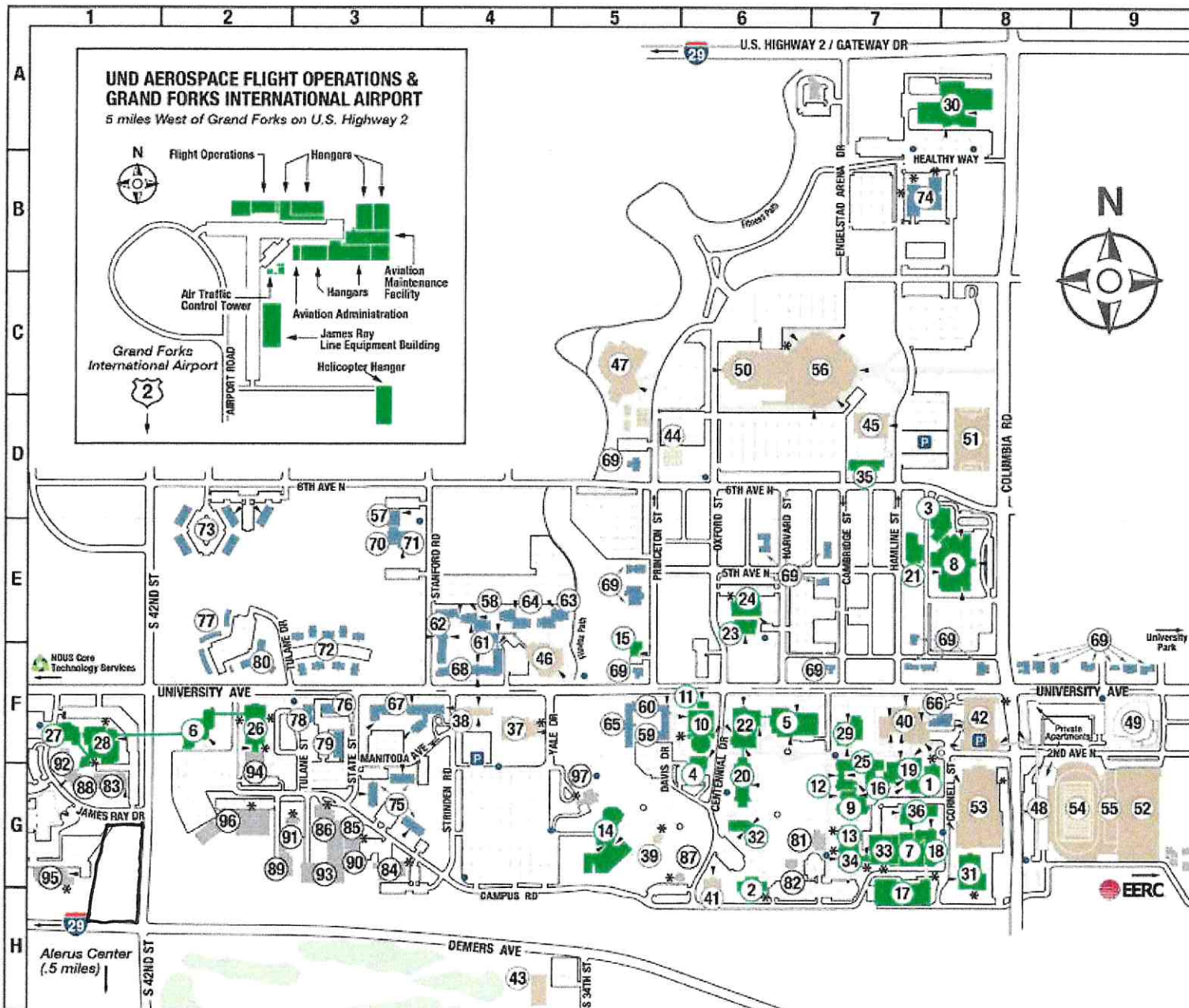
If one or more proposals are considered beneficial to UND, UND will work with the identified developer(s) to refine and summarize the proposal and include a request to sell surplus land as part of UND's legislative requests for action by the SBHE during the annual June 2024 SBHE budget meeting.

If the 69th Legislative Assembly authorizes UND to sell its surplus land, UND would present the final sale agreement to the SBHE for approval; the terms of the conveyance must be determined jointly by the SBHE or a designee of the Board and the Commissioner of University and School Lands.

Consistency with Campus Facility Master Plan and Budget: The land was acquired by UND to construct low-density apartments. The mostly vacant land on the northwest corner of campus has little connection or circulation with the campus core or key student amenities. UND has shifted its housing to the east, closer to the campus core and has adequate vacant land along University Avenue for additional housing and/or mix-use if needed.

UND's master plan does not identify a use for the surplus land. The best use of the surplus land would be private development that would enhance the neighborhood and generate new property tax revenue to support community amenities and public services that serve UND. Sale proceeds would be invested into other UND property.

SBHE and/or Legislative History: NA



- ### ACADEMIC/SUPPORT SERVICES
- | | |
|---|--|
| 1. Abbott Hall, G7 | 19. McCannel Hall, G7 |
| 2. Armory, G6 | 20. Merrifield Hall, G6 |
| 3. Biomedical Research Building, D7 | 21. Neuroscience Research Building, E7 |
| 4. Burtress Theatre, G6 | 22. Nistler Hall, F6 |
| 5. Chester Fritz Library, F6 | 23. Northern Plains Center for Behavioral Research, E6 |
| 6. Clifford Hall, F2 | 24. Nursing Building, E6 |
| 7. Collaborative Energy Complex, G7 | 25. O'Kelly Hall, G7 |
| 8. Columbia Hall, E8 | 26. Odegard Hall, F2 |
| 9. Education Building, G7 | 27. Robin Hall, F1 |
| 10. Gamble Hall, F6 | 28. Ryan Hall, F1 |
| 11. Gershman Center, F6 | 29. School of Law/Law Library, F7 |
| 12. Gillette Hall, G7 | 30. School of Medicine & Health Sciences Building, A8 |
| 13. Harrington Hall/ Jodsaas Center, G7 | 31. Starcher Hall, G8 |
| 14. Hughes Fine Arts Center, G5 | 32. Twamley Hall, G6 |
| 15. Indigenous Student Center, E5 | 33. Upson I, G7 |
| 16. Ireland Hall, G7 | 34. Upson II, G7 |
| 17. Laird Core & Sample Library, H7 | 35. University Health, D7 |
| 18. Leonard Hall, G7 | 36. Witmer Hall, G7 |

- ### POINTS OF INTEREST
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|--|---|
| GENERAL | ATHLETICS |
| 37. Chester Fritz Performing Arts Center, F4 | 48. Athletics Offices, G8*
<small>LOCATED IN HYSLOP AT MEMORIAL VILLAGE BUILDING</small> |
| 38. Gorecki Alumni Center, F4 | 49. Albrecht Field, F9* |
| 39. Hooper Danley Chapel, G5 | 50. Betty Engelstad Sioux Center, C6 |
| 40. Memorial Union, F7 | 51. Bronson Field, D8 |
| 41. Museum of Art, G6 | 52. Fritz Pollard Athletic Center, G9 |
| 42. Parking Ramp, F8 | 53. Hyslop Sports Center, G8 |
| 43. Ray Richards Golf Course, H4 | 54. Memorial Field, G8 |
| 44. Tennis Complex, D5 | 55. Nodak Insurance Sports Performance Center, G9 |
| 45. University Bookstore, D7 | 56. Ralph Engelstad Arena, C6 |
| 46. Wilkerson Commons, F4 | |
| 47. Wellness Center, C5 | |

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|-------------------------------------|---|
| RESIDENCE HALLS/GREEK | APARTMENTS/CHILD CARE |
| 57. Housing Office, D3 | 70. Apt Community Center, E3 |
| 58. Brannon Hall, E4 | 71. University Children's Learning Center, E3 |
| 59. Fulton Hall, F5 | 72. Berkley Apts, F3 |
| 60. Johnstone Hall, F5 | 73. Carleton Court Apts, E2 |
| 61. Landing Zone, E4 | 74. Hamline Square Apts, B7 |
| 62. McVey Hall, E4 | 75. Manitoba Ave/State St/ Campus Rd Apts, G3 |
| 63. Noren Hall, E4 | 76. Mt Vernon Apts, F3 |
| 64. Selke Hall, E4 | 77. Tulane Townhouses, E2 |
| 65. Smith Hall, F5 | 78. Virginia Rose Apts, F3 |
| 66. Swanson Hall, F7 | 79. Williamsburg Apts, F3 |
| 67. University Place, F3 | 80. 3904 University Ave Apts, F2 |
| 68. West Hall, F4 | |
| 69. Greek Houses: D5, E5-7, F5, 7-9 | |

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| 81. Babcock Hall, G7 | 89. Mechanical Shop, G2 |
| 82. Carnegie, G6 | 90. Print & Mail Center, G3 |
| 83. Center for Innovation, G1 | 91. Safety/UND Police, G2 |
| 84. Central Foods, G3 | 92. Skalkicky Tech Incubator, F1 |
| 85. Central Receiving, G3 | 93. Steam Plant, G3 |
| 86. Facilities Management, G3 | 94. Streibel Hall, G2 |
| 87. Gustafson Hall, G6 | 95. Tech Accelerator, G1 |
| 88. Ina Mae Rude Entrepreneurship Center, G1 | 96. Transportation, G2 |
| | 97. University House, G5
<small>PRESIDENT'S RESIDENCE</small> |

CAMPUS MAP

- P Visitor Parking
- O Landmark
- Accessible Entrance Powered door.
- * Accessible Entrance No powered door.
- Blue Emergency Light Police respond when activated.

Accessible parking spaces are marked with proper signage and near the building's accessible entrance.

Visit UND.edu/parking to view an accessible parking map, and for information on the Passport App, event parking and UND permit zones.

*LEASED PROPERTY