

## Memorandum

To: Programs, Projects and Operations Subcommittee  
From: John Winkler, General Manager  
Date: May 1, 2023  
Re: Chalco Hills Recreation Area Soccer Complex Lease

The District entered into a “Management Agreement” with the Omaha Sports Club in May of 2018 to lease the soccer/playing fields by the auxiliary spillway at Chalco Hills Recreation Area for a lease fee of \$7,000 per year.

The District has received numerous inquiries from various youth organizations over the years to have an opportunity to bid on the lease of the field; District Management solicited Requests for Proposals in the Omaha World Herald, on the District website and mailed solicitations to any interested organizations. The District opened bids on March 31<sup>st</sup> to lease the field for an additional 5 years; the District received two bids for the exact same amount of \$7,000 per year from OFC Properties and the YMCA.

The District rebid the lease and District personnel opened bids on Monday May 1, 2023 at 10:00 a.m. at the NRD Offices. The District received two bids, one from the OFC Properties and one from the YMCA, please see attached bid submittals and Management Agreement.

### The OFC bid of:

Annual Fee                      \$12,000 per year for 5 years  
\*Agreement to Bid Specs

### The YMCA bid of:

Annual Fee                      \$9,100 per year for 5 years  
\*Agreement to Bid Specs

**\*Management recommends that the Subcommittee recommend to the full Board of Directors that the District enter into a new Management/Lease Agreement with OFC Properties for \$12,000 per year beginning July 1, 2023 and expiring June 30, 2028 per the terms and conditions outlined in the attached agreement as presented.**

OFC Properties  
14706 Giles Road  
Omaha, NE 68138

April 28, 2023

Dear Madam or Sir:

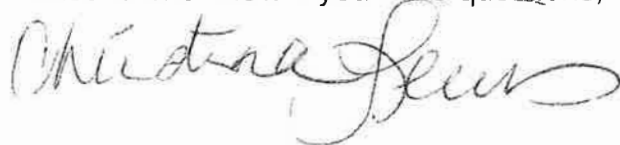
Please see the enclosed proposal for lease of the Chalco Hills Recreational Area soccer complex. We would be pleased to continue our established relationship with the NRD staff & provide responsible upkeep of the Chalco Hills Recreational Area soccer complex.

The agreement presented, mirrors the prior five year lease for simplicity and includes the following:

- 1) An additional five year lease term
- 2) An annual fee of **\$12,000** paid to the NRD
- 3) Agreement to all applicable considerations

In addition, should our proposal be identical to that of another bid, we would be willing to increase our annual fee by up to \$500 in order to secure the lease term.

Please let me know if you have questions,



Christina Lewis  
Facilities Business Specialist, OFC Properties  
[CLewis14706@gmail.com](mailto:CLewis14706@gmail.com)  
402-312-5135



FOR YOUTH DEVELOPMENT®  
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April 26, 2023

**Official Bid for lease of Chalco Hills Recreation Area Soccer Complex**

On behalf of the YMCA of Greater Omaha, please accept this as our written proposal/bid for lease of the Soccer Complex to begin May 1, 2023.

Details of the Proposal are but not limited to:

- 5-year Lease Contract with first right of refusal
- \$9,100 fee paid annually.
- The YMCA will provide mowing of soccer complex, soccer goals and markers, other equipment as needed.

Please contact me if you have any questions about this proposal. My phone number is 402.617.0937 or by email at [mkinzie@metroymca.org](mailto:mkinzie@metroymca.org)

Thank you for your consideration, I look forward to hearing from you.

Sincerely,

Missy Kinzie

Executive Director, Southwest YMCA

YMCA of Greater Omaha

**SOUTHWEST YMCA**

13010 Atwood Avenue, Omaha, NE 68144 . P: 402-334-8487 . F: 402-333-6472 . [www.metroymca.org](http://www.metroymca.org)

**YMCA OF GREATER OMAHA**