



Bogner/Focht

RESOLUTION NO. 6577

WHEREAS, Management periodically reviews parcels of real estate owned by the District that either are surplus to the District's needs or do not need to be owned in fee simple title for the District's operations; and

WHEREAS, Management has identified a parcel of property near 43rd & Center Streets in Omaha, Nebraska that no longer is needed for District operations; and

WHEREAS, Management has obtained an independent appraisal of the value of this parcel, which includes a foundation on the property, and has concluded that the value of the property is less than the cost of removal of the foundation; and

WHEREAS, Management recommends that the property be sold for the nominal sum of \$10,000 as specified on Exhibit A hereto; and

WHEREAS, Board-Staff Linkage Policy No. 10 specifies that the sale of District-owned real estate shall require Board approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Omaha Public Power District that Management of the District is authorized and directed to sell the real estate described on Exhibit A attached hereto to the buyer identified in the exhibit, for the sum of \$10,000.



Exhibit A



Legal Description: Lot 2, Catholic Mutual Group, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska.

OMAHA PUBLIC POWER DISTRICT
REAL PROPERTY & LAND MANAGEMENT



Board Action

BOARD OF DIRECTORS

June 13, 2023

ITEM

Sale of property located near 43rd and Center Street Omaha, Douglas County, NE.

PURPOSE

To dispose of surplus property consisting of 12,300 square feet (0.28 acres), as shown on Exhibit A.

FACTS

- a. The sale of property does not adversely affect operations now or in the future.
- b. An independent appraiser provided an opinion of value of the acquisition. OPPD subject matter experts provided a cost for property foundation removal. The value of the property acquisition is less than the cost of property foundation removal. OPPD believes a nominal value of \$10,000 for administrative costs associated with property disposal is reasonable and fair compensation.
- c. OPPD will reserve easement rights for existing facilities as well as future facility needs.
- d. In accordance with Board-Staff Linkage 10, Sale of Real Property to Others: All sale or transfer of property ownership shall require Board approval. All property sales or transfers (except for sale to Local Public Agencies for roadway projects) shall be in accordance with the provisions of the District's senior lien bond indenture Resolution 1788, as amended.

ACTION

Authorization by the Board of Directors to convey the property to the adjacent property owner for \$10,000.00.

RECOMMENDED:

DocuSigned by:

Scott M. Focht

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Scott M. Focht
Vice President – Corporate Strategy
and Governance

APPROVED FOR BOARD CONSIDERATION:

DocuSigned by:

L. Javier Fernandez

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L. Javier Fernandez
President and Chief Executive Officer

SMF:jdf/bel

Attachment: Exhibit A
Resolution