



City of Grand Island

Tuesday, April 08, 2003

Council Session

Item F5

#8803 - Consideration of Conveyance of Property Located at Platte Valley Industrial Park - NECO PCS

The Electric Utility purchased and developed the Platte Valley Industrial Park, located on the east side of U.S. Hwy 281 south of the City. Development has occurred in stages over time. Most lots facing 281 are now developed and have been sold. The Grand Island Area Economic Development Corporation recently purchased additional property adjacent to the utility property to provide for the continued expansion of the Park. During the last year, extension of municipal infrastructure to the GIAEDC land and the last undeveloped City property has been underway. While full infrastructure is not yet completed, there has been interest by various businesses in locating in this newly developed area.

The City has been approached concerning the purchase of Lot 10 at the Industrial Park by NECO PCS, dba Nebraska Wireless Telephone Company. NECO plans to build an operations center and office at the site. Lot 10 is located at the intersection of Gold Core Drive & Wildwood Drive (see attached map). The City Legal Department worked with the purchaser to develop a sales agreement. The agreement includes the land price plus obligation to pay the cost of infrastructure serving Lot 10. Because the infrastructure is not yet completed, final costs are not as yet determined. The agreement includes estimates of these costs. See attached ORDINANCE.

Staff Contact: Gary Mader; Dale Shotkoski

ORDINANCE NO. 8803

An ordinance directing and authorizing the conveyance of property to NECO PCS doing business as Nebraska Wireless Telephone Co.; providing for the giving of notice of such conveyance and the terms thereof; providing for the right to file a remonstrance against such conveyance; providing for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The conveyance to NECO PCS, doing business as Nebraska Wireless Telephone Co., of a tract of land comprising of Lot Ten (10), Platte Valley Industrial Park Third Subdivision in the City of Grand Island, Hall County, Nebraska; such tract consisting of 8.865 acres.

SECTION 2. The consideration for such conveyance shall be Five Thousand Five Hundred Fourteen Dollars (\$5,514.00) per acre or a total purchase price of Forty Eight Thousand Eight Hundred Eighty-One Dollars and Sixty-One Cents (\$48,881.61). Conveyance of the real estate above described shall be by warranty deed, upon payment of the consideration pursuant to the terms and conditions of an Agreement for Warranty Deed between the parties.

SECTION 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three consecutive weeks in the *Grand Island Independent*, a newspaper published for general circulation in the City of Grand Island. Immediately after the passage and publication of this ordinance, the City Clerk is hereby directed and instructed to prepare and publish said notice.

SECTION 6. Authority is hereby granted to the electors of the City of Grand Island to file a remonstrance against the conveyance of such within described real estate; and if a

ORDINANCE NO. 8803 (Cont.)

remonstrance against such conveyance signed by registered voters of the City of Grand Island equal in number to thirty percent of the registered voters of the City of Grand Island voting at the last regular municipal election held in such City be filed with the City Council within thirty days of passage and publication of such ordinance, said property shall not then, nor within one year thereafter, be conveyed.

SECTION 7. The conveyance of said real estate is hereby authorized, directed and confirmed; and if no remonstrance be filed against such conveyance, the Mayor shall make, execute and deliver to NECO PCS, doing business as Nebraska Wireless Telephone Co., a warranty deed for said real estate, and the execution of such deed is hereby authorized without further action on behalf of the City Council.

SECTION 8. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: April 8, 2003

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk