

FTA Region VII

Facility Planning Basis Information Sheet

Purpose of the form: According to FTA Circular 9300.1B, there must be a planning basis for every proposed transit construction project. This basis needs to be documented and generally includes a purpose and need statement, determination of existing and future use, identification of alternatives, development of an evaluation criteria matrix, evaluation of alternatives, and selection of the preferred alternative. This form provides a general outline to assist grantees in completing a proposed transit facility planning basis study.

General Information

| | | | | |
|--------------------------------------------------|----------------------------------------------------|------------|--------------|-----------|
| Agency/Sponsor Name: | Cedar County Public Transit | | | |
| Project Name: | Cedar County Transit Facility | | | |
| Project Contact (name, phone number, and email): | Kari Ruse, 402-479-4694, Kari.Ruse@nebraska.gov | | Date: | 3/27/2020 |
| Project Location | City: | Hartington | County: | Cedar |
| Project Type: | New Construction | | Area served: | Rural |
| Facility Type and Uses: | Vehicle storage and administrative offices | | | |

Purpose and Need

Explain why the project is necessary (the need and what the transportation problem is). Explain how implementing the proposed project will address the need and how the problem is resolved (purpose). Include current transit utilization, ridership information, and estimated future need, as applicable. Explain how implementing the proposed project will affect current and future transit operations. Be sure to include quantity and sizes of current fleet (minivans, cutaway vans, 30 ft buses, etc), anticipated future fleet, and how the new facility will accommodate both the current and future fleet. Include whether or not any refueling or charging operations will be included on site now or in the future. Will any portion of the facility be open to the public, such as ticket sales or customer service, or will the site be employee access only? Also, remember that when determining how much space will be needed in a new facility, it is important to keep in mind some commonly overlooked space needs such as adequate room for electric charging ports, the bicycle racks on the front of vehicles, or extra room to safely perform certain maintenance tasks.

Cedar County Public Transit provides demand response service within a 250 mile radius of Hartington, Nebraska. The purpose of the project is to build a structure to store up to 10 Cedar County Public Transit vehicles and administration space for employees. Currently, the vehicles are stored outside and the transit manager is working from her home. The new facility will allow for indoor storage with weather protection and office space on-site for staff. The county currently has 7 vehicles (all minivans) but the project takes into consideration potential future growth and the new facility will have capacity to store up to 10 vehicles.

The project does not include refueling or charging stations. The site will not be open to the general public but will house vehicles, drivers and office staff.

Alternatives Analysis

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Number of Alternatives considered: | 3 | |
| <u>Site Selection Criteria</u> | Criteria | Description of Criteria |
| List and describe the criteria used to evaluate the alternatives. These criteria should be what was used in the evaluation matrix. Descriptions need to include why the criteria's relation to the project, why it was selected, and an explanation of the scoring and weighting of that criteria. Example criteria have been provided in Appendix A: Alternatives Analysis Example. Please refer to this example for sample criteria and to see how the evaluation matrix should relate to these criteria. | 1) Site Area Needs | Potential sites should be large enough to accommodate the facility. Note that irregular shapes, topography, easements, and other factors may render portions of the site unusable. |
| | 2) Anticipated Acquisition Costs | The anticipated acquisition cost should be carefully evaluated in relation to the potential benefits from the site's other characteristics. Sites already owned by the City/County would lessen the financial impact on the tax base. The NEPA process must be completed prior to any appraisals, negotiations, or acquisitions taking place thus these costs are only estimates at this point in time. |
| | 3) Demolition Costs | Sites with existing structures will score lower due to the additional costs of demolishing the buildings. |
| | 4) Access Requirements | Access streets should be in good condition and capable of withstanding high density traffic without reconstruction or repair. Traffic should be capable of absorbing the additional vehicles from the facility at peak times when the buses will leave and return from the site. Median openings that restrict vehicle movements in certain directions should be avoided. Street width and turning radii should be able to accommodate transit vehicle movements. Proximity to active railroads or large traffic generators should be considered to assess possible access blockages. One-way streets may be less desirable as they restrict the directional options for entering and exiting the facility. |
| | 5) Zoning/Land Use/Neighborhood Compatibility | The site should be within a zone permitting this type of usage to avoid rezoning or variance procedures. Also note that transit operations generate considerable traffic and noise in the early morning hours during pull-out and at night during servicing cycles. The adjacent land uses should be compatible with the intended use of the site. Sites zoned commercial or public use will receive the higher rankings as this land use classification best matches the project. Sites zoned industrial will receive a medium rank as a rezoning or variance may be needed. Residential zoning will receive the lowest rank as the agency |

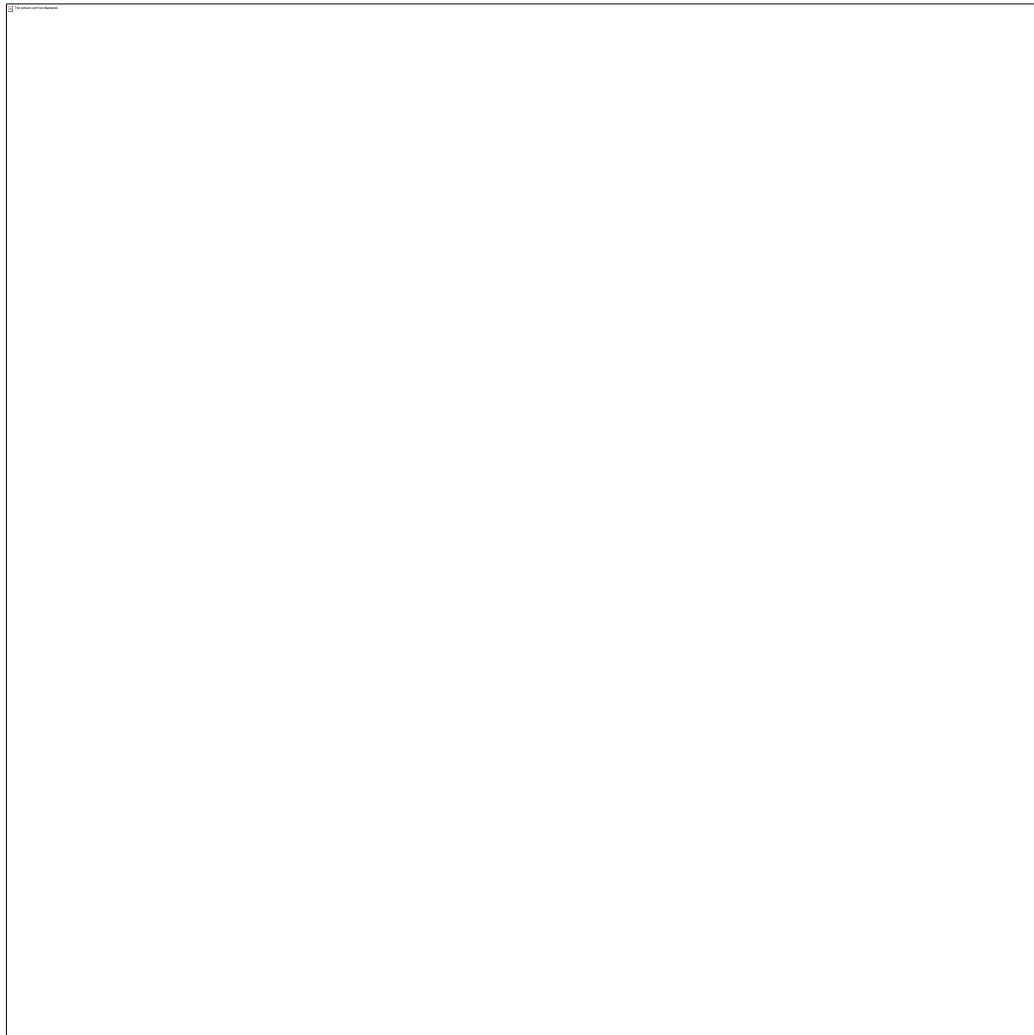
| | | |
|--|-------------------------|-----------------------------------------------------------------------------|
| | | wants to avoid condemning homes or relocating citizens for the project. |
| | 6) Potential for growth | Potential for growth. The site is sufficient for future building expansion. |

Evaluation Matrix*

*Below is an **example** matrix that is provided as a template for your use. Please add to, edit, or expand as needed. You may also replace with your own matrix, here or as an attachment. The evaluation criteria used in your evaluation matrix needs to match the site selection criteria that were identified in the previous table. A full example evaluation matrix can be found in [Appendix A: Alternatives Analysis Example](#).

| Key | Evaluation Criteria | Site 1 | | Site 2 | | Site 3 | |
|--------------------|----------------------------------|--------------|--------|---------------------|--------|----------------|--------|
| | | 56251 Hwy 84 | | 603 N. Robinson Ave | | 311 S Robinson | |
| | | Weight | Rating | Score | Rating | Score | Rating |
| Weight | 1) Site Area Needs | 5 | 4 | 20 | 4 | 20 | 4 |
| 5 = most important | 2) Anticipated Acquisition Costs | 4 | 4 | 16 | 1 | 4 | 1 |
| 4 = more important | 3) Demolition Costs | 4 | 4 | 16 | 4 | 16 | 1 |
| 3 = important | 4) Access Requirements | 3 | 4 | 12 | 3 | 9 | 4 |
| 2=less important | 5) Zoning/Land Use/Neighborhood | 3 | 4 | 12 | 4 | 12 | 4 |
| 1= least important | 6) Potential for growth | 4 | 3 | 16 | 3 | 12 | 4 |
| Rating | <i>Maximum possible score</i> | 92 | | | | | |
| 4 = excellent | Total Score | | | 91 | | 73 | |
| 3 = good | Site Ranking | | | 1 | | 2 | |
| 2 = fair | | | | | | | 3 |
| 1 = poor | | | | | | | |

Alternatives Map: Provide a basic map showing the location of the different alternatives and the selected site along with any other information you feel is important for our understanding of the proposal. Be sure to include the parcel outline with acreage amount labeled for each alternative. **The pdf could not be inserted so it is included as an attachment.**



Alternative Selection: Identify below which alternative is the preferred alternative and explain why this is the agency's preferred site.

Site 1 is preferred. The preferred project site is a 1.6 acre vacant lot that is currently for sale in the City of Hartington. The County will not seek Federal funds to purchase the property but requests Federal participation for the cost of constructing the building for a bus storage and office facility. The project site is adjacent to a tire store that was a food processing plant in the 1970s and 80s. There, the Nebraska Department of Environmental Quality (NDEQ) does have records for the site dating back to 1988. The processing plant had permits for waste water lagoons and a permit to discharge cheese byproducts into the city sewer system. Two other sites were considered. One site had an existing building on the property that would require costly demolition. The second site was a vacant lot but cost prohibitive. The proposed location is within the County's budget, has easy access to a major highway and the lot is large enough for future building expansion.

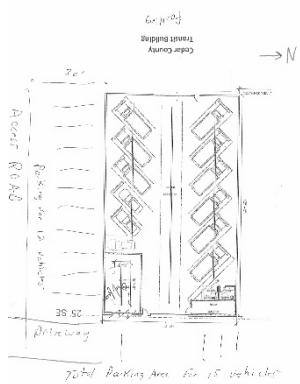
Preferred Alternative

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------|
| Project Description and Scope of Work. Include all general functions and uses in description. Be advised that non-transit components are not eligible for FTA funding but do need to be included in the description. | The proposed 24' x 160' building will be built on a 1.6 acre vacant lot the county intends to purchase once approved by FTA. The building will store up to 10 vehicles and have administrative office space for staff. The building will not be mixed use and the estimated useful life will be 40 years. The site is zoned for commercial use. A records search conducted by the Nebraska Department of Environmental Quality (NDEQ) found history dating back to 1988. The property included waste lagoons in the 1970s and 1980s when a previous owner operated a cheese manufacturing business and discharged process byproducts. The lagoons have been removed and the building on the property is now the site of a tire store with no history with NDEQ. | | |
| Project Site Address | 56251 Highway 84 | | |
| Source of federal funds: | 5311 | | Federal Funding Amount: \$752,000 |
| Source of local match: | Local cash from County general fund | | Local Match Amount: \$188,000 |
| STIP/TIP Number: | In the 5311 section of the 2020 STIP | | Who will do the design for this project? Consultant Firm |
| Is the proposed facility permitted under current zoning regulations? * | Yes | Land use of site and surrounding area: | commercial |
| *Be sure to include in the project's budget any elements or measures needed for permitting compliance. | | | |

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Estimated Useful Life* | 40 years | *Refer to Circular 9300.1B Chapter III subsection 8 (b) "Useful Life of Facilities" for more information. (link provided below) http://www.transit.dot.gov/sites/fta.dot.gov/files/docs/Final_C_9300_1_Bpub.pdf | |
| Is future facility expansion included in the proposed scope? | Yes | Estimated square footage of new or expansion facility structure: | 9400 sq feet |
| Estimated square footage of site plan including structure, parking, access roads, and any other site elements: | | 21475 sq ft | |
| Will parking for the facility be shared with any other uses? If yes, what percent will be transit? | No | Total number of parking spots needed for transit facility (employee parking plus visitor spots): | 15 |
| | Choose # % | | |
| Will the facility be used solely for transit? If no, list all shared use/joint development components with square footage of each use. | Building will not be mixed use. | | |
| *Refer to Circular 9300.1B Chapter III subsection 8 (c) "Mixed-Use Projects" for more information. http://www.transit.dot.gov/sites/fta.dot.gov/files/docs/Final_C_9300_1_Bpub.pdf - or - Circular 7050.1A Federal Transit Administration Guidance on Joint Development https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA-161221-001%20Joint%20Development%20Circular.pdf | | | |
| Have any shared use or joint development agreement for the facility been executed? If yes, please attach. | | N/A | |
| Describe how utilities and maintenance of the facility will be split between uses. Enter N/A if facility is transit only. | | N/A | |
| Has a Title VI equity analysis been completed for this project? | Yes | <i>If an equity analysis has been completed for the project, please attach it to this document in Exhibit E: Relevant Studies. If not, or if you have any questions, contact the regional office for further direction.</i> | |
| Has a traffic study been conducted for the proposed project's impacts on city or state roadways? | Yes | <i>Please provide letter or email of approval from the appropriate entities with traffic jurisdiction for the affected roadways as a supplemental attachment to this document.</i> | |

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--|
| What safety and security measures will be included in this project, such as fencing, cameras, surveillance, security guards, etc? | Security lights and cameras | |
| Describe any sustainability/green components of the proposed project: | None | |
| Will LEED certification be pursued for this project? | No | |

Site Plan: Provide a site plan including the building footprint, adjacent streets, parking and vehicle aprons, on-site vehicle circulation, access roads to and from the site, and significant utilities. Include a north arrow for reference purposes. Map added as attachment



Floor Plan: Provide a draft floor plan of the proposed facility that includes the rooms inside the building for each floor, room use, and approximate dimensions in square footage for each space. Be sure to clearly distinguish separation of uses and shared areas if facility will be mixed use. If this project is expansion of a current facility, be sure to clearly delineate between the existing and proposed features. **PDF would not upload so included as attachment.**

Real Estate

| | | | | |
|-------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|
| Will current facility, if any, be replaced? | No current Facility | | | |
| If yes, what are the plans for the old facility? | N/A | | | |
| Will disposition of current facility occur? | N/A | Describe the plan to satisfy the federal interest of the disposition if federal funds were used in the construction. If grant number and dollar amounts from previous federal involvement is known, please include: | | |
| | | N/A | | |
| Is there any land acquisition (including easements and donations) required? * | Yes | Will land value be used as local match? * | No | |

Include these items in your budget if applicable

| | | | |
|--------------------------------------------------------|----|-------------------------------------------------------------------------------|-----|
| Will there be any relocations? | No | If yes, identify quantity and type (residential or commercial) of relocation: | N/A |
| Will the project require demolition of any structures? | No | If yes, please describe including number of structures to be demolished | N/A |

****Important note: Please notify FTA Region VII staff prior to any real estate acquisition/leasing actions, including property appraisals. Note that failure to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act and appraisal requirements may jeopardize the use of Federal funds for the project. No action should be taken which might limit location choice prior to FTA making a NEPA finding. ****

*For further information, refer to Uniform Relocation Act, 49 CFR Part 24
<https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/49cfr24fr.pdf>*

The completion of this document does not constitute environmental review for the project. Full NEPA classification and environmental review will be completed as part of the separate FTA Region VII NEPA worksheet.

The contents of this document do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

Exhibit A: Project Location Map

Provide aerial map of the project's precise location including the surrounding area and existing conditions. Be sure to include street/roadway names.



Exhibit B: Project Schedule

Include the timeframe for feasibility study, environmental documentation, design, real estate review and acquisition, FTA grant submittal, construction, and estimated opening date. Provided below is a sample milestone schedule that indicates some of the activities and milestones associated with facility projects. All projects are different so not all activities would apply to every project and estimated time to complete each of these activities vary significantly depending upon the local politics and funding availability.

| <u>Activity</u> | <u>Date</u> |
|--------------------------------------|--------------------|
| Send out RFQ for environmental study | February 15, 2020 |
| Select environmental consultant | March 10, 2020 |
| Environmental study and planning | March 31, 2020 |
| docs to FTA for review | |
| County approved to purchase land | April 20, 2020 |
| RFQ for A/E firms released | April 30, 2020 |
| A/E firm selected | May 25, 2020 |
| Final Design submitted for approval | July 20, 2020 |
| Advertise for Bids | August 1, 2020 |
| Award Bid | October 1, 2020 |
| Start Construction | November 15, 2020 |
| Finalize and occupy building | April 2021 |

Exhibit C: Project Budget and Financial Plan

Describe the funding sources to be used for the project. Provide estimates for each component including the cost for land acquisition of the proposed project using the attached template examples. Two templates are provided below, please choose the appropriate one and clear the non-applicable template.

FTA Region VII - Facility Project Budget EXAMPLE

| | |
|----------------------------|------------------------------------------------|
| Grantee | Cedar County |
| Project Title | Cedar County Transit Facility |
| Project Description | Construction of bus storage and admin building |
| Date Prepared | March 2020 |

| Total Project Cost Estimate | |
|-------------------------------------------------|----------------|
| | Cost |
| Construction | |
| Facility | 550,000 |
| Site Demolition of Existing buildings | 0 |
| Site Work- Earthwork | 50,000 |
| Utility Work | 75,000 |
| Exterior Pavements | 75,000 |
| Equipment and Furnishing | 5,000 |
| Environmental Mitigation | 5,000 |
| Relocation of Utilities - Third Party Agreement | 0 |
| Total construction Cost | 760,000 |
| Construction Management cost | 20,000 |
| Contingency | 76,000 |
| Total Construction Costs | 856,000 |
| Land Acquisition and Relocation Assistance | 0 |
| Engineering and Design (approx 6%) | 60,000 |
| Engineering during construction | 20,000 |
| Owner Furnish Cost for Equipment | 0 |
| Contract Administration | 4000 |
| Total Project Cost Estimate | 940,000 |

What is the Federal/local match requirement? _____ 80/20

What is the Federal Amount Required

*does not include land acquisition 752,000

What is the Local Amount 188,000

Total Funds required 940,000

Will the Local Match be Cash Only? (yes/no) _____ Yes

Other Sources of Local Match 0

State Grant 0

Land Value approved eligible for In-kind 0

Cash 188,000

Total Local Funds 188,000

| Financial Plan | | | | |
|-------------------------------------------------|-------------|---------|---------|----------------|
| | FY20 | | | |
| FEDERAL | | | | |
| Section 5311 Grant NE 1815-2019-6 in progress | 752,000 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 00 |
| | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 |
| Total Fed | 752,000 | 0 | 0 | 0 |
| Cum Total Fed | 752,000 | 752,000 | 752,000 | 752,000 |
| LOCAL | | | | |
| State Grant No XXX | 0 | 0 | 0 | 0 |
| Land Acquisition with local funds | 0 | 0 | 0 | 0 |
| Cash | 188,000 | 0 | 0 | 0 |
| | | | | |
| Total Local | 188,000 | 0 | 0 | 0 |
| Cum Total Local | 188,000 | 188,000 | 188,000 | 188,000 |
| | | | | |
| Annual Total Federal and Local Funds | 940,000 | 0 | 0 | 0 |
| Cumulative Total Federal and Local Funds | 940,000 | 940,000 | 940,000 | 940,000 |

*List the year the money is available - not planned to expend

The Financial Plan should cover the Total Project cost Estimate

FTA Region VII - Facility Project Budget SHARED USE EXAMPLE

| | |
|----------------------------|--|
| Grantee | |
| Project Title | |
| Project Description | |
| Date Prepared | |

Project Description

| Total Project Cost Estimate | |
|-------------------------------------------------|-------------|
| | Cost |
| Construction | |
| Facility | |
| Site Demolition of Existing buildings | |
| Site Work- Earthwork | |
| Utility Work | |
| Exterior Pavements | |
| Equipment and Furnishing | |
| Environmental Mitigation | |
| Relocation of Utilities - Third Party Agreement | |
| Total construction Cost | |
| Construction Management cost | |
| Contingency | |
| Total Construction Costs | |
| Land Acquisition and Relocation Assistance | |
| Engineering and Design (approx 6%) | |
| Engineering During construction | |
| Owner Furnish Cost for Equipment | |
| Contract Administration | |
| Total Project Cost Estimate | |

Grant Funding Only Applies to Transit
 What is the Transit/non-transit requirement
Transit Cost (%)
Non -Transit Cost (%)

What is the Fed/local match of the transit
use _____

What is the Federal Amount Required for transit

What is the Local Amount for transit

Total Funds required for Transit

Will the Local Match be Cash Only? (yes/no) _____

Other Sources of Local Match

State Grant

Land Value approved eligible for In-kind

Cash

Total Local Funds

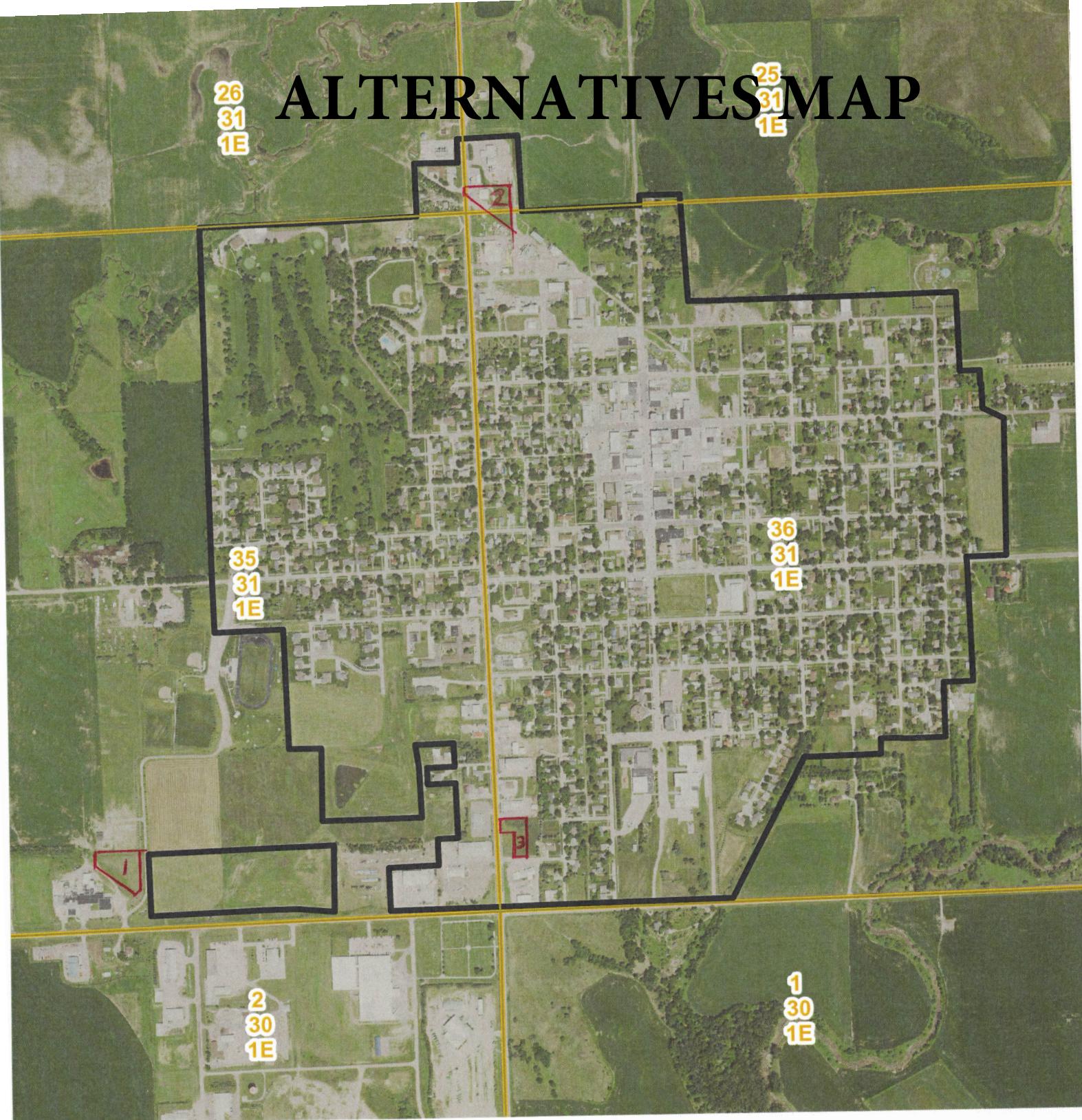
| Financial Plan for Shared Use Facility | | | | |
|----------------------------------------------------------|--|--|--|--|
| | | | | |
| FEDERAL FUNDING FOR TRANSIT USE | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total Fed | | | | |
| Cum Total Fed | | | | |
| LOCAL FUNDING FOR TRANSIT USE | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total Local | | | | |
| Cum Total Local | | | | |
| NON-Transit Funding by ABC PUBLIC WORKS | | | | |
| | | | | |
| | | | | |
| Total Non-transit | | | | |
| Cum Total Non-transit | | | | |
| Annual Total Federal, Local Funds, Non-transit | | | | |
| Cumulative Total Fed, Local Funds and Non-transit | | | | |

The Financial Plan should cover the Total Project cost Estimate

Exhibit D: Letters of Support

Include letters of support and any applicable approvals. This should include approval from the entities with roadway jurisdiction (public works and/or state DOTs) for the routes impacted by the proposed transit project.

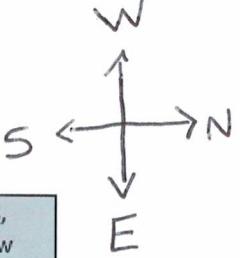
ALTERNATIVES MAP



#1 proposed site: 56251 Hwy 84, Hartington NE
\$50,000 1.694 acres

#2 Tootie Building: 603 N Robinson, Hartington NE
\$119,900 1.51 acres

#3 Konken property: 311 S Robinson Ave, Hartington NE
\$400,000 1.4 acres



Site Plan: Provide a site plan including the building footprint, adjacent streets, parking and vehicle aprons, on-site vehicle circulation, access roads to and from the site, and significant utilities. Include a north arrow for reference purposes.



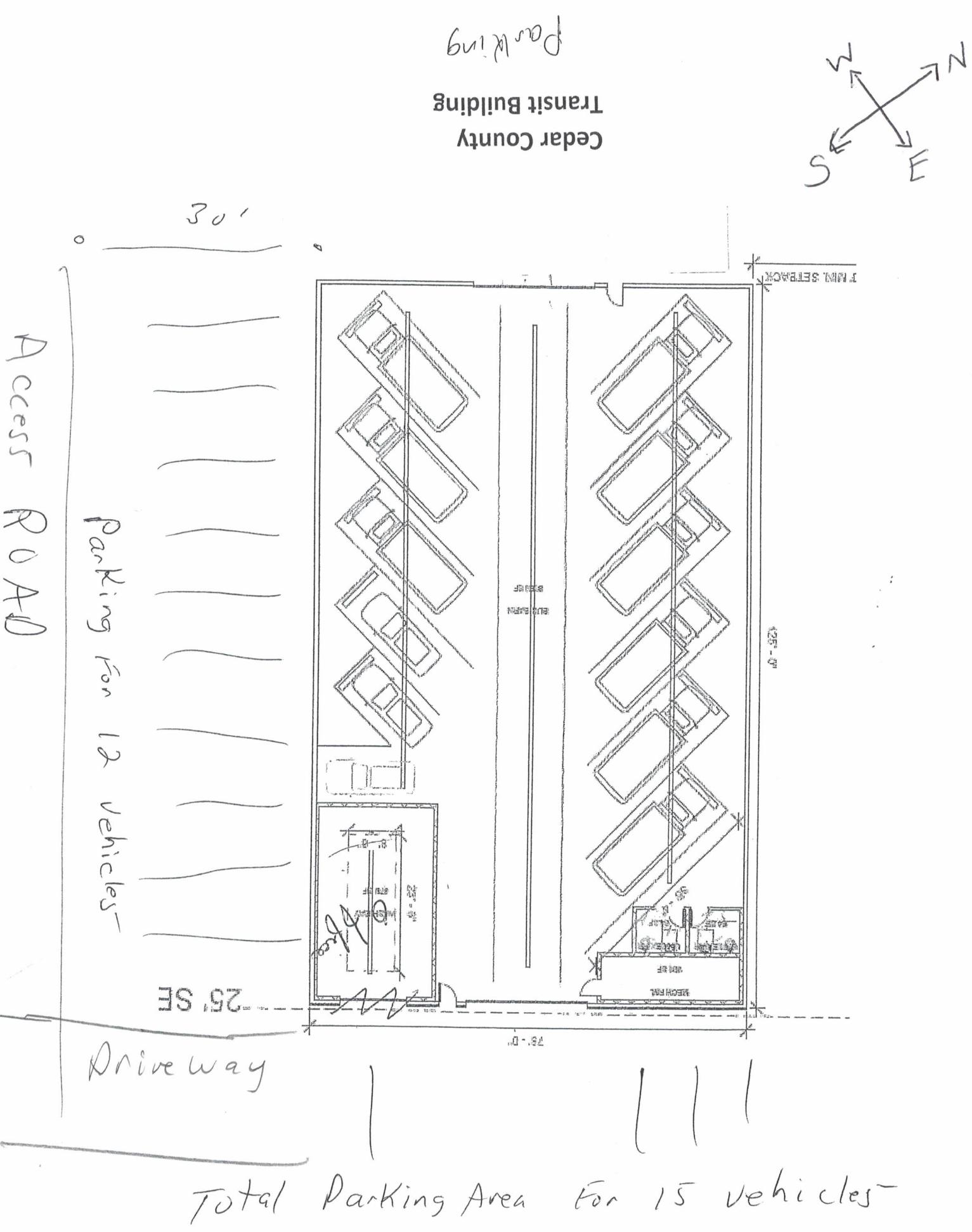


Exhibit E: Relevant Studies

Please attach, or send as separate attachments, any relevant studies to the proposed project. This can include alternative analysis, PELs, any current design plans even if conceptual level, past feasibility studies, local area plans, Title VI equity analysis, summary of any public involvement for this project, or applicable sections from long range transportation plans.

APPRAISAL REPORT

This Form may be used for appraisal of income producing properties provided the loan request does not exceed \$750,000.

| | | |
|-------------------|--------------|---------------|
| Borrower/Client | Cedar County | File No. |
| Property Address | | Map Reference |
| City | Hartington | Census Tract |
| County | Cedar | |
| State | NE | |
| Zip Code | 68739 | |
| Legal Description | see attached | |

Current Sale Price (if applicable) \$ 50,000 Date of Sale to be set Loan Requested \$ 0
 Terms of Sale cash

Property Rights Appraised Fee Leasehold (attach completed Lease Analysis FHLMC Form 461)
 Lender none Lender's Address none

Instruction to Appraiser: The purpose of this Appraisal is to estimate the current Market Value of the Subject Property. The Definition of Market Value is as set forth in Certification And Statement Of Limiting Conditions (FHLMC 439)

Note: FHLMC/FNMA do not consider the racial composition of the neighborhood to be a relevant factor and it must not be considered in the appraisal.
 Other Information _____

Appraisal requested from _____ Date _____ By _____

Items 1, 2, 4, 5 & 6 are required. Attach additional items and check box if items are considered appropriate for this appraisal or are requested by Lender.

1. Descriptive photographs of subject property
2. Descriptive photographs of street scene
3. Photographs of _____
4. Sketch or floor plan of typical units
5. Owner's current certified rent roll if existing, or pro forma if proposed or incomplete
6. Owner's income and expense statement _____, or pro forma income and expense statement _____
7. Map(s) _____
8. Plot plan or survey _____
9. Qualifications of Appraiser _____
10. Lease Analysis FHLMC Form 461 (required if leasehold interest appraised)
11. Summary of reciprocal agreements with other owners for use of parking, driveways, recreational facilities, private streets, (required if applicable)
12. _____
13. _____

Location Urban Suburban Rural
 Built-up Over 75% 25% to 75% Under 25%

Present land use % Condominiums % 1-Family % Apartments
 100% Commercial % _____

Change in present land use Not Likely Likely (*) Taking Place (*)

(*) From _____ To _____
 Property values Increasing Stable Declining
 Housing demand/supply In Balance Shortage Oversupply

Predominant occupancy Owner Tenant % Vacant _____

Condominium: Price Range \$ _____ to \$ _____ Predominant \$ _____
 Age _____ yrs. to _____ yrs. Predominant _____ yrs.

Single Family: Price range \$ _____ to \$ _____ Predominant \$ _____
 Age _____ yrs. to _____ yrs. Predominant _____ yrs.

Typical apartment: Type _____ No. Stories _____
 No. Units _____ Age _____ yrs. Condition _____

Rent Levels: Increasing Stable Declining
 Estimated neighborhood apartment vacancy rate NA% Decreasing Stable Increasing Rent Controls No Yes (comments on page 4 if yes)

Describe any incompatible land uses and overall property appeal and maintenance level NA

Describe any oversupply of units in area by type and rental NA

Describe any shortage of units in area by type and rental NA

Describe potential for additional units in area considering land availability, zoning, utilities, etc. Private land near by could be a viable source of potential availability for expansion of commercial development.

Is population of relevant market area of insufficient size, diversity and financial ability to support subject property and its amenities? Yes If yes, specify.
 The current market area is of sufficient size, and financial ability to support the subject property and its amenities.

Describe any probable changes in the economic base of neighborhood which would favorably or adversely affect apartment rentals (e.g. employment centers, zoning)
 NA

General comments including either favorable or unfavorable elements not mentioned (e.g. public parks, view, noise, parking congestion)
 The subject property area would be considered as favorable for the above mentioned amenities.

| | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------|-----------------------------------|----------------------------------|-----------------------------------|-------------------------------------------|----|
| <input type="checkbox"/> Existing Approx. Year Built | <input checked="" type="checkbox"/> Proposed | <input type="checkbox"/> Under Construction | <input type="checkbox"/> Elevator | <input type="checkbox"/> Walk-up | No. of Stories _____ | <input type="checkbox"/> Row or Townhouse | |
| No. of Bldgs. 1 | No. of Units _____ | No. of Rooms _____ | No. of Baths _____ | Parking Spaces: No. _____ | Type _____ | | |
| Basic Structural System _____ | | | Exterior Walls _____ | | Roof Covering _____ | | |
| Interior Walls _____ | | | Floors _____ | | Bath Floor and Walls _____ | | |
| Insulation _____ | | | Adequacy _____ | | Adequacy and Sound proofing _____ | | |
| Heating: | <input type="checkbox"/> Central | <input type="checkbox"/> Individ. | Type _____ | Fuel _____ | Condition _____ | | |
| Air Conditioning: | <input type="checkbox"/> Central | <input type="checkbox"/> Individ. | Describe _____ | Adequacy and Conditioning _____ | | | |
| Elevator(s): Number _____ | Automatic _____ | | Adequacy and Conditioning _____ | | | | |
| Security Features _____ | | | | | | | |
| Kitchen cabinets, drawers and counter space | <input type="checkbox"/> Adequate | <input type="checkbox"/> Inadequate | OVERALL PROPERTY RATING | | | | |
| <input type="checkbox"/> Range/Oven | <input type="checkbox"/> Fan/Hood | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Disposal | Good | Avg. | Fair | Po |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | | | | | |
| Hot Water Heater(s) _____ | | | | | | | |
| Plumbing Fixtures _____ | | | | | | | |
| Electrical Service _____ | | | | | | | |
| Recreational Facilities _____ | | | | | | | |
| Effective Age _____ Yrs. Estimated Remaining Economic Life _____ Yrs. | | | | | | | |
| COMMENTS: (Special features, functional or physical inadequacies, repairs needed, modernization, etc.) The building features and components are not known at the time of this appraisal, this report is prepared for land value only. | | | | | | | |

| LAND SALES (complete ONLY if appropriate for this appraisal) | | Zoning | Area | Sales Price | Date | Price per Sq. Ft. or per Unit |
|--------------------------------------------------------------|-------|--------------------------|--------------------------|-------------|------------|-------------------------------|
| 1. Jerry's Service PT:E1/2SE1/4 of 26-31N-1E Comm/Indus | 1.3Ac | <input type="checkbox"/> | \$ 175,000 | 1-23-2014 | \$ 134,615 | Per acre |
| 2. Hart. Hotel Group Lot 2,Pt: NENE1/4 35-31N-1E | " | 1.73 Ac | <input type="checkbox"/> | \$ 75,000 | 8-9-2012 | \$ 43,352 |
| 3. Northwest Pipe & Panel:PtLot 13 & L 14 & Vac. Rd." | | 1.57 Ac | <input type="checkbox"/> | \$ 40,000 | 12-9-2019 | \$ 25,477 |

Comments & Reconciliation : Relying on sales 3, and 4, because they are the most similar to the subject property, the appraiser is calculating \$34,000 per acre for the subject property.

Estimated Land Value \$ 56,780

APARTMENT BUILDING(S)-ESTIMATED REPRODUCTION COST NEW

| | | | | |
|---|---|-----------------------------|--------------------|----------|
| X | = | Sq. ft. x _____ (Stories) = | Sq. ft. x \$ _____ | \$ _____ |
| X | = | Sq. ft. x _____ (Stories) = | Sq. ft. x \$ _____ | \$ _____ |
| X | = | Sq. ft. x _____ (Stories) = | Sq. ft. x \$ _____ | \$ _____ |

OTHER IMPROVEMENTS No improvements at the time of this appraisal.

TOTAL ESTIMATED COST NEW OF IMPROVEMENTS

LESS DEPRECIATION No improvements at the time of this appraisal.

DEPRECIATED VALUE OF IMPROVEMENTS \$ _____

ADD-ESTIMATED LAND VALUE \$ _____

INDICATED VALUE BY THE COST APPROACH (IN FEE SIMPLE) \$ _____

IF LEASEHOLD DEDUCT VALUE OF FEE INTEREST (ATTACH CALCULATIONS) \$ _____

INDICATED VALUE BY THE COST APPROACH (LEASEHOLD) \$ _____

| ITEM | COMPARABLE NO. 1 | | | | COMPARABLE NO. 2 | | | | COMPARABLE NO. 3 | | | |
|-----------------------------------------------------|------------------|------------|--------------|--------------------------|------------------|------------|--------------|-----|--------------------------|------------|--------------|---------|
| Address | NA | | | | NA | | | | NA | | | |
| Proximity to subj. | | | | | | | | | | | | |
| Rental survey date | | | | | | | | | | | | |
| Brief description of property improvements | No. Units | No. Vacant | Age | Yrs | No. Units | No. Vacant | Age | Yrs | No. Units | No. Vacant | Age | Y |
| Individual unit breakdown | Rm. Count | Size | Monthly Rent | | Rm. Count | Size | Monthly Rent | | Rm. Count | Size | Monthly Rent | |
| | Tot BR | Sq. Ft. | \$ | <input type="checkbox"/> | Rm | Tot BR | Sq. Ft. | \$ | <input type="checkbox"/> | Rm | Tot BR | Sq. Ft. |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Utilities, furniture and amenities included in rent | | | | | | | | | | | | |
| Comparison to subject including rental | | | | | | | | | | | | |

| ITEM | SUBJECT | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 | | | | |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|-----------------------|----------------------------------------|-----------------------|----------------------------------------|
| Address | | | | | | | | |
| Proximity to subject | | | | | | | | |
| Map code | | | | | | | | |
| Lot size | | | | | | | | |
| Brief description of building improvements | No. Units: _____ No. Vac. _____ Year Built: _____ | No. Units: _____ No. Vac. _____ Year Built: _____ | No. Units: _____ No. Vac. _____ Year Built: _____ | No. Units: _____ No. Vac. _____ Year Built: _____ | | | | |
| Quality | | | | | | | | |
| Condition | | | | | | | | |
| Recreational facilities | | | | | | | | |
| Gross Building Area | | | | | | | | |
| Parking | | | | | | | | |
| Tenant appeal | | | | | | | | |
| Unit breakdown | No. of Units | UNIT ROOM COUNT Total BR Bath | No. of Units | UNIT ROOM COUNT Total BR Bath | No. of Units | UNIT ROOM COUNT Total BR Bath | No. of Units | UNIT ROOM COUNT Total BR Bath |
| Util. paid by owner | | | | | | | | |
| Data source | | | | | | | | |
| Price | \$ <input type="checkbox"/> Unf. <input type="checkbox"/> F | | | | |
| Sale-Listing-Offer | | | | | | | | |
| Date of sale | | | | | | | | |
| Terms (including conditions of sale and financing terms) | | | | | | | | |
| Complete as many of the following items as possible using data effective at time of sale | | | | | | | | |
| Gross annual income | \$ | | \$ | | \$ | | \$ | |
| Gross Ann. Inc. Mult. (1) | | | | | | | | |
| Net annual income | \$ | | \$ | | \$ | | \$ | |
| Expense Percentage (2) | | % | | % | | % | | % |
| Overall Cap. Rate (3) | | % | | % | | % | | % |
| Price per unit | \$ | | \$ | | \$ | | \$ | |
| Price per room | \$ | | \$ | | \$ | | \$ | |
| Price gross bldg. area | \$ /sq. ft. bldg.area | | \$ /sq. ft. bldg.area | | \$ /sq. ft. bldg.area | | \$ /sq. ft. bldg.area | |
| (1) Sale Price + Gross Annual Income (2) Total Annual Expenses ÷ Total Gross Annual Income (3) Net Annual Income ÷ Price | | | | | | | | |
| RECONCILIATION: _____ | | | | | | | | |

| INDICATED VALUE BY MARKET APPROACH \$ | | | | |
|--------------------------------------------------------|--------------|----------------------------|----------|------------|
| INCOME | | ACTUAL | | FORECASTED |
| Total Monthly Apartment Forecasted Rents | \$ _____ | Real Estate Taxes* | \$ _____ | \$ _____ |
| Other Monthly Income (itemized) | \$ _____ | Other taxes or licenses | | |
| Total Gross Monthly Forecasted Income | \$ _____ | Insurance | | |
| Total Gross Annual Forecasted Income | \$ _____ | Unsubordinated ground rent | | |
| Less Forecasted Vacancy and Collection Loss (_____ %) | \$ (_____) | Fuel | | |
| Effective Gross Annual Income | \$ _____ | Gas | | |
| Less Forecasted Expenses & Replacement Reserves | \$ (_____) | Electricity | | |
| Net Annual Income from Total Property | \$ _____ | Water and sewer | | |
| Less Return on and Recapture of Depreciated Value of | | Trash removal | | |
| | | Pest control | | |

GENERAL COMMENTS (Including comments on any items rated poor or fair) The appraisal is for just the land only.

CONDITIONS AND REQUIREMENTS OF APPRAISAL (include required repairs, replacements, painting, termite inspections, etc.)

RECONCILIATION AND VALUE CONCLUSION

| | |
|----------------------------------------|------------------|
| Indicated Value by the Cost Approach | \$ <u>NA</u> |
| Indicated Value by the Market Approach | \$ <u>56,780</u> |
| Indicated Value by the Income Approach | \$ <u>NA</u> |

FINAL RECONCILIATION

The final value for the subject property is based on the review of bare land sales that would be considered to be in the same market area as the subject. These sales are over several years old, but are they only sales that would be considered to be comparable to that of the subject. There are no recent sales to use as comparables or as time adjustments for the subject property. The appraiser considered the indicated value by the Market Approach to be as reliable as can be, based on the sales information that was available. The Cost and Income Approaches were not developed in this report as the data needed is not readily available, so the value arrived at would not be considered as reliable.

I certify, that to the best of my knowledge and belief, the statements made in this report are true and I have not knowingly withheld any significant information; that I have personally inspected subject property, both inside and outside, and have made an exterior inspection of all comparable sales listed herein; that I have no interest, present or contemplated, in subject property or the participants in the sale; that neither the employment nor compensation to make said appraisal is contingent upon any value estimate; and that all contingent and limiting conditions are stated herein. Certification and Statement of Limiting Conditions (FHLMC Form 439 Rev. 9/75) applies (on file with Client Attached).

As a result of my investigation and analysis, my estimate of Market Value of the subject property as of 2-13-2020 is \$56,780 is

\$

56,780

Appraiser:

Date 2-13-2020 Appraiser Don J. Hoesing CG: 290038 Expires 12-31-2020

If applicable, complete the following

Date 2-13 2020 Appraiser Don J. Hoesing Signature

Date _____ Supervising or Review Appraiser
 Did Did Not Physically Inspect Property

FOR LENDER'S USE ONLY (completion optional)
Loan Recommended \$ _____ @ ____ %. Term ____ yrs. Principal & Interest \$ _____ /mo. \$ _____ /annually

page 4

Assumptions and Limiting Conditions

The certification of the Appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth in the report.

1. The Appraiser(s) assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser(s) render any opinion as to title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Sketches in the report may show approximate dimensions and are included only to assist the reader in visualizing the property. The Appraiser(s) have made no survey of the property. Drawings and/or plats are not represented as an engineer's work product, nor are they provided for legal reference.
3. The Appraiser(s) are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.
4. Any distribution of the valuation in the report applies only under the existing program of utilization. The separate valuations of components must not be used outside of this appraisal and are invalid if so used.
5. The Appraiser(s) have, in the process of exercising due diligence, requested, reviewed, and considered information provided by the ownership of the property and client, and the Appraiser(s) have relied on such information and assumes there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser(s) assume no responsibility for such conditions, for engineering which might be required to discover such factors, or the cost of discovery or correction.
6. While the Appraiser(s) have have not inspected the subject property and have have not considered the information developed in the course of such inspection, together with the information provided by the ownership and client, the Appraiser(s) are not qualified to verify or detect the presence of hazardous substances by visual inspection or otherwise, nor qualified to determine the effect, if any, of known or unknown substances present. Unless otherwise stated, the final value conclusion is based on the subject property being free of hazardous waste contaminations, and it is specifically assumed that present and subsequent ownerships will exercise due diligence to ensure that the property does not become otherwise contaminated.
7. Information, estimates, and opinions furnished to the Appraiser(s), and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser(s) can be assumed by the Appraiser(s).
8. Unless specifically cited, no value has been allocated to mineral rights or deposits.
9. Water requirements and information provided has been relied on and, unless otherwise stated, it is assumed that:
 - a. All water rights to the property have been secured or perfected, that there are no adverse easements or encumbrances, and the property complies with Bureau of Reclamation or other state and federal agencies;
 - b. Irrigation and domestic water and drainage system components, including distribution equipment and piping, are real estate fixtures;
 - c. Any mobile surface piping or equipment essential for water distribution, recovery, or drainage is secured with the title to real estate; and
 - d. Title to all such property conveys with the land.
10. Disclosure of the contents of this report is governed by applicable law and/or by the Bylaws and Regulations of the professional appraisal organization(s) with which the Appraiser(s) are affiliated.
11. Neither all nor any part of the report, or copy thereof, shall be used for any purposes by anyone but the client specified in the report without the written consent of the Appraiser.
12. Where the appraisal conclusions are subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner consistent with the plans, specifications and/or scope of work relied upon in the appraisal.
13. Acreage of land types and measurements of improvements are based on physical inspection of the subject property unless otherwise noted in this appraisal report.
14. EXCLUSIONS. The Appraiser(s) considered and used the three independent approaches to value (cost, income, and sales comparison) where applicable in valuing the resources of the subject property for determining a final value conclusion. Explanation for the exclusion of any of the three independent approaches to value in determining a final value conclusion has been disclosed in this report.
15. SCOPE OF WORK RULE. The scope of work was developed based on information from the client. This appraisal and report was prepared for the client, at their sole discretion, within the framework of the intended use. The use of the appraisal and report for any other purpose, or use by any party not identified as an intended user, is beyond the scope of work contemplated in the appraisal, and does not create an obligation for the Appraiser.
16. Acceptance of the report by the client constitutes acceptance of all assumptions and limiting conditions contained in the report.
17. Other Contingent and Limiting Conditions:
None apparent at the time of this report.

Cedar County Transit

Proposed Site Layout for Cedar County Transit Shop



State of Nebraska Real Property Appraiser Board

Hereby certifies that: DON J HOESING

CEDAR COUNTY ASSESSORS OFFICE
101 N BROADWAY AVE PO BOX 668
HARTINGTON, NE 68739-0668

Is credentialed in the State of Nebraska as a:

Certified General Real Property Appraiser

Holding credential number:

CG290038

Issued on: Jan 01, 2020

Set to expire on: Dec 31, 2020

Nebraska Real Property Appraiser Board Director:

Tyler V. Hoesing

All address changes, business or residence, must be reported to the Real Property Appraiser Board immediately.
This Credentialing Card is proof that such person is credentialed under the Real Property Appraiser Act unless credential has been canceled, surrendered, suspended, or revoked.

Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor PO Box 94963
Lincoln, Nebraska 68509-4963
Phone: 402-471-9015 Fax: 402-471-9017 www.appraiser.ne.gov

| | | | |
|--------------------------------------------|-----------|----------------------------|----------|
| Administrative Identification Number: | 8083-2020 | Registration Fee Paid: | \$275.00 |
| Random Fingerprint Audit Program Fee Paid: | \$5.00 | Federal Registry Fee Paid: | \$40.00 |



Legal Description

A tract of land now known as Lot 2 of the Carol Peterson Subdivision of Hartington NE. Located in part of S1/2SE of the SW1/4, of Section 35, Township 31 North, Range 1 East of the 6th P. M. (containing 1.67 acres more or less)

Cedar County Road Superintendent

January 9, 2020

Kari Ruse
NDOT Transit Manager
1400 Highway 2
Lincoln, NE 68509

RE: Proposed Cedar County Property
Lot 1, Carol Peterson Subdivision, Hartington, Nebraska

Kari,

The roads accessing the above referenced property are State Highway 84; then onto a private drive. The State Highway is under State of Nebraska jurisdiction and the access per private drive has been secured with perpetual easement permits.

Sincerely,

Carla Schmidt
Carla Schmidt
Cedar County Highway Superintendent

Cedar County Project Site Equity Analysis, Civil Rights Compliance, and Public Comment

Proposed Project Site: 56251 Highway 84, Hartington NE

The preferred project site is a 1.6 acre vacant lot that is currently for sale in the City of Hartington. The County will not seek Federal funds to purchase the property but requests Federal participation for the cost of constructing the building for a bus storage and office facility.

The project site is adjacent to a tire store that was a food processing plant in the 1970s and 80s. There, the Nebraska Department of Environmental Quality (NDEQ) does have records for the site dating back to 1988. The processing plant had permits for waste water lagoons and a permit to discharge cheese byproducts into the city sewer system. The results of the NDEQ search are attached.

Two other sites were considered. One site had an existing building on the property that would require costly demolition. The second site was a vacant lot but cost prohibitive. The proposed location is within the County's budget, has easy access to a major highway and the lot is large enough for future building expansion.

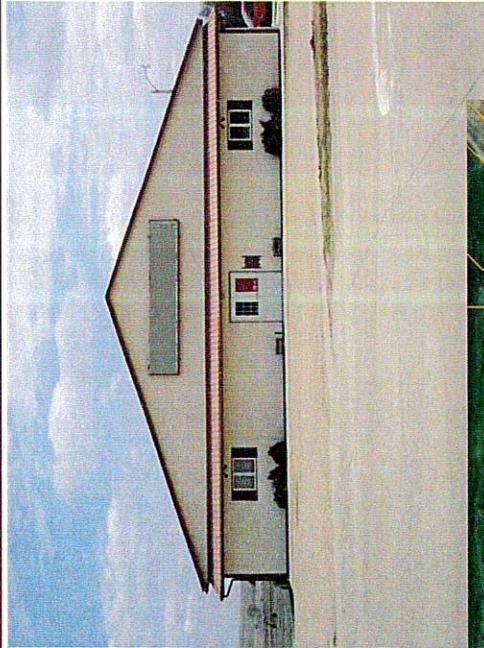
Cedar County has an approved Title VI plan on file with NDOT. The results of the four-factor analysis conducted for the plan in 2015 are summarized below:

1. The total number of persons over the age of five in the County is 8,250.
2. Approximately 97% of the total service area population speaks English only.
3. Spanish or Spanish Creole is the largest non-English language group in the County. Notably, however, this language groups contains only 37 LEP persons.
4. Other language groups in the County contained a very low number and proportion of LEP persons, and did not near the Safe Harbor Threshold of 1,000 LPE persons or a 5% or greater proportion of LEP persons. Notably, only 11 LEP persons were identified in the entire County as speaking a language other than Spanish or Spanish Creole.

Upon approval by FTA, Cedar County will seek community input through a public hearing prior to acquiring the property.

DON MILLER LAND CO., INC.

226 N. Broadway, P.O. Box 725, Hartington, NE 68739
Branch Office: 213 W. 2nd, Laurel, NE 68745



Chris Miller, Broker
Randy Patefield, Associate Broker
402-254-6897 or 800-992-1912
millerland@hartel.net

LEGAL DESCRIPTION: Eickhoff's Replat, Lot Three (3), part of the (SW1/4SW1/4) of Section 25, Township 31 North, Range 1E, Cedar County, Nebraska

ADDRESS: 603 N. Robinson Ave.
Hartington, NE 68739

ASKING PRICE: \$119,900.00

Lot Size: 1.51 +/- acres **2018 Taxes:** \$2,875.64

Building Size: 64' x 70' **Basement Size:** 20' x 70'

DESCRIPTION:

Stick built, metal clad building with steel roof on irregular lot with highway frontage. Building has kitchen area, two office areas and two open rooms. Centrally located bathrooms (2) and partial basement. Heated with forced air gas and electric central air. Being sold "As Is" with no guarantee to condition of heating, cooling or water works.

All information presented on this property is from sources deemed reliable; however, it is not warranted. Interested parties should verify all information to their satisfaction.

**Please contact Chris or Randy for more information or to schedule a showing.
You can also visit www.donmillerland.com for all of our listings.**

FOR SALE

PRIME COMMERCIAL HIGHWAY FRONTAGE
APPROX. 1.4 ACRES

800-866-LAND (5263)

402-841-4478

www.farmandranchcompany.com

\$400,000.00



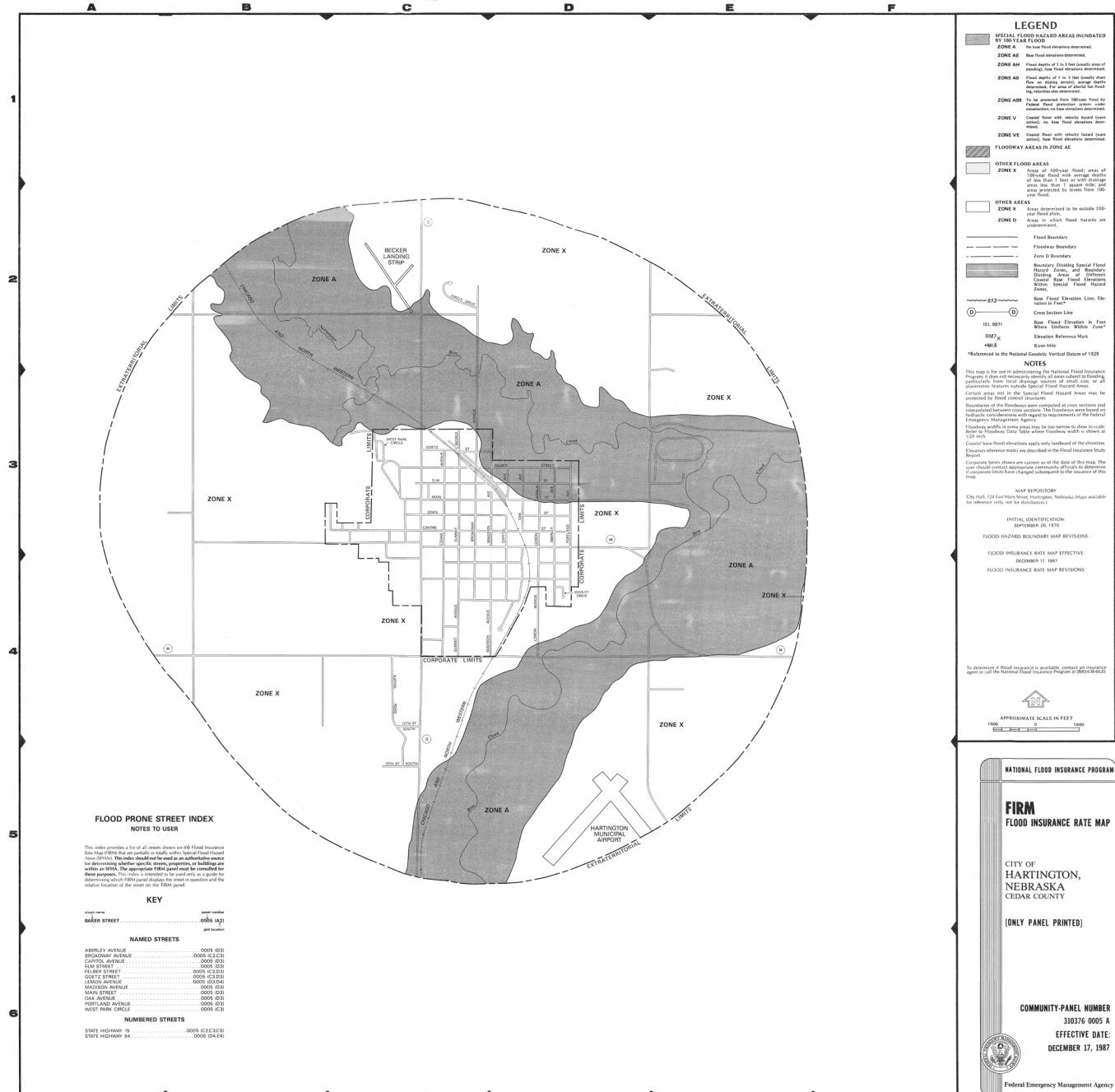
HARTINGTON, NE

Tim Kuchta
BROKER - APPRAISER CLS.





Flood Plain Map



Language English ▾

Select Search Type
DEQ IIS Facility Program View ▾

Dates
Start End

DEQ Facility Number
4746

DEQ Program ID

DEQ Program

Search Results

| Document Date | Document Type | DEQ Description | DEQ Program ID | DEQ Program | DEQ Facility Number |
|---------------|---------------------|---------------------------------------------------|----------------|-------------|---------------------|
| 4/1/2016 | DEQ Memo - Internal | CERTIFIED OPERATOR REQUIRED | OCP0402 | OCP | 4746 |
| 4/30/2015 | DEQ Summary | PHONE CALL | NA | EA | 4746 |
| 4/15/2015 | DEQ Memo - External | REGULATORY INTERPRETATION | NA | EA | 4746 |
| 4/3/2015 | DEQ Memo - External | MATERIAL SAFETY DATA SHEETS (MSDS) | NA | EA | 4746 |
| 4/3/2015 | DEQ Memo - External | REQUEST INFORMATION / NDEQ | NA | EA | 4746 |
| 3/27/2015 | DEQ Memo - Internal | SITE VISIT TO SECOND LOCATION | NA | EA | 4746 |
| 3/27/2015 | DEQ Memo - Internal | RESPONSE TO COMMENTS | NA | EA | 4746 |
| 3/27/2015 | DEQ Memo - External | REQUEST INFORMATION | NA | EA | 4746 |
| 3/26/2015 | DEQ Memo - External | PRODUCTS USED AT FACILITY | NA | EA | 4746 |
| 3/16/2015 | DEQ Memo - External | REQUEST INFORMATION / NDEQ | NA | EA | 4746 |
| 7/17/2013 | DEQ Receipt | CERTIFIED MAIL RETURN RECEIPT | NE0138151 | PCS | 4746 |
| 7/15/2013 | DEQ Notification | POSTAL SERVICE RETURNED MAIL | NE0138151 | PCS | 4746 |
| 7/11/2013 | DEQ Memo - Internal | DEACTIVATION RECOMMENDATION | NE0138151 | PCS | 4746 |
| 7/10/2013 | DEQ Letter | NOTICE OF DEACTIVATION | NE0138151 | PCS | 4746 |
| 7/3/2013 | DEQ Letter | PERMIT RENEWAL NOTIFICATION | NE0138151 | PCS | 4746 |
| 3/11/2013 | DEQ Report | ANNUAL AIR EMISSIONS INVENTORY | 027 00015 | AIR | 4746 |
| 4/19/2012 | DEQ Letter | RECEIPT OF NO EXPOSURE CERTIFICATION | NER900438 | PCS | 4746 |
| 1/23/2012 | DEQ Certification | NO EXPOSURE | NER900438 | PCS | 4746 |
| 11/15/2011 | DEQ Memo - External | GLUE SPRAY / NDEQ RESPONSE | NA | EA | 4746 |
| 11/15/2011 | DEQ Memo - Internal | SITE ASSESSMENT | NA | EA | 4746 |
| 10/27/2011 | DEQ Memo - External | PROJECT STATUS / NDEQ RESPONSE | NA | EA | 4746 |
| 10/27/2011 | DEQ Data | MATERIAL SAFETY DATA SHEETS (MSDS) | 027 00015 | AIR | 4746 |
| 10/25/2011 | DEQ Memo - External | RESPONSE TO COMMENTS | NA | EA | 4746 |
| 10/24/2011 | DEQ Memo - Internal | REGULATORY INTERPRETATION | NA | EA | 4746 |
| 10/24/2011 | DEQ Memo - External | GLUE SPRAY INQUIRY / NDEQ RESPONSE | NA | EA | 4746 |
| 10/24/2011 | DEQ Memo - External | SITE STATUS / NDEQ RESPONSE | NA | EA | 4746 |
| 10/21/2011 | DEQ Memo - External | SITE STATUS | NA | EA | 4746 |
| 10/19/2011 | DEQ Memo - External | INITIAL SITE ASSESSMENT | NA | EA | 4746 |
| 8/20/2007 | DEQ Letter | NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) RESPONSE | NA | EA | 4746 |
| 8/14/2007 | DEQ Memo - External | NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) REQUEST | NA | EA | 4746 |
| 8/14/2007 | DEQ Checklist | NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) REVIEW | NA | EA | 4746 |
| 12/27/1988 | DEQ Report | TANK REMOVAL | AP5351 | LST | 4746 |

Appendix A: Alternatives Analysis Example

Example criteria have been provided in the chart below followed by their corresponding evaluation matrix.

This example is intended to illustrate the connection between the site selection criteria descriptions and the matrix as well as provide example things to look at for alternative analysis. You may select and edit the criteria applicable to your project's alternatives evaluation or create your own. This list is provided as a reference and is a compilation of sample criteria from multiple previous site selection analyses. The important thing to remember is that the criteria used in the evaluation matrix must be directly related to those defined in your criteria description chart.

| <u>Site Selection Criteria</u> | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Criteria | Description of Criteria |
| List and describe the criteria used to evaluate the alternatives. These criteria should be what was used in the evaluation matrix. Descriptions need to include why the criteria's relation to the project, why it was selected, and an explanation of the scoring and weighting of that criteria. | 1) General Geographic Area | Site's proximity to important routes or refueling areas to minimize deadhead time and cost. |
| | 2) Site Area Needs | Potential sites should have at least (<i>insert size needed here</i>) usable acres. Note that irregular shapes, topography, easements, and other factors may render portions of the site unusable. |
| | 3) Anticipated Acquisition Costs | The anticipated acquisition cost should be carefully evaluated in relation to the potential benefits from the site's other characteristics. Sites already owned by the City/County would lessen the financial impact on the tax base. The NEPA process must be completed prior to any appraisals, negotiations, or acquisitions taking place thus these costs are only estimates at this point in time. |
| | 4) Development Costs | Reflects the cost of making the site usable including installation of access roads, utilities, and demolition or removal of existing structures. |
| | 5) Operating Costs | The location of the facility will have a direct impact on the operating costs, including deadhead costs for the selected sites. |
| | 6) Access Requirements | Access streets should be in good condition and capable of withstanding high density traffic without reconstruction or repair. Traffic should be capable of absorbing the additional vehicles from the facility at peak times when the buses will leave and return from the site. Median openings that restrict vehicle movements in certain directions should be avoided. Street width and turning radii should be able to accommodate transit vehicle movements. Proximity to active railroads or large traffic generators should be considered to assess possible access blockages. One-way streets may be less desirable as they restrict the directional options for entering and exiting the facility. |
| | 7) Utilities | Water, sanitary sewer, storm sewer, and electric power should be readily available on the site. Large maintenance equipment may require additional utility service. A secondary source of power should be considered for emergency backup. Natural gas or other refueling options on site may need to be accommodated. |
| | 8) Easements | Easements on the site should be minimized. Constraints imposed by easements may force design decisions which increase construction cost and reduce operating efficiency. |

| | | |
|--|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 9) Topography | Development of a site with minimum exaction required will help to keep costs down and allow for easier ingress and egress of buses. Sites with smaller slopes will receive higher rank than steeper sites. |
| | 10) Geotechnical | The site should not have any discernible geotechnical problems such as water table or fault line issues. |
| | 11) Drainage | The site should allow for rapid drainage during and after construction. |
| | 12) Floodplains | Construction in floodplains should be avoided when possible. Flood control measures such as berms, fill, retention ponds, and diversion channels will increase cost and can affect the construction schedule. |
| | 13) Landfills | Sites of former landfills should be avoided when possible due to concerns with subsidence. |
| | 14) Zoning/Land Use/ Neighborhood Compatibility | The site should be within a zone permitting this type of usage to avoid rezoning or variance procedures. Also note that transit operations generate considerable traffic and noise in the early morning hours during pull-out and at night during servicing cycles. The adjacent land uses should be compatible with the intended use of the site. Sites zoned commercial or public use will receive the higher rankings as this land use classification best matches the project. Sites zoned industrial will receive a medium rank as a rezoning or variance may be needed. Residential zoning will receive the lowest rank as the agency wants to avoid condemning homes or relocating citizens for the project. |
| | 15) Regional and Area Plan/Overlay District Conformity | Local planning efforts such as area plans, downtown vision plans, and special overlay districts take into account many important factors for a community's growth and often involve substantial public input. Therefore, ensuring a new facility conforms to the ideas laid out in these plans is also important. Sites where the project will most match local planning efforts will receive a higher rank in the evaluation matrix. |
| | 16) Environmental Impact | Conditions which will require development of an Environmental Impact Statement should be avoided. Areas of concern include: <ul style="list-style-type: none"> • Air quality • Noise and visual impacts • Water quality • Traffic impacts • Displacement of residences and businesses • Biological impacts (wildlife and vegetation) • Impact on parks • Historic and cultural resources |
| | 17) Shared Use Potential | Sites with shared use or joint development opportunities have the potential to reduce the transit agency's construction and maintenance costs. |
| | 18) Cultural Resources Impacts | Scores for this criterion were based on an assessment of a project's potential impact on cultural or historically significant resources. Sites directly adjacent to cultural resources scored lower as special design considerations may be needed to lessen any impact. Sites not adjacent to cultural resources scored higher. |

Evaluation Matrix*

***Below is an EXAMPLE matrix that is provided as a template for your use. Please add to, edit, or expand as needed. You may also replace with your own matrix. The evaluation criteria used in your evaluation matrix needs to match the site selection criteria that were identified in the previous table.**

| Evaluation Criteria | Weight | Site 1 | | Site 2 | | Site 3 | |
|----------------------------------|------------|-------------|-------|----------------|-------|-----------------|-------|
| | | 101 W. Main | | 400 E Broadway | | 345 N. Outer Rd | |
| | | Rating | Score | Rating | Score | Rating | Score |
| 1) General Geographic Area | 5 | 4 | 20 | 1 | 5 | 2 | 10 |
| 2) Site Area Needs | 5 | 2 | 10 | 3 | 15 | 3 | 15 |
| 3) Anticipated Acquisition Costs | 4 | 3 | 12 | 4 | 16 | 4 | 16 |
| 4) Development Costs | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5) Operating Costs | 3 | 4 | 12 | 4 | 12 | 0 | 0 |
| 6) Access Requirements | 3 | 4 | 12 | 4 | 12 | 4 | 12 |
| 7) Utilities | 3 | 4 | 12 | 0 | 0 | 2 | 6 |
| 8) Easements | 2 | 3 | 6 | 1 | 2 | 3 | 6 |
| 9) Topography | 2 | 4 | 8 | 2 | 4 | 3 | 6 |
| 10) Geotechnical | 2 | 4 | 8 | 0 | 0 | 0 | 0 |
| 11) Drainage | 2 | 4 | 8 | 4 | 8 | 4 | 8 |
| 12) Floodplain | 2 | 4 | 8 | 3 | 6 | 0 | 0 |
| 13) Landfills | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14) Zoning | 1 | 4 | 4 | 4 | 4 | 4 | 4 |
| 15) Neighborhood Compatibility | 1 | 3 | 3 | 4 | 4 | 4 | 4 |
| 16) Environmental Impact | 1 | 3 | 3 | 3 | 3 | 3 | 3 |
| 17) Shared Use Potential | 1 | 4 | 4 | 4 | 4 | 0 | 0 |
| <i>Maximum possible score</i> | <i>168</i> | | | | | | |
| Total Score | | | 130 | | 95 | | 90 |
| Site Ranking | | | 1 | | 2 | | 3 |