

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF SARPY COUNTY, NEBRASKA  
AUTHORIZING THE CHAIRMAN OF SARPY COUNTY TO EXECUTE THE APPLICATION  
DOCUMENTS FOR THE APPLICATION OF COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) REUSE REVOLVING LOAN PROGRAM APPLICATION  
INFRASTRUCTURE/SPECULATIVE BUILDING PROJECT IN THE AMOUNT OF \$560,000**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, Sarpy County has applied for use of \$560,000 of the CDBG Recovered Program Income funds to be used to fund a portion of the cost of constructing a public road to serve the recreational development as stated in the Community Development Block Grant (CDBG) Reuse Revolving Loan Program Application Infrastructure/ Speculative Building Project Application (Application), which Application is attached hereto and incorporated by reference; and

WHEREAS, construction of a public road is an eligible activity under the CDBG Recovered Income Reuse Plan for Economic Development and further construction of the road will provide access to proposed hotel/lodging facility that will create at least 30 new jobs; and

WHEREAS, it is the decision of this board that the execution of the attached Application for CDBG Recovered Program Income funds, for the reasons recited therein, is in the best interests of the citizens of Sarpy County.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the attached Community Development Block Grant (CDBG) Reuse Revolving Loan Program Application Infrastructure/Speculative Building Projects Application is hereby approved, and that the Chairman is hereby authorized to sign the application and all associated documents therein.

Dated this 11<sup>th</sup> day of August, 2009.

Moved by Tom Richards seconded by Patrick Thomas, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

None

None

ABSTAIN:

None



[Signature]  
County Clerk

Approved as to form:

[Signature]  
County Attorney

Sarpy County, Nebraska  
Community Development Block Grant (CDBG)  
Reuse Revolving Loan Program Application  
Infrastructure/Speculative Building Projects

**BASIC INFORMATION**

Applicant: Sarpy County, Nebraska

Address: 1210 Golden Gate Drive Papillion, NE 68046  
Street City State Zip

Telephone: (402) 593-2347 Fax: (402) 593-1404

E-Mail: markw@sarpy.com

Authorized Representative/Title: Mark Wayne, County Administrator

Application Point of Contact/Title: Mark Wayne, County Administrator

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**PROJECT INFORMATION**

Project Address: 12202 Highway 370

Note: Attach a map of the applicant's jurisdiction, identifying the areas in which the project activity will occur.

Project Location is (check one):

- Within the City Limits  
 Outside the City Limits, but within the applicant's Zoning Jurisdiction  
 Outside the City Limits, and outside the applicant's Zoning Jurisdiction

Current Zoning Classification: AG – Agricultural District

Is Zoning Action Required?  Yes  No If Yes, please explain. The property is currently zoned Agricultural District and will need to be rezoned and subdivided. The City of Papillion has agreed to partner with Sarpy County to "timely work toward approval of all zoning, platting, permits, and other regulatory approvals" for the development.

Is the Project in 100 yr. floodplain?  Yes  No

Project Type:  Single Business Location  Business/Office/Industrial Park

Number of Business Anticipated: Several businesses anticipated as part of overall mixed use development but this application primarily deals with the establishment of a lodging facility.

Type(s) of Business Anticipated: Recreation, Lodging, Business, and Retail businesses

Estimated Number of New Jobs to be Created at Site: 30

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## **PROJECT NARRATIVE**

Provide narrative information on proposed project activities. Where applicable, provide building/infrastructure dimensions and types of construction anticipated. Discuss anticipated outcomes of project, including any available information on jobs to be created as a result of the project. Please limit responses to this page.

Sarpy County has been presented with a historic opportunity to partner with the City of Papillion, Developer Roger Langpaul, and others to create a unique local, regional, and national recreational and entertainment destination. A large scale mixed use development will take place on a 300 acre site commonly known as Schewe Farm (pronounced "shee vee") immediately west of the City of Papillion at 12202 Highway 370 and directly east of a Natural Resource District proposed Regional Basin.

Although the entire 300 acres will eventually be developed, Sarpy County's role is limited to the first phase of the project, to include site preparation, initial infrastructure (water, sewer, roads, etc.), to spur development of the area. For this application, Sarpy County requests \$560,000.00 of Sarpy County CDBG Reuse Funds to fund a portion of the cost of constructing a 4,220 linear feet, 8 inch thick concrete, public road with varying widths of three to four lanes to serve the proposed mixed use development. The entire cost of the project is \$1,320,000, which includes \$10,000 for CDBG administration activities.

The road will provide access to several parcels, but Sarpy County's intent is for the road to be used to provide access to a proposed hotel/lodging facility that will create at least 30 new jobs. The jobs provided by a hotel/lodging facility are expected to be taken by or made available to primarily persons from low-to-moderate income households. Once Phase I of the development is completed, it is anticipated that further business and commercial development will take place on the site and in the vicinity, including a high-tech business and research park that will benefit Papillion, La Vista, Sarpy County, the Omaha metro area and Nebraska as a whole.

According to the "Sarpy County CDBG Program Income Reuse Plan for Economic Development" adopted in February 2008, Sarpy County is an eligible applicant as a county government. Constructing a public road is an eligible activity, and the Schewe Farm Road Project meets the national objective of creating jobs for low to moderate income persons, and meets several local objectives including creating low to moderate income jobs, diversifying the area economy, promoting new business development, and providing necessary public infrastructure to businesses.

**AMOUNT OF ASSISTANCE REQUESTED**

Loan Amount: \$ 560,000.00 Grant  
 (Note: Rate and Term are established by Loan Committee)

**USES OF FUNDS (CHECK ALL THAT APPLY)**

- Purchase Land                       Purchase Building  
 Building Construction             Building Renovation  
 Machinery/Equipment             Infrastructure (Types:) Road Infrastructure  
 Other (Specify): \_\_\_\_\_

**SOURCES AND USES OF PROJECT FUNDS**

SOURCES OF FUNDS						
	Applicant (Equity)	Applicant (Loan/Bond)	Developer	CDBG Reuse	Total Cost	
<b>USES OF FUNDS</b>	Land/Building					
	Machinery/Equipment					
	Infrastructure		\$760,000		\$550,000	\$1,310,000
	Other (specify):					
	Administration:				\$10,000	\$10,000
	<b>Project Total</b>					<b>\$1,320,00</b>

**REQUIRED ATTACHMENTS**

- A. Signed Certification of Assurances
- B. Preliminary (site) plans and cost estimates. Note: These must be provided by a licensed Professional Engineer/Architect.
- C. Options to Purchase (land/buildings/equipment)
- D. Appraisal of land/buildings and equipment (where pledged as equity)
- E. Documentation of Financial Commitments from Other Sources

**ACKNOWLEDGEMENTS**

The Applicant hereby certifies that all information in this application, and all information furnished in support of this application is given for the purpose of obtaining assistance under the Economic Development Loan Program and is true and complete to the best of the Applicant's knowledge and belief. Verification may be obtained from any source named herein. Provided that any and all information related to the financial status of the business shall be held confidential and not subject to review by the public.

Signature of the Applicant: \_\_\_\_\_

Date signed: \_\_\_\_/\_\_\_\_/\_\_\_\_ Title: \_\_\_\_\_

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REFERRED TO LOAN REVIEW COMMITTEE: \_\_\_\_/\_\_\_\_/\_\_\_\_

LOAN REVIEW COMMITTEE: \_\_\_\_\_ APPROVAL \_\_\_\_\_ DISAPPROVAL (REASONS):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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COUNTY BOARD ACTION: DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ RESOLUTION NO.: \_\_\_\_\_

\_\_\_\_ APPROVAL \_\_\_\_\_ DISAPPROVAL (REASONS): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Attachment A – Signed Certification of Assurances**

To the best of my knowledge and belief, as a condition of obtaining assistance from Sarpy County, Nebraska under the CDBG Reuse Revolving Loan Program, the applicant will, if assistance is approved, comply with all Federal and State requirements, including the following:

- A. The Civil Rights Act of 1964 (PL. 88-352) and Title VIII of the Civil Rights Act of 1968 (PL. 90-284);
- B. Housing and Community Development Act of 1974, as amended;
- C. Age Discrimination Act of 1975;
- D. Section 504 of the Rehabilitation Act of 1973;
- E. Davis Bacon Act, as amended (40 U.S.C. 276a-276a-5), where applicable under Section 110 of the Housing and Community Development Act of 1974, as amended;
- F. Fair Labor Standards Act of 1938, as amended, (29 U.S.C., 102 et. Seq.);
- G. National Historic Preservation Act of 1966, Section 106 (PL. 89-665);
- H. National Environmental Policy Act of 1969;
- I. Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1979, Title II and Title III;
- J. Nebraska Community Development Law, Section 18-2101 to 18-2144, Revised Statutes of Nebraska, 1943.

Tom Jones Chairman Sarpy County Board  
Signed Name Title

Date Signed: 8 / 11 / 09 Company: \_\_\_\_\_

Address: 1210 Golden Gate Dr. Papillion, NE, 68046  
Street City State Zip

Attest: Debra J. Doughtaling Date: 8 / 11 / 2009

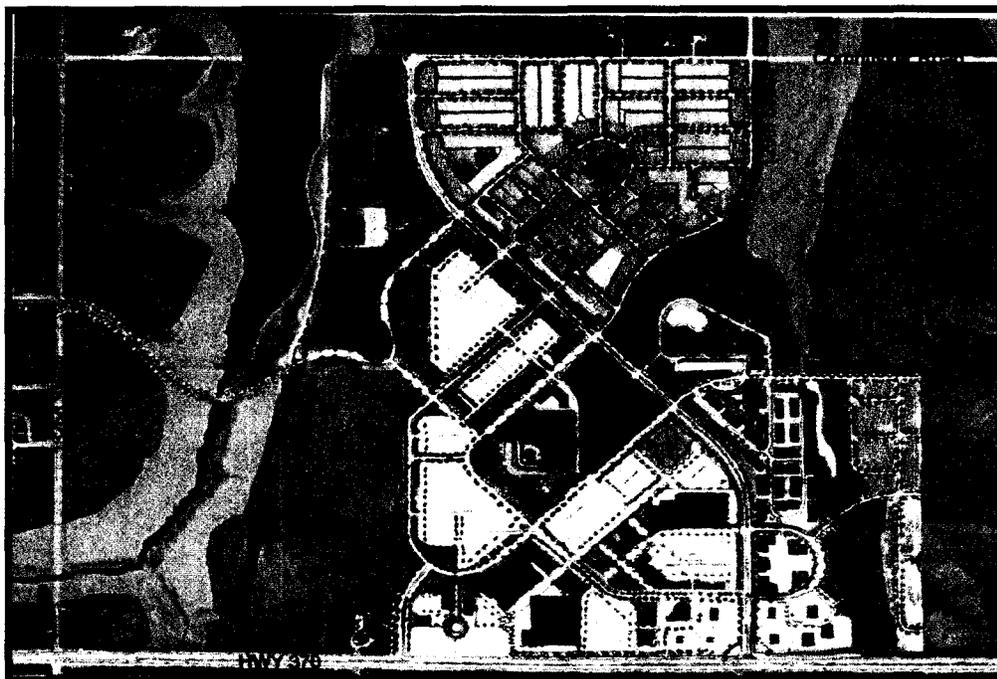
Printed Name and Title: Debra J. Doughtaling Sarpy Co. Clerk

**Attachment B – Preliminary (site) plans and costs estimates.**

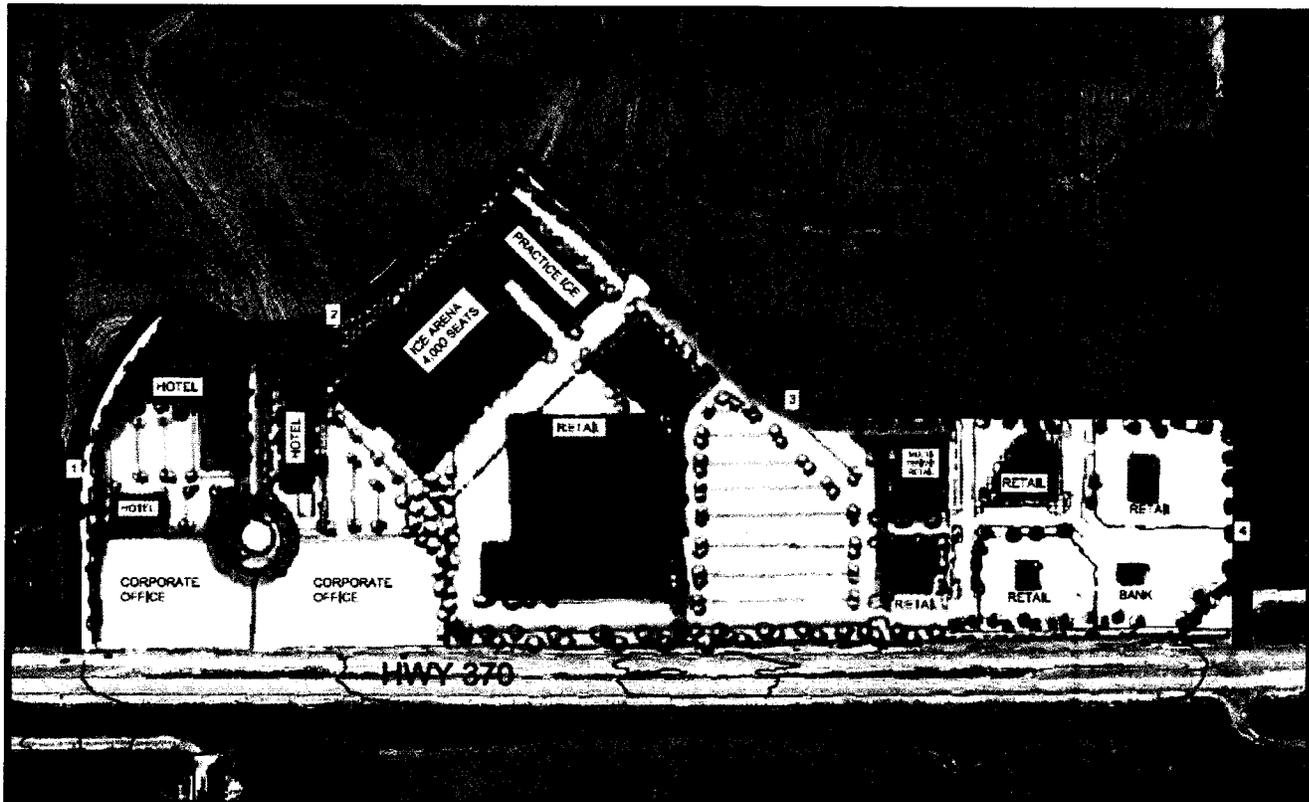
**Figure 1. Vicinity Map**



**Figure 2. Schewe Farm Development Proposal (incorporating entire 300 acres and showing the proposed Natural Resource District Regional Basin to the west)**



**Figure 3. Phase 1 Mixed Use Development Area (Schewe Farm Road Project highlighted in red)**



**Attachment C – Options to Purchase (land/buildings)**

Not applicable except to note that Developer Roger Langpaul has agreed to gift 31 acres of Schewe Farm to Sarpy County and when subdivided will dedicate the access roads to the public, which will become County constructed and County maintained roads.

**Attachment D – Appraisal of land/buildings and equipment (where pledged as equity)**

Not Applicable

**Attachment E – Documentation of Financial Commitments from Other Sources**

Sarpy County has partnered with the Developer Roger Langpaul, and the City of Papillion on the entire development. For Phase I, the Developer will donate right-of-way for the road to the County, the City of Papillion will absorb the cost of installing water and sewer to the site, and Sarpy County will be responsible for constructing the initial access road to the development site.

# Sarpy County Board of Commissioners

1210 GOLDEN GATE DRIVE  
PAPILLION, NE 68046-2895  
593-4155  
www.sarpy.com

ADMINISTRATOR  
Mark Wayne

DEPUTY ADMINISTRATOR  
Scott Bovick

FISCAL ADMIN./PURCHASING AGT.  
Brian Hanson



## COMMISSIONERS

**Rusty Hike**  
District 1  
**Joni Jones**  
District 2  
**Tom Richards**  
District 3  
**Pat Thomas**  
District 4  
**Rich Jansen**  
District 5

## MEMO

August 7, 2009

TO: Sarpy County Board of Commissioners

FROM: Scott Bovick, Deputy County Administrator

RE: Schewe Farm Road CDBG Reuse Project Agenda Items

At the August 7, 2009 Board Meeting, Administration requests the County Board to consider two agenda items related to the Schewe Farm Road CDBG Reuse Project:

1. Public Hearing and a Resolution to execute application documents.
2. Public Hearing and Resolution to approve the application and expenditure of funds.

Enclosed is the full application which has received recommendations for approval from the Sarpy County CDBG Reuse Fund Loan Committee and the Sarpy County Economic Development Corporation (SCEDC) Board of Directors. Toby Churchill indicated that SCEDC has offered the funds to many private entities in the past, but for various reasons none of the entities have chosen to utilize the funds.

Under Sarpy County's CDBG Reuse Guidelines, the County is eligible to use the funds as a grant for public infrastructure for projects that create jobs for low to moderate income persons. Under this application Sarpy County will use \$560,000.00 to fund a portion of the cost of the public road on the Schewe Farm site that will serve the proposed mixed use development. The entire cost of the project is \$1,320,000, which includes \$10,000 for CDBG administration activities paid to MAPA.

The project is being tied to a proposed hotel/lodging facility that will create at least 30 new jobs. Once the road is completed, it is anticipated that further business and commercial development will take place on the site and in the vicinity, including a potential high-end business and research park that will benefit Papillion, Sarpy County, the Omaha metro and Nebraska as a whole.

Please feel free to contact me with questions at (402) 593-1568.

Cc: Deb Houghtaling  
Mark Wayne  
Mike Smith  
Nicole O'Keefe  
Brian Hanson

  
Scott Bovick, Deputy County Administrator

8-11-09  
# 6



TO: Sarpy County Board of Commissioners

FROM: Toby Churchill, Executive Director, Sarpy County Economic Development Corporation (SCEDC)

DATE: August 10, 2009

RE: Approval by the SCEDC Board of Directors of the CDBG Application for Sarpy County's Reuse Revolving Loan Program.

At the August 5, 2009 SCEDC Membership meeting the Board of Directors voted by a majority in attendance to approve the CDBG Application for Sarpy County's Reuse Revolving Loan Program for \$560,000 to be used for the construction of streets in phase 1 of the 120th & Hwy 370 mixed use development which includes the new Omaha Royal's Baseball Stadium.

The Sarpy County CDBG Program Income Reuse Plan for Economic Development states that "the application review committee shall consist of the executive board of the board of the Sarpy County Economic Development Corporation". Upon your approval the application shall then be approved by the Board of Directors of the Sarpy County Economic Development Corporation (SCEDC) then the Sarpy County Board of Commissioners.

The SCEDC Executive Board approved the application unanimously with Mark Wayne abstaining prior to the August 5, 2009 SCEDC Membership meeting.