

REQUEST FOR PROPOSALS (RFP)

Disposition and Development of City-Owned Lots for Housing Development
Development Council for Buffalo County (DCBC) in collaboration with the City of Kearney

PROJECT VISION STATEMENT

DCBC and the City of Kearney seek a development partner capable of delivering a coordinated housing development that meaningfully helps address local housing shortages while enhancing neighborhood quality and expanding housing choice.

Proposals may include owner-occupied housing, rental housing, or a mixed-tenure approach. The primary objective is public benefit and housing impact rather than maximizing land sale revenue.

1. INTRODUCTION & PURPOSE

This RFP establishes a transparent and competitive process for disposition and development of residential infill parcels. Housing impact, attainability, design quality, readiness, long-term stewardship, and community benefit will be weighted more heavily than land price.

Proposals shall remain valid for a period of 180 days following the submission deadline unless otherwise agreed by the proposer and DCBC.

2. PROJECT BACKGROUND

Kearney continues to experience housing shortages across several market segments. DCBC is soliciting proposals that create meaningful new housing supply and long-term community value.

3. PREFERRED OUTCOMES

DCBC seeks proposals that create meaningful public benefit and long-term community value. Proposals demonstrating the following outcomes may receive favorable consideration during evaluation:

- a) Add a significant number of housing units.
- b) Improve housing attainability for households underserved by the local market.
- c) Serve demonstrated housing needs in Kearney and Buffalo County.
- d) Utilize land efficiently while maintaining quality site design.
- e) Demonstrate strong project readiness and realistic delivery timelines.
- f) Provide durable construction and quality architecture.
- g) Contribute positively to neighborhood character and long-term community value.

4. SITE SUMMARY

The site consists of two parcels totaling approximately 3 acres of property located east of 30th Avenue, north of Railroad Avenue, and south of West Lincoln Way Park in Kearney, NE.

- Parcel A – Village Plaza Second Addition, Lot 1, Block 1 (approximately 2.13 acres).
- Parcel B – Village Plaza Second Addition, Lot 1, Block 2 (approximately 0.89 acres).

Both parcels are currently zoned R-3. Additional zoning information is provided in Appendix B.

The parcels are being offered as a single development opportunity. Proposals shall address the combined project area consisting of Parcel A and Parcel B.

DCBC reserves the right to reject any or all proposals and to negotiate modifications that further the objectives of this RFP.

5. DEVELOPMENT GOALS

Increase housing supply; support attainable housing opportunities; encourage quality architecture; strengthen the tax base; promote neighborhood stability; and implement a realistic and achievable development plan.

6. TRANSACTION STRUCTURE

Land may be conveyed at a nominal or discounted value when justified by public benefit.

The selected proposer will be required to enter into both a Purchase Agreement and a Development Agreement prior to closing. These agreements will be negotiated concurrently and will serve as complementary documents governing conveyance of the property and fulfillment of the proposed development.

DCBC may require:

- Development and performance milestones
- Reporting requirements
- Design requirements
- Reversion and clawback protections
- Other public-benefit obligations

Such requirements may be secured through recorded covenants, deed restrictions, or other instruments at closing.

7. ETHICS, CONFLICTS AND COMMUNICATIONS

Disclosure of relationships with City, County, or DCBC representatives is mandatory. Non-collusion certification is required. All communications shall be directed through the designated RFP contact.

8. DESIRED PROJECT CHARACTERISTICS

Projects may include ownership, rental, or mixed-tenure formats. DCBC encourages creative proposals that advance local housing goals while demonstrating financial and operational sustainability.

9. HOUSING PROGRAM REQUIREMENTS

Proposals shall include the housing program information identified in Section 14 and clearly demonstrate how the proposed development advances the objectives of this RFP.

10. MINIMUM QUALIFICATIONS

Proposers must be authorized to do business in Nebraska, demonstrate successful completion of comparable residential or mixed-use development projects, identify key personnel, disclose current workload, provide evidence of financial capacity, and not be suspended, debarred, or otherwise prohibited from participating in public contracts.

11. PROPOSAL NARRATIVE QUESTIONS

- Describe the proposed development concept.
- Explain how the project addresses housing needs in Kearney.
- Describe the public benefit generated by the proposal.
- Describe relevant development experience and project team qualifications.
- Describe long-term ownership, management, and maintenance plans.
- Rental proposals should include a property management plan and identify the management entity.
- Ownership proposals should identify HOA, maintenance, governance, or other mechanisms that will ensure long-term property upkeep.
- Explain how the proposal advances the Preferred Outcomes identified in this RFP.

12. EVALUATION CRITERIA (100 POINTS)

Category	Points	Evaluation Focus
Housing Impact & Attainability	30	Housing supply, housing choice, housing attainability, workforce accessibility, and market need alignment
Design & Neighborhood Quality	20	Architecture, materials, site planning, compatibility, curb appeal
Financial Feasibility	20	Financing strategy, sources and uses, risk management
Team Capacity & Experience	15	Past performance, staffing, comparable projects
Readiness & Deliverability	10	Timeline, approvals strategy, execution readiness
Land Price	5	Reasonable offer relative to overall public benefit

Evaluation Criteria Notes:

- Evaluation may consider site planning, architectural character, quality of exterior materials, building elevations, parking layout, pedestrian connectivity, landscaping, and overall neighborhood compatibility.
- Proposers shall clearly identify the purchase price being offered for the property. Land price will be considered as one factor in evaluation but will carry less weight than housing impact, project quality, feasibility, and long-term community benefit.
- Evaluators may consider both the quality of the proposal submission and the demonstrated ability of the proposer to successfully execute and sustain the proposed development.
- Evaluators may consider the extent to which the project utilizes local contractors, suppliers, service providers, and property management resources.
- While proposals that improve housing attainability may receive favorable consideration during evaluation, the RFP does not require deed-restricted affordable housing, income-qualified units, or long-term affordability commitments.

13. INTERVIEW EVALUATION (OPTIONAL)

DCBC may conduct interviews, presentations, or discussions with one or more proposers for the purpose of evaluating proposals, clarifying proposal elements, and determining the proposer best able to satisfy the objectives of the RFP. Interviews may be considered as part of the final evaluation process.

14. SUBMISSION REQUIREMENTS

Proposals shall be organized in the following format and include all information requested below.

- a) Cover Letter
 - Name of proposing entity
 - Primary contact person
 - Mailing address
 - Phone number
 - Email address

- Brief statement of interest in the project

b) Development Narrative

The proposed development concept shall address the combined project area consisting of Parcel A and Parcel B.

- Total number of housing units
- Housing type (rental, owner-occupied, condominium, townhome, mixed-tenure, etc.)
- Unit mix and bedroom counts
- Target market and intended housing price/rent range, if applicable
- Ownership structure
- Long-term ownership and stewardship approach
- Project phasing, if applicable
- Explanation of how the proposal advances the Preferred Outcomes identified in this RFP

c) Site and Design Package

- Conceptual site plan showing the proposed development of the entire project area:
 1. Proposed building locations, footprints, and approximate density
 2. Parking layout
 3. Access points and circulation
 4. Sidewalk and pedestrian connections
 5. Open space and landscaping areas
 6. Approximate building setbacks
- Parking plan identifying the proposed number of parking spaces and parking ratio
- Building elevations, renderings, sketches, or architectural concepts. If elevations are not available, sufficient narrative and visual information shall be provided to evaluate the proposed building design.
- Narrative description of architectural style and design approach
- Preliminary exterior materials list identifying major building materials and finishes
- Description of proposed construction quality, durability standards, and maintenance considerations

d) Housing Program Information (provide in summary table)

- Number of units by bedroom count
- Proposed tenure type (rental, owner-occupied, or mixed-tenure)
- Anticipated rents and/or sale prices
- Intended housing price points or rent ranges
- , if applicable
- Expected absorption or lease-up strategy, if applicable

e) Development Team Qualifications

- Key personnel and project responsibilities
- Comparable projects completed within the past five years
- Current projects, including status and anticipated completion dates

- Relevant property management experience, if applicable
- f) Financial Capacity and Feasibility
- Lender letter and/or evidence of financial capacity
 - Preliminary Sources and Uses of Funds
 - Description of key project risks and proposed mitigation strategies
 - Identification of any anticipated public incentives, subsidies, tax increment financing, tax credits, grants, or other public assistance anticipated for the project.
- g) Purchase Price Proposal
- Proposed purchase price for the property
 - Any proposed conditions associated with the purchase price
 - Explanation of how the purchase price relates to the proposed public benefit and overall project feasibility
- h) Preliminary Project Timeline
- Due diligence
 - Design and engineering
 - Entitlements and approvals
 - Financing
 - Construction start
 - Project completion
 - Occupancy and/or lease-up
- i) Operations and Maintenance Plan
- Long-term property management approach
 - Maintenance philosophy and responsibilities
 - Local management presence, if applicable
 - Procedures for maintaining quality and appearance over time
- j) Required Forms
- Proposal Checklist
 - Non-Collusion Affidavit
 - Conflict of Interest Disclosure Statement
 - Development Agreement Acknowledgment
 - Proposed Purchase Price Form

15. SUBMISSION INSTRUCTIONS

Proposals must be submitted electronically in PDF format and in seven (7) hard-copy formats no later than **November 18, 2026**. Late submissions may be rejected. Questions regarding this RFP shall be submitted in writing to the DCBC contact below prior to the Questions Deadline identified in Section 16.

DEVELOPMENT COUNCIL FOR BUFFALO COUNTY
C/O TREVOR LEE
220 11TH AVE. KEARNEY, NE 68845

16. TIMELINE

Category	Date(s)
Release RFP	August 17, 2026
Questions Deadline	September 15, 2026
Addendum Issued	September 29, 2026
Proposal Due	November 18, 2026
Interviews (optional)	December 1-2, 2026
Notice of Intent to Recommend Award	December 9, 2026
Negotiate Purchase and Development Agreements	January 13, 2027
City Council Approval of Associated Agreements	January 26, 2027
30-Day Remonstrance Period	January 27 – February 25, 2027
Due Diligence Period (runs concurrently with remonstrance period)	Up to 60 days total
Closing	On or before March 27, 2027
Construction Milestones Begin	

17. SELECTION, NEGOTIATION AND CLOSING

Following evaluation of proposals, DCBC may identify a preferred proposer and enter into negotiations regarding a Purchase Agreement and Development Agreement.

The Purchase Agreement will establish the terms of conveyance and closing. The Development Agreement will establish development obligations associated with the project, including project scope, performance milestones, design requirements, reporting obligations, maintenance expectations, remedies, and any applicable reversion or clawback provisions.

Selection under this RFP does not guarantee conveyance of the property. Conveyance shall occur only after negotiation and execution of mutually acceptable agreements and receipt of all required approvals.

DCBC reserves the right to discontinue negotiations with a preferred proposer and enter negotiations with another proposer if mutually acceptable agreements cannot be reached.

18. DEVELOPMENT MILESTONES

The Development Agreement may include development milestones such as financing commitment, closing, building permit application, construction commencement, and project completion.

19. REVERSION AND CLAWBACK PROVISIONS

Failure to achieve agreed-upon milestones may result in negotiated remedies including reversion rights, repurchase rights, reimbursement obligations, or other protections for DCBC.

20. LONG-TERM STEWARDSHIP EXPECTATIONS

Proposals should clearly explain how the project will remain attractive, functional, and well-maintained over time. Rental projects should include management plans. Ownership projects should describe HOA, maintenance, or governance structures where applicable.

21. DESIGN STANDARDS AND NEIGHBORHOOD OBJECTIVES

Projects should include durable materials, quality landscaping, attractive architecture, appropriate pedestrian connectivity, adequate lighting, and long-term maintenance planning. Proposals should identify primary exterior materials, architectural character, and design features intended to promote long-term durability and neighborhood compatibility. Higher-quality materials and architectural treatments may receive favorable consideration during evaluation.

Because the property may be conveyed at a nominal or discounted value, proposals are expected to demonstrate design quality and material standards above the minimum typically required for market-rate development.

22. PUBLIC RECORDS AND RIGHTS RESERVED

Submitted materials may be subject to applicable public records laws.

DCBC reserves the right to:

- Reject any or all proposals.
- Waive informalities or minor irregularities.
- Request additional information or clarification.
- Conduct interviews.
- Negotiate with one or more proposers.
- Terminate or modify the solicitation at any time.
- Select the proposal deemed to provide the greatest overall community benefit.

23. REQUIRED FORMS

- Proposal Checklist
- Non-Collusion Certification
- Conflict of Interest Disclosure Statement
- Development Agreement Acknowledgment
- Purchase Price Proposal Form

Attachment A: Site Information

Attachment B: Proposal Checklist

Attachment C: Non-Collusion Certification

Attachment D: Conflict of Interest Disclosure Statement

Attachment E: Development Agreement Acknowledgment

Attachment F: Purchase Price Proposal Form

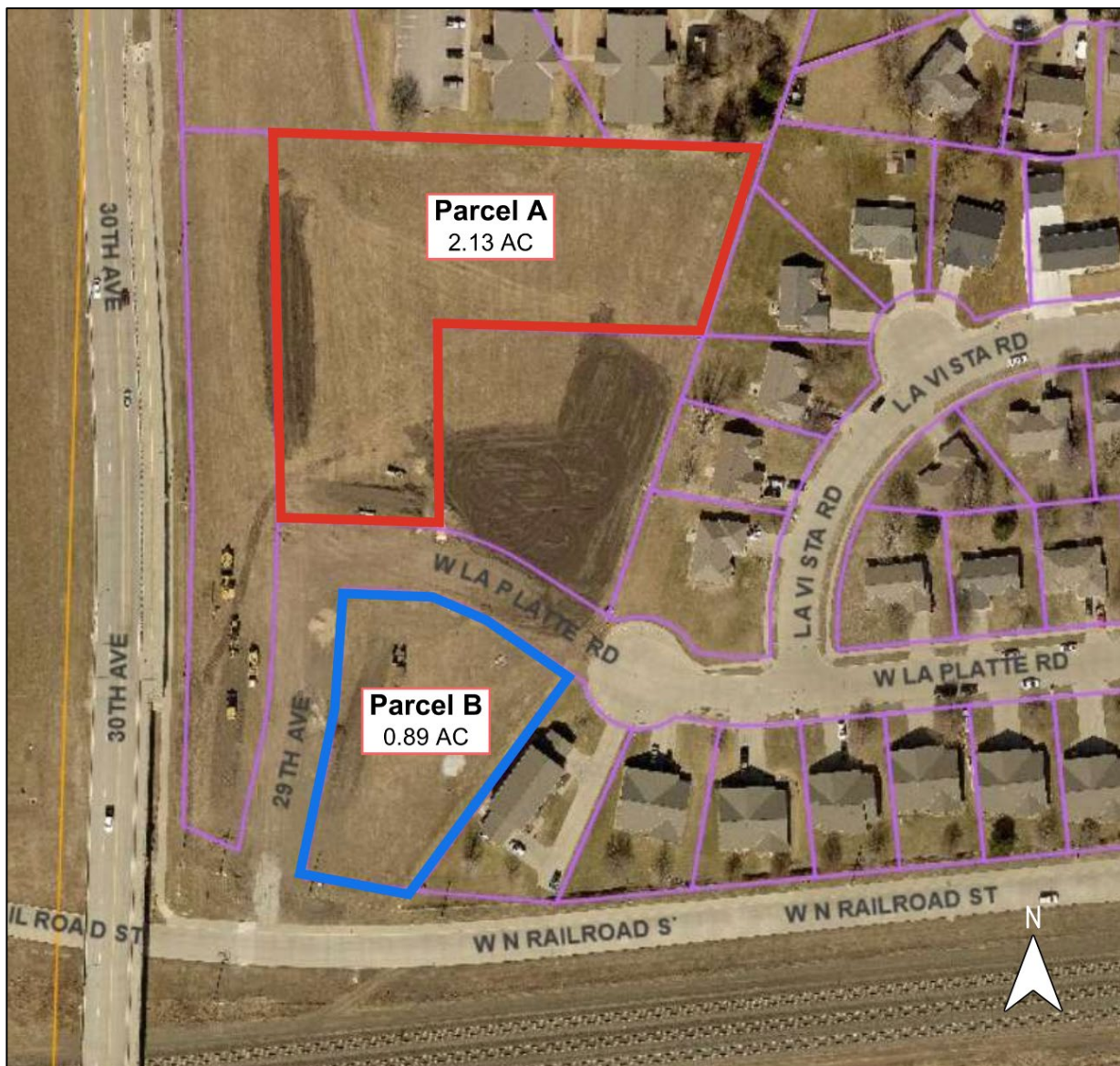
SITE INFORMATION

Kearney Infill Housing Project
Development Council for Buffalo County (DCBC)

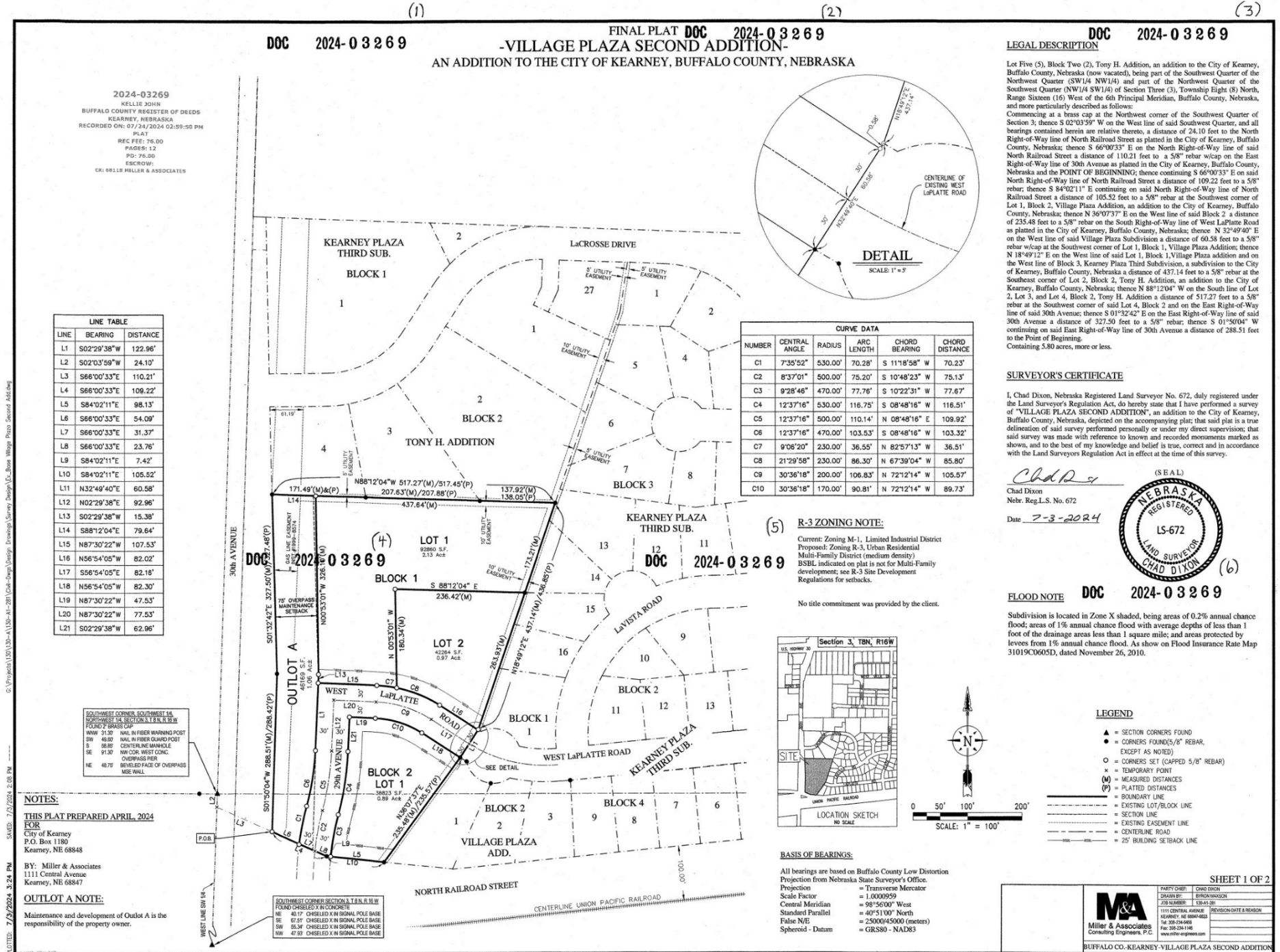
ZONING DESCRIPTIONS:

Parcel A – Village Plaza Second Addition, Lot 1, Block 1 (approximately 2.13 acres).

Parcel B – Village Plaza Second Addition, Lot 1, Block 2 (approximately 0.89 acres).



Attachment A: Site Information



Attachment A: Site Information

DOC 2024-03269

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

DOC 2024-03269

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

City of Kearney, Nebraska, a municipal corporation, by
(print name) Brenda Jensen, (print title) City Manager

being the sole owner of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "VILLAGE PLAZA SECOND ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska and said owner hereby ratify and approve the disposition of their property as shown on said plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements as shown on said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owner, and dedicate the storm water management facilities contained on the proposed land and all appurtenances thereto contained within the boundaries of the subdivision to the use and the benefit of all property owners in said subdivision, including Lot One (1) and Lot Two (2), Block 1, of said "Village Plaza Second Addition", an addition to the City of Kearney, Buffalo County, Nebraska, that said owner shall be collectively and proportionally responsible for the ongoing maintenance of said storm water facilities in perpetuity, with such obligations stipulated as part of the Subdivision Agreement of said subdivision; said agreement by reference hereto made a part hereof and filed with the subdivision plat with the Register of Deeds.

Dated this 9th day of July, 2024

by: (signature) Brenda Jensen
(print title) City Manager
(print name) Brenda Jensen
City of Kearney, a municipal corporation

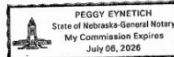
ACKNOWLEDGMENTS

STATE OF Nebraska S.S.

COUNTY OF Buffalo
The foregoing instrument was acknowledged before me this 9th day of July, 2024

by (print name) Brenda Jensen
(print title) City Manager
City of Kearney, a municipal corporation
Peggy Eymetich
Notary Public

(SEAL)



My commission expires July 6, 2026

DOC 2024-03269

DOC 2024-03269

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, M. Stanley Dart (print name), Chairperson or Vice Chairperson of the City Planning Commission of the City of Kearney, Buffalo County, Nebraska, does hereby certify that the foregoing plat of "VILLAGE PLAZA SECOND ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, was submitted to the Kearney, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the 9th day of July, 2024

(signature) M. Stanley Dart
Chairperson or Vice Chairperson
(print name) M. Stanley Dart

APPROVAL

OF KEARNEY, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the 9th day of July, 2024, and upon motion duly made and recorded, the same was approved in accordance with the requirements of Section 19-916, Nebraska Revised Statutes of 1943 (as amended), in all respects by a majority vote of the members of such council.

Dated this 9th day of July, 2024

(signature) Stanley A. Clouse

ATTEST:
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

(signature) Peggy Eymetich
PEGGY EYMETICH
CITY CLERK



RESOLUTION NO. 2024-89

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "VILLAGE PLAZA SECOND ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, being 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 (SW1/4 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 LaPlatte 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; thence S 01°32'42" E 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, duly made out, acknowledged and certified, and the same hereby is approved in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes, be accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska; said addition is hereby included within the corporate limits of said City and shall be and become a part of said City for all purposes whatsoever, and the inhabitants of such addition shall be entitled to all the rights and privileges and shall be subject to all laws, ordinances, rules and regulations of said City.

BE IT FURTHER RESOLVED that the Subdivision Agreement, marked as Exhibit "A" attached hereto and made a part hereof by reference, be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

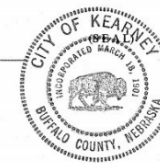
BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 9th DAY OF July, 2024

(signature) Stanley A. Clouse

ATTEST:
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

(signature) Peggy Eymetich
PEGGY EYMETICH
CITY CLERK



(12)

DOC 2024-03269

SHEET 2 OF 2

	PARTY CHIEF:	TAMER DOON
	DRAWN BY:	BRICKMAN/DOON
	CHECKED BY:	10-01-20
	DATE:	10-01-20
1111 CENTRAL AVENUE		REVISION DATE & REASON
KEARNEY, NE 68847-8833		
TEL: 308-234-6888		
FAX: 308-234-1146		
www.miller-engineers.com		

BUFFALO CO. KEARNEY VILLAGE PLAZA SECOND ADDITION

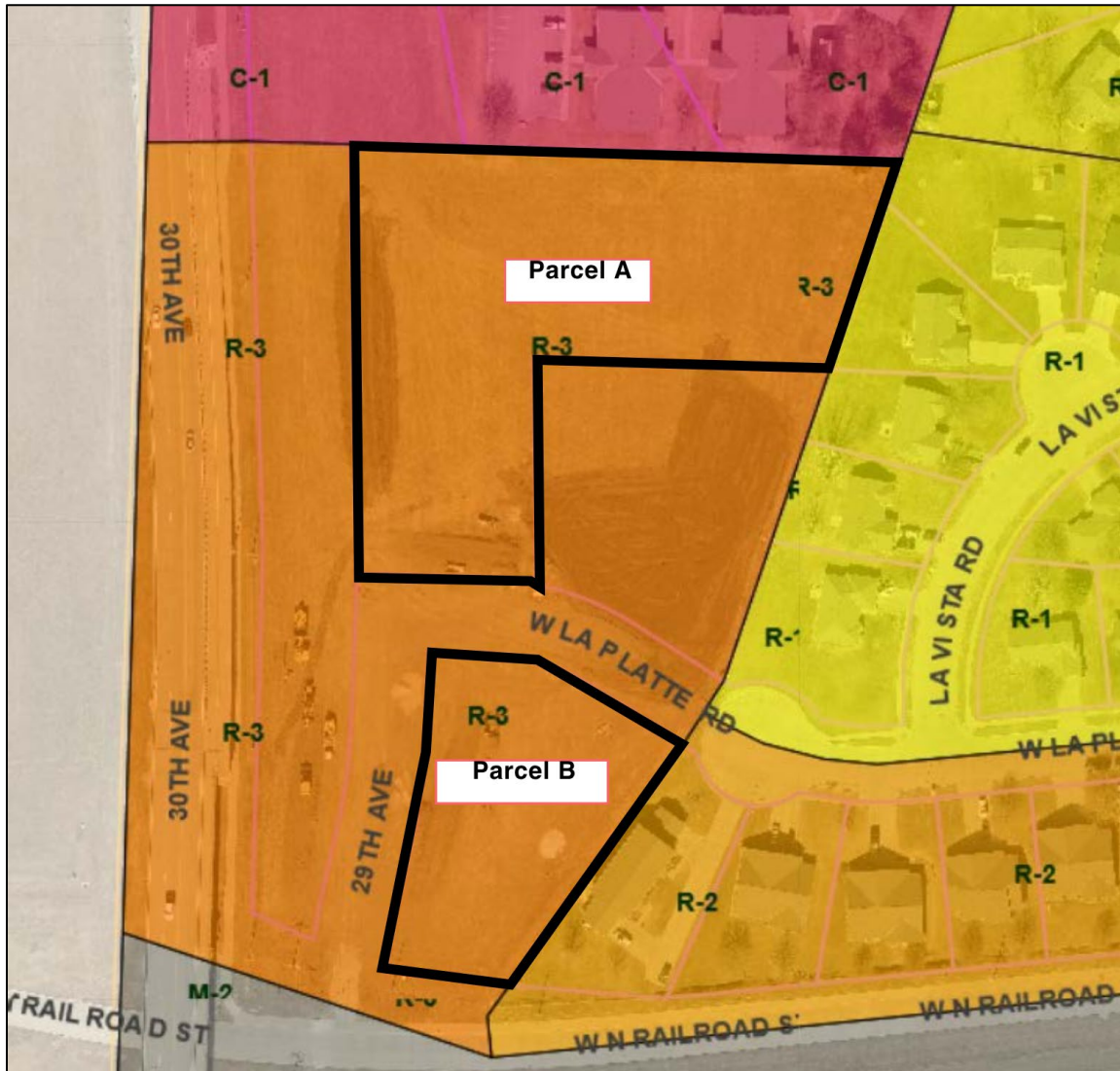
Attachment A: Site Information

ZONING MAP

Both Parcels A and B are zoned R-3.

Full Zoning Regulations for the City of Kearney may be found here:

https://library.municode.com/ne/kearney/codes/code_of_ordinances?nodeId=CH14ZODIRE



Attachment B: Proposal Checklist

Proposal Checklist

Kearney Infill Housing Project
Development Council for Buffalo County (DCBC)

Proposer Name: _____

Primary Contact: _____

Date Submitted: _____

Proposal Certification

The undersigned proposer certifies that the following items are included in this submission and that the information provided is true and complete to the best of its knowledge.

A. Proposal Components

Included	Item
☐	Cover Letter
☐	Development Narrative
☐	Site & Design Package
☐	Housing Program Information
☐	Development Team Qualifications
☐	Financial Capacity & Feasibility Information
☐	Purchase Price Proposal
☐	Development Schedule
☐	Operations & Maintenance Plan

Attachment B: Proposal Checklist

B. Site & Design Package

Included	Item
☐	Conceptual Site Plan
☐	Parking Plan
☐	Building Elevations, Renderings, Sketches, or Architectural Concepts
☐	Architectural Design Narrative
☐	Preliminary Exterior Materials List
☐	Construction Quality and Durability Description

C. Financial Information

Included	Item
☐	Lender Letter and/or Evidence of Financial Capacity
☐	Preliminary Sources and Uses of Funds
☐	Risk Mitigation Narrative
☐	Public Incentives/Subsidies Disclosure (if applicable)

D. Required Forms

Included	Item
☐	Proposal Checklist
☐	Non-Collusion Affidavit
☐	Conflict Disclosure Statement
☐	Development Agreement Acknowledgment
☐	Purchase Price Proposal Form

Attachment B: Proposal Checklist

Certification

I certify that this proposal complies with the requirements of the Request for Proposals and that the proposer is authorized to submit this proposal on behalf of the entity identified herein.

Authorized Representative:

Name: _____

Signature: _____

Title: _____

Dates: _____

Non-Collusion Certification

Kearney Infill Housing Project
Development Council for Buffalo County (DCBC)

PROPOSER INFORMATION

Proposer Name: _____

Business Address: _____

Authorized Representative: _____

Title: _____

Certification

The undersigned certifies on behalf of the proposer identified above that:

1. The proposal submitted in response to the Request for Proposals (RFP) for the Kearney Infill Housing Project has been prepared and submitted independently and in good faith.
2. The proposer has not directly or indirectly entered into any agreement, arrangement, communication, or understanding with any other proposer or potential proposer regarding:
 - Proposal pricing;
 - Purchase price offered for the property;
 - Proposed project scope or development concept;
 - Allocation of parcels;
 - Evaluation outcomes; or
 - Any matter intended to restrict competition or influence the selection process.
3. The proposer has not engaged in any conduct intended to suppress competition, manipulate the evaluation process, secure an unfair advantage, or otherwise undermine the integrity of the RFP process.
4. The proposer has not offered, promised, solicited, or accepted any gift, favor, compensation, or other thing of value intended to improperly influence any representative of DCBC, the City of Kearney, Buffalo County, or any member of the evaluation committee in connection with this RFP.

Attachment C: Non-Collusion Certification

5. The proposer understands that any material misrepresentation contained in this certification may result in rejection of the proposal, termination of negotiations, withdrawal of any award recommendation, cancellation of any agreement, or other remedies available to DCBC.

Acknowledgement

The proposer acknowledges that DCBC is relying upon the accuracy of this certification in conducting a fair, competitive, and transparent selection process.

Certification Signature

I certify that the information contained in this Non-Collusion Certification is true and correct to the best of my knowledge and belief.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Conflict of Interest Disclosure Statement

Kearney Infill Housing Project
Development Council for Buffalo County (DCBC)

PROPOSER INFORMATION

Proposer Name: _____

Business Address: _____

Authorized Representative: _____

Title: _____

Disclosure Requirement

To ensure a fair, transparent, and impartial evaluation process, proposers must disclose any actual, potential, or perceived conflicts of interest that may exist between the proposer and individuals associated with the Development Council for Buffalo County (DCBC), the City of Kearney, or Buffalo County.

Disclosure does not automatically disqualify a proposer. DCBC will review disclosed relationships and determine whether any mitigation measures, recusals, or other actions are appropriate.

Conflict Disclosure

Please identify any existing relationships, business interests, financial interests, family relationships, contractual relationships, or other affiliations involving:

- DCBC Board Members
- DCBC Staff
- City of Kearney Elected Officials
- City of Kearney Employees
- Buffalo County Elected Officials
- Buffalo County Employees
- Members of the Evaluation Committee (if known)

Disclosure Statement

No known actual, potential, or perceived conflicts of interest exist.

OR

Potential conflicts or relationships exist and are disclosed below.

Attachment D: Conflict of Interest Disclosure Statement

Provide details:

Use back of page if necessary

Continuing Duty to Disclose

The proposer agrees to promptly disclose any actual, potential, or perceived conflict of interest that arises after submission of the proposal and prior to execution of any Purchase Agreement or Development Agreement.

Certification Signature

I certify that the information contained in this Conflict Disclosure Statement is true and complete to the best of my knowledge and belief.

Authorized Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Development Agreement Acknowledgment

Kearney Infill Housing Project
Development Council for Buffalo County (DCBC)

PROPOSER INFORMATION

Proposer Name: _____

Business Address: _____

Authorized Representative: _____

Title: _____

Acknowledgement

The undersigned acknowledges that selection under this RFP does not guarantee conveyance of the property and that a mutually acceptable Development Agreement must be negotiated and executed prior to closing.

The proposer further acknowledges that the Development Agreement may include development obligations, performance milestones, design requirements, reporting obligations, maintenance requirements, reversion provisions, clawback provisions, and other requirements reasonably necessary to implement the approved development proposal.

By signing below, the undersigned certifies that he or she is authorized to execute this acknowledgment on behalf of the proposer.

Authorized Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Purchase Price Proposal Form

Kearney Infill Housing Project
Development Council for Buffalo County (DCBC)

PROPOSER INFORMATION

Proposer Name: _____

Business Address: _____

Authorized Representative: _____

Title: _____

Property

This proposal contemplates acquisition and development of the combined project area consisting of:

- **Parcel A** – Village Plaza Second Addition, Lot 1, Block 1 (approximately 2.13 acres)
- **Parcel B** – Village Plaza Second Addition, Lot 1, Block 2 (approximately 0.89 acres)

Purchase Price Offer

Proposed Purchase Price for the Combined Property

\$ _____

Conditions of Offer

Please identify any conditions associated with the proposed purchase price, including due diligence requirements, financing contingencies, approvals, or other material conditions.

☐ No additional conditions

Attachment F: Purchase Price Proposal Form

Public Benefit Statement

Briefly explain how the proposed purchase price relates to the public benefits offered by the project and the overall feasibility of the proposed development.

Certification

The undersigned certifies that the purchase price identified above is a bona fide offer for acquisition of the property described in this RFP.

The undersigned further acknowledges that acceptance of this proposal does not create any obligation on the part of DCBC or the City of Kearney to convey the property and that any conveyance remains subject to negotiation and execution of mutually acceptable agreements and all required approvals.

Authorized Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____



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

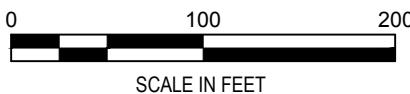
OUTLOT A NOTE:

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	- B S B L - B S B L - = BUILDING SETBACK LINE
(P) = PLATTED DISTANCES	- O H E - O H E - = EDGE OF CONCRETE
⊗ = FIRE HYDRANT	- S t m - S t m - = OVERHEAD ELECTRIC LINE
⊕ = WATER VALVE	- S a n - S a n - = STORM SEWER LINE
⊞ = ELECTRIC BOX	- S a n - S a n - = SANITARY SEWER LINE
⊞ = ELECTRIC TRANSFORMER	- T - T - T - = UNDERGROUND TELEPHONE LINE
⊞ = POWER POLE	- G A S - G A S - G A S - = GAS LINE
⊞ = GUY ANCHOR	- W - W - W - W - = WATER LINE
⊞ = TELEPHONE PEDESTAL	- 2160 - - - - - = CONTOUR W/ELEVATION
⊞ = LIGHT POLE	- F O - F O - F O - = FIBER OPTIC
⊞ = SIGN	⊞ = BUILDING
⊞ = MANHOLE	⊞ = OVERPASS PIERS
⊞ = STORM DRAIN INLET	
⊞ = 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-CG-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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- - - = CENTERLINE ROAD
- - - = 25' BUILDING SETBACK LINE



BASIS OF BEARINGS:

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Projection = Transverse Mercator
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SHEET 1 OF 2



PARTY CHIEF: CHAD DIXON
DRAWN BY: BYRON MAXSON
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REVISION-DATE & REASON

BUFFALO CO.-KEARNEY-VILLAGE PLAZA SECOND ADDITION

LINE TABLE		
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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

