

Agenda Item: 7.

MEMORANDUM

TO: Programs, Projects & Operations Subcommittee

FROM: Lori Ann Laster, Stormwater Management Engineer

SUBJECT: Review and Recommendation on Bids for Surplus Property at Papio Dam Site 15A

DATE: July 5, 2016

During land rights negotiations for Papio Dam Site 15A (DS15A) the owner of tract 10 requested that the District purchase their entire parcel. The Board approved the purchase of an additional 10.857 acres that were not required for the flood pool or recreation area (see attached map and legal description).

In May the Board of Directors approved selling the property through a sealed bid process. The property was advertised for sale in the Omaha World Herald on June 23, 2016 and June 28, 2016.

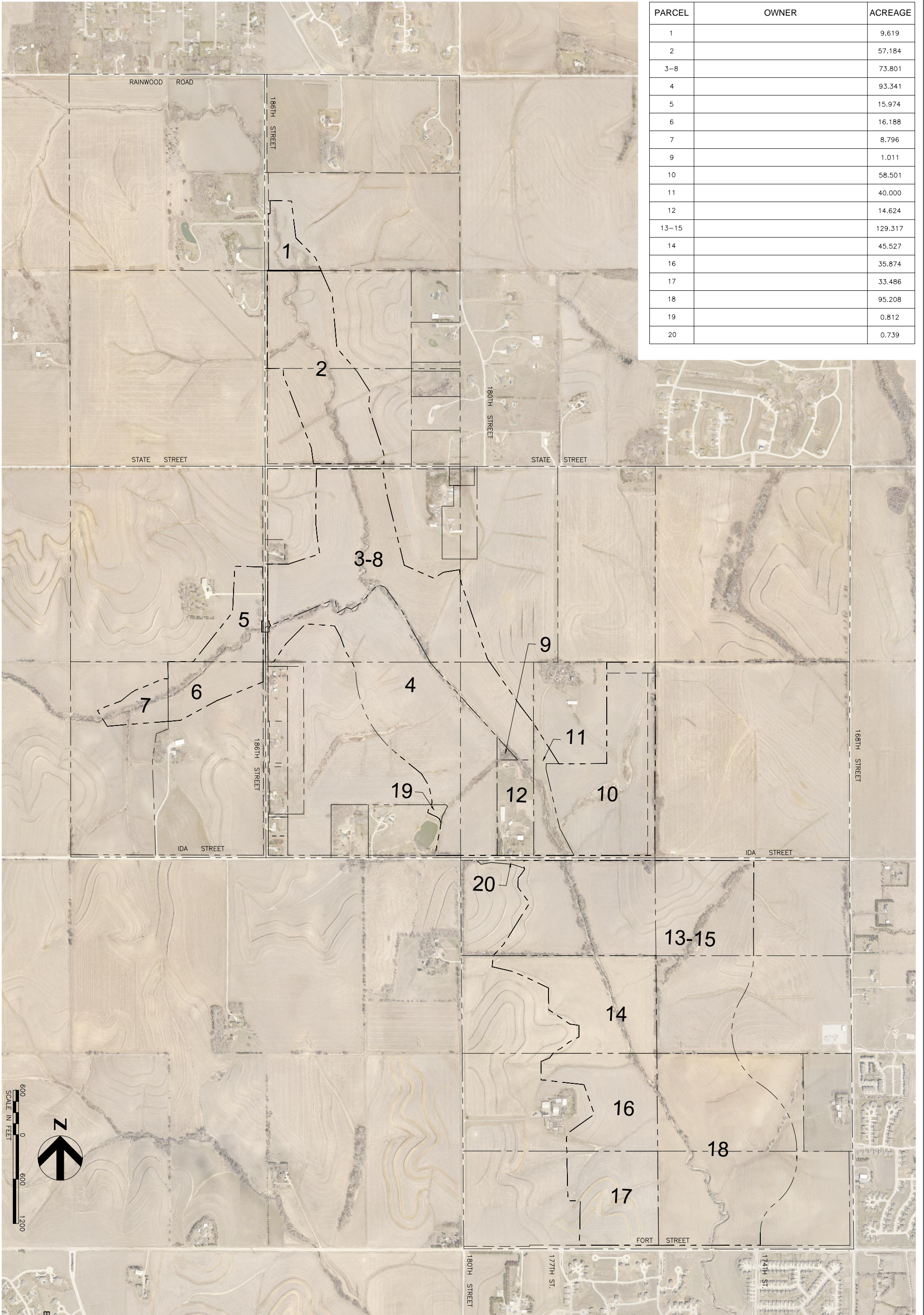
Bids were opened at 10 am on July 5, 2016. Two bids were received and are summarized below.

Name	Total Bid Price	Bid Price/Acre
David Vollmer	\$182,000	\$16,763
Boyer Young Real Estate Co.	\$325,710	\$30,000

The District purchased this tract in February 2014 for \$20,000 per acre.

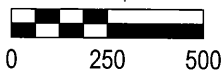
Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute a purchase agreement with the Boyer Young Real Estate Company for the amount of \$325,710 for 10.857 acres of surplus property at the Papio Dam Site 15A project, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

PARCEL	OWNER	ACREAGE
1		9.619
2		57.184
3-8		73.801
4		93.341
5		15.974
6		16.188
7		8.796
9		1.011
10		58.501
11		40.000
12		14.624
13-15		129.317
14		45.527
16		35.874
17		33.486
18		95.208
19		0.812
20		0.739

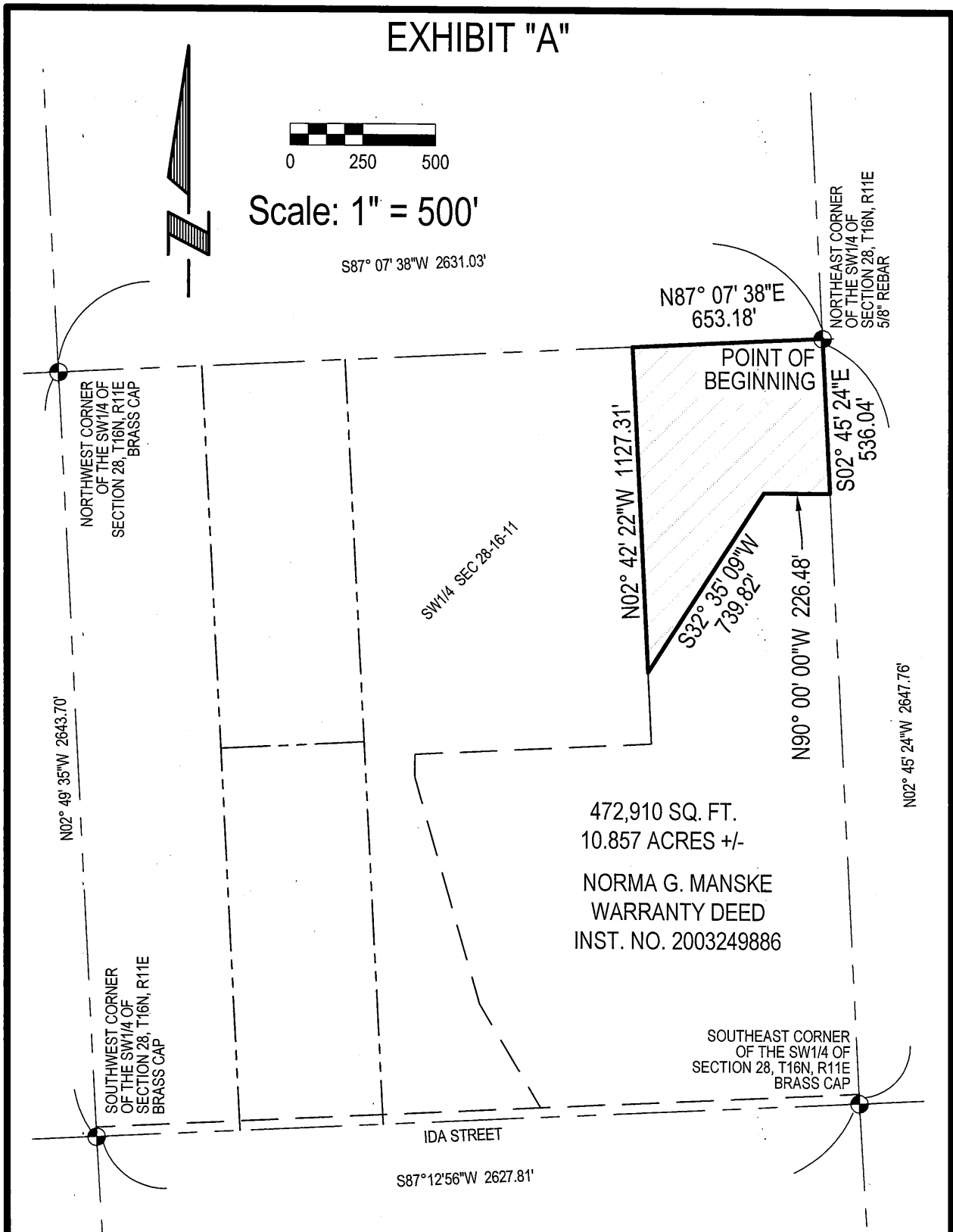


CAD file: BNDY-DAM_SITE_15A.dwg Drawing No: 00G002 00-02	 <p>PAPIO - MISSOURI RIVER NATURAL RESOURCES DISTRICT</p>	 <p>HDR HDR Engineering, Inc.</p>	<p>TRACT MAP</p> <p>DAM SITE 15A DAM & ASSOCIATED IMPROVEMENTS</p> <p>DOUGLAS COUNTY, NE</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Designed _____</td> <td style="width: 50%; text-align: right;">Date _____</td> </tr> <tr> <td>Drawn <u>TRM</u></td> <td style="text-align: right;">5/6/2015</td> </tr> <tr> <td>Checked _____</td> <td>_____</td> </tr> <tr> <td>Approved _____</td> <td>_____</td> </tr> </table>	Designed _____	Date _____	Drawn <u>TRM</u>	5/6/2015	Checked _____	_____	Approved _____	_____
Designed _____	Date _____											
Drawn <u>TRM</u>	5/6/2015											
Checked _____	_____											
Approved _____	_____											

EXHIBIT "A"



Scale: 1" = 500'



472,910 SQ. FT.
10.857 ACRES +/-
NORMA G. MANSKE
WARRANTY DEED
INST. NO. 2003249886

PAGE 1 OF 2
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

REV. 2: 04-30-2014



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154 Phone: 402.895.4700

TRACT 10
PART OF THE SW1/4 OF
SECTION 28, T16N, R11E,
DOUGLAS COUNTY,
NEBRASKA

Drawn by: FCE	Chkd by: JH	Scale: 1" = 500'	Date: 11/06/2012
Job No.: P2009.336.001		Book No.: 3966	

EXHIBIT "A"

LEGAL DESCRIPTION:

NORMA G. MANSKE
WARRANTY DEED
INSTRUMENT NO. 2003249886

A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW1/4 OF SECTION 28; THENCE S02°45'24"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 28, A DISTANCE OF 536.04 FEET; THENCE N90°00'00"W, A DISTANCE OF 226.48 FEET; THENCE S32°35'09"W, A DISTANCE OF 739.82 FEET; THENCE N02°42'22"W, A DISTANCE OF 1127.31 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF SECTION 28; THENCE N87°07'38"E ALONG SAID NORTH LINE OF THE SW1/4 OF SECTION 28, A DISTANCE OF 653.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 472,910 SQUARE FEET OR 10.857 ACRES, MORE OR LESS.

PAGE 2 OF 2
SEE PAGE 1 OF 2 FOR DRAWING

REV. 2: 04-30-2014



Engineering Answers

E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154 Phone: 402.895.4700

Drawn by: FCE	Chkd by:	Scale: 1" = 500'	Date: 11/06/2012
Job No.: P2009.336.001		Book No.: 3966	

TRACT 10
PART OF THE SW1/4 OF
SECTION 28, T16N, R11E,
DOUGLAS COUNTY,
NEBRASKA