

Property Acquisition Overview

March/April, 2015

Today's Topics

- Background
- Property acquisition process
- Rights of property owners
- Contact information

Background

- Hennepin County and Met Council are responsible for planning, constructing and maintaining public improvements
- Some projects require acquisition of private property
- Met Council, Hennepin County and Brooklyn Park are working together to minimize the number and size of acquisitions

Who Will Be Acquiring Property?

- Candlewood to 93rd Avenue
 - Hennepin County
- South of Candlewood and North of 93rd
 - Metropolitan Council



What Are the Types of Acquisition?

- Full Acquisition
 - Entire property is needed or the new right-of-way line goes through an existing structure
- Partial Acquisition
 - Most common type
 - Only part of property is acquired
 - Owner retains ownership of the rest of the property

What Are the Types of Acquisition?

- Permanent Easements
 - Public entity purchases certain rights such as drainage, utility, wall, trail or stormwater ponding
 - Owner retains remaining property rights
- Temporary Easement
 - Right for public entity to use property for construction purposes during a defined period of time
 - Full ownership reverts back to owner, upon expiration

What is the Process?

- Prepare preliminary design
- Seek municipal approval/consent
- Complete environmental review
- **Begin appraisal process**
- Prepare construction plans
- **Begin offers & negotiations for land acquisition**
- Construction

What are Property Owners Rights?

- Just Compensation for property acquired
 - Defined as fair market value
- If relocation is necessary, reimbursement of eligible costs based on federal or state law
- Appraisal
 - Owner may acquire their own appraisal
 - State statute limits reimbursement amounts. For most cases, \$1,500 will be the maximum

More Information

- **Candlewood to 93rd Avenue**
 - Hennepin County
 - www.hennepin.us/WestBroadway
 - Eric Drager eric.drager@hennepin.us or 612-348 4182

- **South of Candlewood and North of 93rd**
 - Metropolitan Council
 - www.BlueLineExt.org
 - Lee Williams lee.williams@metrotransit.org or 612-373-5360