

## Memorandum

**To:** PPO Subcommittee  
**Re:** Proposed Expansion of the Allwine Prairie Preserve – Glacier Creek Project  
**Date:** May 5, 2011  
**From:** Amanda Grint, Water Resources Engineer

A Memorandum of Understanding was signed in January 2007 to establish the benefit of combining resources with the University of Nebraska Omaha (UNO) to propose a purchase of approximately 70 acres adjacent to the UNO managed Allwine Prairie-Glacier Creek Project. In June 2009, a purchase agreement was approved and approximately 80 acres along the Big Papillion Creek was purchased from Heritage Development utilizing District, UNO and Environmental Trust funds. The District is currently in the design phase for a wetland and stream channel mitigation bank on the site.

Recently an opportunity has been presented to UNO by the representatives of Heritage Development to acquire an additional approximately 180 acres on the north and west sides of Allwine Prairie, see attached map. This additional land purchase would secure the watershed draining through Glacier Creek and the Allwine Prairie. The District would have the opportunity to establish an additional stream mitigation bank on the site if and when it chooses to do so.

In order to utilize UNO's remaining available Nebraska Environmental Trust funds, it is proposed to purchase the tract in two pieces (see second map). The first tract would be north of Allwine and totals 76.16 acres. The purchase price is \$1,066,240.00, or \$14,000.00 per acre. The proposal includes purchasing the north tract by December 15, 2011 with a 24 month option to purchase the west tract (approximately 105 acres).

UNO requests that the District cost share 50/50 on the purchase of the Heritage Development property (approximately 180 acres in total) to a maximum District contribution of \$1,400,000.00. The cost share is proposed to be spread out through four budget years, \$350,000 per year, beginning with the current FY11. The FY11 cost share could be reallocated to this purchase from Glacier Creek- Land Rights as an anticipated land acquisition with the Kobs family has fallen through (see location of Kobs property on map). For the purchase on the west side of Allwine, the NRCS Farm and Ranch Program will be applied for and a potential grant could reduce the costs to the District and UNO.

This proposed commitment from the District would preserve and expand a unique ecosystem in the Omaha metro area as well as offers the opportunity for an additional stream mitigation that could be used for District projects or sold as credits under our Mitigation Banking Program.

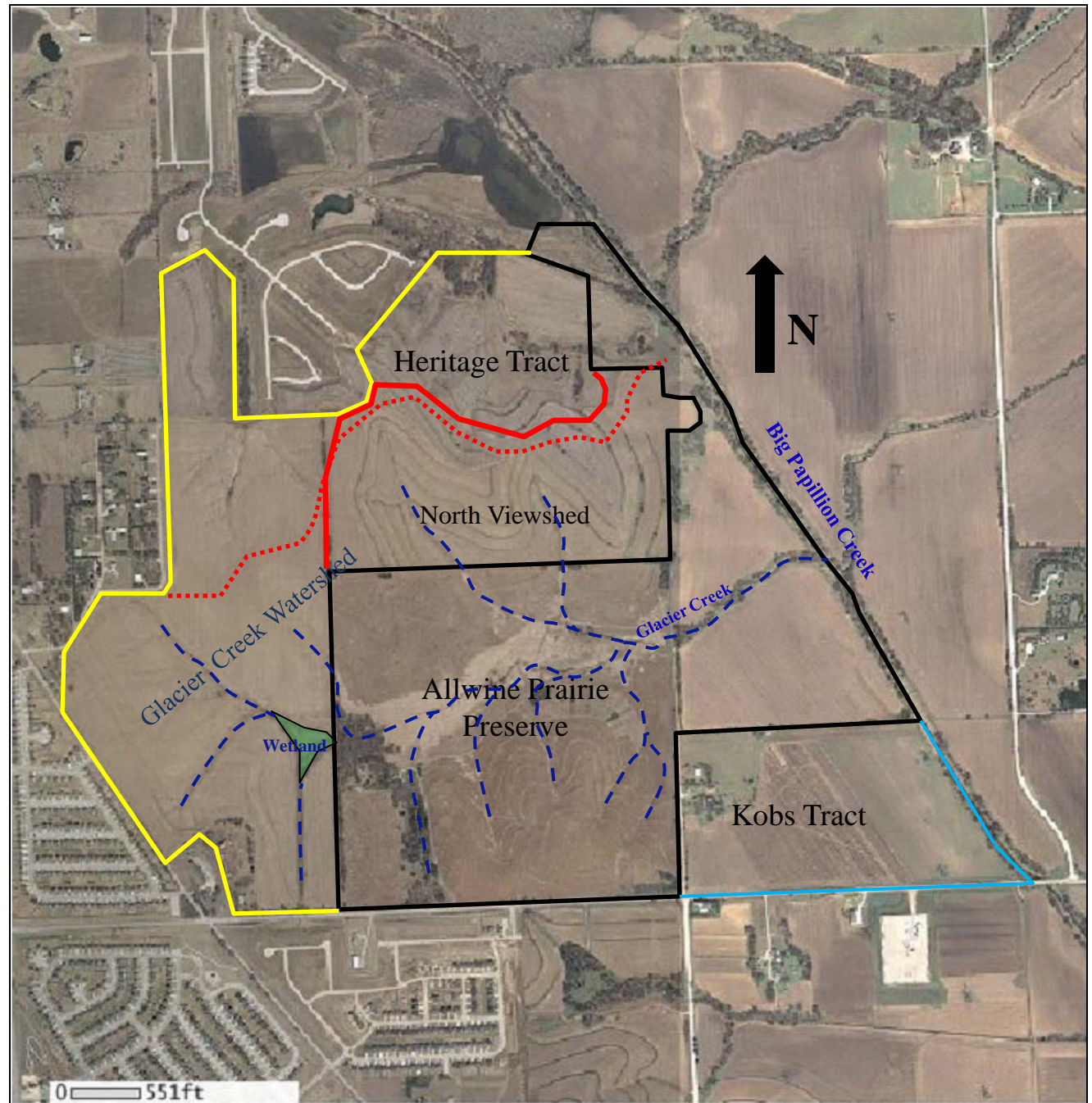
- **Staff recommends that the Subcommittee recommend to the Board that the General Manager be authorized to enter in to an interlocal agreement with the University of Nebraska Omaha to cost share 50/50 up to a maximum of \$1,400,000 over a four year period beginning in FY11 for the proposed land acquisition to expand Allwine Prairie Preserve-Glacier Creek Project.**

Portion of the Heritage requested for consideration for purchase in 2011.

5 May 2011

For questions, contact [tbragg@unomaha.edu](mailto:tbragg@unomaha.edu) (402-980-7089)

- Yellow = Approximate outline of north and west boundary of the Heritage property. The property being considered for purchase extends from the yellow boundary to the adjacent black boundary of Allwine Prairie.
- Black = Boundary of Allwine Prairie, including area purchased in 2010.
- Light Blue = Boundary of Kobs' property (planned for future purchase)
- Dashed dark blue = Watershed drainage
- Red = Boundary of 2011 land to be purchased (ca. 76 acres) at ca. \$14,000/acre.
- Dashed Red = estimate of the high ground along the northern edge of the Glacier Creek watershed. Our specific interest is to attempt to acquire what land that includes the entire watershed within the preserve boundary.

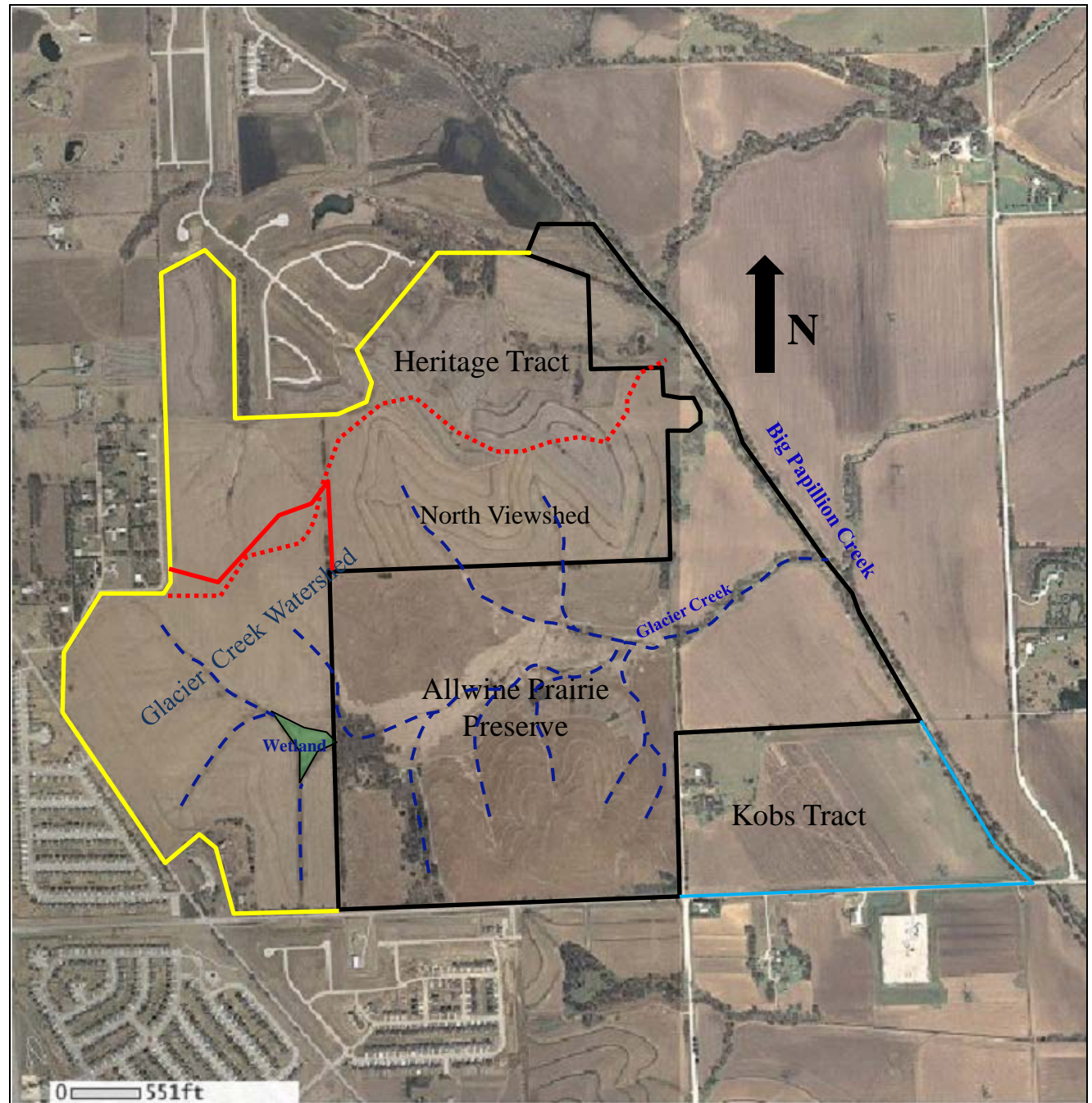


Portion of the Heritage for consideration for purchase after 2011.

5 May 2011

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- Black = Boundary of Allwine Prairie, including area purchased in 2010.
- Light Blue = Boundary of Kobs' property (planned for future purchase)
- Dashed dark blue = Watershed drainage
- Red = Boundary of actual sale land. (effectively includes the remainder of the watershed not purchased in 2011)
- Dashed Red = estimate of the high ground along the northern edge of the Glacier Creek watershed. Our specific interest is to attempt to acquire the area that includes the entire watershed within the preserve boundary.

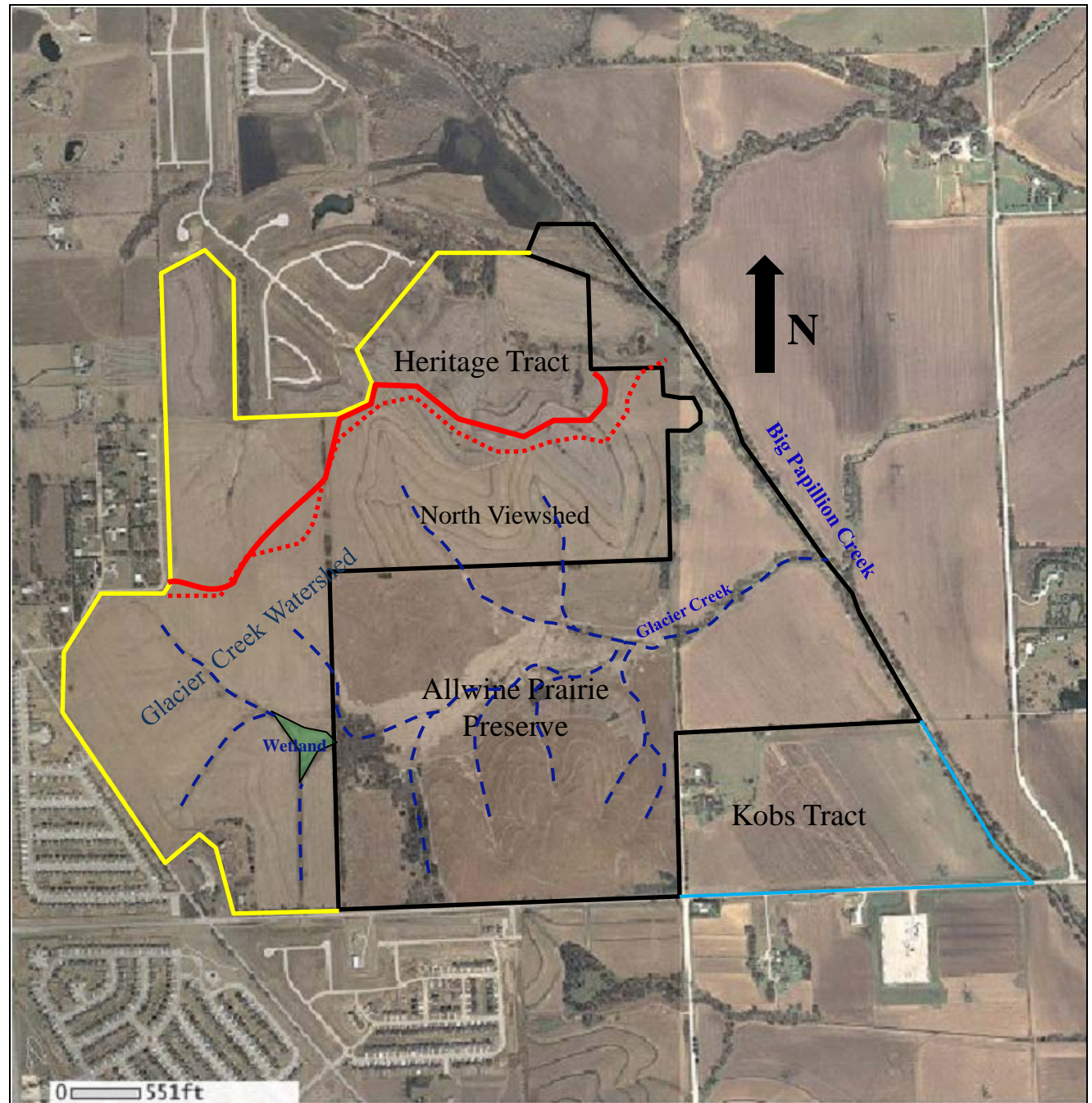


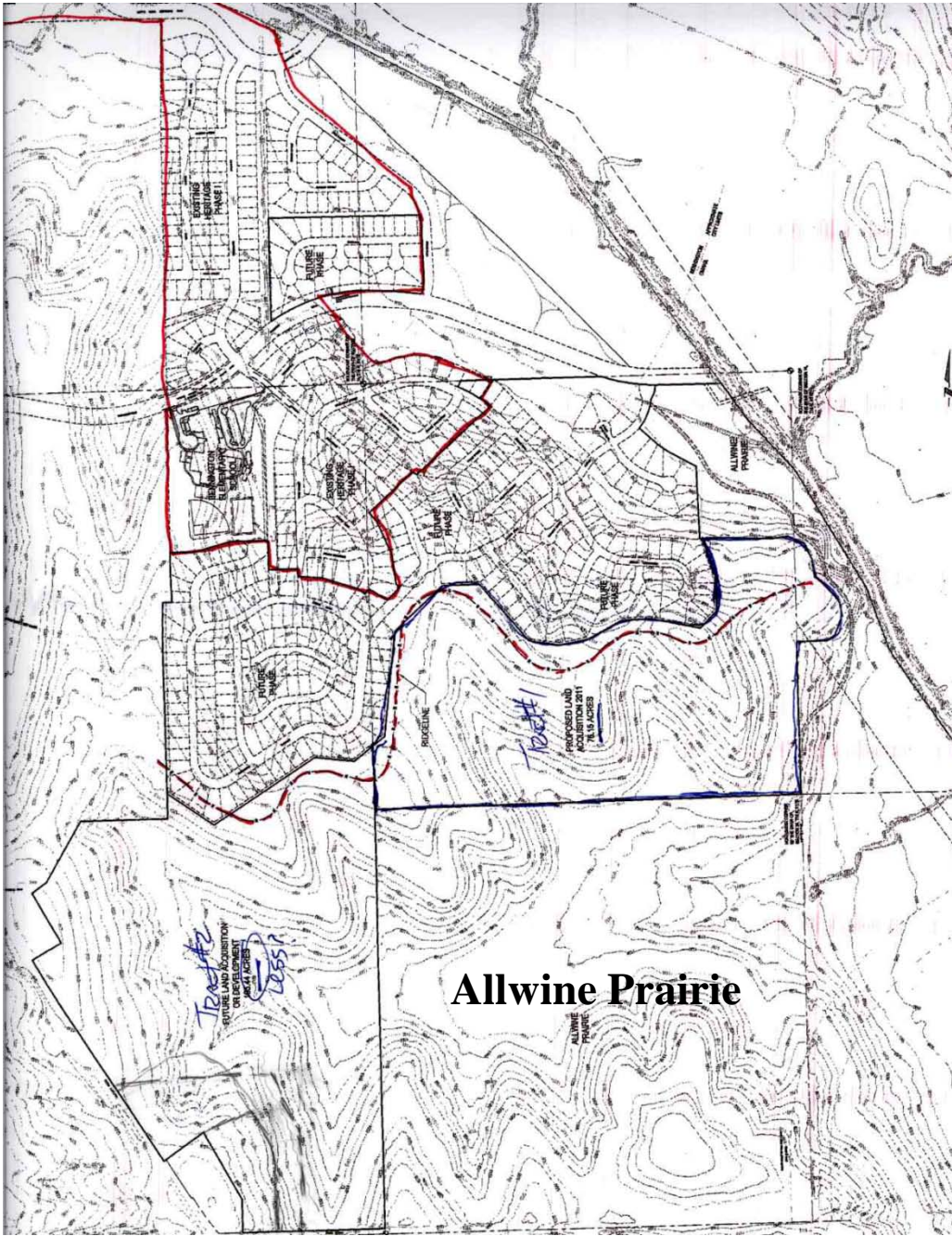
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# Allwine Prairie