

City Council Introduction: June 30, 2014

BILL NUMBER: 14-79

Public Hearing: July 14, 2014

Date Factsheet Prepared: June 19, 2014

FACTSHEET

TITLE: Purchase & Sale Agreement with LPS for a Portion of Jensen Park Property

BOARD/COMMITTEE: N/A

APPLICANT: Lincoln Parks and Recreation Dept.

RECOMMENDATION: N/A

STAFF RECOMMENDATION: For

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Lincoln Parks and Recreation Dept.

OPPONENTS: None known

REASON FOR LEGISLATION

Approve a Property Purchase and Sale Agreement with Lincoln Public Schools (LPS) to sell 25.73 acres of the Jensen Park Property for a new middle school and YMCA at the southeast corner of 84th and Yankee Hill Road.

DISCUSSION / FINDINGS OF FACT:

The proposed sales agreement reflects several years of discussion between the two agencies regarding the multiple benefits of sharing costs and co-locating a middle school and YMCA with Lincoln Parks and Recreation Department facilities. In October 2013, the City responded to a request for proposals issued by Lincoln Public Schools for the purchase of property for a new southeast middle school. State statute gives authority to local school districts to acquire parkland. Funding for the purchase of Jensen Park was donated by Dale Jensen and Karen Seaton (formerly Karen Jensen), who are supportive of the sale of the land to LPS and have released their interest in the property.

Jensen Park is a 200-acre, undeveloped community park. After the sale, there will be approximately 174 acres remaining that will fully support the development of a community park. The purchase price is \$1,105,850, based on an independent appraisal of current market value. The agreement directs the majority of the proceeds of the sale (\$915,875) toward initial park development, including site grading, storm drain, water main, public street, site lighting and electrical service improvements. The remaining funds (\$189,975) could be directed to the Land Acquisition fund for the purchase of parkland in the future, or could be used to fund additional site infrastructure (potentially the development of a pond for stormwater detention and irrigation). The agreement represents a unique opportunity to fund improvements to the park for which other funding has not yet been identified.

LPS is scheduled to have a public hearing and take action on the selection of the Jensen Park site and the approval of this agreement on July 7. The agreement is subject to a finding of conformity with the Comprehensive Plan by the Planning Commission and approval of the surplus property declaration by the City Council.

POLICY OR PROGRAM CHANGE: ___ Yes X No

OPERATIONAL IMPACT ASSESSMENT: The sale of land will not impact the ability to develop the remaining 174 acres into a community park in the future.

COST OF TOTAL PROJECT: None. The City will receive \$1,105,850 from the proceeds of the sale.

RELATED ANNUAL OPERATING COSTS: None. LPS will maintain the developed area and the City will continue to lease undeveloped parkland for farming.

SOURCE OF FUNDS:

CITY: \$0

NON CITY: \$1,105,850, Lincoln Public Schools

FACTSHEET PREPARED BY: Nicole Fleck-Tooze 

DATE: June 19, 2014

REVIEWED BY: Lynn Johnson 

DATE: June 19, 2014