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**TESTIMONY BEFORE  
JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION  
RELATING TO KDOT INVENTORY SYSTEMS  
October 29, 2018**

Good afternoon Mister Chair, members of the committee. I am Catherine Patrick, State Transportation Engineer for the Kansas Department of Transportation (KDOT). Thank you for the opportunity to report on KDOT's progress to improve its real property inventory records and give the committee an accounting of all real estate transactions, in accordance with K.S.A. 75-3516.

KDOT's Bureau of Right of Way maintains an inventory system of all real property owned by KDOT including infrastructure and non-infrastructure holdings. Infrastructure property or right-of-way (ROW) includes all land that is part of the state highway system. Non-infrastructure inventory includes all land which is not part of the highway system, such as KDOT district, area and sub-area offices and facilities, and is in a separate inventory system from infrastructure inventory.

In April 2014, the Bureau of Right of Way implemented a new right-of-way acquisition, inventory and disposal data base system (RAID). The inventory system has been built-up to include ROW acquisition data from projects dating back to 2001. KDOT continually adds newly acquired ROW parcels associated with highway projects into the RAID inventory system.

This past year ROW staff continued scanning project ROW paper files making considerable progress to further the bureau's effort to eliminate paper files and improve access to inventory records electronically.

As a follow-up to the scanning project, the Bureau of Right of Way is in the process of evaluating cost effective options to convert 800 rolls of microfilm ROW records into an electronic format. The bureau continues to look for and make upgrades to its ROW inventory system.

KDOT's Bureau of Right of Way is responsible for acquiring property rights for infrastructure and non-infrastructure projects. The table below is a summary of the real property interest acquired in FY 2018 and a recap of FY 2017.

	FY 2018		FY 2017	
Right of Way Parcels	82	71.86 ac.	197	533 ac.
Permanent Easements	13	47.41 ac.	41	78 ac.
Temporary Easements	58	12.79 ac.	184	32 ac.

KDOT’s Bureau of Right of Way is also responsible for the disposal of excess right of way parcels as well as non-infrastructure property that may no longer be needed for district operational use. Excess ROW can be defined broadly as land that is not currently needed or expected to be needed for highway use in the future.

The Bureau of Right of Way works together with KDOT district staff to identify potential excess ROW and facilitate the disposal of excess parcels generated from public inquiries. As parcels of land are identified as potential excess right-of-way, they undergo an agency review to establish if the right-of-way may be needed for future highway purposes and are analyzed for marketability.

The “marketability” review process for potential excess ROW involves researching how the land parcel was acquired to determine the quality or marketability of title. KDOT can only market excess ROW when it owns the fee interest in the parcel. Where KDOT holds only an easement for highway ROW we cannot market the site without first purchasing the underlying fee interest or selling (or releasing KDOT’s property interest) to the owner of the underlying property.

Most excess ROW parcels are not sites that can be sold off to the public-at-large as a standalone property because they lack adequate size, shape or topography and may lack access to a roadway. KDOT staff do their best to employ good land-use stewardship practices in cases when faced with the disposal of a property that may not be justified strictly from an economic return viewpoint. The benefit of getting property back on the tax rolls, back in to agricultural or other useful production is also considered. Disposal of excess parcels also saves KDOT the cost of maintaining excess property.

The table below shows a summary of excess ROW tracts sold or released for FY 2018 and a review of disposals from FY 2017 thru FY 2014. Revenue from the disposal of excess property and property interests totaled \$224,831 in FY 2018. All moneys received from the sale of excess ROW are remitted to the state treasurer in accordance with the provisions of K.S.A 75-4215 and then deposited in to the state highway fund.

	<u>FY 2018</u>	<u>FY 2017</u>	<u>FY 2016</u>	<u>FY 2015</u>	<u>FY 2014</u>
Parcels Sold	10	25	27	19	28
Parcels/interest Released	29	18	16	15	28
Revenue	\$224,831	\$249,890	\$233,778	\$820,379	\$362,127

Thank you for the opportunity to update the committee on KDOT’s inventory systems and excess right-of way. I would be happy to answer questions at the appropriate time.