

Timeline written communication with/between Virgil and Virginia Anderson, Ted Boecker and Bridget Hadley (does not include public records request on January 24, 2013 & January 31, 2013)

I. Relating to location of industrial sites for industrial business prospects, namely Omaha Steel Castings

11/21/11 – 11/29/11 Emails to/from Bridget Hadley and Ted Boecker:

- Bridget requested pricing for Virgil Anderson's properties located at the 16th & Locust and at Abbott Drive and Ave G, and also attached two versions of site layouts for the 16th & Locust site
- Attached copies of cost estimates for the 16th & Locust site from me
- Attached letter from Ted to Rick Cunningham with pricing options for 16th & Locust
- Attached letter from Ted to Rick Cunningham with pricing options for Abbott Drive & Ave. G
- Bridget requested of Ted for Virgil estimate to elevate Abbott Drive & Ave. G about 3-4 feet

12/14/11 Emails between Bridget Hadley, Bill Stowell and Ted Boecker regarding method to estimate the site/dirt fill costs for the Abbott Drive & Avenue G site

II. Relating to communication to Virgil Anderson and Ted Boecker regarding Ames-Locust Area Redevelopment Plan, Ames-Locust Industrial Park Plan and Recertification of Census Tract 8 as a Community Redevelopment Area

September 19, 2012 Planning Department sent via certified mail Notice about the October Planning Board to

- Adjacent property owners, if applicable
- Neighborhood Associations
- Taxing Entities
- Virgil Anderson

(Return receipt signed by V. Anderson on 9/27/12)

September 27, 2012 Planning Department sent Recommendation Report for Ames-Locust for the October Planning Board to

- Applicant (City of Omaha)
- Representative/Contact person
- Property owner – Virgil Anderson

September 28, 2012 Email from Bridget Hadley to Ted Boecker attaching a copy of the October Planning Board packet/Recommendation Report for Ames-Locust

October 25, 2012 Letter sent by Bridget Hadley about public meeting regarding the Ames-Locust Area Redevelopment Plan to include Ames-Locust Industrial Park Plan and Re-certification of Census Tract 8 as a Community Redevelopment Area to:

- Neighborhood Associations
- Taxing Entities
- Virgil Anderson
- Rick Cunningham
- Ben Gray
- Terri Jackson-Miller
- Mark Norman

November 7, 2012 Message pad of Debbie Hightower indicating that Virginia Anderson called

November 9, 2012 Email from Bridget Hadley to RJ Neary regarding brief phone conversation with Virginia Anderson about the Public Meeting held on November 5, 2012

Jan. 4, 2013 Bridget Hadley sent certified mail to Virgil Anderson the following copies (*return receipt signed by V. Anderson, delivery date 1/5/13*):

- Jan. 8th 2013 City Council Packet for Ames-Locust Plan, and
- Planning Board packet/Recommendation Report for Ames-Locust Plan



City of Omaha
Jim Suttle, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

R. E. Cunningham, RA, F.SAME
Director

September 19, 2012

NOTICE OF REQUEST FOR: Approval of the AMES-LOCUST INDUSTRIAL PARK AREA REDEVELOPMENT PLAN and the AMES-LOCUST INDUSTRIAL PARK REDEVELOPMENT PROJECT PLAN

LOCATION: Generally, Ames Avenue on the north, Locust Street on the south, North 13th Street on the east and North 24th Street on the west

APPLICANT: City of Omaha

CONTACT: Ken Johnson (402) 444-5165 or Bridget Hadley (402) 444-4110

PURPOSE: To reaffirm the designation of Census Tract 8 as an approved Community Redevelopment Area in compliance with Nebraska Community Development Law and to approve the proposed Ames-Locust Industrial Park Area Redevelopment Plan and the Ames-Locust Industrial Park Redevelopment Project Plan.

Nebraska State law requires that certain taxing entities and neighborhood associations receive notice of action taken pursuant to Nebraska's Community Development Law. You are receiving this notice because Douglas County records indicate that you are one of the above-referenced entities who may be affected by the action.

The Planning Board will hold a public hearing on this and other requests on October 3, 2012, in the Legislative Chambers (LC Level) of the Omaha/Douglas Civic Center, 1819 Farnam Street, Omaha, Nebraska. The hearing begins at 1:30 p.m.

The hearing is intended to allow the applicant to present the details of the request and for any interested persons to hear and comment on the proposal. A copy of the application and supporting documents is on file in the Omaha City Planning Department. Following the hearing, the Planning Board will act to either layover for additional information, or recommend approval, approval with conditions, or denial. All recommendations, except conditional use permits, will be sent to the City Council for another hearing at a future date.

If you cannot attend the public hearing, but still wish to express your opinion on this matter, you may write a letter to the Planning Board, Room 1110, 1819 Farnam Street, Omaha, Nebraska, 68183. Copies will be made and given to each Board member.

Please feel free to contact Ken Johnson at (402) 444-5165 or kjohnson@ci.omaha.ne.us if you have questions.

Refer to Case #C3-12-204.

NOTE: Information regarding this case is unavailable the day of the meeting.

INTER-OFFICE COMMUNICATION
City of Omaha, Nebraska
Planning Department

TO: Chairman and Members of the Planning Board

FROM: R. E. Cunningham, RA, F. SAME.
Planning Director

DATE: September 20, 2012

SUBJECT: Approval of the Ames-Locust Redevelopment Area Plan
Census Tract 08 Community Redevelopment Area Re-certification
Case # C3-12-204

The proposed site for the Ames-Locust Industrial Park Redevelopment is located within Census Tract 08, which will be re-certified as a Community Redevelopment Area, in accordance with the Nebraska Community Development Law. This project will bring revitalization through heavy industrial development, encouraging business investment and job creation, thus providing viable economic development in the North Omaha Neighborhood Revitalization Strategy Area.

Census Tract 08 contains substandard, boarded up, and vacant residential and commercial properties, as well as vacant and overgrown lots. The Ames-Locust Industrial Park project site is overgrown and is currently being used as a construction disposal site. The census tract also meets the blighted criteria of population loss, lower per capita income, higher unemployment rate, and age of structures. The area will have to be cleared and graded in order for the new development to take place. There are no public utilities currently serving the area, but the local utility districts have already offered their support once the development takes place.

The specific proposed project site is appropriately zoned and no changes are proposed. Utilities do not exist at the site. All public improvements as necessary and as may be required will be installed including sidewalks, lighting and landscaping. This project will be required to comply with all Planning Department and Planning Board recommendations.

The redevelopment area plan complies with the city's Master Plan and it meets the requirements of Nebraska Community Development Law and will qualify for the future submission of an application for the utilization of Tax Increment Financing to cover cost associated with project development as submitted for approval through the Tax Increment Financing process. The proposed project concept is in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

DEPARTMENT RECOMMENDATION: Approval.

ATTACHMENTS
Plan

KJ

**AMES-LOCUST INDUSTRIAL PARK
REDEVELOPMENT AREA PLAN
AND COMMUNITY REDEVELOPMENT
AREA RE-CERTIFICATION**

13TH & LOCUST STREETS

OCTOBER 2012



Jim Suttle, Mayor City of Omaha



R. E. Cunningham, RA, F. SAME
Director, Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street, Ste. 1111
Omaha, Nebraska 68183

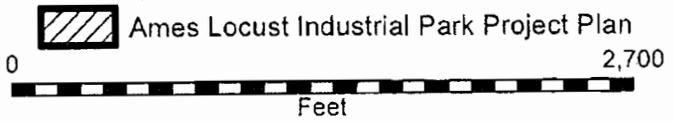
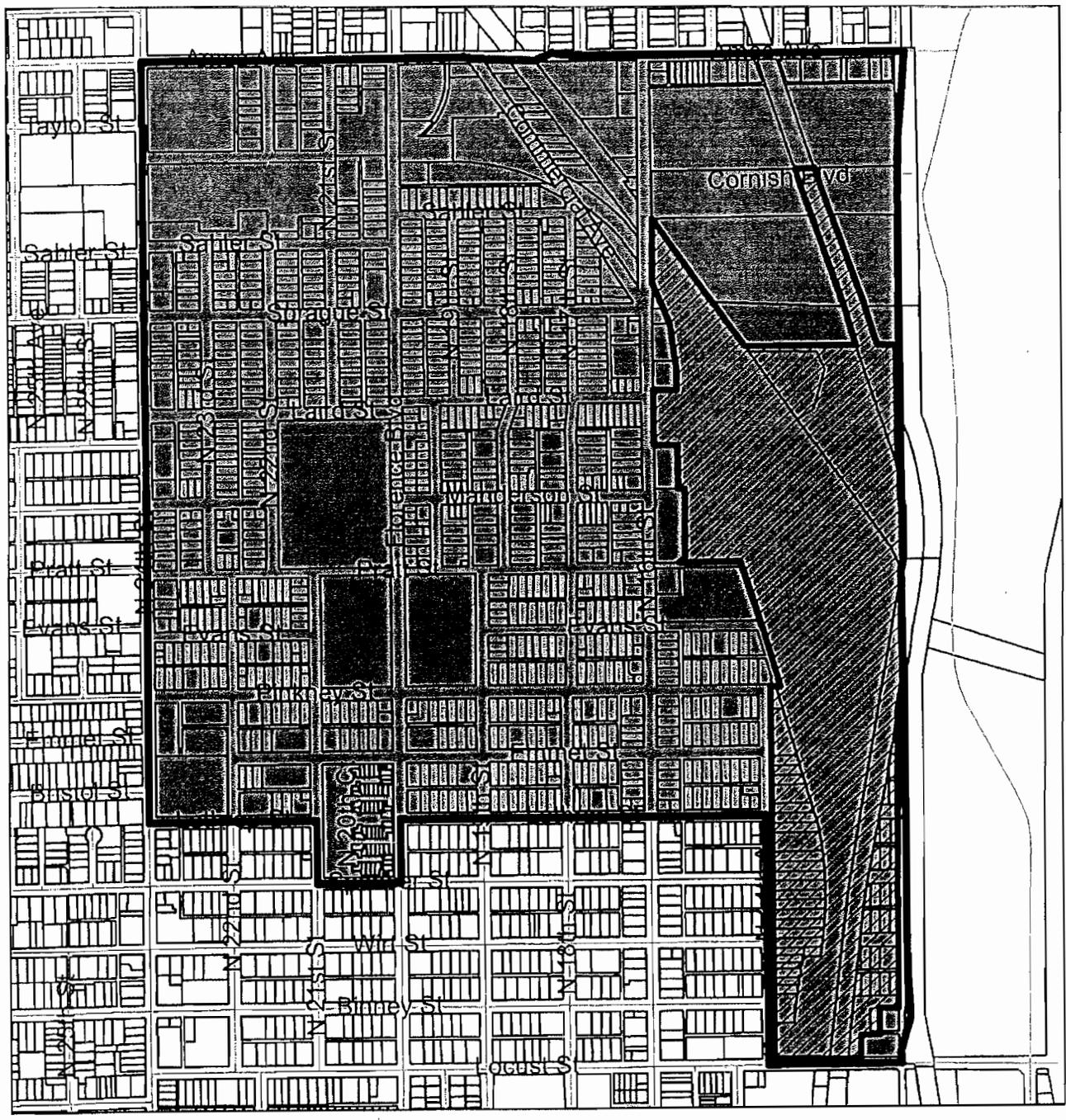
CASE: C3-12-204

APPLICANT: Planning Department on behalf of the City of Omaha

REQUEST: Approval of the AMES-LOCUST INDUSTRIAL PARK AREA REDEVELOPMENT PLAN and the AMES-LOCUST INDUSTRIAL PARK REDEVELOPMENT PROJECT PLAN

LOCATION: Generally, Ames Avenue on the north, Locust Street on the south, North 13th Street on the east and North 24th Street on the west

SUBJECT AREA IS SHADED - OCTOBER 2012



Designation of Community Redevelopment Area/

Blighted and Substandard

Census Tract 8

Census Tract 8 is the future site of the Ames-Locust Industrial Park, and is bounded by Ames Avenue to the north, N. 13th Street to the east, Lothrop Street to the south, and North 24th Street to the west. See Exhibit A.

The Community Redevelopment Area/Blighted and Substandard area contains 387.35 acres of land, and is located within boundaries that display the characteristics of blight, according to the guidelines set by the Nebraska Community Development Law. Census Tract 8 meets the median age of structures, per capita income, change in population, and unemployment requirements that are necessary to for Community Redevelopment Area re-certification.

Existing Conditions

The unemployment rate within the proposed Community Redevelopment Area is higher than the Nebraska state average of 6.1%. The per capita income falls below the average of \$26,123, and the median age of structures is greater than 40 years old. Between 2000 and 2010, the population of Omaha increased. However, the redevelopment area located in Census Tract 8 experienced a decline during the same period. Census Tract 8 contains substandard housing, boarded up buildings, vacant and overgrown lots, as well as substandard industrial properties along North 16th Street and Ames Avenue. There are also some small businesses, including an automotive shop, several convenience stores, and several barber and beauty establishments in the area.

Blight Conditions	CT 8	Meets Criteria
Unemployment	30.1 %	Yes
Per Capita Income	\$10,671	Yes
Median Age of Structures	1939	Yes
Population Decline	-2%	Yes

*Source: 2000 and 2010 U.S. Census

According to the Small Business Administration, Census Tract 8 qualifies as a Historically Underutilized Business (HUB) Zone, based on having a poverty rate of at least 25% and 50 % or more of its householders must have incomes below 60 % of the area median household income. The site is also within the North Omaha Neighborhood Revitalization Strategy Area, which provides incentives for job creation and retention in low to moderate income areas, the aggregation of housing units, aggregate public benefit standard exemption, which allows for greater flexibility in with public benefits, and a public service cap exemption. The NSRA aims to stimulate reinvestment in human and economic capital in the North Omaha area.

Ames-Locust Redevelopment Area Plan

Background

The City of Omaha led an initiative, in partnership with the Greater Omaha Chamber of Commerce (Chamber), to identify areas within Omaha for industrial expansion opportunities. The focus was to create job opportunities for highly unemployed populations and to encourage investment from industrial businesses providing these jobs. By identifying sizeable tracts of industrial zoned land and bringing jobs closer to areas of the highest unemployed populations in Omaha, the City could help

- reduce unemployment levels within Omaha,
- provide more business opportunities for industry to locate within the city of Omaha limits, and
- stimulate economic development that results in growth of the local and state tax base.

The City identified existing, industrial-zoned areas within Omaha that could be developed or made shovel-ready for future development. The Chamber advised of a demand for larger tracts of land in the metropolitan area to be developed into industrial uses such as light and general manufacturing, warehouse and distribution, and rail service. The area with the best potential for a shorter term development horizon is the proposed Ames-Locust Industrial Park. The redevelopment area plan serves to identify the City's goal to engage in acquisition and site preparation activities, in partnership with the Chamber and other entities as necessary, to prepare a site for various future project developments resulting in the Ames-Locust Industrial Park located at 13th and Locust Streets. The City is committed to voluntarily acquiring this site through an equitable agreement with the owner. The use of eminent domain will only be used if negotiations fail.

Area Plan

The Ames-Locust Redevelopment Area is bounded by Cornish Boulevard to the north, North 13th Street to the east, Locust Street to the south, and North 16th Street to the west. See Exhibit B. The project site is overgrown with trees and brush that will need to be cleared and graded, with unpaved streets in some areas. The area also contains electrical towers and an abandoned building. Part of the site is currently being used as a dumpsite for construction waste. Additionally, the site abuts R7 residential properties, which will require buffers to be put in place.

The area immediately surrounding the Ames-Locust Redevelopment Area contains substandard residential and commercial properties, boarded up and vacant buildings, abandoned industrial properties, overgrown lots, and some small businesses. The redevelopment of the Ames-Locust Industrial Park will reclaim the area and allow it be fully utilized as a viable Heavy Industrial district by creating new industrial development in the Northeast Omaha area. As a result, the area will encourage business investment and create the types of industrial jobs that are necessary to support the redevelopment and the residents of the area. The site has single ownership, has good accessibility, and is already zoned for heavy industrial use, making it a prime location for this type of development to take place. There is an active rail spur onsite, and Union Pacific has offered to support the redevelopment. A rail served industrial park would be beneficial to the city of Omaha. The rail would be a viable transportation solution for businesses.

Future Redevelopment Site

The City of Omaha in partnership with the Chamber proposes the redevelopment of the future site Ames-Locust Industrial Park site. See Exhibits C-1 & C-2.

The location at 13th and Locust Streets, the Ames-Locust Industrial Park, was chosen because it provides the best option and shorter time horizon for development after a scan of other potential redevelopment sites. The site contains nearly 70 acres and can be subdivided into up to five 5-10- 20 acre developable lots. The lots are large enough to be developed for the target industrial market. The surrounding land uses are compatible with the objectives of the redevelopment. Additionally, there is only one owner, which makes property acquisition a less complicated process. The site has location advantage by

- being on the METRO bus line,
- having close proximity to the Eppley Airfield Airport, and
- having quick access to the Highway and Interstate system via Commercial Avenue and Ames Avenue

Development Budget - Ames-Locust Industrial Park

<u>Uses of Funds</u>	<u>Amount</u>
Property Acquisition and Demolition	\$3,049,200
Site Development, Infrastructure, and Fees	<u>\$5,576,017</u>
Total	<u>\$8,625,217</u>
Net Sales Income	\$5,528,635
Other Income	\$2,450,000
<u>-Total Costs</u>	<u>(\$8,625,217)</u>
Equity Injection Required	(\$646,582)

Other Income

- 2013 CIP
- Tax Increment Financing
- Program Investment

Equity Injection = State Site and Building Fund and Other Funding

*Source: Northeast Omaha Industrial Park Analysis prepared by the City of Omaha and The Greater Omaha Chamber of Commerce, 2012

Population

The population within Census Tract 08 is comprised mostly of 76% African American, 11% Native American, 9% White, 7% Hispanic, and 6% Multi-Racial. The remainder of the population identified themselves as Other Race.

	Census Tract 8	Omaha
<u>Population</u>		
2000	1,952	382,529
2010	1,911	407,334
% Gain or loss	-2%	6%
<u>Race/Ethnicity</u>		
One Race	1,795	394,663
White	173	310,064
Percent	9%	78%
African American	1,369	53,251
Percent	76%	13%
Native American	211	2,457
Percent	11%	0.6%
Asian/Pacific Islander	0	8,639
Percent	0%	2%

Other Race	42	21,502
Percent	2%	5%
Multi-Racial	116	12,671
Percent	6%	3%
Hispanic	139	49,030
Percent	7%	12%

*Source: 2000 and 2010 U.S. Census

Housing and Economic Conditions

	Census Tract 8	Omaha
Housing Units, 2000	818	165,809
Housing Units, 2010	875	178,046
Change in percent	6%	7%
Vacant Rate, 2010	24.3%	11%
Median Value of Owner-Occupied Units	51,000	131,900
Per-Capita Income	10,890	26,123
Median Household Income	24,651	46,230
Unemployment Rate	30.1%	

*Source: 2000 and 2010 U.S. Census

Zoning and Land Use

The majority of Census Tract 8 is zoned R7 (medium density multi-family zoning), with the specific Ames-Locust project site being zoned HI (heavy industrial district). See Exhibit D.

The Ames-Locust Industrial Park Project site contains approximately 68.79 acres of land. The HI heavy industrial district is intended to accommodate industrial uses with major external effects.

These uses characteristically have operating characteristics and environmental effects that make them incompatible with surrounding uses. The HI district most appropriately located in areas that are separated from residential and consumer oriented commercial districts. Additionally, the land is undeveloped, with no public utilities or infrastructure in place.

Public Utilities

There are no public utility services in place at the redevelopment site. Currently, there is not electric distribution within 500 feet of the Ames-Locust Redevelopment Site. In order to serve the site, Omaha Public Power District (OPPD) would need to extend overhead distribution from Carter Lake Road and Locust Street into the site. In order to serve the undeveloped site, Metropolitan Utilities District (MUD) proposes to install two 12" water mains. The first water main would be installed along the future 13th Street, from Locust Street to 16th and Sprague Streets. The second would be installed along 16th Street, from Sprague Street to Laird Street. Water mains would be installed in street right-of-way or in an easement along the right-of-way. MUD would acquire all necessary easements prior to installing the water main. The water system would have a minimum excess capacity of 0.5 million gallons per day (MGD) at 13th Street, from Locust to Sprague Streets. The estimated timeline for design and construction is 10 months. See Exhibit E – Sewer Map.

Property Acquisition

The City of Omaha proposes to acquire approximately 68.79 acres of single ownership heavy industrial zoned property to redevelop at the Ames-Locust Industrial Park site. The property will be appraised, and the City will offer just compensation to the property owner. Every reasonable attempt will be made to acquire the property through negotiated agreement between the property owner and the City. In the event that the City is unable to negotiate the purchase, the Redevelopment Plan authorizes the use of the eminent domain process to assist in the acquisition of the property necessary to implement the plan.

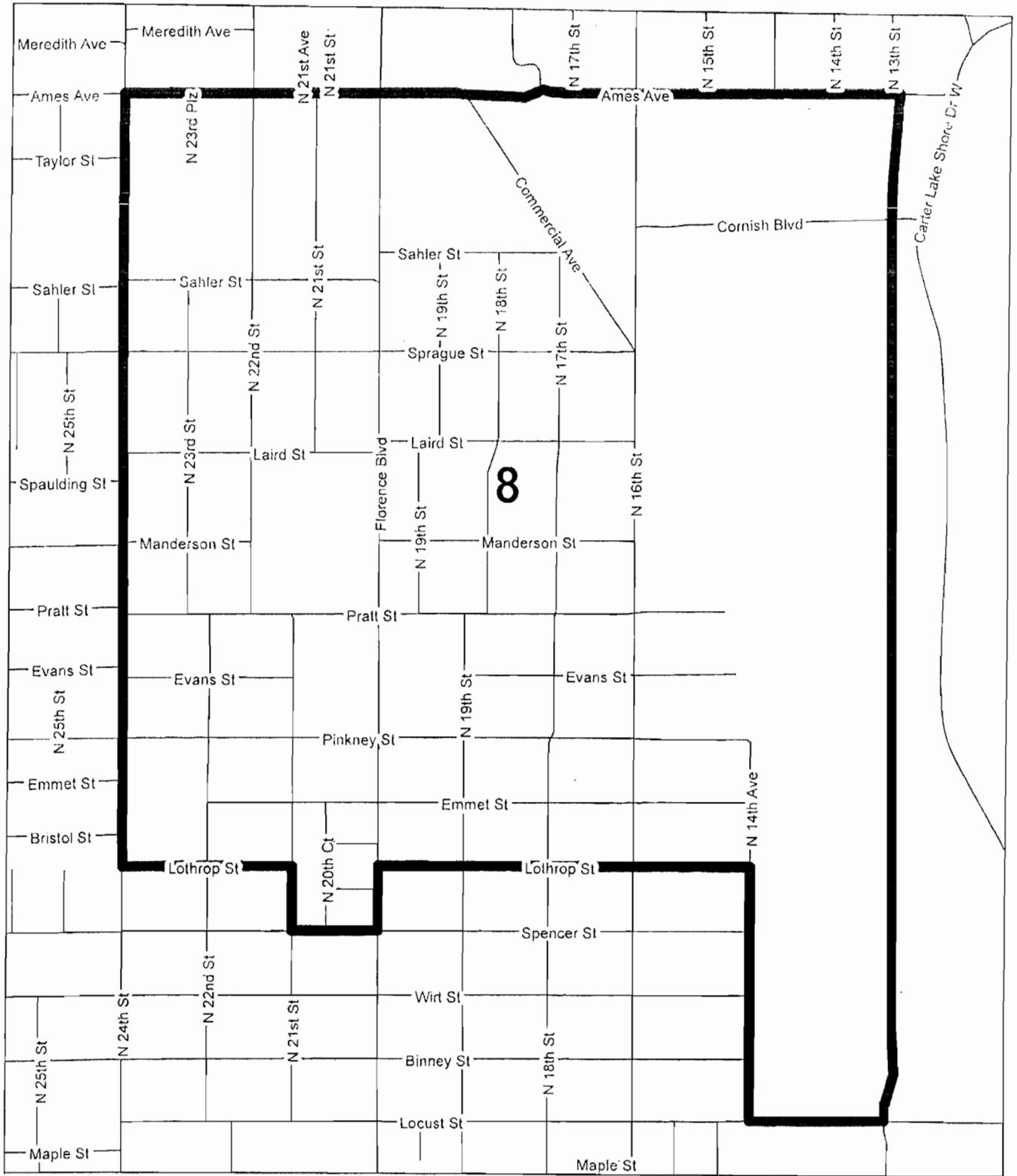
Consistency with the Master Plan

The City of Omaha Master Plan identifies the area north of Dodge Street and east of 30th Street as having the highest unemployment rate in Douglas County. The Future Land Use Plan identifies the Redevelopment Area as an industrial use area. The Ames-Locust Redevelopment Area Plan supports the Master Plan goal by bringing business investment and job creation in the industrial sector to the Northeast Omaha area.

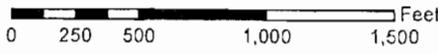
Compliance with the Community Development Law

The project site and area meet the requirements of Nebraska Community Development Law and qualify for the submission of an application for the utilization of Tax Increment Financing to cover costs associated with project development as submitted for approval through the Tax Increment Financing process. The project is in compliance with the Master Plan, appropriate ordinances and development regulations of the City.

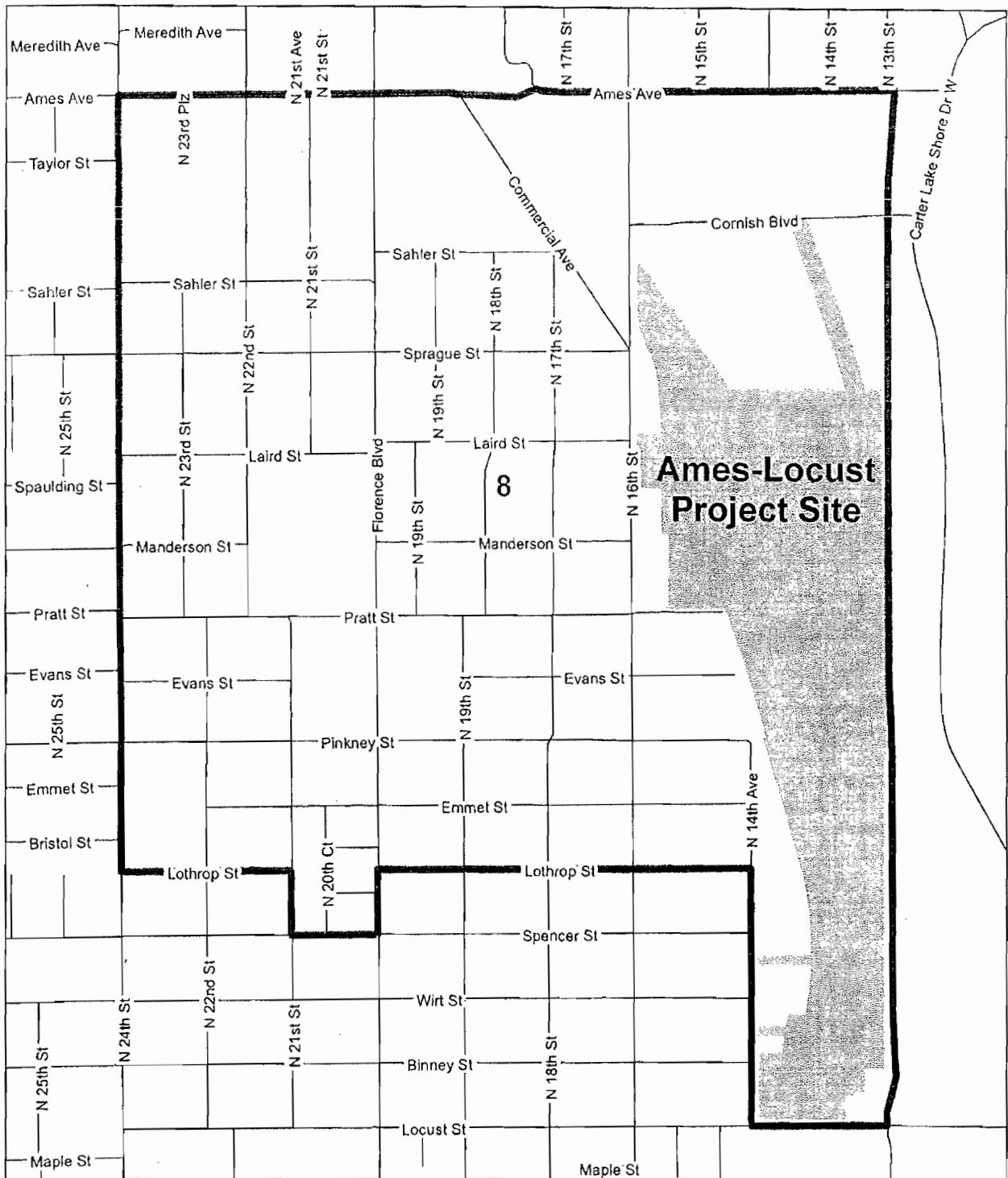
Re-Certified Community Redevelopment Area



 Census Tract 8



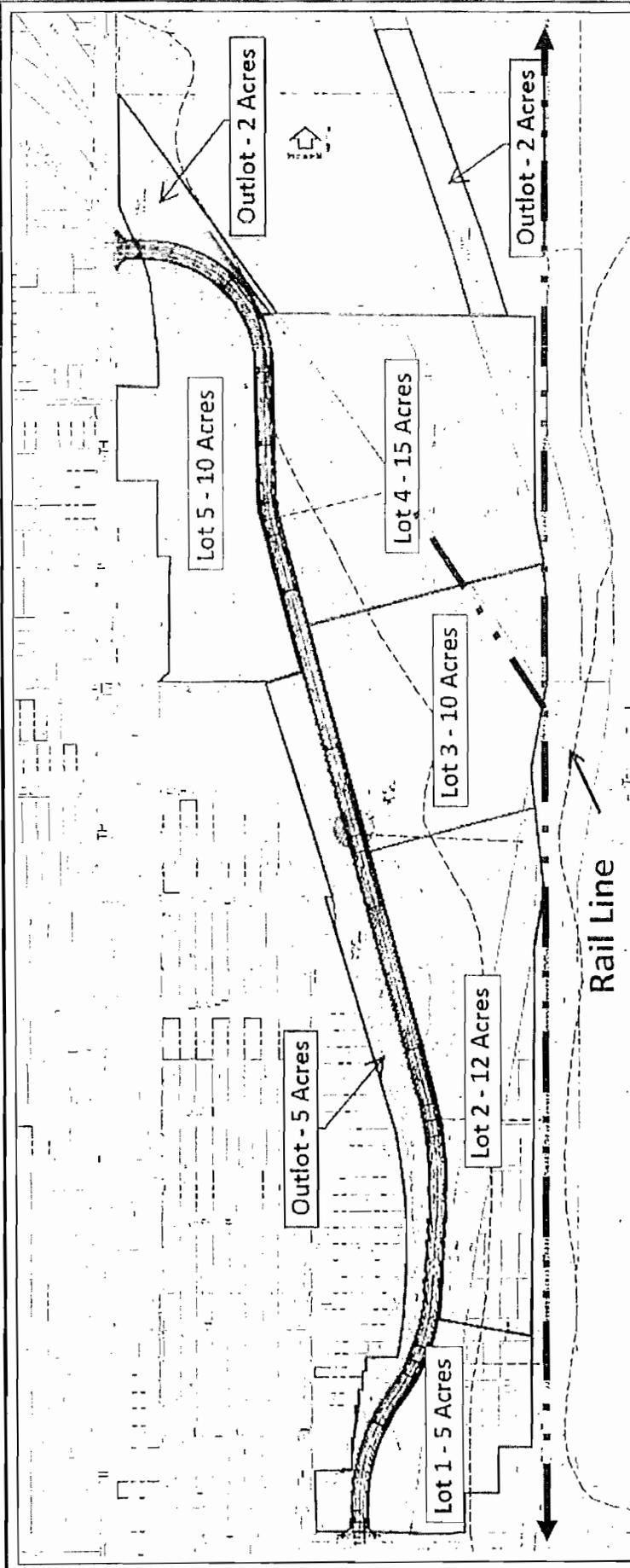
Ames-Locust Industrial Park Redevelopment Area Plan



 Ames-Locust Industrial Park Redevelopment Plan Area

 Ames Locust Industrial Park Area

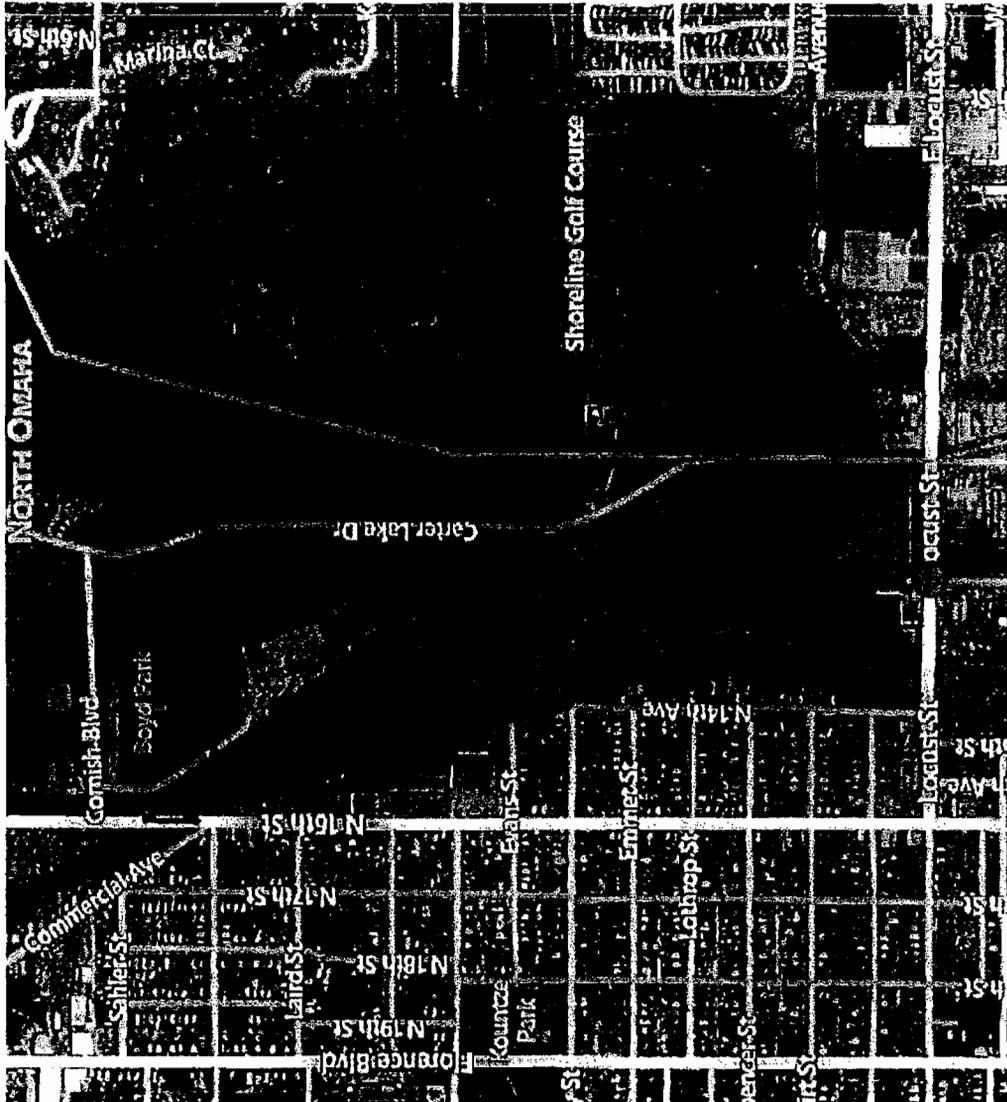




Site Layout

Lot #	Acres
1	5
2	12
3	15
4	10
5	10
Usuable	52
Outlots (3)	9
Road	9
Total	70

Ames Locust Industrial Park Site Aerial Photo



Site Layout & Lots

Ames-Locust Industrial Park Redevelopment Area

ZONING

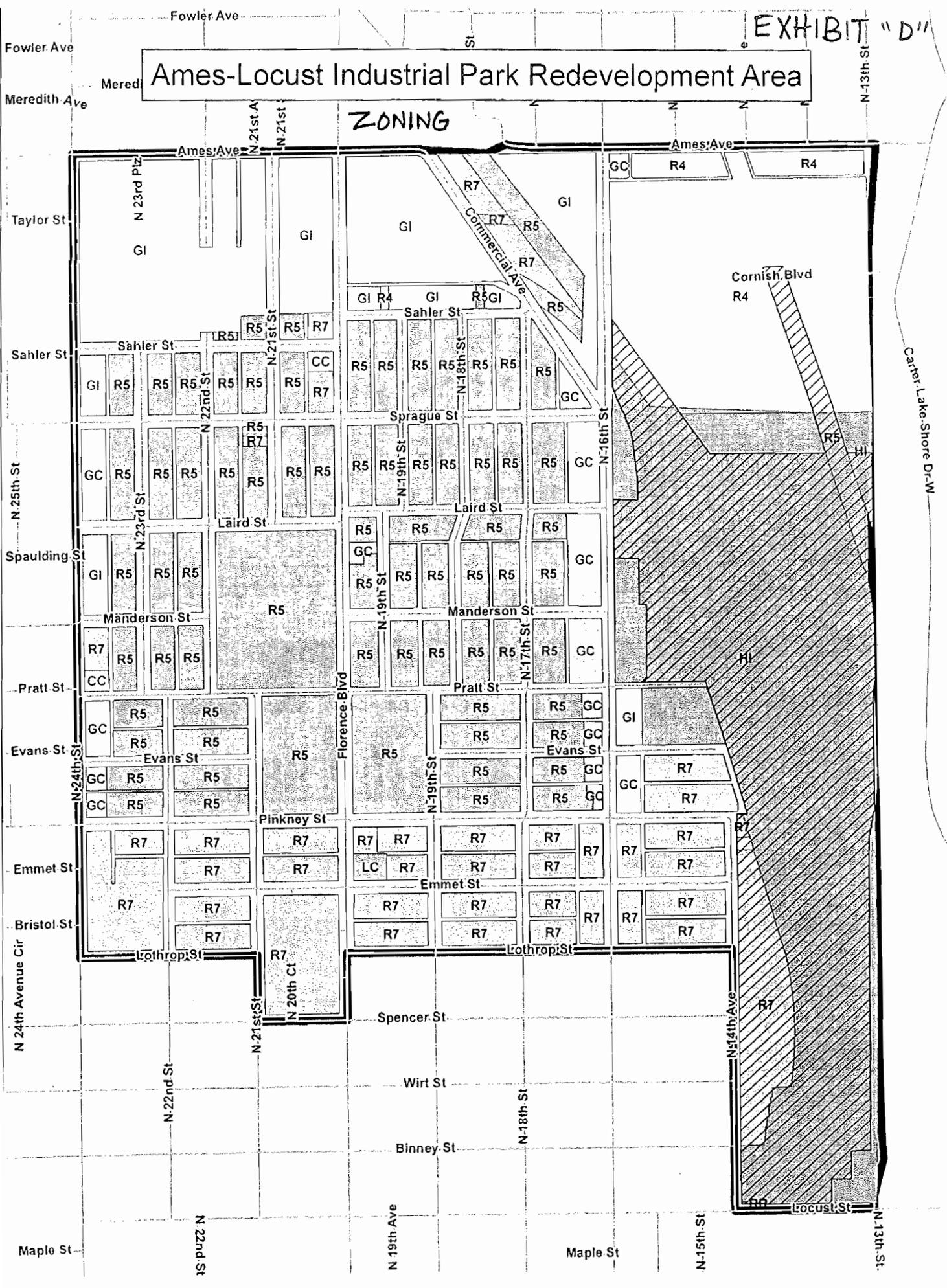
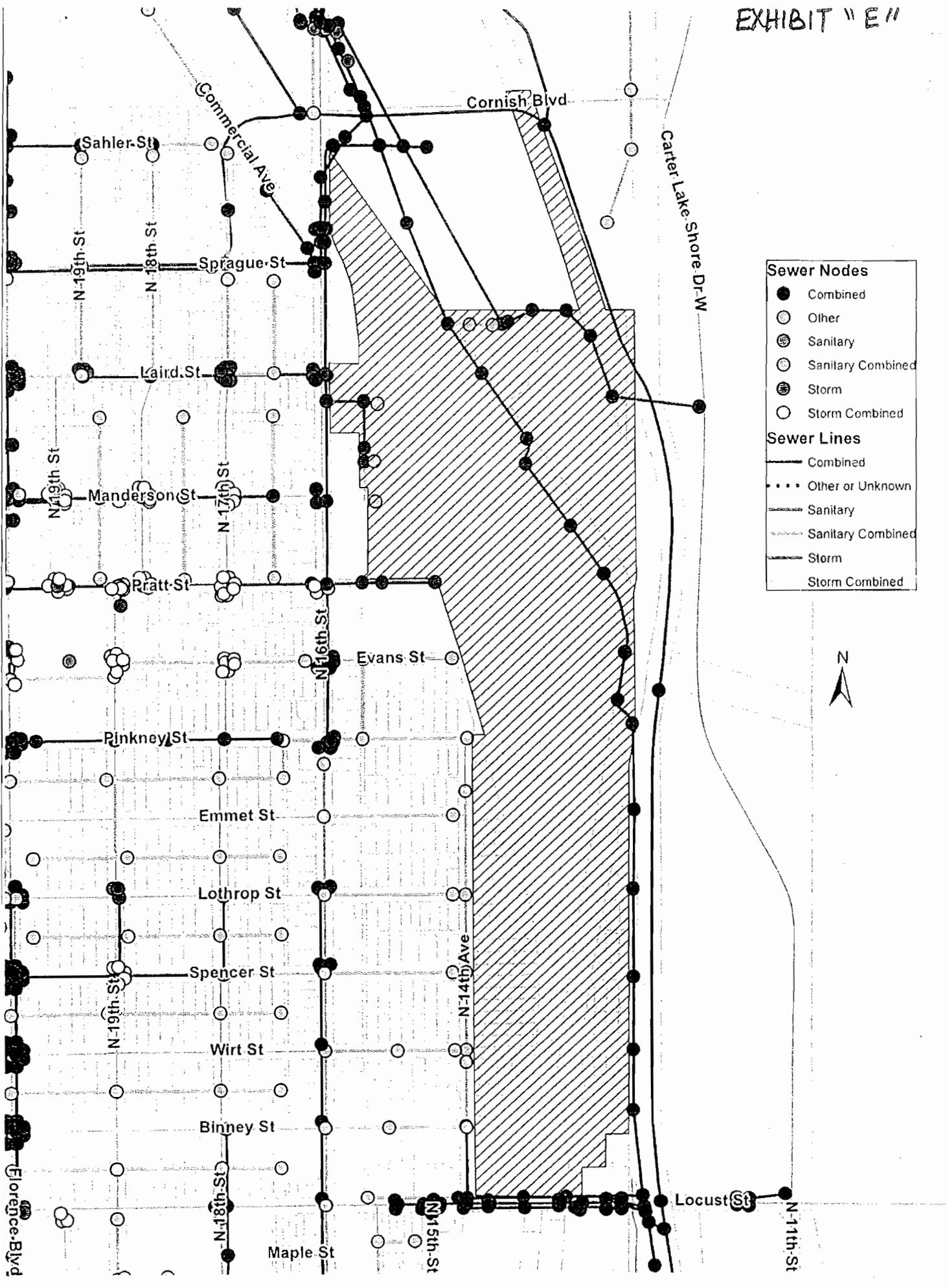


EXHIBIT "E"



Sewer Nodes	
●	Combined
○	Other
⊖	Sanitary
⊕	Sanitary Combined
⊗	Storm
⊙	Storm Combined

Sewer Lines	
—	Combined
⋯	Other or Unknown
—	Sanitary
—	Sanitary Combined
—	Storm
—	Storm Combined



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<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <i>x V. Anderson</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to: <i>C3-12-204</i> <i>Virgil D. Anderson</i> <i>1950 Dorcas Street</i> <i>Omaha NE 68108</i></p>		<p>B. Received by (Printed Name) <i>V. Anderson</i></p> <p>C. Date of Delivery</p>	
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (transfer from service label)</p>		<p><i>7010 2780 0000 3253 6934</i></p>	
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*for the report
done in 2004
on 4/27/05
BT*

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City Planning Department
ATTN: Debbie Hightower
1819 Farnam Street, Suite 1111
Omaha NE 68183





City of Omaha
Jim Suttle, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

R. E. Cunningham, RA, F.SAME
Director

C7-12-174

PAUL VONDERFECHT
E3 HOLDINGS LLC
4441 S 102ND STREET
OMAHA NE 68127

C3-12-204

VIRGIL D. ANDERSON
1920 DORCAS STREET
OMAHA NE 68108

C3-12-205

ROBERT PETERS
3552 FARNAM STREET SUITE 200
OMAHA NE 68131

C3-12-206

TODD HEISTAND
514 WALKER STREET
WOODBINE IA 51579

C3-12-207

MIKE WIESE
COLLIERS INTERNATIONAL
6464 CENTER STREET SUITE 200
OMAHA NE 68106

C3-12-208

DARIN SMITH
505 WALKER STREET
WOODBINE IA 51579

C10-12-185, C12-12-186

CORY GROSS
THE SCHEMMER ASSOCIATES
1044 NORTH 115TH STREET SUITE 300
OMAHA NE 68154

Hadley, Bridget A (Pln)

From: Hadley, Bridget A (Pln)
Sent: Friday, September 28, 2012 12:51 PM
To: 'Ted Boecker'
Cc: Hadley, Bridget A (Pln)
Subject: RE: Ames Locust Industrial Park Redevelopment Plan
Attachments: 20120926120145282.pdf

Here is the Planning Board packet.

*Bridget A. Hadley, MPA
City Planner - Economic Development
1819 Farnam Street, Suite #1111
Omaha, NE 68183*

*Phone: (402) 444-4110
Fax: (402) 444-6140
Email address: bridget.hadley@ci.omaha.ne.us*

From: Ted Boecker [<mailto:boeckerlaw@msn.com>]
Sent: Friday, September 28, 2012 11:32 AM
To: Hadley, Bridget A (Pln)
Subject: Ames Locust Industrial Park Redevelopment Plan

Bridget:

As you may recall, I am working with Virgil Anderson and Anderson Excavating relative to some property owned in the vicinity of 16th and Locust. I understand that a Redevelopment Plan which may impact this property is on the Agenda for the Planning Board next Wednesday.

Would there be a copy of the Redevelopment Plan available to review prior to the meeting?

Thank you for any update you may provide.

Ted Boecker
Boecker Law, P.C., L.L.O.



City of Omaha
Jim Suttle, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

R. E. Cunningham, RA, F.SAME
Director

October 25, 2012

Re: Ames-Locust Area Redevelopment Plan

To Whom It May Concern:

You are invited to come learn about an area redevelopment plan of an Ames-Locust Area Redevelopment Plan. The plan area is generally bounded by Ames Avenue on the north, Locust Street on the south, North 13th Street on the east and North 24th Street on the west. The area redevelopment plan envisions the creation of a future industrial park. The meeting will be held at the Turning Point Campus, Building "T" 2nd floor at 3223 North 45th Street (45th & Bedford Streets), **November 5, 2012 at 6:00pm.**

The area plan will be presented to the Planning Board at the November 7th public meeting at 1:30pm, and then onto the City Council for approval.

Sincerely,

Bridget A. Hadley, MPA
Economic Development Planner

C: Ben Gray, City Council District #2
R. E. Cunningham, RA, F. SAME, Planning Director
Terrie Jackson-Miller, Executive Director, NONA
Virgil Anderson
Mark Norman, Greater Omaha Chamber of Commerce

Enclosure: Map

Debbie Highland's
phone log

11/7

~~Virginia Anderson~~

~~(402) 670-4044~~

~~Jode Swartz~~

~~(cell) (402) 812-5781~~

~~1- Jackson Brown
orphan~~

~~de Rando
Dave
& Mike~~

Hadley, Bridget A (Pln)

From: Hadley, Bridget A (Pln)
Sent: Friday, November 09, 2012 5:15 PM
To: 'rjneary@investorsomaha.com'
Cc: Hadley, Bridget A (Pln)
Subject: Ames-Locust

Fyi,

I spoke briefly to Virginia Anderson yesterday. She called to ask about the meeting on Monday. I told her what we talked about that the Planning Board approved the plan on Wednesday. She indicated that she had not heard from us in quite some time – I did not ask if she meant the City. I do not know if she knows that we are going through the Chamber and use you to negotiate. Nevertheless, I let her know that somehow we need to come to a meeting of the minds to resolve the purchase. I told her that I would share with the Chamber that I spoke with her.

Do you suppose that we should be negotiating with her directly?

*Bridget A. Hadley, MPA
City Planner - Economic Development
1819 Farnam Street, Suite #1111
Omaha, NE 68183*

*Phone: (402) 444-4110
Fax: (402) 444-6140
Email address: bridget.hadley@ci.omaha.ne.us*

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Jan. 8th 2013
for City Council
Packet & Oct.
Plugboard Packet

Sent To Virgil Anderson
 Street, Apt. No., or PO Box No. 1920 Dorcas St.
 City, State, ZIP+4 Omaha NE 68108
PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Virgil Anderson
1920 Dorcas St.
Omaha, NE 68108

(B. Hadley)

2. Article Number:
(Transfer from service label)

7011 0110 0001 0246 3230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *x Virgil Anderson* Agent
 Addressee

B. Received by (Printed Name) *V. Anderson* C. Date of Delivery *1-5*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

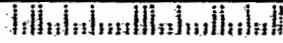
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Bridget
CITY OF OMAHA
PLANNING DEPARTMENT
1819 FARNAM STREET, STE. 1100
OMAHA, NE 68183



From THE
CHAMBER

Summary of Attempted Negotiations with Virgil and Virginia Anderson Regarding Ames Locust Site

05/03/2012

Instructed RJ Neary to submit Letter of Intent to the Andersons via Lee Ehlers. Offer of \$900,000. Did not received response.

08/22/2012 e-mail from RJ Neary

RJ Neary met with Virgil and his wife Virginia. Lee Ehlers and Clint Seemann were there as well. Virgil indicated to RJ the grading will take a year and cost \$2,000,000 - \$3,000,000. Virgil would remove the grain elevators at the same time. He conveyed to RJ he wants \$8,800,000 and he would clean and grade the site for this cost.

09/07/2012

Instructed RJ Neary to submit Letter of Intent laying out terms of proposed purchase agreement. Offer of \$1,090,000 plus up to \$1,000,000 for removal and grading. During due diligence, buyer and seller to agree to a scope of work on grading and clearing.

09/14/2012 e-mail from Lee Ehlers

Follow-up regarding Virgil Anderson. Virgil would not meet today with either Clint or Lee regarding a counter offer for the property on Locust Street.

He did not feel that the new offer that was submitted was sufficient. He said that the total of \$2 million was barely enough even to clean up the site, let alone compensation for the value property. Lee asked numerous times to meet with him to discuss some sort of a counter offer or some sort a response to give the buyer and he totally refused – absolutely would not meet with us and was pretty angry that we had even asked. At the end of our conversation he hung up on me.

09/27/2012 e-mail from RJ Neary

RJ indicated that Lee Ehlers met with Virgil about the Redevelopment Plan. Virgil will discuss with his attorney.

10/03/2012

Redevelopment Plan before Planning Commission. Laid over until November.

10/10/2012

Lee Ehlers met with Virgil to discuss previous offer. Discussed "different ideas and Virgil to think about it."

10/25/2012

City mails letter to Andersons informing of November 5 public meeting on Redevelopment Plan.

11/05/2012

Public Meeting

11/07/2012

Redevelopment Plan on Planning Commission

11/09/2012 e-mail from Bridget Hadley

I spoke briefly to Virginia Anderson yesterday. She called to ask about the meeting on Monday. I told her what we talked about that the Planning Board approved the plan on Wednesday. She indicated that she had not heard from us in quite some time – I did not ask if she meant the City. I do not know if she knows that we are going through the Chamber and use you to negotiate. Nevertheless, I let her know that somehow we need to come to a meeting of the minds to resolve the purchase. I told her that I would share with the Chamber that I spoke with her.

11/14/2012 e-mail from Clint Seeman

Just want to let you know we had a meeting with Virgil today to discuss the offer from Property Purchasers LLC. Our goal from the meeting was to see if Virgil would have an interest in selling the site as is where is rather than cleaning the site and then selling. He seemed to be open to the idea and is going to discuss this with his attorney and wife. He asked us to give him a call in a week.

12/07/2012

Chamber determines to try to submit formal Purchase Agreement to try and get counter-offer response from Andersons.

12/12/2012 e-mail from Lee Ehlers

Lee Ehlers called Virgil to arrange meeting to deliver formal Purchase Agreement. "He can't meet today but he can tomorrow, we are supposed to call him in the morning."

12/13/2012

RJ Neary e-mails that Virgil would not see Lee. Lee suggested that he make a counteroffer and Virgil hung up on him.

12/19/2012

Voice message from RJ indicating that Lee had talked to Virginia about a meeting. Virginia indicated it was not a good time to meet and asked Lee to call the next week.

Sent certified letter to Virgil with formal purchase offer and copies of previous two Letters of Intent and request to set up a meeting to discuss. Delivered on 12/20/2012.

01/08/2013 e-mail from RJ Neary

RJ indicated that Virgil turned Lee down for a meeting last week.

Redevelopment Plan appeared before City Council. Virginia attends with attorney Ted Boecker. Plan on layover for 3 weeks.

01/15/2013

Mark Norman and Paul Kratz met with Virgil and Virginia Anderson, Ted Boecker and Hal Daub, attorneys for the Andersons. Andersons to submit a proposal on acquisition of the land.

01/23/2013

Mark Norman calls Virginia to check on status of proposal. Virginia directs Mark to Ted Boecker. Mark leaves message with Boecker.

01/24/2013

Received proposal from Ted Boecker. Offer is a sale price of \$3.9 million, plus a tax write-off/donation of \$2 million (Total value of \$5.9 million). He would also want First Right of Refusal for the clearing, grading and demolition plus the First Right of Refusal to install the infrastructure. (Ehrhart Griffin estimate of \$2.48 million in site prep and grading and \$1.94 million in infrastructure plus the \$5.9 million equates to \$10.32 million)(\$8.38 acquisition value and site prep/grading)