

## Diane Stoddard

---

**From:** weinaug@douglas-county.com  
**Sent:** Friday, August 26, 2016 4:58 PM  
**To:** Tom Markus  
**Cc:** Diane Stoddard; CountyCommission@douglas-county.com  
**Subject:** East Hills assessments  
**Attachments:** ehillsmap\_outstanding\_balance\_Update2016 (3).pdf

Dear Tom:

The County hereby requests that the city waive the outstanding assessment liability of the county for the development of East Hill business park that were completed in the 1980's.

Please refer to the following link to the City's Website for historic foundation for this issue: [http://lawrenceks.org/assets/agendas/cc/2008/03-11-08h/ehbp\\_assessments\\_staff\\_memo.html](http://lawrenceks.org/assets/agendas/cc/2008/03-11-08h/ehbp_assessments_staff_memo.html). Based on the information contained in this link, the Lawrence City Commission first considered this issue when the County requested in 2008 that the remaining specials be waived. At that point the City Commission agreed to consider waiver of the remaining specials on a case-by-case basis. And in fact, pursuant to this agreement approved in 2008, the city commission has waived the specials on individual lots since that date. The previous City Manager had recommended this response as a means for the City to make sure that the county did not use the lots for anything other than what the park was intended to be used for. As your management auditor has pointed out, this agreement has since expired.

The total amount due at this point is \$415,000.36. A map is attached that shows the lots that have remaining specials. The second biggest assessment is against a lot that serves as a detention pond that was put in after the park had been in operation for several years to meet new requirements of the City for storm water retention. This lot obviously will never be sold. Two or three of the other outstanding special assessments are against lots that will be challenging to develop because of the topography of the lots.

The original intention of the partnership agreement was that the County would purchase the land, and resell it to get their investment back, the chamber would pay the taxes and get their investment back when the lots were sold, and the city would provide the infrastructure, and get their investment back through the special assessments when the lots were sold. Because the competition for new business escalated in the 90's making it necessary to offer free land to be competitive, things did not work out as intended. Following the requirements of the agreement literally would put all of the costs on the county, even though that was not the intention of anyone at the time that the agreement was approved.

The County therefore requests that the remaining assessments be waived.

As an alternative, we would be willing to extend the 2008 agreement.

Craig Weinaug  
County Administrator

---

This\_email\_has\_been\_scanned\_by\_the\_MessageLabs\_Email\_Security\_System.