

Memorandum

To: Finance, Expenditures, and Legal Subcommittee

From: Eric Williams

Date: June 5, 2025

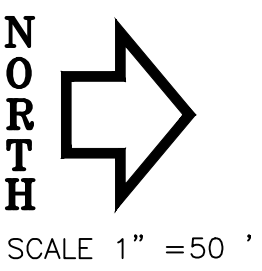
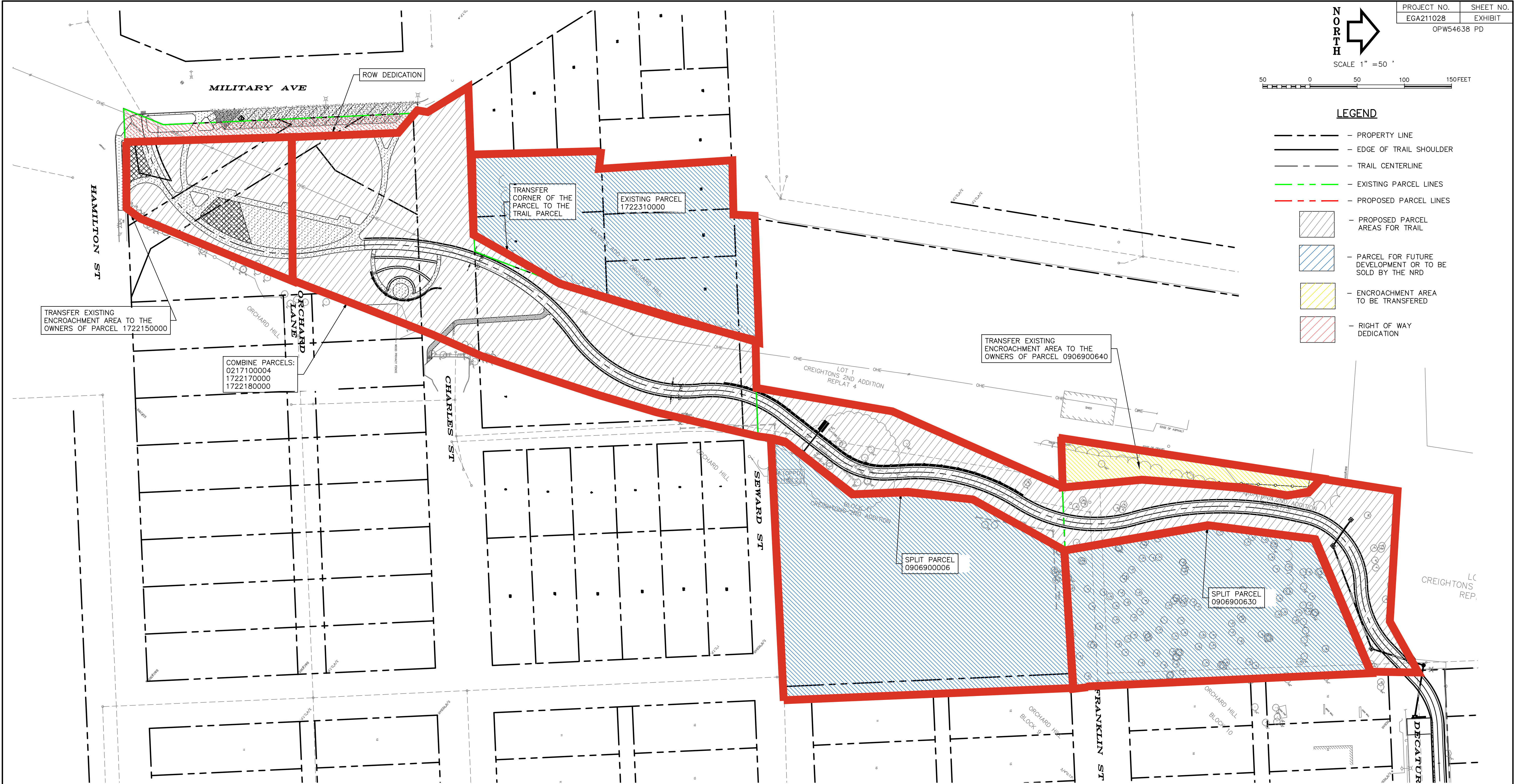
RE: Sale of Surplus Land Along Beltline Trail

In 2024, the District acquired land along a former railroad corridor for the purpose of building the Beltline Trail to provide recreation, active transportation, and access to natural resources in our community. Construction for Phase 3A of the trail began in January 2025 and is on schedule to be completed by October.

Parcels were acquired in whole from the Omaha Municipal Land Bank with the understanding that the trail would be constructed and land for the trail and park would be turned over to the City of Omaha for ongoing operation and maintenance. Through the design process, boundaries for the trail and park are established and portions of the parcels are outside the new public space. Adjacent land is intended for trail and recreation oriented greenway development and opportunity for reinvestment. The attached exhibit shows the parcels (in blue and yellow hatch areas) that are proposed to be declared surplus. The yellow parcel has little value and has a long-standing encroachment use by the adjacent owner. The proposal for consideration is to transfer the yellow parcel to the adjacent owner and to accept sealed bids for the blue parcels.

During construction, District staff have responded to several comments from the public which required coordinated response with law enforcement and other public agency offices. Unauthorized access at the site, illegal placement of material, and fires have occurred and caused unexpected additional costs. By finding new owners for the unused portion of the land, the District will reduce the risk of ongoing expenses and help support community-led redevelopment. Unauthorized activities are not expected to continue at or around the trail once the adjacent land has been developed.

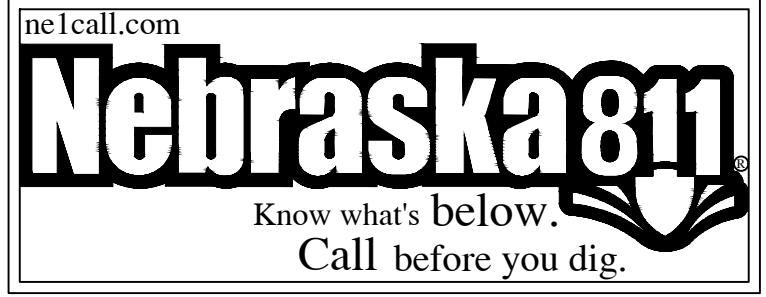
- **Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to declare approximately 3.82 acres of Beltline Trail project lands as surplus District property and to seek offers on the property in a competitive format, and to bring to the Subcommittee in the following months a recommendation on the sale of surplus property, subject to such other terms and conditions as the General Manager determines necessary and approval as to form by District Legal Counsel.**



50 0 50 100 150 FEET

LEGEND

- - - - - PROPERTY LINE
- - - - - EDGE OF TRAIL SHOULDER
- - - - - TRAIL CENTERLINE
- - - - - EXISTING PARCEL LINES
- - - - - PROPOSED PARCEL LINES
- - - - - PROPOSED PARCEL AREAS FOR TRAIL
- - - - - PARCEL FOR FUTURE DEVELOPMENT OR TO BE SOLD BY THE NRD
- - - - - ENCROACHMENT AREA TO BE TRANSFERRED
- - - - - RIGHT OF WAY DEDICATION



NOTE:
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REVISIONS			
NO.	DESCRIPTION	DATE	BY



OVERALL SITE PLAN
PROPOSED PLATTING EXHIBIT