

Proposal from Lincoln Federal

Lincoln Federal would desire to add residential lots to the north of the church property, which would be south of Wilderness Hills Boulevard. A small parcel (parcel #1) of land is proposed to be purchased such that these lots could be adequately sized and match the rest of the development. This would require Lincoln Federal to relocate one of two detention basins that currently are approved along the north side of the church's property. The proposal is to combine the detention cells and locate the combined basin on the east side. The relocation of the "west" detention will redirect drainage from approximately the middle of the church property to the "east" detention, where a more natural swale exists and currently drains properties to the north and northeast.

The eastern edge of the church's property the aforementioned drainage way and where parcel #2 is proposed to be acquired. This will allow for Lincoln Federal to enlarge the East Detention for redirected water from the west detention.

The church has previously mentioned that it would like to keep its options open for possible expansions or other improvements. The relocation of the west detention will greatly reduce any drainage across the property and help maintain flexibility for the church to keep their options open for the future.

In addition, Lincoln Federal would be acquiring a portion of the east drainage way and storm sewer easement, which may require maintenance and/or improvements in the future to reduce erosion and degradation of the channel way. If the church would support the acquisition, it would be reducing its possible liability of future costs on this land.

The sanitary sewer easement has deliberately been located along the east drainage way such that it would not impact the main portion of the church's property. The drainage way is likely be classified as a minimum flood corridor which would require the owner to conserve these areas in their nature state. It is a great location to place such a utility underground.

Lastly, Lincoln Federal will deed parcel #3 to the church that provides additional frontage to Wilderness Hills Boulevard.

The proposal is to purchase the parcels and easement for price of \$100,000. This is approximately \$3.00/SF for the church's property. In comparison, the church sold property along S. 40th Street for \$3.00/SF.