



City of Grand Island

Tuesday, May 10, 2005

Council Session

Item G13

**#2005-141 - Approving Renewal of Lease at Cornhusker Army
Ammunition Plant for Storage Building**

Staff Contact: Doug Walker

Council Agenda Memo

From: Douglas R. Walker, City Attorney

Meeting: May 10, 2005

Subject: Approving Renewal of Leases at Cornhusker Army
Ammunition Plant for Storage Buildings

Item #'s: G-13

Presenter(s): Douglas R. Walker, City Attorney

Background

On May 22, 2001, City Council approved the leasing of several buildings at the former Cornhusker Army Ammunition Plant pursuant to the provisions of Resolution 2001-132. The leases that were approved provide for an automatic one year renewal requested by the lessees. The resolution that is presented for Council consideration would authorize the city to renew the lease on Building No. A-30 and an adjacent parking lot located on city property at the former Cornhusker Army Ammunition Plant.

Discussion

The city purchased property at the former Cornhusker Army Ammunition Plant that had several buildings located on it. The city has been leasing this building to the State of Nebraska, Department of Administrative Services, State Building Division to obtain revenue and utilize this asset. The lessee has agreed to pay the cost of installing new electric service to this building and the owner would like to renew the lease for another year. There have not been any problems with damage to the property or with non payment of rent and city Parks & Recreation officials are recommending that the Council extend the lease for an additional year.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the resolution authorizing the city to extend the leases for another year.

2. Disapprove the resolution which would not permit the city to enter into leases for another year.
3. Modify the resolution or the leases to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the resolution authorizing the extension of the leases for an additional year.

Sample Motion

Approve the resolution authorizing the city to extend the leases for an additional year.

RESOLUTION 2005-141

WHEREAS, the City of Grand Island is the owner of an approximately 420 acre tract of land at the former Cornhusker Army Ammunition Plant, which has several buildings which were leased by the US Army Corp of Engineers during their ownership of the property; and

WHEREAS, on May 22, 2001, by Resolution 2001-132, the City approved a Building Lease with the Nebraska State Patrol pending development of the property; and,

WHEREAS, the lease provides an automatic one-year renewal if requested by the Lessee; and

WHEREAS, the Nebraska State Patrol has requested that such lease be extended; and

WHEREAS, existing electrical service lines to the building need to be relocated in preparation for the construction a public rifle range; and

WHEREAS, the Nebraska State Patrol requires 3-phase electrical service for the building rather than a basic single phase service line; and

WHEREAS, the Nebraska State Patrol has agreed to pay the \$2,465 cost of the upgrade to 3-phase electrical service line in connection with such electrical service relocation.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Building Lease at the former Cornhusker Army Ammunition Plant utilized by the Nebraska State Patrol is hereby extended for an additional year.

BE IT FURTHER RESOLVED, that the electrical service lines providing electrical power to such building shall be relocated with the \$2,465 cost of the upgrade to a 3-phase electrical service line to be paid by the Nebraska State Patrol.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 10, 2005.

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 4, 2005	☐ City Attorney