

## MEMORANDUM

TO: Finance, Expenditure & Legal Subcommittee

DATE: February 22, 2008

SUBJECT: Property Purchase for New Blair Office

FROM: Dick Sklenar & Terry Schumacher

Over the past couple of months, the District staff has been investigating available properties for sale in the community of Blair for the purpose of replacing the aging and inadequate office the District currently has.

There are several reasons to consider replacing the Blair office:

1. Additional personnel have been added to the office, most recently 2 employees assigned to maintain the rural water systems (2) in Washington County. They now occupy what was once a meeting room.
2. The current facility is in need of repairs due to age and wear. The roof leaks, carpeting throughout most of the facility is in need of replacement, and the facility is not energy efficient.
3. The Natural Resource Conservation Service, and the Farm Service Agency, would like more space to lease. The conditions have become 'tight' over the years with all of the historical files they keep. Together they currently lease 2,689 sq. ft., but require 3,300 sq. ft.
4. There has never been adequate space to store the NRD's equipment in this County. Such equipment amounts to, but not limited to, grass drills, tree planter and tractor. Currently, portions of this equipment are stored at an employee's farm for the sake of safety, security, fuel savings and convenience.
5. Parking at the current facility is poor. Most of the parking spaces available are used by the tenants and employees with little left for the general public.

The current all-steel 3,600 sq. ft. facility was built at about 1971 by the Washington County Soil & Water Conservation District. The staff is looking for a parcel that is about 1.5 to 2 acres in size. The District's current budget has \$100,000 dedicated for this item.

There have been visits with a local realtor to look at over a dozen properties with and without existing structures. The availability of a suitable location in the area is limited. Prices for lots ranged from about \$72,000 to well over \$250,000. The top 3 desirable locations are shown on the attached map. The first choice recommended is property owned by the Blair YMCA. They have indicated a willingness to sell 1.8 acres for \$100,000 plus all closing costs. This site has a greater advantage over the other 2 locations for the following reasons;

- a.) Closer proximity to highways 75 and 30

- b.) Easy directions can be given to the public (1 block east of YMCA)
- c.) Railroad crossings are avoided
- d.) Site accessible to agriculture traffic and street parking
- e.) Site grading should be minimal (\$\$\$ saved)
- f.) Corner lot more visible to public
- g.) Not adjacent to commercial properties (construction firms, car repair shops, etc.)
- h.) Landscape of property more esthetically pleasing and generally flat.
- i.) Traffic along adjacent streets considered 'light'.

**Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to negotiate and execute a purchase agreement with the Blair YMCA for the purchase of an approximate 1.8 acre parcel of property for a new field office at the northwest corner of 10<sup>th</sup> & Wilbur streets, Blair, Nebraska, for the price of \$100,000 plus closing costs, subject to approval as to form by District legal counsel.**



Blair

5<sup>th</sup> & GRANT ST. - 1.8 ACRES  
\$72,556



10<sup>th</sup> & WILBUR ST. - 1.8 ACRES  
\$100,000



HWY. 133 & RD. P26 - 1.5 ACRES  
\$173,151

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Streaming 100%

Eye alt 38300 ft

Total Construction Cost--Halman Construction was the general contractor-----\$972,817.58 There was no cost for the land, it was donated by Rural Water and Dakota City. Permits were provided at no cost.

Architect fees---Prochaska & Associates-----\$79,060. 00

Total square foot including all agencies and rural water is-----9,100 square feet (you have a color highlighted floor plan )

The Farm Service Agency (FSA) pays rent on 1390 Square feet

The Natural Resources Conservation Service (NRCS) pays rent on 1960 square feet

This 3,350 square feet rent for \$15 per sq. foot per year-----\$51,250

There is 1600 square foot of shared space free of charge

All utilities are paid by the P-MRNRD, including janitorial.

The USDA agencies have very specific requirements--for instance---a certain number of on and off street parking spaces, and many more details.

The lease runs through 2010---but can be cancelled by the USDA with 120 days notice.

Penny made copies for you of the floor plan, the lease agreement , the total architect fees.

**P-MRNRD CONSERVATION COST SHARING**

Fiscal Years 89 - 2004 (Rev. 7/04)

F.Y. 2004

July 1, 2003 - June 30, 2004

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	PIGEON/JONES	TOTAL
Sarpy	\$52,602.60	\$13,934.63	--	--	--	\$66,537.23
Douglas	\$21,975.84	--	\$2,266.78	--	--	\$24,242.62
Washington	\$173,780.48	\$83,266.13	\$7,247.13	--	--	\$264,293.74 ←
Burt	\$14,737.28	\$58,478.39	--	\$131,504.31	--	\$204,719.98
Thurston	\$134,170.34	--	--	--	--	\$134,170.34
Dakota	\$3,765.92	--	--	--	\$178,921.03	\$182,686.95
<b>Totals:</b>	<b>\$401,032.46</b>	<b>\$155,679.15</b>	<b>\$9,513.91</b>	<b>\$131,504.31</b>	<b>\$178,921.03</b>	<b>\$876,650.86</b>

CAP & Special Watershed Budget F.Y. 2004: \$845,900.00; Spent \$720,971.71

F.Y. 2003

July 1, 2002 - June 30, 2003

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	PIGEON/JONES	TOTAL
Sarpy	\$81,222.02	\$30,161.27	--	--	--	\$111,383.29
Douglas	\$2,776.62	--	--	--	--	\$2,776.62
Washington	\$276,652.71	\$123,350.04	\$12,140.24	--	--	\$412,142.99
Burt	\$42,767.58	\$8,190.16	--	\$88,665.59	--	\$139,623.33 ←
Thurston	\$100,361.30	\$2,192.00	--	--	--	\$102,553.30
Dakota	\$13,779.18	--	--	--	\$38,685.15	\$52,464.33
<b>Totals:</b>	<b>\$517,559.41</b>	<b>\$163,893.47</b>	<b>\$12,140.24</b>	<b>\$88,665.59</b>	<b>\$38,685.15</b>	<b>\$820,943.86</b>

CAP & Special Watershed Budget F.Y. 2003: \$810,000.00; Spent \$657,050.39

F.Y. 2002

July 1, 2001 - June 30, 2002

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	HANSON LAKE	TOTAL
Sarpy	\$59,250.68	--	\$9,121.72	--	\$35,798.41	\$104,170.81
Douglas	\$22,829.39	\$9,079.74	--	--	--	\$31,909.13
Washington	\$313,744.22	\$107,519.70	--	--	--	\$421,263.92 ←
Burt	\$44,442.26	\$97,866.17	--	\$61,938.37	--	\$204,246.80
Thurston	\$166,753.49	\$6,323.25	--	--	--	\$173,076.74
Dakota	\$22,835.32	\$523.20	--	--	--	\$23,358.52
<b>Totals:</b>	<b>\$629,855.36</b>	<b>\$221,312.06</b>	<b>\$9,121.72</b>	<b>\$61,938.37</b>	<b>\$35,798.41</b>	<b>\$958,025.92</b>

CAP & Special Watershed Budget F.Y. 2002: \$675,000.00; Spent \$736,713.86

F.Y. 2001

July 1, 2000 - June 30, 2001

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	HANSON LAKE	TOTAL
Sarpy	\$45,632.64	\$24,076.46	\$4,993.91	--	\$109,343.50	\$184,046.51
Douglas	\$13,352.34	--	\$4,846.41	--	--	\$18,198.75
Washington	\$106,660.77	\$147,533.95	\$4,634.04	--	--	\$258,828.76 ←
Burt	\$101,562.66	\$11,758.72	--	\$112,268.96	--	\$225,590.34
Thurston	\$143,656.06	\$1,595.79	--	--	--	\$145,251.85
Dakota	\$26,298.81	\$1,553.86	--	--	--	\$27,852.67
<b>Totals:</b>	<b>\$437,163.28</b>	<b>\$186,518.78</b>	<b>\$14,474.36</b>	<b>\$112,268.96</b>	<b>\$109,343.50</b>	<b>\$859,768.88</b>

CAP & Special Watershed Budget F.Y. 2001: \$750,000.00; Spent \$673,250.10



F.Y. 2000  
July 1, 1999 - June 30, 2000

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	HANSON LAKE	TOTAL
Sarpy	\$87,108.93	\$20,286.83	\$15,650.19	--	--	\$123,045.95
Douglas	\$36,128.90	\$4,948.29	--	--	--	\$41,077.19
Washington	\$181,656.91	\$94,694.24	\$19,104.22	--	--	\$295,455.37
Burt	\$184,493.12	\$81,798.93	--	\$56,299.43	--	\$322,591.48
Thurston	\$145,735.38	--	--	--	--	\$145,735.38
Dakota	\$22,977.35	\$2,421.22	--	--	--	\$25,398.57
Totals:	\$658,100.59	\$204,149.51	\$34,754.41	\$56,299.43	--	\$953,303.94

CAP & Special Watershed Budget F.Y. 2000: \$750,000.00; Spent \$749,154.43

F.Y. 1999  
July 1, 1998 - June 30, 1999

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	HANSON LAKE	TOTAL
Sarpy	\$103,982.33	\$4,173.91	\$6,643.85	--	\$4,584.22	\$119,384.31
Douglas	\$32,422.43	\$5,000.81	\$3,603.58	--	--	\$41,026.82
Washington	\$159,836.08	\$120,917.03	\$4,642.02	--	--	\$285,395.13
Burt	\$104,628.14	\$64,417.26	--	\$199,901.75	--	\$368,947.15
Thurston	\$145,529.44	\$9,446.29	--	--	--	\$154,975.73
Dakota	\$39,957.55	\$1,515.69	--	--	--	\$41,473.24
Totals:	\$586,355.97	\$205,470.99	\$14,889.45	\$199,901.75	\$4,584.22	\$1,011,202.38

CAP & Special Watershed Budget F.Y. 1999: \$550,000.00; Spent \$805,731.39

F.Y. 1998  
July 1, 1997 - June 30, 1998

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	HANSON LAKE	TOTAL
Sarpy	\$45,488.49	--	\$12,218.42	--	--	\$57,706.91
Douglas	\$35,307.54	--	--	--	--	\$35,307.54
Washington	\$140,006.00	\$134,925.31	--	--	--	\$274,931.31
Burt	\$84,204.94	\$52,947.47	--	\$104,376.37	--	\$241,528.78
Thurston	\$100,975.46	\$12,527.59	--	--	--	\$113,503.05
Dakota	\$14,663.00	\$4,290.18	--	--	--	\$18,953.18
Totals:	\$420,645.43	\$204,690.55	\$12,218.42	\$104,376.37	--	\$741,930.77

CAP & Special Watershed Budget F.Y. 1998: \$435,000.00; Spent \$537,240.22

F.Y. 1997  
July 1, 1996 - June 30, 1997

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	HANSON LAKE	TOTAL
Sarpy	\$40,706.61	\$9,580.95	\$5,536.75	--	--	\$55,824.31
Douglas	\$55,181.99	--	--	--	--	\$55,181.99
Washington	\$56,507.54	\$45,129.43	--	--	--	\$101,636.97
Burt	\$5,043.30	\$128,114.66	--	\$10,210.15	--	\$143,368.11
Thurston	\$42,844.95	\$21,341.02	--	--	--	\$64,185.97
Dakota	\$1,727.56	--	--	--	--	\$1,727.56
Totals:	\$202,011.95	\$204,166.06	\$5,536.75	\$10,210.15	--	\$421,924.91

CAP & Special Watershed Budget F.Y. 1997: \$435,000.00; Spent \$217,758.85

F.Y. 1996  
July 1, 1995 - June 30, 1996

COUNTY	CAP	NSWCP	SPORT	SILVER CREEK	HANSON LAKE	TOTAL
Sarpy	\$99,673.76	\$3,121.19	\$8,772.04	--	--	\$111,566.99
Douglas	\$44,844.14	--	--	--	--	\$44,844.14
Washington	\$46,063.67	\$120,975.44	--	--	--	\$167,039.11
Burt	\$15,507.05	\$75,087.91	--	\$46,364.93	--	\$136,959.89
Thurston	\$92,818.78	\$2,998.58	--	--	--	\$95,817.36
Dakota	\$5,503.93	\$2,240.00	--	--	--	\$7,743.93
Totals:	\$304,411.33	\$204,423.12	\$8,772.04	\$46,364.93	--	\$563,971.42

CAP & Special Watershed Budget F.Y. 1996: \$700,000.00; Spent \$359,548.30

F.Y. 1995  
July 1, 1994 - June 30, 1995

COUNTY	CAP	NSWCP	SPORT	NEW YORK CRK	HANSON LAKE	TOTAL
Sarpy	\$98,262.40	\$12,351.29	--	--	\$14,975.71	\$125,589.40
Douglas	\$59,979.50	\$3,320.54	--	--	--	\$63,300.04
Washington	\$287,284.09	\$131,243.50	--	--	--	\$418,527.59
Burt	\$44,029.68	\$49,558.28	--	--	--	\$93,587.96
Thurston	\$52,652.31	\$7,949.51	--	--	--	\$60,601.82
Dakota	\$4,278.94	--	--	--	--	\$4,278.94
Totals:	\$546,486.92	\$204,423.12	--	--	\$14,975.71	\$765,885.75

CAP & Special Watershed Budget F.Y. 1995: \$775,000.00; Spent \$561,462.63

F.Y. 1994  
July 1, 1993 - June 30, 1994

COUNTY	CAP	NSWCP	SPORT	NEW YORK CRK	HANSON LAKE	TOTAL
Sarpy	\$226,829.18	\$5,916.18	--	--	\$7,720.55	\$240,465.91
Douglas	\$65,517.53	\$11,373.59	--	--	--	\$76,891.12
Washington	\$238,841.54	\$191,285.52	--	--	--	\$430,127.06
Burt	\$56,402.34	\$22,606.50	--	--	--	\$79,008.84
Thurston	\$64,303.83	\$5,521.96	--	--	--	\$69,825.79
Dakota	\$9,740.53	\$2,267.87	--	--	--	\$12,008.40
Totals:	\$661,634.95	\$238,971.62	--	--	\$7,720.55	\$908,327.12

CAP & Special Watershed Budget F.Y. 1994: \$775,000.00; Spent \$669,355.50

F.Y. 1993  
July 1, 1992 - June 30, 1993

COUNTY	CAP	NSWCP	SPORT	NEW YORK CRK	TOTAL
Sarpy	\$198,285.01	--	--	--	\$198,285.01
Douglas	\$79,349.82	--	--	--	\$79,349.82
Washington	\$356,748.68	\$151,143.95	--	--	\$507,892.63
Burt	\$43,648.96	\$78,971.16	--	--	\$122,620.12
Thurston	\$88,084.66	\$7,503.77	--	--	\$95,588.43
Dakota	\$15,947.38	--	--	--	\$15,947.38
Totals:	\$782,064.51	\$237,618.88	--	--	\$1,019,683.39

CAP & Special Watershed Budget F.Y. 1993: \$750,000.00; Spent \$782,064.51

F.Y. 1992  
July 1, 1991 - June 30, 1992

COUNTY	CAP	NSWCP	SPORT	NEW YORK CRK	TOTAL
Sarpy	\$180,842.62	--	\$1,316.99	--	\$182,159.61
Douglas	\$129,878.99	\$30,082.66	\$2,920.91	--	\$162,882.56
Washington	\$231,657.86	\$70,481.19	\$163.71	\$14,261.72	\$316,564.48 ←
Burt	\$105,562.46	\$97,574.38	--	--	\$203,136.84
Thurston	\$98,746.78	\$34,884.48	--	--	\$133,631.26
Dakota	\$29,547.34	\$13,528.08	--	--	\$43,075.42
Totals:	\$776,236.05	\$246,550.79	\$4,401.61	\$14,261.72	\$1,041,450.17

CAP & Special Watershed Budget F.Y. 1992: \$750,000.00; Spent \$833,591.87

F.Y. 1991  
July 1, 1990 - June 30, 1991

COUNTY	CAP	NSWCP	SPORT	NEW YORK CRK	TOTAL
Sarpy	\$214,839.76	\$14,073.37	\$4,358.73	--	\$233,271.86
Douglas	\$91,418.55	\$12,909.36	\$3,458.33	--	\$107,786.24
Washington	\$134,278.69	\$122,315.23	\$6,838.32	\$25,589.38	\$289,021.62 ←
Burt	\$113,064.05	\$69,817.95	--	--	\$182,882.00
Thurston	\$88,890.08	\$10,699.87	--	--	\$99,589.95
Dakota	\$14,379.03	\$21,590.36	--	--	\$35,969.39
Totals:	\$656,870.16	\$251,406.14	\$14,655.38	\$25,589.38	\$948,521.06

CAP & Special Watershed Budget F.Y. 1991: \$1,050,000.00; Spent \$697,114.92

F.Y. 1990  
July 1, 1989 - June 30, 1990

COUNTY	CAP	NSWCP	SPORT	NEW YORK CRK	TOTAL
Sarpy	\$113,227.15	\$19,181.66	\$31,075.73	--	\$163,484.54
Douglas	\$67,270.53	\$2,609.88	\$94,341.60	--	\$164,222.01
Washington	\$33,275.98	\$63,372.92	\$34,812.82	\$89,226.48	\$220,688.20 ←
Burt	\$82,131.90	\$131,281.30	--	--	\$213,413.20
Thurston	\$99,696.45	\$44,904.60	--	--	\$144,601.05
Dakota	\$21,722.70	\$11,166.66	--	--	\$32,889.36
Totals:	\$417,324.71	\$272,517.02	\$160,230.15	\$89,226.48	\$939,298.36

CAP & Special Watershed Budget F.Y. 1990: \$978,000.00; Spent \$666,781.33

F.Y. 1989  
July 1, 1988 - June 30, 1989

COUNTY	CAP	NSWCP	SPORT	NEW YORK CRK	TOTAL
Sarpy	\$215,987.89	\$57,222.56	\$80,384.81	--	\$353,595.26
Douglas	\$86,728.65	\$26,066.44	\$94,016.30	--	\$206,811.39
Washington	\$171,907.76	\$83,927.40	\$38,578.88	\$90,143.69	\$384,557.73 ←
Burt	\$71,538.87	\$55,469.81	--	--	\$127,008.68
Thurston	\$44,323.80	\$71,040.76	--	--	\$115,364.56
Dakota	\$30,115.20	\$9,616.98	--	--	\$39,732.18
Totals:	\$620,602.17	\$303,343.95	\$212,979.99	\$90,143.69	\$1,227,069.80

CAP & Special Watershed Budget F.Y. 1989: \$915,000.00; Spent \$924,000.00