

# Property Acquisition Overview

March 5, 2015

# Today's Topics

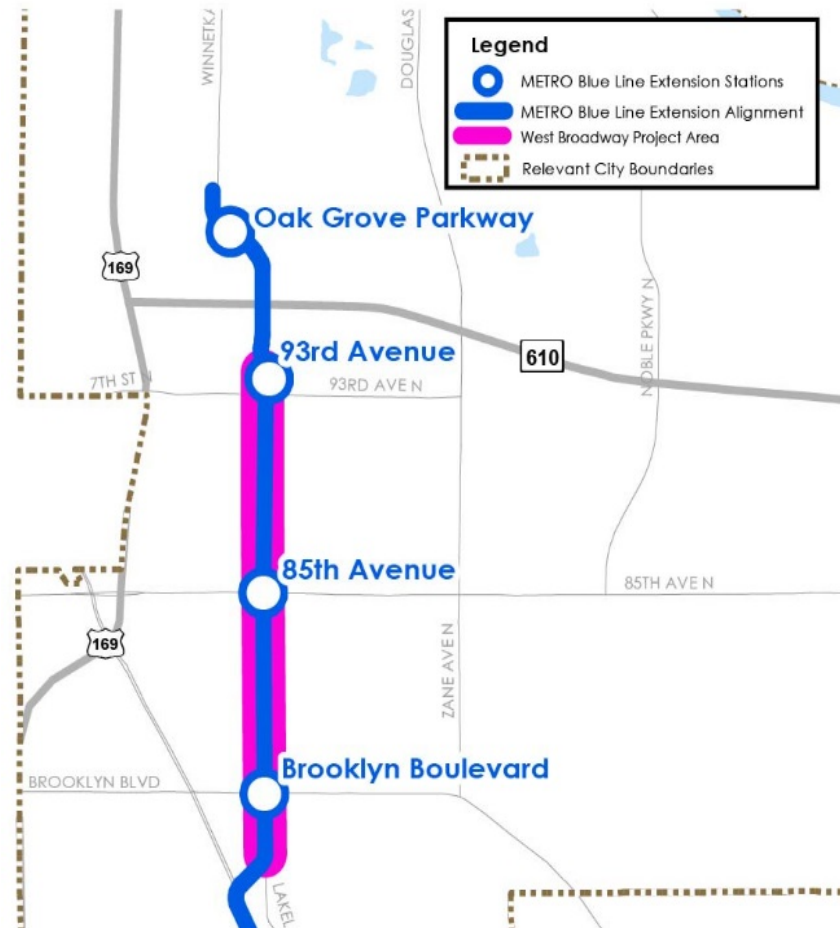
- Background
- Property acquisition process
- Rights of property owners
- Contact information

# 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 93<sup>rd</sup> Avenue
  - Hennepin County
- South of Candlewood and North of 93<sup>rd</sup>
  - 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 more rights than with a partial acquisition
- 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
- Relocation costs for full acquisition 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 93<sup>rd</sup> Avenue
  - Hennepin County
  - [www.hennepin.us/WestBroadway](http://www.hennepin.us/WestBroadway)
  - Eric Drager [eric.drager@hennepin.us](mailto:eric.drager@hennepin.us) or 612-348 4182
  
- South of Candlewood and North of 93<sup>rd</sup>
  - Metropolitan Council
  - [www.BlueLineExt.org](http://www.BlueLineExt.org)
  - Lee Williams [lee.williams@metrotransit.org](mailto:lee.williams@metrotransit.org) or 612-373-5360