

**BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, NEBRASKA**

WHEREAS, this Board has the authority, pursuant to Neb. Rev. Stat. §23-104, to purchase and hold real estate necessary for the use of the county, and to make all contracts and to do all other acts in relation to the property and concerns of the county necessary to the exercise of its corporate powers; and,

WHEREAS, Douglas County desires to expand the Douglas County Hall of Justice to relieve space constraints with respect to Douglas County agencies and departments involved in the justice system and,

WHEREAS, Douglas County desires to locate this new Douglas County Justice Center (“DCJC”) on what is presently parcel numbers 0313740000, 1515480000, and 1515420000 (MUD block between South 18th Street and South 17th Street, and between Harney Street and Howard Street); and,

WHEREAS, parcel numbers 0313740000, 1515480000, and 1515420000 are presently owned and occupied by the Metropolitan Utilities District (“MUD”); and,

WHEREAS, Douglas County desires to commit to maintaining the exterior façade of the present MUD headquarters (1723 Harney Street) for fifty years, unless extraordinary circumstances arise necessitating substantial renovation of the exterior or demolition; and,

WHEREAS, MUD will remain in its headquarters, annex, and parking garage for a period of time, and will need to remain in those buildings after any purchase agreement is complete.

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS, DOUGLAS COUNTY, NEBRASKA, that the Douglas County Attorney’s Office and Director of Douglas County Public Properties are directed to make a formal offer to purchase parcel numbers 0313740000, 1515480000, and 1515420000 from MUD for the amount of \$6,000,000.00, plus closing costs and fees related to the sale of parcel numbers 0313740000, 1515480000, and 1515420000; and,

BE IT ALSO RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS, DOUGLAS COUNTY, NEBRASKA, that the Douglas County Attorney’s Office and Director of Douglas County Public Properties are authorized to negotiate other details of a purchase agreement with General Counsel for MUD; and,

BE IT ALSO RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS, DOUGLAS COUNTY, NEBRASKA, that the Chair and Vice Chair of the Board of County Commissioners, Director of Douglas County Public Properties, Douglas County Chief Administrative Officer, Douglas County Deputy County Administrator, Douglas County Budget

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ADOPTED: December 18, 2018

and Finance Director, and the Douglas County Attorney's Office are directed and authorized to do all other things necessary to finalize the purchase, including but not limited to closing; and,

BE IT ALSO RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS, DOUGLAS COUNTY, NEBRASKA, that the Chair and/or Vice Chair of the Board of County Commissioners, are authorized to sign the final purchase agreement after approval by the Douglas County Attorney's Office, so long as the purchase price described above is the same or substantially the same as what is represented in this resolution;

BE IT ALSO RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS, DOUGLAS COUNTY, NEBRASKA, that the Douglas County Attorney's Office and Director of Douglas County Public Properties, are each authorized to negotiate a lease agreement, to be signed by the Chair and/or Vice Chair of this Board, between Douglas County, Nebraska and MUD for the buildings currently on the parcel numbers referenced above.

DATED this 18th day of December 2018.

Motion by Borgeson, second by Morgan to approve.

Amendment [resolution] that takes out the references to the juvenile justice center by Boyle, second by Duda to approve. Yeas: Boyle, Cavanaugh, Duda, Kraft, Morgan. Nays: Borgeson, Rodgers.

I move the adoption of the resolution as amended.

Adopted: December 18, 2018
Yeas: Boyle, Cavanaugh, Duda, Kraft, Morgan, Rodgers
Nays: Borgeson

(CERTIFIED COPY)



Daniel A. Esch
Douglas County Clerk

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**AGENDA ITEM
REQUEST/JUSTIFICATION FORM**
(To be completed by requesting Department)
Forward all requests to Sharon Bourke, LC2 Civic Center
DEADLINE SUBMITTAL IS 4:00 P.M. WEDNESDAY

Agenda item: Finance (Discussion & Action)

Date to be on agenda: December 18, 2018 (discussion & action)

Exact wording to be used for the agenda: Resolution to direct Douglas County Attorney's Office and Douglas County Public Properties Director to formally offer to purchase MUD real estate and complete purchase agreement/lease agreement on behalf of Douglas County.

Action requested: Approval

Amount requested: \$6,000,000.00 Object Code: _____

Is item in current year's budget? Yes _____ No x

Does this item commit funds in future years? Yes _____ No x

If yes, explain: _____

If an agreement or contract, has the County Attorney reviewed and approved? Yes N/A No _____

Previous action taken on this item, if any: _____

Recommendations and rationale or action: _____

Will anyone speak on behalf of this item, if so who? _____

If this is a rush agenda item, please explain why: _____

Submitted by (Name & Dept.): Theresa M. Urich Ext. _____

Date submitted: 12-12-18

List Attachments: Resolution

(Attach resolution and all pertinent documentation; i.e. contract, agreement, memorandums, etc.)

Certified Copies of the resolution should be sent to (please include name and addresses of all individuals or departments that need a certified copy):

Completed by receiving office
Received in Administrative Office: Date 12/12/18 Time _____