

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee

SUBJECT: Office Space in USDA Service Center in Dakota County

Date: December 1, 2008

BY: Ralph Puls, Land and Water Programs Coordinator

In December 2007 the Farm Service Agency (FSA) moved out of the USDA Service Center in Dakota City, leaving vacant the 1390 square feet of office space they had leased from the P-MRNRD. When the Service Center was built, its purpose was to be a one-stop-location that would provide convenience to the public, and make the agencies housed there more effective and efficient due to their co-location. The remaining occupants of the Service Center are the Natural Resources Conservation Service (NRCS), the P-MRNRD and Dakota County Rural Water.

An effort has been made to find another agency of government to lease the space, an agency that would help fulfill the goal of providing convenient and effective service to the public. The UNL Extension in Dakota County would be a good choice to relocate to the Service Center. They currently occupy space in the Dakota County Courthouse. In April, 2008 the P-MRNRD Board of Directors approved a recommendation to offer office space to UNL Extension in Dakota County. The recommendation was:

Proposal to House UNL Extension in Dakota County – Recommendation that the District offer office space to UNL Extension in the District’s Dakota County Service Center at a rental rate of \$20,000 per year in Fiscal Years 2009 and 2010, and at a rental rate of \$10,000 per year in Fiscal Year 2011; and , that the Interlocal Cooperation Act Agreement between the District and Dakota County be amended to limit that County’s maximum payment for road design, land rights, demolition and construction at Pigeon Jones Site #15 to \$300,000.

The offer was made to the Dakota County Board because it is the County’s responsibility to provide space for Extension. The offer was presented to the Dakota County Board of Commissioners at their April 21, 2008 meeting. The Board took no official action at their meeting, but followed up with a letter from the Chairperson, Jackie Hartnett, that stated that funding limitations preclude the County from accepting the District’s offer. However, she goes on to say that the Dakota County Board would welcome the opportunity to discuss the District’s offer at a later date.

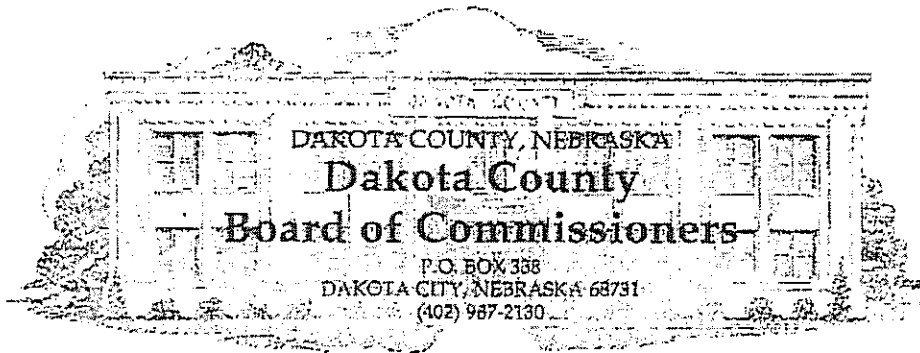
Recently the Dakota County Commissioners indicated that they wanted to respond to the District’s offer with a counter proposal. At their November 17, 2008, meeting the Commissioners voted on a counter proposal to the District’s offer. Their proposal, stated in a letter from Chairperson Jackie Hartnett is as follows:

At the Dakota County Board of Commissioners meeting on November 17, 2008, the Board voted to submit the following proposal to P-MRNRD for their consideration to effect this move:

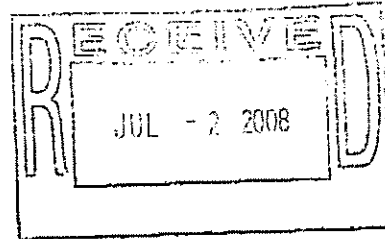
Pay ten thousand dollars (\$10,000) rent a year for five (5) years beginning January, 2009, for a 5-year cost of \$50,000 and amend the Interlocal Cooperative Act Agreement between P-MRNRD and Dakota County to address the issue of rent for the Extension by reducing the County's maximum payment for road design, land rights, demolition and construction at the Pigeon/Jones Site #15 project from \$350,000 to \$300,000.

UNL Extension would be a good fit for the vacant office space, space they require is nearly identical to the space available. No modifications to the space would be required. This may not be the case if another tenant would be housed in the Service Center; the NRCS has security concerns that might necessitate modifications to in the building. Therefore the staff recommendation is:

- **Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to lease space in the Dakota County Service Center to Dakota County for UNL Extension at a rate of \$10,000 per year for 5 years beginning January, 2009 and that the Interlocal Cooperative Agreement between Dakota County and the District for Pigeon/Jones Site #15 be amended to reduce Dakota County's maximum commitment toward road construction to \$300,000.**



July 1, 2008



Papio-Missouri River NRD
 ATTN: Ralph Puls
 8901 S 154th Street
 Omaha NE 68138-3621

RE: Dakota County Extension Office Space in USDA Service Center

Dear Mr. Puls:

The Dakota County Board thanks you for your time and planning efforts regarding the proposal to move the Dakota County Extension Office from the Courthouse to the USDA Service Center in Dakota City.

Although the Board approves the concept of making the Service Center a one-stop location for the convenience of the public and creating greater efficiency and effectiveness for the agencies working together, limited funds preclude doing anything this 2008-09 budget year.

The Dakota County Board would welcome the opportunity to discuss this recommendation at a later date.

Sincerely,

Jacqueline Hartnett
 Board Chairwoman

Copy: UNL Extension, Dakota County
 Vince Krampert

Correspondence signed by Administrative Assistant to avoid time in mailing

DAKOTA COUNTY, NEBRASKA
Dakota County
Board of Commissioners

P.O. BOX 338
DAKOTA CITY, NEBRASKA 68731
(402) 987-2130

November 21, 2008

Mr. John Winkler
General Manager
Natural Resource District
8901 S 154th Street
Omaha NE 68138

NOV 25 2008

Dear Mr. Winkler:

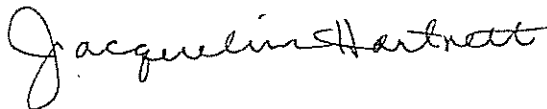
Thank you for your continued interest in working with Dakota County in moving the *University of Nebraska Lincoln Extension Office in Dakota County* currently located in the Dakota County Courthouse to the Dakota City Service Center located at 1505 Broadway Street in Dakota City. It is the Board's understanding that all moving expenses for the telephones, furniture, supplies, etc. will be incurred by the UNL Extension Office.

At the Dakota County Board of Commissioners meeting on November 17th, the Board voted to submit the following proposal to P-MRNRD for their consideration to effect this move:

Pay ten thousand dollars (\$10,000) rent a year for five (5) years beginning January, 2009, for a 5-year cost of \$50,000 and amend the Interlocal Cooperative Act Agreement between P-MRNRD and Dakota County to address the issue of rent for the Extension by reducing the County's maximum payment for road design, land rights, demolition and construction at the Pigeon/Jones Site #15 project from \$350,000 to \$300,000.

Again, thank you for your consideration of this proposal and we look forward to working with you.

Sincerely,



Jacqueline Hartnett - signed by Administrative Assistant to avoid delay in mailing
Board Chair

copy: UNL Extension Office in Dakota County
Dakota County Board of Commissioners