

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Disposition of Ossipee Trail Property, USM

CAMPUS PRESENTER(S): Dr. Jacqueline Edmondson, President; Justin Swift, Chief Business Officer and Vice President for Finance & Administration

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

802 – Disposition of Real Property

UNIFIED ACCREDITATION CONNECTION:

N/A

UMS STRATEGIC PLAN CONNECTION:

Commitment 2 –Financial Sustainability Actions.

Action 2 – Effective Infrastructure Portfolio Actions; Achieve fiscal and energy efficiencies through physical space reduction.

Goal 3.3 – strategic management of underused or unused space.

BACKGROUND:

a. Summary of the request

The University is the owner of a parcel of land at 175 Ossipee Trail, Gorham, Maine. The University does not have plans for this land and it is located away from the Gorham campus.

There is a structure on this land that is owned by a separate entity. The structure is currently condemned and cannot be used.

The University would like to offer right of first refusal to the owner of the structure at fair market value. The property is being surveyed and a value assessment will be conducted.

b. Overall requested budget and funding source:

N/A

c. Confirmation of whether the project was included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees.

This parcel of land is not explicitly referenced in the Master Plan.

d. More detailed explanation of rationale for project and metrics for success of the project (ROI or other):

Selling this parcel of land will reduce an underutilized asset and reduce the University's physical footprint thus supporting the goals and actions of the UMS Strategic Plan.

e. Explanation of the scope and substance of the project as needed to supplement (a) and (d) above.

N/A

f. Changes, if any, in net square footage or ongoing operating costs resulting from the project:

The parcel of land is approximately one acre. A land survey will be conducted to confirm actual size.

g. Budget for the project and further elaboration on funding source and selection as needed to supplement (b) above):

N/A

h. Alternatives that were considered to meet the need being addressed by this project:

N/A

i. Timeline for start, occupancy and completion:

If approved, the University would like to begin the sale process in May 2025.

j. Timeline for any further consideration or action anticipated to be needed by the Board or its committees regarding this project if full authority is not being requested from the outset.

If not approved, the University would continue to own the parcel of land with a condemned structure it does not own. There will be costs associated with addressing the condemned building and maintaining the parcel of land.

k. Additional information that may be useful to consideration of the item.



TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded for Board of Trustee approval at the May 19, 2025 Board Meeting.

That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee, and authorizes the University of Maine System, acting through University of Southern Maine, to sell an approximate 1-acre parcel of land in Gorham,

Maine and offer right of first refusal to the current owners of the building that is on this parcel of land. All final terms and conditions of the sale agreement are subject to review and approval of the University of Maine System Treasurer and General Counsel.