



# City of Grand Island

Tuesday, June 30, 2009

Special Meeting

## Item I2

**#2009-154 - Consideration of Accepting Appraisal for Lease  
Purchasing Financing for Recreational Facility at Fonner Park**

Staff Contact: Jeff Pederson

# Council Agenda Memo

**From:** Jeff Pederson, City Administrator

**Meeting:** June 30, 2009

**Subject:** Consideration of Accepting Appraisal for Lease  
Purchasing Financing for Recreational Facility at Fonner  
Park

**Item #'s:** I-2

**Presenter(s):** Jeff Pederson, City Administrator

## Background

In conjunction with the decision of the City Council to contribute \$5m to the location of the Nebraska State Fair to Grand Island, it became necessary to structure a borrowing of funds in order that the money be available to construct a building on the new State Fair site. That building has been determined to be a recreational building that will also function as an exposition building during the run of the State Fair. A Lease-Purchase Agreement has been approved between the City of Grand Island and Wells Fargo that constitutes a borrowing on the part of the City of \$5m.

## Discussion

Nebraska Code Section 13-403 requires a certified appraisal for a borrowing by a City for real property improvements valued in excess \$100,000. Upon receiving the required building documents from the Nebraska State Fair, the City commissioned an appraisal for the purpose of complying with Code Section 13-403. This Resolution certifies that the City has had the required appraisal conducted.

While this Resolution accepts the Appraisal, the appraisal will not be completed until June 29. The completed appraisal will be brought forward and explained at the meeting.

## Alternatives

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue
- 5.

### **Recommendation**

City Administration recommends that the Council accept the appraisal for the 70,000 sq. ft. recreational building that has been completed by Robin Hendrickson.

### **Sample Motion**

Approve the appraisal for the 70,000 sq. ft. recreational building which has been conducted by Robin Hendrickson.

RESOLUTION 2009-154

WHEREAS, the Nebraska State Legislature has adopted Legislation which allows for the relocation of the Nebraska State Fair from the City of Lincoln to property located at the Hall County Livestock Improvement Association in Grand Island, Hall County, Nebraska; and

WHEREAS, the City intends to construct upon property leased from the Hall County Livestock Improvement Association an improvement to be utilized by the City as a recreational facility and also anticipates said facility will be utilized by the Nebraska State Fair; and

WHEREAS, the City has approved a lease purchase financing arrangement with Wells Fargo for the improvements, which have an estimated value over One Hundred Thousand and No/100 Dollars (\$100,000.00); therefore, the improvements according to Nebraska Revised Statutes Section 13-403 must be appraised by a certified real property appraiser.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Robin Hendricksen, a certified real property appraiser in the State of Nebraska, has issued an appraisal for the city improvements on the property leased from the Hall County Livestock Improvement Association, said appraisal which is attached hereto and accepted by this Council.

Adopted by the City Council of the City of Grand Island, Nebraska, June 30, 2009.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 26, 2009	☐ City Attorney