

City of Scottsbluff, Nebraska

Monday, January 6, 2014

Regular Meeting

Item Reports4

Council discussion and instructions to staff regarding the proposal from Nebraska Public Power District to purchase city-owned property located at the corner of 5th Ave. and East 42nd Street.

Staff Contact: Rick Kuckkahn, City Manager

12/19/13

Rick W. Kuckkahn
City Manager
2525 Circle Drive
Scottsbluff, Nebraska 69361

Dear Rick,

Thank you for taking the time to meet with Ross DeBower and myself on December 10th to discuss the possible purchase of City owned land near the Nebraska Public Power District (NPPD) Scottsbluff 5th Avenue substation (5th Avenue and E42 Street).

I have completed a high level research on the tracts of land adjacent to the substation. The land to the west, north, and east of the substation site is assessed at \$2,200 per acre and is currently used as farm ground. The Regional West Village to the southwest is assessed at \$13,640 per acre and is a parcel with improvements. Neighboring farm home sites on the property adjacent to the substation are assessed at \$13,500 per acre.

Due to the irregular shape and size of the tract of land, and also the City setbacks, the City owned land in question would have very limited use for any other potential buyer or developer other than NPPD. Due to the limited development potential, I consider the value of the land to be nearer to the farm ground assessed value.

NPPD will need to complete a survey of the City owned property near the substation site to determine the actual area. I have calculated a rough estimate of 10,267 square feet (or just less than .24 acres) that NPPD is hoping to acquire. Based upon my initial figures and estimates of size, please consider a purchase price of **\$1,200** for the small parcel. All associated costs of the purchase will be paid for by NPPD.

Please let me know if you need any additional information or if you have further questions. If you find the compensation acceptable, I would like to schedule a survey of the property as soon as possible.

Thank you for your consideration,



Ron Starzec
Nebraska Public Power District
Land Management Appraiser
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