

Agenda Item: 7.

MEMORANDUM

TO: Finance, Expenditures and Legal Subcommittee

FROM: Amanda Grint, Water Resources Engineer

SUBJECT: Review and Recommendation on the Sale of Declared Surplus Property at Prairie Queen Recreation Area

DATE: April 2, 2015

The attached map shows the District owned WP-5 property (orange highlighted) and the colored lines represent the area needed for flood pool (top of dam elevation) for each tract. The red areas, approximately 76 acres, have been declared surplus land by the Board. The blue areas, approximately 55 acres, represent excess land purchased with the tracts that has a planned use per the Papillion sub area master plan and is therefore proposed to remain as park land. With the blue shaded areas and the flood pool area the park is approximately 390 acres and will be transferred to the City of Papillion at such time as the City annexes adjacent to the park or the year 2025, whichever is first. A deed restriction indicating that the transferred land must remain as park land will be filed at the time of transfer.

A legal description of the surplus property is underway and the title work will be ordered. Once those items have been complete, staff recommends that the property be sold by auction through a land management company. Staff will solicit proposals from reputable land management/brokerage companies that have auction services and will present a recommendation at the May Board meeting. The proposals should address the company's experience with real estate auctions, marketing plan, fee schedule and terms of contract.

Staff recommends that the Subcommittee recommend to the Board that the General Manager be authorized to accept proposals from land management/brokerage companies for the auction of the surplus land at Prairie Queen Recreation Area, subject to terms and conditions as determined by the General Manager and approval as to form by District Legal Counsel.

