

# **BOARD OF TRUSTEES**

## **October Called Meeting**

PROPERTY EXCHANGE WITH  
USDA AGRICULTURAL RESEARCH SERVICE  
AND  
AMENDED DECLARATION OF COVENANTS  
FOR THA AUBURN RESEARCH PARK

**OCT 16, 2020**



AUBURN UNIVERSITY

FACILITIES MANAGEMENT

# USDA ARS – Auburn University Land Exchange

## Main Campus Site Locations



USDA ARS 6.2 Acres  
to be conveyed to  
Auburn University

Auburn Research  
Park 5.0 Acres to  
be conveyed to  
USDA ARS

# USDA ARS – Auburn University Land Exchange

## Tillage Farm History

Prime corner location at W. Samford and S. Donahue adjacent to AU Academic Core.

Originally purchased by AU in 1884.

Used by Auburn as part of the AAES Experiment Station system.

Leased to US Dept of Agriculture in 1934.

USDA ARS established in 1953.

AU donated the land to ARS in 1961 in order to receive federal funding for research labs.

AU has worked with ARS for years to facilitate its relocation to another part of campus.

AU worked with Senator Shelby to secure a \$43 million appropriation for ARS in 2018. ARS controls the Federal appropriation, not AU.

Though ARS has been willing to consider relocation of its facility, it is not obligated to move.



# USDA ARS – Auburn University Land Exchange

## Benefits to Auburn University

This deal will result in the following benefits for Auburn University:

1. Ownership of a very prominent, 6 acre site adjacent to the core of campus.
  - Located at a highly visible intersection on campus.
  - One of the best building sites on campus.
  - Should be the future site of a major AU facility.
  - Gateway to future development along South Donahue Drive.
2. Establishment of a federal, “anchor” research tenant in the Auburn Research Park whose mission aligns with Auburn’s research .
3. Removal of an “eyesore” from the current USDA ARS site.

# USDA ARS – Auburn University Land Exchange Resolution

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Auburn University that the property exchange and related transactions described herein are approved, declared to be for institution-related purposes and in the best interest of Auburn University, and that Jay Gogue, or such other person as may be acting as President, is authorized and empowered to negotiate and execute the deeds and lease, in accordance with the terms stated herein, as well as other legal documents necessary to effectuate the transactions and convey to ARS the parcels and monetary consideration described below in exchange for the University receiving title to the Tillage Farm Site:

1. Convey to ARS 5.0 acres owned by the University in Auburn Research Park on the southwest corner of Devall Drive and Auburn Camp Road, adjacent to the former poultry research farm;
2. Convey to ARS 4.26 acres owned by the University in the Longleaf Field Laboratory, adjacent to field operations of the College of Agriculture and the College of Veterinary Medicine, along West Longleaf Drive;
3. Convey to ARS the 53.5 acre University property on Lee County Road 27, known as the South Auburn Fisheries Research Lab, which currently is leased and used by ARS; and
4. Provide ARS with funding in an amount necessary to equalize the value of the parties' respective offers.

The conveyance to Auburn University may be accomplished by quitclaim deed. All documents consummating this transaction shall be reviewed as to form by the General Counsel.

# USDA ARS – Auburn University Land Exchange Resolution

BE IT FURTHER RESOLVED by the Board of Trustees of Auburn University that the Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Easements for the Auburn Research Park shall be amended to remove the ARS Research Park site from the scope of those covenants, and that Jay Gogue, or such other person as may be acting as President, is authorized and empowered to execute all documents necessary to effectuate that transaction, with such documents reviewed as to form by the General Counsel.

# QUESTIONS?



AUBURN UNIVERSITY

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FACILITIES MANAGEMENT