

MEMORANDUM

TO: Finance, Expenditures and Legal Subcommittee

FROM: Amanda Grint, Water Resources Engineer

SUBJECT: Zorinsky Basin 2 Surplus Land Sale Agreement

DATE: August 30, 2019

In March of 2018, the District closed on a parcel of land with Lanoha Pacific, Inc. for the Zorinsky Water Quality Basin 2 (ZB2) project (see attached map). This parcel was purchased with the intent of containing the flood pool but also providing areas for stream mitigation necessary for the US Army Corps of Engineers 404 permit. As construction began on ZB2 and the surrounding development was being built out, Lanoha realized that most trees on the parcel the District purchased would have to be removed for the project. They felt that this adversely impacted their development and requested that we move the mitigation off site.

The Board approved a design contract amendment with HDR in August 2018, to redesign the ZB2 mitigation at Flanagan Lake. Since the mitigation is no longer planned on the ZB2 site, a portion of the parcel, 6.307 acres, that was purchased from Lanoha Pacific, Inc. is not needed and can be declared surplus land. As surplus land, it is recommended that the land be sold back to Lanoha Pacific, Inc. at the price that the land was purchased, \$55,000 per acre. The proposed purchase agreement for \$346,885 is attached.

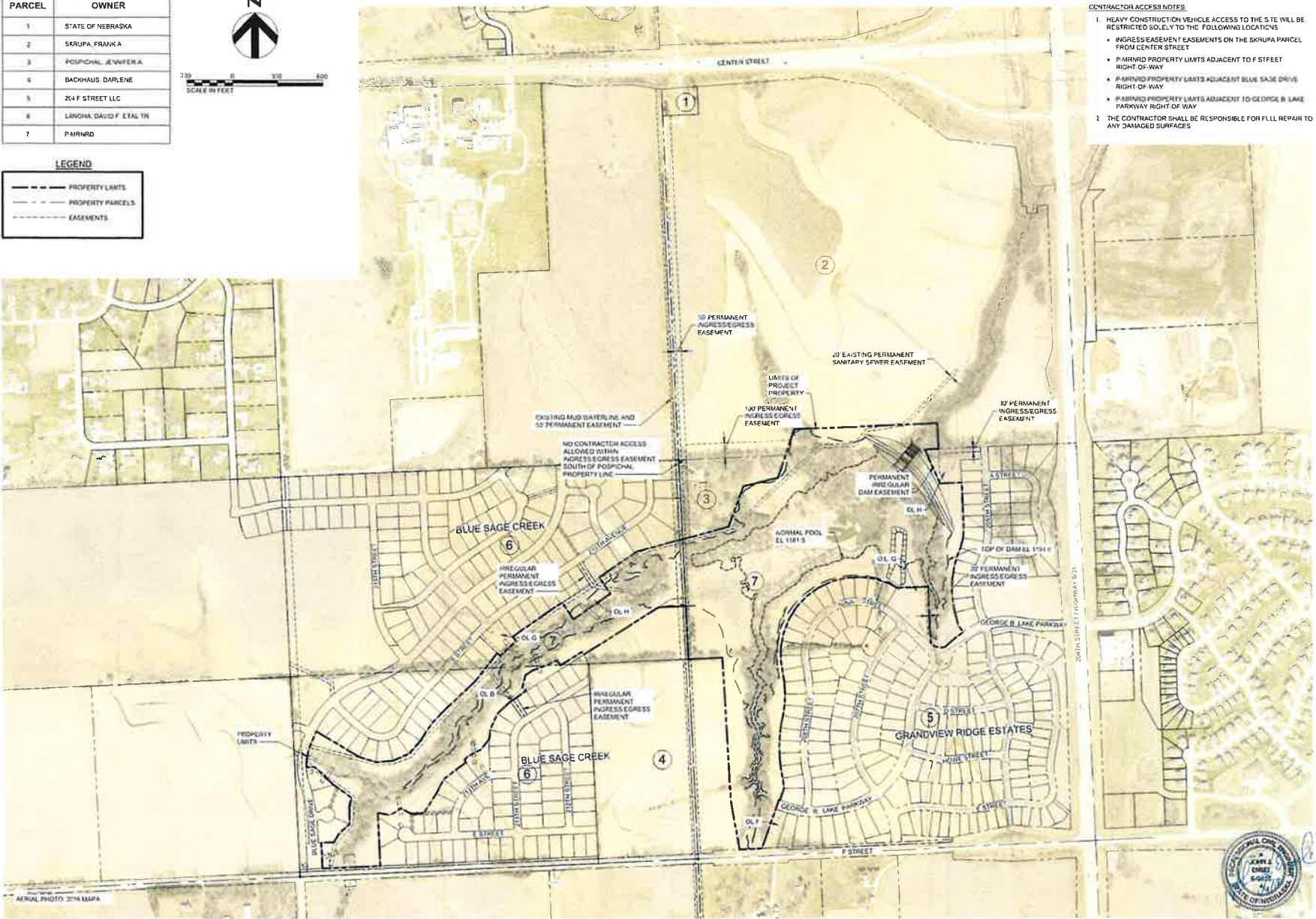
Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to execute the purchase agreement with Lanoha Pacific, Inc. for the sale of 6.307 acres of Zorinsky Water Quality Basin 2 Project Surplus Land in the amount of \$346,885, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

PARCEL	OWNER
1	STATE OF NEBRASKA
2	SKRUPA, FRANK A
3	POSPISHAL, JENNIFER A
4	BADHAUS, DARLENE
5	264 F STREET LLC
6	LANDHA, DAVID F. ETAL TN
7	PAIRWRD



LEGEND

---	PROPERTY LIMITS
---	PROPERTY PARCELS
---	EASEMENTS



- CONTRACTOR ACCESS NOTES**
- HEAVY CONSTRUCTION VEHICLE ACCESS TO THE SITE WILL BE RESTRICTED SOLELY TO THE FOLLOWING LOCATIONS
 - INGRESS/EASEMENT EASEMENTS ON THE SKRUPA PARCEL FROM CENTER STREET
 - PAIRWRD PROPERTY LIMITS ADJACENT TO F STREET RIGHT OF WAY
 - PAIRWRD PROPERTY LIMITS ADJACENT BLUE SAGE DRIVE RIGHT OF WAY
 - PAIRWRD PROPERTY LIMITS ADJACENT TO GEORGE B LAKE PARKWAY RIGHT OF WAY
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL REPAIR TO ANY DAMAGED SURFACES

Date	01-18
Drawn	JJE
Checked	JJE
Approved	

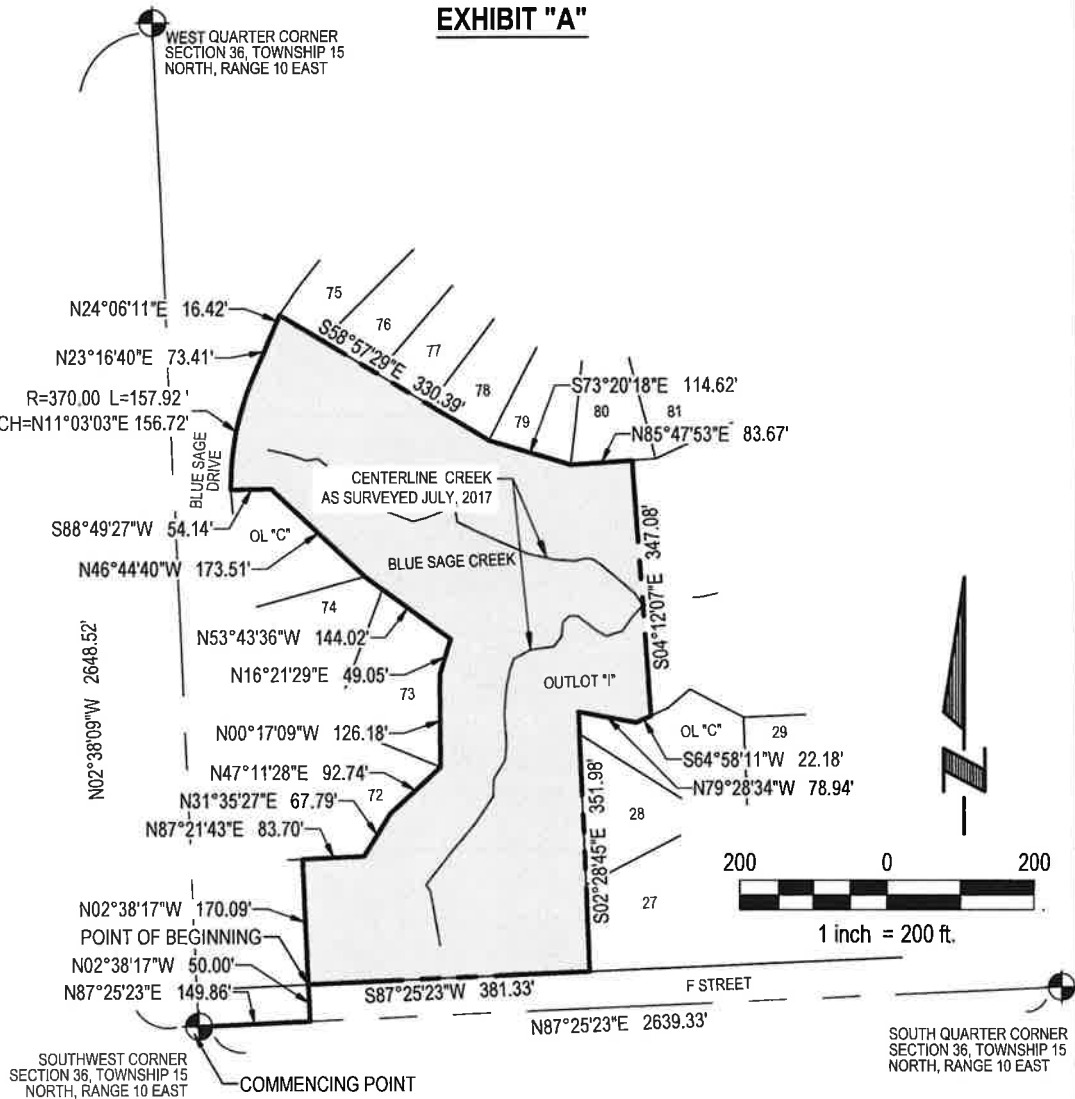
PROJECT BOUNDARY AND EASEMENT PLAN
 ZORINSKY WATER QUALITY BASIN NO. 2 DAM DOUGLAS COUNTY, NE

PAPIO - MISSOURI RIVER NATURAL RESOURCES DISTRICT

CAD file: 00G-05.dwg
 Drawing No: G-5



EXHIBIT "A"



AS SHOWN
274,735 SQUARE FEET
6.307 ACRES +/-



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Drawn by: FCE | Chkd by: | Date: 06/26/2018
 Job No.: P2016.177.001

PART OF OUTLOT "I"
BLUE SAGE CREEK
 DOUGLAS COUNTY, NEBRASKA