



# City of Grand Island

Tuesday, June 14, 2005

Council Session

## Item E3

**Public Hearing on Acquisition of Property Located at 1212 West  
2nd Street (Robert C. Ramold)**

Staff Contact: Doug Walker

# Council Agenda Memo

**From:** Douglas R. Walker, City Attorney

**Meeting:** June 14, 2005

**Subject:** Public Hearing on Acquisition of Property Located at 1212 West Second Street (Robert C. Ramold)

**Item #'s:** E-3 & G-11

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

## Background

The City of Grand Island has been acquiring property in the block west of the Edith Abbott Memorial Library for use in expanding the library facility. The Grand Island Library Foundation purchased the property located at 1212 West Second Street and donated this property to the City of Grand Island subject to a long term lease between the former property owner and Robert C. Ramold, d/b/a Domino's Pizza. This lease was dated May 28, 2003, along with a rider to the lease dated May 28, 2003. The lease is for an original term of five years and authorizes the tenant to renew the lease for two additional five year terms at the tenant's option. Because this lease is of a long term nature it is a real estate property right and a public hearing is necessary to authorize the acquisition of this property interest from Mr. Ramold.

## Discussion

The City of Grand Island has been seeking to negotiate an agreement with Robert C. Ramold to acquire his leasehold interest in Unit A of the office building at 1212 West Second Street with the legal description of Lot Seven, Block Two in Spaulding and Gregg's Addition to the City of Grand Island, Hall County, Nebraska. Mr. Ramold's lease also contains the right to use the parking spaces on the north side of the alley and behind the building being rented by Mr. Ramold. As of this date of this memorandum, the city has not yet reached an agreement with Mr. Ramold to acquire this property, however, it is necessary to obtain authorization of the City Council to acquire the property by negotiation or through the use of eminent domain if negotiations are not successful. It is necessary to acquire the lease hold interest of Mr. Ramold in this property so that the city may proceed with removing the improvements to prepare the site for the library addition.

A resolution is at item E11 of the Agenda authorizing the acquisition of this property through the use of eminent domain if necessary.

### **Alternatives**

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

1. Move to approve the resolution authorizing the city to acquire this property by the use of eminent domain if necessary.
2. Not approve the resolution authorizing the city to acquire this property by the use of eminent domain.
3. Postpone the issue to future date.
4. Take no action on the issue.

### **Recommendation**

City Administration recommends that the Council approve the acquisition of this property from Robert C. Ramold with the street address of Unit A, 1212 West Second Street and associated parking, with a legal description of Lot Seven, Block Two in Spaulding and Gregg's Addition to the City of Grand Island, Hall County, Nebraska

### **Sample Motion**

Motion to approve the acquisition of the above described property.



3RD ST

Ramold Property  
Dominoes

2ND ST

4TH ST