

FACTSHEET

Instructions: If a question does not apply, **DO NOT DELETE IT**, just put "NA". Please try to keep it to **ONE** page only. Submit **one original**, with your Request Form, to City Clerk.

TITLE: Sale of City-owned property located at 2201 S. 84th Street

BOARD/COMMITTEE: None

APPLICANT: Urban Development Department

RECOMMENDATION: For

STAFF RECOMMENDATION: For

OTHER DEPARTMENTS AFFECTED: Lincoln Water, Public Works, Lincoln Electric System

SPONSOR: Urban Development

OPPONENTS:

REASON FOR LEGISLATION:

Article II, Section 2 of the City Charter provides that the sale of any real estate having a value in excess of \$10,000 must be authorized by City Council ordinance.

DISCUSSION / FINDINGS OF FACT:

The City of Lincoln owns approximately 15 acres of land at approximately 2201 S. 84th Street. Currently, part of the property is occupied by Fire Station #12 and a Lincoln water tower reservoir. In discussions with both departments, it was determined a portion of the property was no longer needed for municipal purposes. The Water Department determined how much of the land they would want to retain if there was ever a need for a second water reservoir. With their comments, a survey was completed to create two separate parcels and it was decided approximately 9.37 acres could be declared surplus and sold.

The property had previously been advertised for sale; but after opposition by the neighborhood on the first proposal, the City decided to re-advertise the property for sale to see if there were any other interested parties who might want to purchase the property. The property was readvertised for sale on the City's surplus property website, "for sale" signs were posted on the property and a press release notifying the public the City would again be taking offers on the property. During the 2nd offer period, nine proposals from developers were received by the City and the top three were presented at a Trendwood neighborhood meeting.

After a unanimous recommendation by the neighborhood, the proposal submitted by Rick Krueger of Krueger Development Company was chosen. His offer of \$775,000 to purchase the property for the construction of a mini-storage warehouse and vehicle storage facility was seen as acceptable to the neighborhood and to the City.

The sale of the property will put money into the City's Advanced Land Acquisition fund, put the property back on the tax rolls, and relieve the City of mowing and maintenance issues related to the property. For these reasons, we recommend approval of the sale.

POLICY OR PROGRAM CHANGE: ___ Yes X No

OPERATIONAL IMPACT ASSESSMENT: N/A

COST OF TOTAL PROJECT: N/A

RELATED ANNUAL OPERATING COSTS: N/A

SOURCE OF FUNDS: Advanced Land Acquisition

CITY: N/A

NON-CITY: N/A

FACTSHEET PREPARED BY: Michelle Backemeyer

DATE: December 19, 2014

REVIEWED BY: Dallas McGee, Steve Werthmann

DATE: December 22, 2014