

RESOLUTION NO. 6779

WHEREAS, Urban Village, Inc. (“Buyer”) wishes to purchase surplus property consisting of (a) the land consisting of a full city block (80,237 square feet) and all easements, rights, and privileges appurtenant thereto; (b) all improvements located on the land including, the East office building containing approximately 214,230 square feet, the West office building containing approximately 166,230 square feet, and a five (5) story parking garage generally located at 444 South 16th Street Mall Omaha, Douglas County, Nebraska and further depicted visually on Exhibit “A” (collectively, “Energy Plaza”) to allow for residential development featuring street-level commercial and retail space; and

WHEREAS, Energy Plaza is no longer necessary for the operations of the District, and the sale of Energy Plaza will not adversely affect the operations of the District now or in the future; and

WHEREAS, the appraised value of Energy Plaza is \$14,350,000.00; and

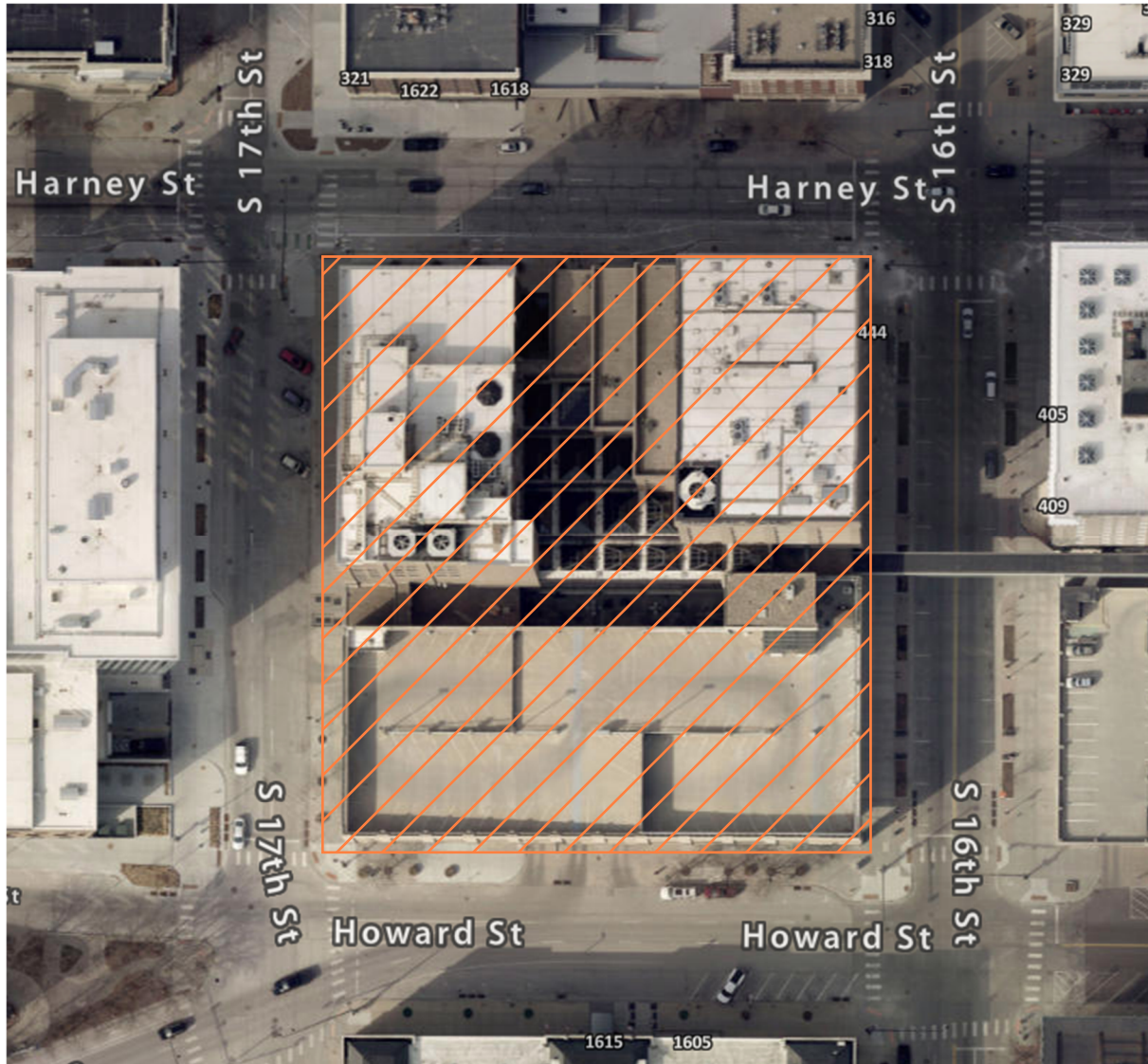
WHEREAS, the Board has determined that the purchase price offered by Buyer is fair and reasonable and that the sale of Energy Plaza on the terms set forth herein is in the best interests of the District and its customers; and

WHEREAS, the District shall reserve all necessary easement rights upon the property to support existing utility infrastructure and further operational needs; and

WHEREAS, the Buyer has committed to working with the Omaha Performing Arts Society to maintain parking availability for events at the Orpheum; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Omaha Public Power District that Management is authorized to sell Energy Plaza to Buyer pursuant to Buyer’s offer to purchase Energy Plaza for the purchase price of \$13,250,875.00; and

BE IT FURTHER RESOLVED that Management is authorized to execute and deliver, on behalf of the District, a purchase agreement, deed, and such other documents, and to take such other actions, as may be necessary or appropriate to complete the sale of Energy Plaza in accordance with this Resolution.



Legal Description:

ALL OF BLOCK 146, ORIGINAL CITY OF OMAHA (CONSISTING OF LOTS 1 THRU 8 INCLUSIVE AND VACATED ALLEY, TOGETHER WITH THE VACATED PORTIONS OF HARNEY STREET, HOWARD STREET, 16TH STREET AND 17TH STREET), AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA



Board Action

BOARD OF DIRECTORS

September 15, 2026

ITEM

Sale of property located near 16th and Harney Street, Omaha, Douglas County, Nebraska

PURPOSE

To authorize the disposition of surplus corporate real estate consisting of approximately 1.8 acres including two office towers and a 5-story parking garage within a three-structure office complex (collectively, "Energy Plaza"), generally located at 444 South 16th Street Mall Omaha, Douglas County, Nebraska and further depicted visually on Exhibit A.

FACTS

- a. Energy Plaza is no longer necessary for the operations of the District, and the sale of Energy Plaza will not adversely affect the operations of the District now or in the future.
- b. An independent appraiser provided an opinion of value of the acquisition on February 11, 2025, in the amount of \$14,350,000.00. OPPD believes the value of \$13,250,875.00 currently being offered is reasonable and fair compensation for the property.
- c. The prospective buyer intends to repurpose the property into a residential development featuring street level commercial and retail spaces.
- d. OPPD will reserve all necessary easement rights to support existing utility infrastructure and future operational needs.
- e. The prospective purchaser has committed to working with Omaha Performing Arts Society to maintain parking availability for events at the Orpheum.
- f. In accordance with Board-Staff Linkage 10, Sale of Real Property to Others: All sales or transfers of property ownership shall require Board approval. All property sales or transfers (except for sale to Local Public Agencies for roadway projects) shall be in accordance with the provisions of the District's senior lien bond indenture Resolution 1788, as amended.

ACTION

Authorization by the Board of Directors, for Management to convey Energy Plaza to Urban Village Inc. for \$13,250,875.00, and to execute and deliver all necessary agreements and documents to complete this transaction.

RECOMMENDED:

Signed by:

Peter M Fischer

D927EDF5EB06425...

Peter M. Fischer

Vice President – General Counsel

PMF:jdf/jrp

Attachment: Exhibit A
Resolution

APPROVED FOR BOARD CONSIDERATION:

Signed by:

L. Javier Fernandez

AC399FDCE56247E...

L. Javier Fernandez

President and Chief Executive Officer