

ADDENDUM NO. 1

Disposition and Development of City-Owned Lots for Housing Development

Addendum Issue Date: September 29, 2026

This Addendum No. 1 is hereby incorporated into and made a part of the Kearney Housing Project RFP 8-19-26. All proposers shall acknowledge receipt of this addendum in their proposal submission.

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QUESTIONS & RESPONSES

Q1. If known, what is the anticipated schedule for construction of this project?

A1. DCBC has not established a specific construction schedule. The RFP requires proposers to submit a preliminary development schedule outlining due diligence, design, financing, approvals, construction, and occupancy. As a result, the anticipated construction timeline will vary depending on the proposal selected.

Under the current schedule, proposals are due November 18, 2026, with closing anticipated on or before March 27, 2027. Following closing, development milestones and construction timing will be established through the Purchase Agreement and Development Agreement negotiated with the selected proposer.

Q2. The lots are currently zoned R-3; is the City of Kearney willing to revisit that designation? Would the City be amenable to a planned unit development process?

A2. The City is willing to consider zoning changes, planned developments, or other land-use approvals through its standard review process; however, no approval or entitlement is guaranteed.

Q3. Can the geometry and/or alignment of LaPlatte Road and 29th Avenue be revisited or modified?

A3. Modifications could be considered at the developer's expense and would not be funded by the City of Kearney or DCBC. However, the existing outlot on the west side of the site must remain available for the existing high-pressure transmission gas main, irrigation main, and access to the City's grade-separated structure.

Q4. Are there any known reasons that would prevent burial of the overhead power lines along the southern border of the site?

A4. Outside of the associated cost, there are no known reasons that would prevent burial of the overhead power lines along the south side of the site. Any such work would require coordination with and approval from NPPD, and all associated costs would be the responsibility of the developer.

Q5. Can the Partners provide topographical information for the site (2-foot contours)?

No.

Q6. Can the Partners provide information on the frequency and usage of the adjacent railroad tracks?

A6. The signaled crossing nearest to the site is located at 5th Street approximately 1.75 miles east of the property. The most recent Federal Railroad Administration inventory report for that crossing indicates approximately 37 daytime through trains and 36 nighttime through trains. The crossing is located within a 24-hour quiet zone. More information may be found on Union Pacific's website.

Q7. Presuming compliance with all setbacks and required easements, would the City be willing to include Parcel 603566279 (Village Plaza Second Addition Outlot A) in the transaction?

A7. No

Q8. Presuming compliance with all setbacks and required easements, would the City be willing to include Parcel 603566281 (Kearney Plaza 3rd Addition Pt of Lot 13 Block 4) in the transaction? If not, are there plans for this parcel that can be disclosed?

A8. The Partners are unable to determine which property is being referenced based on the information provided. Proposers seeking additional clarification should provide a map or additional identifying information for review

Q9. The RFP states that the selected developer will enter into Purchase and Development Agreements prior to closing. Are the Partners willing to execute a purchase option (with contingencies) upon selection?

A9. The transaction structure outlined in the RFP reflects the Partners' preferred approach. However, DCBC and the City of Kearney may consider alternative transaction structures proposed by a developer if they facilitate project feasibility and remain consistent with the objectives of the RFP. Any such arrangement would be subject to negotiation, approval of the Purchase Agreement and Development Agreement, and all required approvals.

Q10. Is there an expected timeframe for the assembly of project financing and equity?

A10. The RFP does not establish a specific financing deadline. Proposers are required to submit a preliminary development schedule and financing strategy. Final financing milestones will be established through negotiation of the Development Agreement.

Q11. Does the property have any debt (bond issues, TIF agreements, etc.) or liens against it?

A11. No

Q12. Do the Partners consider the site eligible for Tax Increment Financing (TIF)?

A12. The site is currently not included within a redevelopment area and therefore is not presently eligible for TIF.

Q13. Would the Partners consider an equity role in the project (lending the land into the project and being paid off over time)?

A13. The transaction structure outlined in the RFP reflects the Partners' preferred approach. DCBC and the City are primarily seeking a land disposition and development partnership; however, alternative structures may be considered if they advance project feasibility, community objectives, and the goals of the RFP. Any such arrangement would be subject to negotiation, approval of the Purchase Agreement and Development Agreement, and all required approvals.

Q14. Are there any homeownership incentives or rental assistance programs unique to Buffalo County?

A14. Buffalo County does not currently administer any homeownership or rental assistance programs specifically tied to this project. Proposers are encouraged to identify and pursue any federal, state, local, or private financing resources they deem appropriate.

Q15. Does the community have a preference for a for-profit or not-for-profit applicant?

A15. No. The RFP does not express a preference for either a for-profit or not-for-profit applicant. Proposals will be evaluated based on the evaluation criteria contained within the RFP.

Q16. How should the Public Incentives/Subsidies Disclosure be formatted?

A16. No specific format is required. Proposers should clearly identify any anticipated public incentives, subsidies, tax credits, grants, TIF assistance, or other public assistance anticipated for the project, including the purpose and estimated amount of assistance if known.

Q17. Will proposals that require zoning changes, planned developments, or other discretionary approvals be considered?

A17. Yes. Proposals requiring future entitlement approvals may be considered. However, proposers should clearly identify any requested approvals and recognize that future approvals are not guaranteed.

Q18. Will proposals that require zoning changes, planned developments, or other discretionary approvals be considered?

A17. Yes. Proposals requiring future entitlement approvals may be considered. However, proposers should clearly identify any requested approvals and recognize that future approvals are not guaranteed.

Except as expressly modified by this Addendum No. 1, all terms and conditions of the Request for Proposals shall remain unchanged and in full force and effect.

**Development Council for Buffalo County
220 11th Avenue
Kearney, Nebraska 68845**

PRELIMINARY PLAT
-VILLAGE PLAZA SECOND ADDITION-
AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

Lot Five (5), Block Two (2), Tony H. Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Three (3), Township Eight (8) North, Range Sixteen (16) West of the 6th Principal Meridian, Buffalo County, Nebraska, and more particularly described as follows:

Commencing at a brass cap at the Northwest corner of the Southwest Quarter of Section 3; thence S 02°03'59" W on the West line of said Southwest Quarter, and all bearings contained herein are relative thereto, a distance of 24.10 feet to the North Right-of-Way line of North Railroad Street as platted in the City of Kearney, Buffalo County, Nebraska; thence S 66°00'33" E on the North Right-of-Way line of said North Railroad Street a distance of 110.21 feet to a 5/8" rebar w/cap on the East Right-of-Way line of 30th Avenue as platted in the City of Kearney, Buffalo County, Nebraska and the POINT OF BEGINNING; thence continuing S 66°00'33" E on said North Right-of-Way line of North Railroad Street a distance of 109.22 feet to a 5/8" rebar; thence S 84°02'11" E continuing on said North Right-of-Way line of North Railroad Street a distance of 105.52 feet to a 5/8" rebar at the Southwest corner of Lot 1, Block 2, Village Plaza Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence N 36°07'37" E on the West line of said Block 2 a distance of 235.48 feet to a 5/8" rebar on the South Right-of-Way line of West LaPlate Road as platted in the City of Kearney, Buffalo County, Nebraska; thence N 32°49'40" E on the West line of said Village Plaza Subdivision a distance of 60.58 feet to a 5/8" rebar w/cap at the Southwest corner of Lot 1, Block 1, Village Plaza Addition; thence N 18°49'12" E on the West line of said Lot 1, Block 1, Village Plaza addition and on the West line of Block 3, Kearney Plaza Third Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska a distance of 437.14 feet to a 5/8" rebar at the Southeast corner of Lot 2, Block 2, Tony H. Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence N 88°12'04" W on the South line of Lot 2, Lot 3, and Lot 4, Block 2, Tony H. Addition a distance of 517.27 feet to a 5/8" rebar at the Southwest corner of said Lot 4, Block 2 and on the East Right-of-Way line of said 30th Avenue a distance of 327.50 feet to a 5/8" rebar; thence S 01°50'04" W continuing on said East Right-of-Way line of 30th Avenue a distance of 288.51 feet to the Point of Beginning.

Containing 5.80 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°29'38"W	122.96'
L2	S02°03'59"W	24.10'
L3	S66°00'33"E	110.21'
L4	S66°00'33"E	109.22'
L5	S84°02'11"E	98.13'
L6	S66°00'33"E	54.09'
L7	S66°00'33"E	31.37'
L8	S66°00'33"E	23.76'
L9	S84°02'11"E	7.42'
L10	S84°02'11"E	105.52'
L11	N32°49'40"E	60.58'
L12	N02°29'38"E	92.96'
L13	S02°29'38"W	15.38'
L14	S88°12'04"E	79.64'
L15	N87°30'22"W	107.53'
L16	S57°18'02"E	83.26'
L17	S57°12'42"E	83.25'
L18	N56°54'05"W	83.22'
L19	N87°30'22"W	47.53'
L20	N87°30'22"W	77.53'
L21	S02°29'38"W	62.96'
L22	N32°49'40"E	30.29'
L23	N32°49'40"E	30.29'

CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	7°35'52"	530.00'	70.28'	S 11°18'58" W	70.23'
C2	8°37'01"	500.00'	75.20'	S 10°48'23" W	75.13'
C3	9°28'46"	470.00'	77.76'	S 10°22'31" W	77.67'
C4	12°37'16"	530.00'	116.75'	S 08°48'16" W	116.51'
C5	12°37'16"	500.00'	110.14'	N 08°48'16" E	109.92'
C6	12°37'16"	470.00'	103.53'	S 08°48'16" W	103.32'
C7	9°06'20"	230.00'	36.55'	N 82°57'13" W	36.51'
C8	21°11'21"	230.00'	85.06'	S 67°48'22" E	84.58'
C9	30°17'41"	200.00'	105.75'	N 72°21'32" W	104.52'
C10	30°17'41"	170.00'	89.89'	N 72°21'32" W	88.84'

R-3 ZONING NOTE:

Current: Zoning M-1, Limited Industrial District
Proposed: Zoning R-3, Urban Residential
Multi-Family District (medium density)
BSBL indicated on plat is not for Multi-Family
development; see R-3 Site Development
Regulations for setbacks.

No title commitment was provided by the client.

FLOOD NOTE

Subdivision is located in Zone X shaded, being areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of wih drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. As shown on Flood Insurance Rate Map 31019C0605D, dated November 26, 2010.

NOTES:

THIS PLAT PREPARED APRIL, 2024
FOR
City of Kearney
P.O. Box 1180
Kearney, NE 68848

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

OUTLOT A NOTE:

Maintenance and development of Outlot A is the
responsibility of the property owner.



BASIS OF BEARINGS:

All bearings are based on Buffalo County Low Distortion
Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0000959
Central Meridian = 98°56'00" West
Standard Parallel = 40°51'00" North
False N/E = 25000/45000 (meters)
Spheroid - Datum = GRS80 - NAD83



▲ = SECTION CORNERS FOUND	— — — — — = BOUNDARY LINE
● = CORNERS FOUND(5/8" REBAR, EXCEPT AS NOTED)	- - - - - = EXISTING LOT/BLOCK LINE
○ = CORNERS SET (CAPPED 5/8" REBAR)	- - - - - = SECTION LINE
x = TEMPORARY POINT	- - - - - = EXISTING EASEMENT LINE
(M) = MEASURED DISTANCES	- - - - - = BUILDING SETBACK LINE
(P) = PLATTED DISTANCES	- - - - - = EDGE OF CONCRETE
○ = FIRE HYDRANT	- - - - - = OVERHEAD ELECTRIC LINE
⊕ = WATER VALVE	- - - - - = STORM SEWER LINE
⊞ = ELECTRIC BOX	- - - - - = SANITARY SEWER LINE
⊞ = ELECTRIC TRANSFORMER	- - - - - = UNDERGROUND TELEPHONE LINE
⊞ = POWER POLE	- - - - - = GAS LINE
⊞ = GUY ANCHOR	- - - - - = WATER LINE
⊞ = TELEPHONE PEDESTAL	- - - - - = CONTOUR W/ELEVATION
⊞ = LIGHT POLE	- - - - - = FENCE
⊞ = SIGN	- - - - - = FIBER OPTIC
⊞ = MANHOLE	- - - - - = BUILDING
⊞ = STORM DRAIN INLET	- - - - - = OVERPASS PIERS
⊞ = STORM SEWER MANHOLE	
⊞ = MANHOLE FIBER OPTIC	



PARTY CHIEF: TANNER DIXON	REVISION-DATE & REASON
DRAWN BY: BYRON MAXSON	
JOB NUMBER: 130-A1-281	
1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6466 Fax: 308-234-1146 www.miller-engineers.com	

BUFFALO CO.-KEARNEY-VILLAGE PLAZA SECOND ADDITION



PLOTTED: 9/26/2026 1:47 PM
SAVED: 9/26/2026 1:44 PM
C:\Projects\130\130-A1-281\Civil-Dwg\Drawings\SV-Combined-EG-Design.dwg



REVISIONS	BY

Miller & Associates
Consulting Engineers, P.C.
Kearney, NE (308) 234-6456
McCook, NE (308) 345-3710
Nebraska Certificate of
Authorization No. CA0021

VILLAGE PLAZA SECOND ADDITION
EXISTING SITE PLAN
2837 W. LA PLATTE ROAD, KEARNEY, NEBRASKA

PRELIMINARY FOR REVIEW

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: AS SHOWN
PROJECT NO. 130-A1-281
DATE: SEPTEMBER 2026
FIELD BOOK: M&A DWG NO.
DRAWN BY: CAB
APRVD BY: SHEET
C1

DOC 2024-03269

FINAL PLAT DOC 2024-03269
-VILLAGE PLAZA SECOND ADDITION-
AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKADOC 2024-03269
LEGAL DESCRIPTION

Lot Five (5), Block Two (2), Tony H. Addition, an addition to the City of Kearney, Buffalo County, Nebraska (now vacated), being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Three (3), Township Eight (8) North, Range Sixteen (16) West of the 6th Principal Meridian, Buffalo County, Nebraska, and more particularly described as follows:

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Containing 5.80 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Registered Land Surveyor No. 672, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of "VILLAGE PLAZA SECOND ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

Chad Dixon
Nebr. Reg. L.S. No. 672
Date 7-3-2024

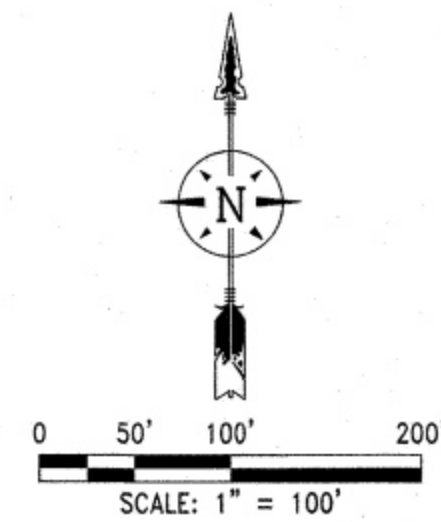


FLOOD NOTE DOC 2024-03269

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LEGEND

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- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- = BOUNDARY LINE
- - - = EXISTING LOT/BLOCK LINE
- - - = SECTION LINE
- - - = EXISTING EASEMENT LINE
- - - = CENTERLINE ROAD
- - - = 25' BUILDING SETBACK LINE



BASIS OF BEARINGS:

All bearings are based on Buffalo County Low Distortion Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0000959
Central Meridian = 98°56'00" West
Standard Parallel = 40°51'00" North
False N/E = 25000/45000 (meters)
Spheroid - Datum = GRS80 - NAD83

SHEET 1 OF 2

MA Miller & Associates Consulting Engineers, P.C. 1111 CENTRAL AVENUE KEARNEY, NE 68847-8033 Tel: 308-234-5465 Fax: 308-234-1146 www.miller-engineers.com	PARTY CHIEF: CHAD DIXON	
	DRAWN BY: BYRON MAXSON	
	JOB NUMBER: 130-A1-281	
	REVISION-DATE & REASON	

BUFFALO CO.-KEARNEY-VILLAGE PLAZA SECOND ADDITION

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SOUTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4, SECTION 3, T8N, R16W
FOUND 2" BRASS CAP
WNW 31.30' NAIL IN FIBER WARNING POST
SW 49.60' NAIL IN FIBER GUARD POST
S 58.85' CENTERLINE MANHOLE
SE 91.30' NW COR. WEST CONC.
OVERPASS PIER
NE 48.75' BEVELED FACE OF OVERPASS MSE WALL

NOTES:

THIS PLAT PREPARED APRIL, 2024
FOR
City of Kearney
P.O. Box 1180
Kearney, NE 68848

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

OUTLOT A NOTE:

Maintenance and development of Outlot A is the responsibility of the property owner.

SOUTHWEST CORNER SECTION 3, T8N, R16W
FOUND CHISELED X IN CONCRETE
NE 40.17' CHISELED X IN SIGNAL POLE BASE
SE 67.51' CHISELED X IN SIGNAL POLE BASE
SW 55.34' CHISELED X IN SIGNAL POLE BASE
NW 47.93' CHISELED X IN SIGNAL POLE BASE

