



Moody/Focht

SALE OF REAL PROPERTY FOR UNMC SADDLE CREEK CAMPUS PUBLIC IMPROVEMENTS

RESOLUTION NO. 6602

WHEREAS, The City of Omaha wishes to purchase 3,592 square feet of land that is part of the District's property located at 4660 Jones Street in Omaha Nebraska to allow for UNMC Saddle Creek Campus Public Improvements by City of Omaha; and

WHEREAS, the sale of the property will not adversely affect District operations now or in the future; and

WHEREAS, the appraised value of the property being sold is \$107,760.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Omaha Public Power District that Management is authorized to sell to the City of Omaha real property consisting of 3,592 square feet of land located at 4660 Jones Street, as described on Exhibit A attached hereto, for the amount of \$107,760.00.

EXHIBIT A

LAND ACQUISITION LEGAL DESCRIPTION

THAT PART OF THE LOT 1, OPPD'S OMAHA CENTER REPLAT 2, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 17° 51' 52" EAST ALONG THE EXISTING SADDLE CREEK ROAD RIGHT-OF-WAY, 243.40 FEET; THENCE NORTHEASTERLY ON A 481.26 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 22° 02' 43" EAST, 65.41 FEET), ALONG THE EXISTING RIGHT-OF-WAY, A DISTANCE OF 65.46 FEET; THENCE SOUTH 11° 32' 04" WEST ALONG A LINE 21.46 FEET; THENCE SOUTH 18° 25' 23" WEST ALONG A LINE 58.70 FEET; THENCE SOUTH 16° 32' 57" WEST ALONG A LINE 39.53 FEET; THENCE SOUTH 15° 25' 42" WEST ALONG A LINE 41.97 FEET; THENCE SOUTH 11° 47' 42" WEST ALONG A LINE 41.97 FEET; THENCE SOUTH 11° 21' 26" WEST ALONG A LINE 33.88 FEET; THENCE SOUTH 14° 06' 54" WEST ALONG A LINE 33.88 FEET, THENCE SOUTH 02° 30' 10" WEST ALONG A LINE 8.54 FEET; THENCE SOUTH 23° 28' 45" EAST ALONG A LINE 8.54 FEET; THENCE SOUTH 36° 28' 12" EAST ALONG A LINE 4.82 FEET; THENCE SOUTH 51° 46' 03" EAST ALONG A LINE 12.66 FEET TO A POINT ON THE EXISTING JONES STREET RIGHT-OF-WAY; THENCE SOUTH 87° 32' 34" WEST ALONG THE EXISTING RIGHT-OF-WAY, 46.32 FEET TO THE WEST LINE OF SAID LOT AND THE POINT OF BEGINNING CONTAINING 3592 SQUARE FEET, MORE OR LESS.

CITY OF OMAHA PUBLIC WORKS DEPARTMENT


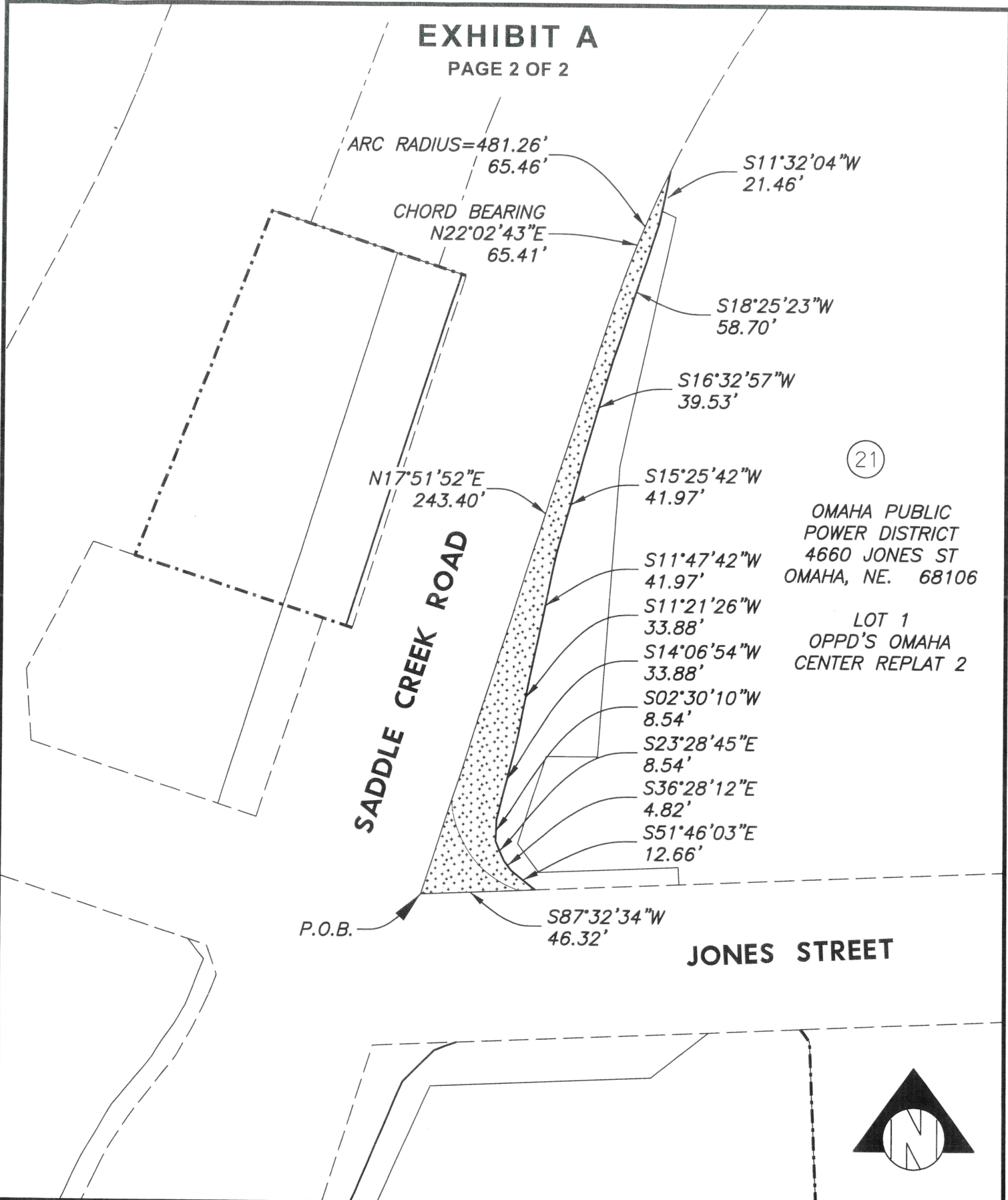
Owner(s): OMAHA PUBLIC POWER DISTRICT		Land Acquisition: 3592 S.F.
		Project No.: OPW 54229
Address: 4660 JONES STREET OMAHA, NE 68106	Project Name: UNMC – SADDLE CREEK CAMPUS – PUBLIC IMPROVEMENTS	
Tract No.: 21	Date Prepared: 02/28/23	Revision Date(s):
		Page 1 of 2

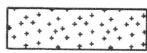
EXHIBIT A

PAGE 2 OF 2



(21)
 OMAHA PUBLIC
 POWER DISTRICT
 4660 JONES ST
 OMAHA, NE. 68106
 LOT 1
 OPPD'S OMAHA
 CENTER REPLAT 2

CITY OF OMAHA - PUBLIC WORKS DEPARTMENT



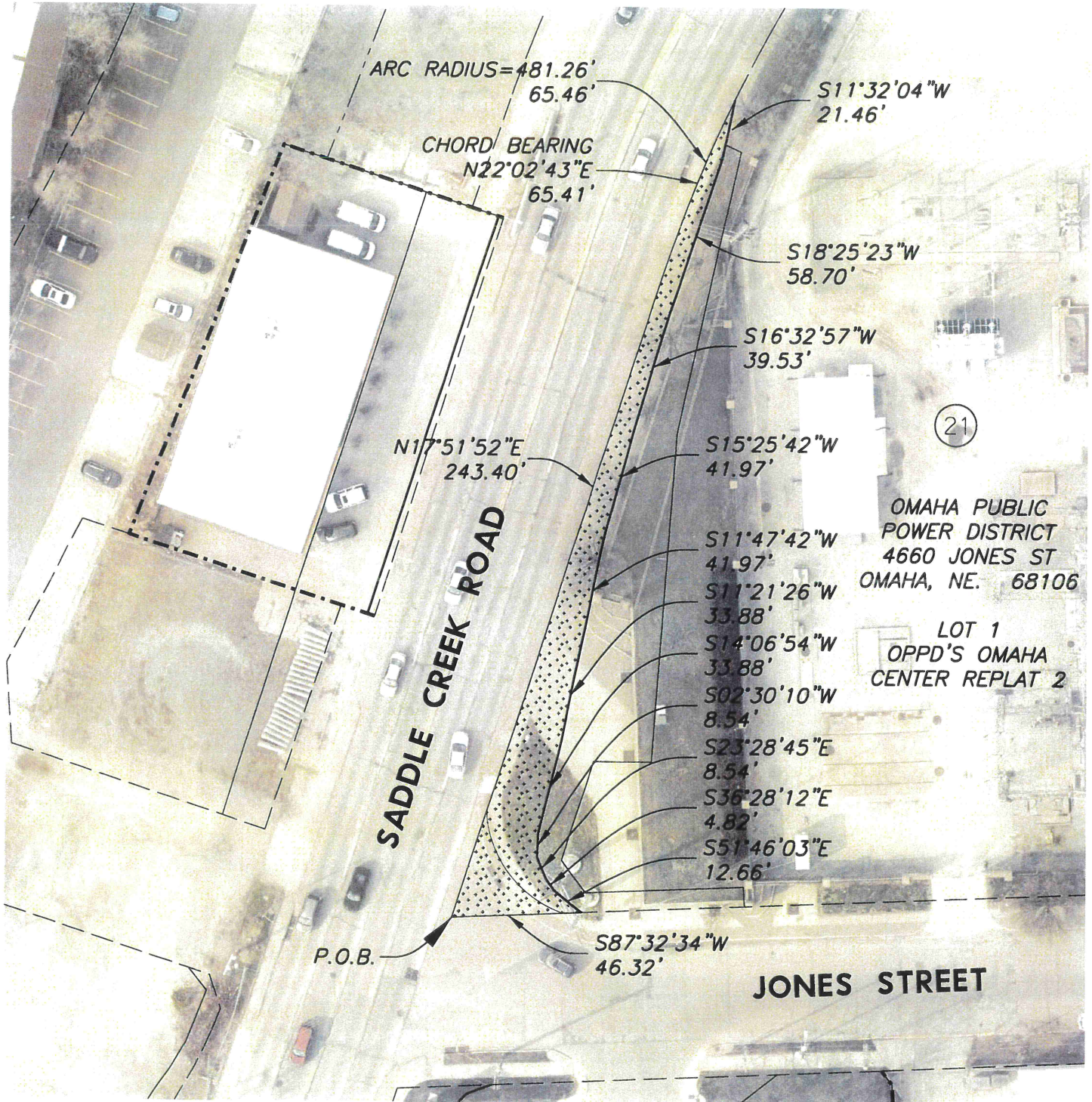
ACQUISITION: 3592 S.F.

TRACT NO.: 21

PROJECT NO.: OPW 54229

PREPARE DATE: 2/28/2023

REVISION DATE: _____



(21)
 OMAHA PUBLIC
 POWER DISTRICT
 4660 JONES ST
 OMAHA, NE. 68106

LOT 1
 OPPD'S OMAHA
 CENTER REPLAT 2



CITY OF OMAHA - PUBLIC WORKS DEPARTMENT



ACQUISITION: 3592 S.F.

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REVISION DATE: _____



Board Action

BOARD OF DIRECTORS

October 17, 2023

ITEM

Sale of real property for UNMC Saddle Creek Campus Public Improvement

PURPOSE

Roadway improvements along Saddle Creek Road and Jones Street to accommodate the City of Omaha's UNMC Saddle Creek Campus Public Improvements project with the sale of 3,592 square feet, as shown on Exhibit A.


FACTS

- a. OPPD's Board-Staff Linkage Policy, BL-10: Delegation to the President and Chief Executive Officer – Real and Personal Property, directs that "All sale or transfer of property ownership shall require Board approval."
- b. The sale of property does not adversely affect operations now or in the future.
- c. An independent appraiser valued the property acquisition at \$107,760.00. OPPD believes the offer is reasonable and fair compensation.


ACTION

Authorization by the Board of Directors to convey the property to the City of Omaha, Nebraska for \$107,760.00

RECOMMENDED:

DocuSigned by:

 B626AD4392E3483...
 Scott M. Focht
 Vice President – Corporate Strategy and Governance

APPROVED FOR BOARD CONSIDERATION:

DocuSigned by:

 AC399FDCE56247E...
 L. Javier Fernandez
 President and Chief Executive Officer

Attachments:
Exhibit A
Resolution