

Agenda Item: 10.

Memorandum

To: PPO Subcommittee
From: Amanda Grint, Water Resources Engineer
Date: May 1, 2013
Re: Amendment to Glacier Creek Project Purchase Agreement

The University of Nebraska-Omaha (UNO) and the NRD have been working together for a number of years to acquire additional property adjacent to the Allwine Prairie at 144th and State Streets. In November 2012, the Board approved a joint funding agreement for the purchase of 76.16 acres of land north of Allwine Prairie, see attached map. UNO had requested that the Board help secure the purchase of this land from Heritage, LLC., who had already platted the area for residential housing. This parcel is vital to Allwine Prairie as it would expand its existing 241 acres to 318 acres. This provides a unique ecosystem in an urban area and also protects a viewshed which allows an undisturbed view of the prairie.

To help fund this acquisition, the Board approved an application to the NRCS Farm and Ranch Protection Program (FRPP) where the District could receive federal funds to administer an easement over the property, preserving the 76.16 acres as farm and ranchland. The FRPP application was successful and \$630,000 in federal dollars were initially planned and included as an NRD contribution in the purchase agreement. Since that time, the appraisal that was submitted with the FRPP application had to be modified in accordance with NRCS FRPP guidelines. These modifications resulted in a lesser value for the property and currently the NRCS is pursuing \$555,000 in funding for the project. The amendment to the purchase agreement proposes that the \$75,000 difference be funded equally by UNO and the District, \$37,500 each.

The amended purchase agreement will outline the details of the purchase of the 76.16 acres from Heritage, LLC to UNO, who will be the owner. The total purchase price remains at \$1,822,509. The District will amend their contribution to the purchase from \$370,000 to \$407,500 and will contribute its receipt of FRPP dollars in the amount of \$555,000. UNO will provide the remaining costs, \$860,009.00, which includes \$481,000 of Nebraska Environmental Trust (NET) dollars. The District will hold and maintain the FRPP permanent easement on the property.

The closing of the property is intended to take place prior to June 30, 2013 at which time the NET dollars will expire if an extension is not granted.

Staff recommends that the Subcommittee recommend to the Board that the General Manager be authorized to prepare and execute the proposed amended Glacier Creek Project Purchase Agreement with Heritage, LLC and the University of Nebraska Omaha in the amount of \$1,822,509, for the 76.16 acres north of Allwine Prairie, with an increased District contribution of \$37,500, bringing the total District contribution to \$407,500 in general fund dollars and \$555,000 in Farm and Ranchland Protection Program grant funds from the Natural Resources Conservation Service, subject to approval as to form by District Legal Counsel.

Glacier Creek Project

1 March 2012

For questions, contact tbragg@unomaha.edu
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Red = Approximate outline of Heritage property

Black = Boundary of Allwine Prairie, including area purchased in 2010.

Blue = Boundary of Kobs' property (planned for future purchase)

Yellow (dashed) = Approximate boundary of the area planned for acquisition in 2012.



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