

CITY OF
FREMONT
NEBRASKA PATHFINDERS

400 East Military Avenue, Fremont, NE 68025-5141

Agenda Item # 14
Date 12-21-16

December 6, 2016

Mr. Bob Missel
Chair of the Dodge County Board of Supervisors
Dodge County Board of Supervisors
435 North Park Room 102
Fremont, NE 68025

RECEIVED
2016 DEC -8 AM 11:11
DODGE COUNTY, NEBRASKA
400 EAST MILITARY AVENUE
FREMONT, NEBRASKA 68025

Re: Public Hearing of the Planning Commission of the City of Fremont, Nebraska;
Amendment to South Fremont Industrial Redevelopment Plan concerning specific
redevelopment project known as Project No. 1, Costco Poultry Complex

Dear Interested Party:

This letter is being provided to you pursuant to Neb. Rev. Stat. § 18-2115 and serves as notice that following a Study Session open to the public beginning at 4:30p.m., the Planning Commission of the City of Fremont, Nebraska will hold a public hearing at 5:00p.m. on December 19, 2016, in the Council Chambers of the Fremont Municipal Building, located at 400 East Military Ave., Fremont, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, at 400 East Military Ave., Fremont, Nebraska.

The purpose of the public hearing is to obtain public comment prior to consideration of an Amendment to the South Fremont Industrial Redevelopment Plan for the City of Fremont concerning the specific redevelopment project known as Project No. 1, Costco Poultry Complex, which involves the use of tax-increment financing under the Nebraska Community Development Law.

The property relating to the South Fremont Industrial Redevelopment Plan which is the subject of this notice and of the public hearing is generally located at 2200 S. Downing Street Fremont, Nebraska and will consist of the land legally described as:

BEGINNING AT THE SOUTHWEST CORNER TAX LOT 1 & 17 OF SECTION 36,
TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY,
NEBRASKA; THENCE NORTH ALONG THE EXTENDED WEST LINE OF SAID
TAX LOT 1& 17 TO THE CENTERLINE OF OLD HIGHWAY 8;THENCE

WESTWARD ALONG THE CENTERLINE OF OLD HIGHWAY 8 TO THE CENTERLINE OF SOUTH DOWNING STREET; THENCE SOUTH ALONG THE CENTERLINE OF SOUTH DOWNING STREET TO THE EXTENDED SOUTH LINE OF TAX LOT 38 OF SECTION 25; THENCE WEST ON SAID SOUTH LINE TO THE WEST LINE OF SAID TAX LOT 38; THENCE NORTHERLY ON SAID WEST LINE TO THE EXTENDED CENTERLINE OF EAST CLOVERLY ROAD; THENCE WESTERLY ON SAID CENTERLINE TO THE WEST RIGHT OF WAY LINE OF A RAILROAD; THENCE SOUTH ON SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF PART OF TAX LOT 75, OF SECTION 25, WITH A PARCEL ID OF 270102823; THENCE WEST ON THE SOUTH LINE OF SAID PART OF TAX LOT 75; THENCE NORTH ON THE WEST LINE OF SAID TAX LOT 75 842.47 FEET; THENCE WEST TO A POINT 772.03 FEET TO THE WEST; THENCE SOUTH FROM SAID POINT, TO A POINT APPROXIMATELY 850 FEET SOUTH OF THE CENTERLINE OF EAST CLOVERLY ROAD; THENCE WEST TO THE EAST LINE OF LOT 4, INGELWOOD VILLAGE; THENCE SOUTHERLY TO THE CENTERLINE OF HILLS FARM ROAD; THENCE EASTWARD ALONG SAID CENTERLINE OF HILLS FARM ROAD TO THE INTERSECTION OF SAID CENTERLINE AND THE EXTENDED WEST LINE OF LOT 1R, BLOCK 1, OF SOUTH FREMONT ADDITION; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1R; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1R TO THE NORTHEAST CORNER; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1R TO THE CENTERLINE OF HILLS FARM ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF HILLS FARM ROAD TO THE WEST LINE OF TAX LOT 63 EXTENDED; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID TAX LOT 63; THENCE EASTERLY ALONG THE EXTENDED NORTH LINE OF SAID TAX LOT 63 TO THE CENTERLINE OF SOUTH DOWNING STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE OF HILLS FARM ROAD; THENCE EASTWARD ALONG SAID CENTERLINE OF HILLS FARM ROAD TO THE EXTENDED WEST LINE OF TAX LOT 1 & 17 OF SECTION 36; THENCE NORTH ON SAID EXTENDED LINE TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING.

The property specifically relating to Project No. 1, Costco Poultry Complex identified within the South Fremont Industrial Redevelopment Plan which is the subject of this notice and of the public hearing is generally located at 2200 S. Downing Street Fremont, Nebraska, and will consist of the land legally described as:

PARCEL 1:

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF NORTHEAST AND NORTHWEST QUARTERS OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,839,313.53 SQ. FT. OR 65.18 ACRES MORE OR LESS.

PARCEL 2:

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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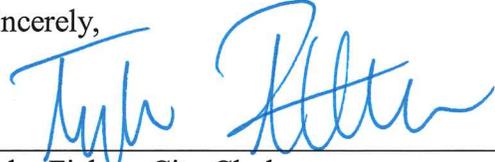
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SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 15,119,539.82 SQ. FT. OR 347.10 ACRES MORE OR LESS.

Please see the attached maps for a visual depiction of the property subject to the proposed amendment to the South Fremont Industrial Redevelopment Plan concerning the specific redevelopment project known as Project No. 1, Costco Poultry Complex identified within the South Fremont Industrial Redevelopment Plan.

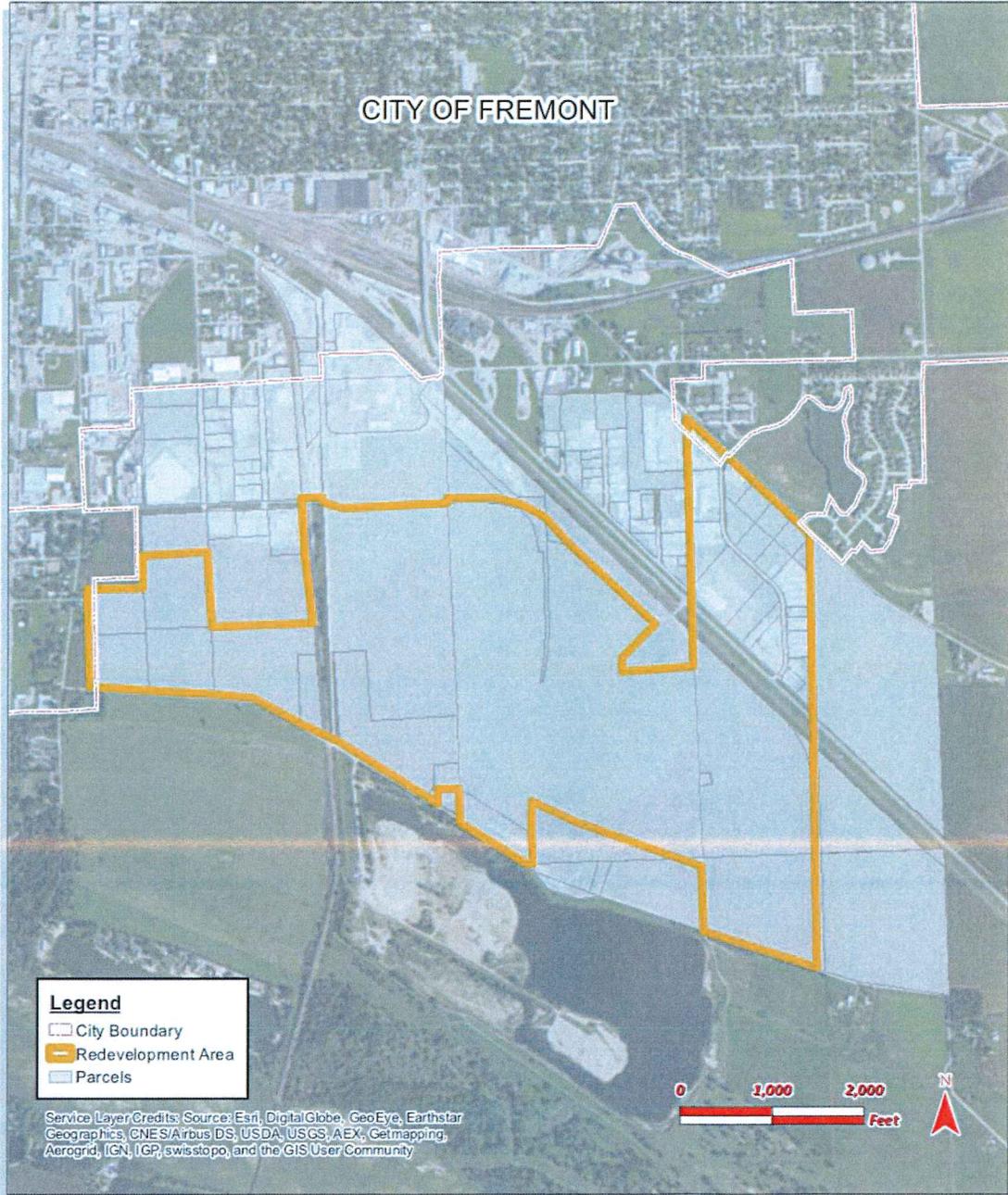
At the public hearing you will have a reasonable opportunity to express your views regarding the items set forth above. Individuals requiring physical or sensory accommodations including interpreter service, Braille, large print or recorded materials, or for more information, please contact me at the City Clerk's office by telephone at 402-727-2633. Thank you.

Sincerely,



Tyler Ficken, City Clerk

Enc.
Maps



Legend

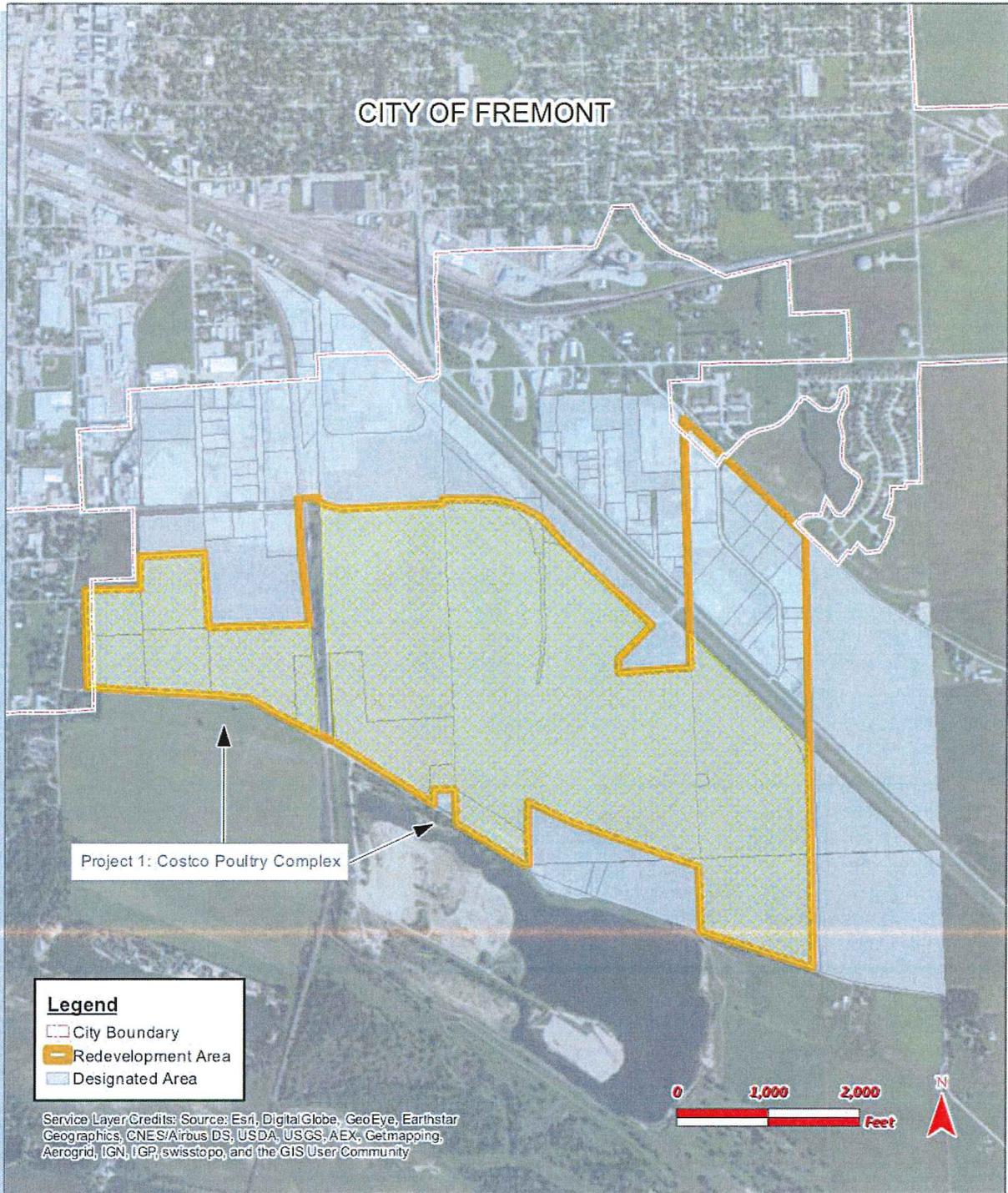
- City Boundary
- Redevelopment Area
- Parcels

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



<p>Fremont, NE</p> <p>South Fremont Industrial Redevelopment Plan</p>	<p>This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plan.</p>	<p>Created By: C. Sloss Date: June 2016 Revised: NA Software: ArcGIS 10.2 File: 160710.04</p>	
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CITY OF FREMONT



Fremont, NE

Project 1: Costco Poultry Complex

This map was prepared using information from recent drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

Created By: C. Sloss
Date: June 2016
Revised: NA
Software: ArcGIS 10.2
File: 160710.04



CITY OF
FREMONT
NEBRASKA PATHFINDERS

400 East Military Avenue, Fremont, NE 68025-5141

December 13, 2016

Mr. Bob Missel
Chair of the Dodge County Board of Supervisors
Dodge County Board of Supervisors
435 North Park Room 102
Fremont, NE 68025

Appendix Item # 14.
Date 12-21-16

DODGE COUNTY, NEBRASKA
FREMONT, NEBRASKA

2016 DEC 15 PM 1:00

RECEIVED

Re: Public Hearing of the City Council of the City of Fremont, Nebraska and the Community Development Agency of the City of Fremont, Nebraska; Amendment to South Fremont Industrial Redevelopment Plan concerning specific redevelopment project known as Project No. 1, Costco Poultry Complex and Amendment to the related Cost-Benefit Analysis for Project No. 1, Costco Poultry Complex

Dear Interested Party:

This letter is being provided to you pursuant to Neb. Rev. Stat. § 18-2115 and serves as notice that following a Study Session open to the public beginning at 6:45p.m., the Community Development Agency of the City of Fremont, Nebraska and the City Council of the City of Fremont, Nebraska will hold a public hearing at 7:00p.m. on December 27, 2016, in the Council Chambers of the Fremont Municipal Building, located at 400 East Military Ave., Fremont, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, at 400 East Military Ave., Fremont, Nebraska. The public hearing will be conducted by the City Council of Fremont, Nebraska in its own capacity and also in the capacity of the Community Development Agency of the City of Fremont, Nebraska.

The purpose of the public hearing is to obtain public comment prior to consideration of an Amendment to the South Fremont Industrial Redevelopment Plan for the City of Fremont concerning the specific redevelopment project known as Project No. 1, Costco Poultry Complex, which involves the use of tax-increment financing under the Nebraska Community Development Law, and to consider an Amendment to the related Cost-Benefit Analysis for Project No. 1, Costco Poultry Complex.

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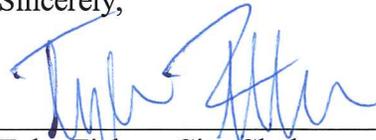
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Tyler Ficken, City Clerk

Enc.
Maps



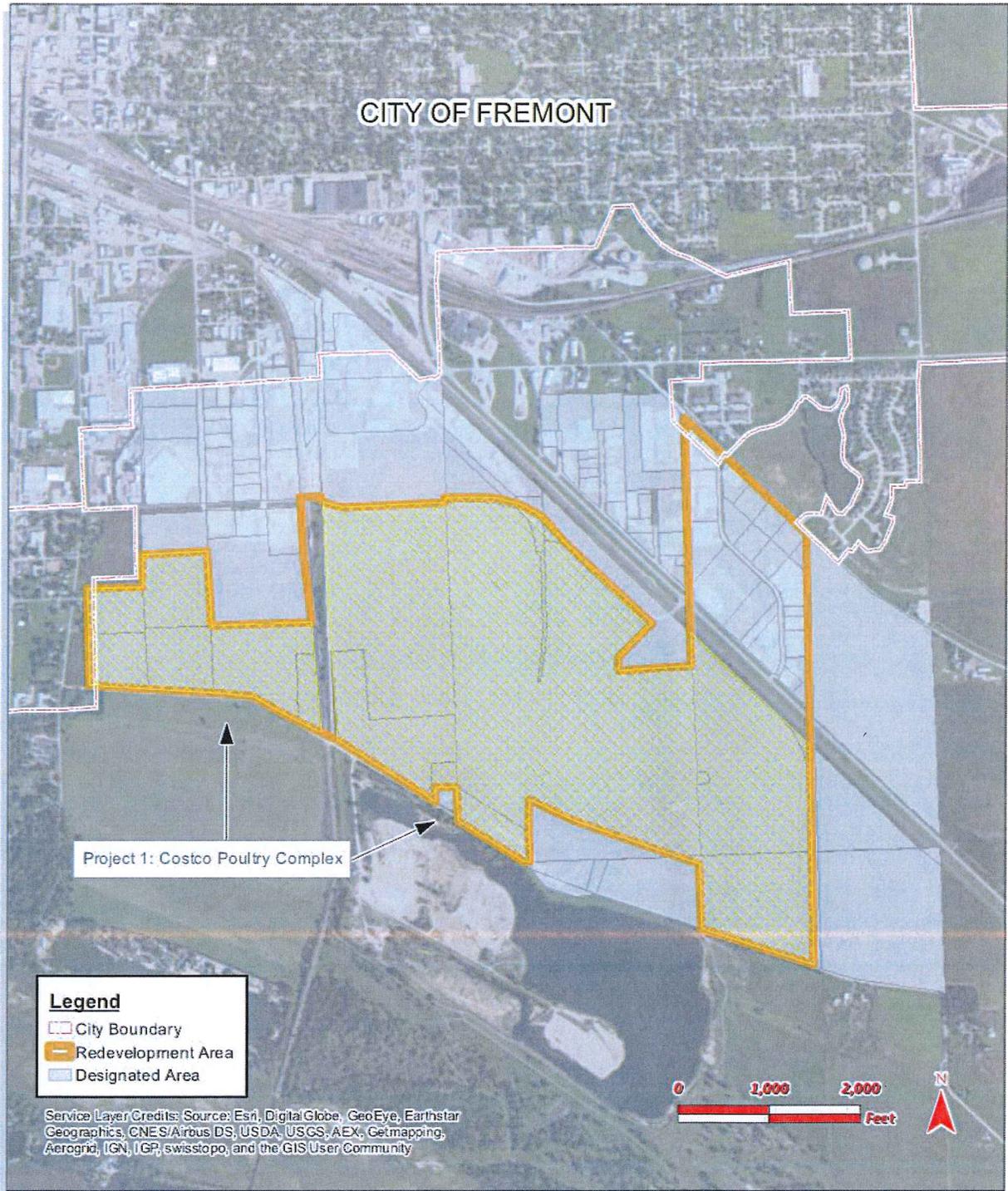
Fremont, NE

South Fremont Industrial
Redevelopment Plan

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Created By: C. Sloss
Date: June 2016
Revised: NA
Software: ArcGIS 10.2
File: 160710.04





Fremont, NE

Project 1: Costco Poultry Complex

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