

June 11, 2013

Fred Zarate, Architect/Project Manager
State of Nebraska Department of Administrative Services
State Building Division
521 South 14th St., Suite 500
Lincoln, Nebraska 68509

Dear Mr. Zarate:

In support and in partnership with the City of Kearney and the County of Buffalo County, the Economic Development Council of Buffalo County is pleased to submit our cooperative proposal for the Central Nebraska Replacement Veterans Home. As the official contact for the project, our organization worked collectively with our area partners to provide a comprehensive proposal.

As the proposal infers, no offers should be made in earnest. To ensure we meet this requirement, we have included signed resolutions from the City of Kearney and Buffalo County. These resolutions can be found prior to the introduction section and will be referenced throughout the proposal, where the resolutions dictate support of specific categories and sections. In addition, due to the size and scope of the proposal, there may be statements of commitment provided that may not be covered by resolution. The inclusion of such commitments are provided by the representing entity that has the authority to make those commitments without public action. We have taken every step possible to ensure the proposal states bona fide commitments that are binding to this proposal.

Thank you for the opportunity to present our proposal for such an honorable project.

With Highest Regards,



Darren R. Robinson
Economic Development Council of Buffalo County, President

In Support;



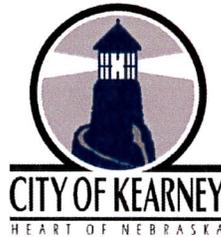
Mayor Stanley Clouse
City of Kearney



Chairman William McMullen
Buffalo County Board of Supervisors



City Manager's Office
City of Kearney
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P. O. Box 1180
Kearney, NE 68848-1180



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WEBSITE · www.cityofkearney.org

June 11, 2013

Fred Zarate, Architect/Project Manager
State of Nebraska Department of Administrative Services
State Building Division
521 South 14th Street, Suite 500
Lincoln, NE 68509

RE: Proposal – New Central Nebraska Veterans' Home (Project Honor)

Dear Mr. Zarate:

The City of Kearney is pleased to submit our proposal in cooperation with Buffalo County for the construction of the new Central Nebraska Veterans' Home. As the home of a former military base, Kearney is ready to demonstrate our strong and unwavering commitment to veterans and their service by providing funding to enhance their quality of life now and in the future.

Funds are provided for enhancements such as paved lit walking trails, water features, wood and ceramic shops, a chapel, a library, landscaping, garden areas and a new Veterans' Memorial. Further, this proposal includes long-term funding for employee recruitment, relocation, training and scholarships for future employees. Also, the proposal represents a significant savings in operational costs due to utility rate reductions, rebates and snow removal services.

The proposed 75 acre site, at no cost, is located at the intersection of 56th Street and Cherry Avenue offers excellent access to Interstate 80 as well as the city of Kearney. A new fully staffed fire station within a few blocks, Kearney's ISO II rating for fire protection services, and a low crime rate ensures veterans and their families that they will be safe whether living in or visiting the Kearney area. Finally, discretionary funds are included allowing for necessary improvements that may arise now and in the future.

Accordingly, we are excited to provide a significant financial contribution of \$10,104,000 for the construction and operation of a new Central Nebraska Veterans Home.

PROJECT FUNDING

	<u>Total Funds</u>	<u>City Funds</u>
• Physical Factors	\$ 1,400,000	\$ 1,300,000
• Utilities/Infrastructure Factors - Rates	\$ 1,800,000	\$ 1,800,000
• Environmental Factors	\$ 200,000	\$ 200,000
• Community Services	\$ 1,204,000	\$ 1,204,000
• Workforce Factors	\$ 2,500,000	\$ 1,500,000
• Community Support	\$ 1,000,000	\$ 500,000
• Program Enhancements	\$ 2,000,000	\$ 2,000,000

TOTAL FUNDS = \$10,104,000 \$ 8,504,000

* Note: Land is provided at no cost.

The amounts and categories referenced are suggested and it is recognized and encouraged that the State may adjust as needed. The intent of this proposal is to provide a total of \$10,104,000 in funding support for this project.

POTENTIAL FUNDING USES

Physical Factors: \$1,400,000 intended for site development costs including grading, site prep, internal roadways, etc.

Utilities/Infrastructure Factors – Rates: Reflects a 50% reduction in water and sewer rates. \$20,000 for 10 years for electric rebate.

Environmental Factors: \$200,000 for landscaping.

Community Services: \$1,204,000 Funding provided for transportation needs including purchase of capital equipment, RYDE and taxi vouchers and or similar needs. Reflects 50% reduction in trash/refuse services.

Workforce Factors: \$2,500,000 Funding for workforce recruitment, employee training, relocation incentives, retention incentives, scholarship programs and funding for an onsite certified trainer.

Community Support: \$1,000,000 Veterans Memorial

Program Enhancements: \$2,000,000 Funding for requested program enhancements and funding for other site amenities such as paved lit walking trails, garden areas, water features, fishing pond, etc.

We look forward to our upcoming site visit and the opportunity to discuss the specifics of our proposal. On behalf of Buffalo County and the City of Kearney thank you for your consideration and evaluation of our proposal. Please feel free to contact me at (308)-233-3214 if you have any questions.

Sincerely yours,

CITY OF KEARNEY



Michael W. Morgan
City Manager

MWM/jms

RESOLUTION NO. 2013-100

WHEREAS, Nebraska currently has four Veterans' Homes located in Grand Island, Bellevue, Norfolk and Scottsbluff; and

WHEREAS, in 2013 the State of Nebraska announced it would construct a new Central Nebraska Veterans' Home and has solicited proposals from cities in central Nebraska for its location; and

WHEREAS, the City of Kearney will be submitting a proposal that Kearney be selected as the best site for the construction of the new Veterans' Home in central Nebraska; and

WHEREAS, as a requirement of the proposal, the City of Kearney will include a statement of financial support for the Central Nebraska Veterans' Home and to designate the City Manager as the authorized official.

NOW, THEREFORE, BE IT RESOLVED by the President and Council of the City of Kearney, Nebraska, that the City of Kearney commits itself to providing financial support for the site for the construction of the Central Nebraska Veterans' Home not to exceed \$6,700,000 plus additional services including utility rate reductions, free burial for residents, and site snow removal.

BE IT FURTHER RESOLVED that the City Manager be and is hereby designated as the authorized official.

BE IT FURTHER RESOLVED that this proposal is valid for a period of five years from the date of submission, June 11, 2013.

PASSED AND APPROVED THIS 11TH DAY OF JUNE, 2013.

ATTEST:


MICHAELE E. TREMBLY
CITY CLERK


STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR



RESOLUTION 2013-

WHEREAS, on or about June 11, 2013, the Economic Development Council of Buffalo County has requested financial support from the Buffalo County Board of Supervisors to assist in the proposal to secure the Central Nebraska Veterans Home in Buffalo County.

WHEREAS, in November of 2011, Buffalo County received a letter written by the Nebraska Veterans Council stating a move of the Veterans home out of Hall County, and that Hall County dissolves their Veterans Home Committee and discharges the Hall County Veterans Service Officer.

WHEREAS, Buffalo County leaders and community members were contacted by various Veterans and Veterans groups requesting involvement in the relocation and rebuilding of the home.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF SUPERVISORS that the Economic Development Council of Buffalo County shall be authorized to present funding for the project, locally named PROJECT HONOR, with the following commitments on behalf of the County of Buffalo County where Buffalo County will:

1. Provide annual funding to the Economic Development Council of Buffalo County in the amount of \$50,000.00, for a period of 20 years where the funding shall be made available to the Central Nebraska Veterans Home for workforce recruitment, if the home locates in Buffalo County. The Economic Development Council of Buffalo County shall make the full funds available to the Central Nebraska Veterans Home as requested by Central Nebraska Veterans Home Administration.

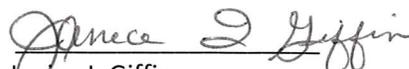
BE IT FURTHER RESOLVED that the County Chairman be and is hereby designated as the authorized official to direct the funding distribution. This resolution and funding offer shall remain available for the project up to June 12th, 2015. If Buffalo County is awarded the new Central Nebraska Veterans Home, the funding shall be made available for the term(s) and amount(s) specified above. If another county is selected for the new Central Nebraska Veterans Home, the funding and offer shall be rescinded.

PASSED AND APPROVED THIS 11TH DAY OF JUNE, 2013.

ATTEST:


William McMullen, Chairman
Buffalo County Board of Supervisors




Janice I. Giffin
Buffalo County Clerk



Economic Development Council of Buffalo County

PO Box 607; Kearney, Nebraska 68848; 308-237-9346; 308-237-3103 fax

www.edcbc.com



RESOLUTION IN SUPPORT OF A NEW CENTRAL NEBRASKA VETERANS HOME LOCATED IN KEARNEY

WHEREAS, on or about June 10, 2013, the Economic Development Council of Buffalo County (EDCBC) hereby does affirm that as an organization, it fully supports the new Central Nebraska Veterans Home to be located in Kearney.

WHEREAS, the EDCBC believes a new Veterans home in Kearney would receive countless benefits from a partnership with the University of Nebraska at Kearney, which represents students from all 93 counties and 50 different countries, as well as a partnership with the University of Nebraska Medical Center Kearney center and its \$16M addition.

NOW THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT COUNCIL OF BUFFALO COUNTY that the President of the EDCBC shall be authorized to provide funding for the project in the amount of \$100,000 for site development as directed by the Central Nebraska Veterans Home administration.

BE IT FURTHER RESOLVED, This offer is valid for a period of 5 years from the approval date.

PASSED AND APPROVED THIS 10TH DAY OF JUNE, 2013.

Tom Henning, Chair

Butch Brown, Secretary/Treasurer

Jon Abegglen, Vice Chair

Darren Robinson, President