Schuyler Community Schools
Board of Education Special Meeting
Thursday, December 19, 2019 3:30 PM
Schuyler Central High School Music Room
120 W. 20th St.
Schuyler, NE 68661-2400

I. Call Meeting to Order
I.A. Pledge of Allegiance
Discussion: All present participated in the Pledge of Allegiance.
I.B. Declaration of Open Meeting
II. Approval of Consent Agenda
III. Action Items
III.A. Building, Grounds, and Transportation
III.A.1. Discuss, consider and take all necessary action with regard to possible approval and authorization to execute a real estate purchase agreement for the purchase by the school district of the real estate located at 2023 Colfax Street, Schuyler, Nebraska.

IV. Adjournment

Prepared by: Christina Bywater, Secretary to the Board

MOTION

MOTION by _____ that the Board of Education of this School District approves entering into a real estate purchase agreement for the purchase of the real estate located at 2023 Colfax Street, Schuyler, Nebraska, including all buildings and other improvements located thereon, from the seller, and that the Board hereby approves and adopts the attached resolution.

Board member _____ seconded the MOTION. After discussion and on roll call vote, the following Board members voted in favor of passage and adoption of the above Motion and Resolution: _____ _____.

The following Board members voted against the same: _____.

The following Board members were absent or not voting: _____.

The above Motion and Resolution having been consented to by a majority of the members of the School Board of this School District, were declared as passed and adopted by the President at a duly held and lawfully convened meeting in full compliance with the Nebraska Open Meetings Law.

DATED this 19th day of December, 2019.

COLFAX COUNTY SCHOOL DISTRICT 19-0123, A/K/A SCHUYLER COMMUNITY SCHOOLS

BY: _____
President, Board of Education

ATTEST:

_____

RESOLUTION

BE IT RESOLVED by Colfax County School District 19-0123, a/k/a Schuyler Community Schools, a Class III School District under the laws and statutes of the State of Nebraska, at this special meeting of its Board of Education, ("SCS"), that the real estate purchase agreement for the real property located at 2023 Colfax Street, Schuyler, Nebraska ("Purchase Agreement") between SCS and the seller, EHC Schuyler Realty, LLC ("Seller"), in the form on file with official SCS records and as presented at this meeting or with such changes as are deemed necessary and in the best interest of SCS and approved by the Superintendent of Schools, should be and is hereby authorized and approved;

BE IT FURTHER RESOLVED that the President of the Board of Education, Superintendent of Schools, or other designee for SCS, should be and is hereby delegated the authority and is authorized and directed to sign, execute, and deliver such Purchase Agreement and any development plans, development agreements, subdivision agreements, interlocal agreements, documents, or other agreements called for in such Purchase Agreement for and on behalf of SCS, and is further hereby delegated the authority and is authorized and directed to execute and deliver any necessary deed(s), subdivision agreement(s), interlocal agreement(s) or other instruments under such Purchase Agreement or in the development of the described property according to the Purchase Agreement, and is delegated the authority and is authorized and directed to retain any necessary professionals for assistance, to pay the purchased price, development costs all costs and expenses, and to take or cause to be taken all other action necessary or appropriate to close the sale, purchase, and conveyance transaction, and to develop the described property and pay all development costs and expenses as provided therein according to such Purchase Agreement or any approved changes thereto, or those in the best interest of SCS upon presentation of deeds or other required plans, documents, or development proposals from the Seller, or others on the described property to be purchased, received, and developed by SCS under this Purchase Agreements.

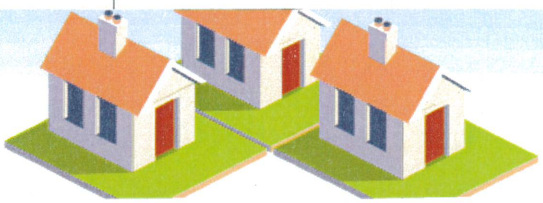
Tax Statement

Served by WEBSERVER-2

0 Step 4 of 8

Colfax County

Perm ID	Name	Legal
120738500	EHC SCHUYLER REALTY, LLC 585 FLANDERS DR VALLEY STREAM NY 11581	S 400' OF BLK 3 BLOCK 3 CLARKSON & DORSEYS SUB 2023 COLFAX ST SCHUYLER NE 68661



Levy Graph | Value Graph | Tax Graph | Assessor Data

Year	Statement	Value	Tax	Exemption	Net Tax	Balance Due
2019	006053	$ 1,242,875	$ 24,349.20	- $ 1,294.46	$ 23,054.74	$ 23,054.74
2018	005996	$ 1,242,875	$ 24,134.38	- $ 1,075.10	$ 23,059.28	$ 0.00
2017	005976	$ 1,226,925	$ 24,078.02	- $ 1,079.08	$ 22,998.94	$ 0.00
2016	005968	$ 1,226,925	$ 23,308.74	- $ 1,098.96	$ 22,209.78	$ 0.00
2015	005960	$ 1,226,950	$ 24,294.22	- $ 1,154.44	$ 23,139.78	$ 0.00
2014	005950	$ 1,229,395	$ 25,647.92	- $ 879.52	$ 24,768.40	$ 0.00
2013	005939	$ 1,229,395	$ 26,424.48	- $ 811.04	$ 25,613.44	$ 0.00
2012	005907	$ 1,227,150	$ 25,225.34	- $ 877.42	$ 24,347.92	$ 0.00
2011	005895	$ 1,227,150	$ 26,476.70	- $ 924.18	$ 25,552.52	$ 0.00
2010	005878	$ 1,227,150	$ 24,599.80	- $ 968.34	$ 23,631.46	$ 0.00
2009	005857	$ 1,233,135	$ 25,373.66	- $ 1,013.88	$ 24,359.78	$ 0.00
2008	005837	$ 1,233,135	$ 25,383.22	- $ 1,062.10	$ 24,321.12	$ 0.00
2007	005800	$ 1,233,135	$ 25,059.89	- $ 1,026.21	$ 24,033.68	$ 0.00
2006	006131	$ 811,150	$ 17,597.66	$ 0.00	$ 17,597.66	$ 0.00
2005	005816	$ 811,150	$ 16,358.90	$ 0.00	$ 16,358.90	$ 0.00
2004	006152	$ 811,150	$ 16,993.36	$ 0.00	$ 16,993.36	$ 0.00
2003	007047	$ 811,150	$ 17,243.50	$ 0.00	$ 17,243.50	$ 0.00
2002	006922	$ 499,815	$ 10,985.90	$ 0.00	$ 10,985.90	$ 0.00
2001	006854	$ 499,815	$ 10,619.54	$ 0.00	$ 10,619.54	$ 0.00
2000	006789	$ 499,815	$ 10,068.04	$ 0.00	$ 9,915.40	$ 0.00

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Taxes Due

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0 Step 5 of 8

Colfax County

Parcel	Name	Legal
120738500	EHC SCHUYLER REALTY, LLC 585 FLANDERS DR VALLEY STREAM NY 11581	S 400' OF BLK 3 BLOCK 3 CLARKSON & DORSEYS SUB 2023 COLFAX ST SCHUYLER NE 68661

Payment Information

This county's taxes are for lookup use only.

Credit Card payments can not be made at this time. Contact Colfax County Treasurer at (402) 352-8519 for more information.

Interest Calculator

Tax Breakdown

Deliquency Dates

1st Half: 05/01/2020

2nd Half: 09/01/2020

Parcel Information		Tax Information	
Tax District	120	Gross Tax Assessed	$ 24,349.20
Levy	1.95910200	Exemption/Credit	$ 1,294.46
Value	$ 1,242,875	Net Tax	$ 23,054.74
Tax Sale(s)			

Year: 2019 Statement: 6053	Real Estate Tax
Net Tax Due	$ 23,054.74
First Payment	$ 11,527.37
Second Payment	$ 11,527.37
Unpaid Tax Due	$ 23,054.74

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COLFAX COUNTY
Real Estate Breakdown Report

Parcel ID 1207385.00	**Legal**	**Card File**
Owner	S 400' OF BLK 3	**Situs**
GPH SCHUYLER, LLC (#0511)	BLOCK 3	2023 COLFAX ST
% VAN MARLEK & ASSOC., INC.	CLARKSON & DORSEYS SUB	SCHUYLER, NE 68661
P.O. BOX 160488		
ALTAMONTE SPRINGS, FL 32716-0488		

							Previous	Current
County Area	1	COUNTY AREA 1	**Class Code**	01-03-03-01-04-06	**Value**			
Neighborhood	1	SCHUYLER	**State GEO**	2401-00-0-10170-003-0000	**Buildings**		1,160,145	1,160,145
Location / Group	0	N/A	**Cadastral**	--	**Improvement**		22,990	22,990
District	120	S-3 & 123 L.P.	**Book / Page**	/	**Land / Lot**		59,740	59,740
School	19-0123		**Sale Date**		**Total**		1,242,875	1,242,875
			Sale Amount	0				

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
2 Flat Value Lot	02 SqFoot	59,740.00 SQ. FEET	59,740.000	0.000	V 1	0	0.000	0.000	59,740	4588

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2018	5996	120	1,160,145	22,990	59,740	1,242,875	0	1,242,875	23,059.28	0
2017	5976	120	1,136,620	30,565	59,740	1,226,925	0	1,226,925	22,998.94	0
2016	5968	120	1,136,620	30,565	59,740	1,226,925	0	1,226,925	22,209.78	0
2015	5960	120	1,136,645	30,565	59,740	1,226,950	0	1,226,950	23,139.78	0
2014	5950	120	1,139,090	30,565	59,740	1,229,395	0	1,229,395	24,768.40	0
2013	5939	120	1,139,090	30,565	59,740	1,229,395	0	1,229,395	25,613.44	0
2012	5907	120	0	1,167,410	59,740	1,227,150	0	1,227,150	24,347.92	0
2011	5895	120	0	1,167,410	59,740	1,227,150	0	1,227,150	25,552.52	0
2010	5878	120	0	0	0	1,227,150	0	1,227,150	23,631.46	0
2009	5857	120	0	0	0	1,233,135	0	1,233,135	24,359.78	0
2008	5837	120	0	0	0	1,233,135	0	1,233,135	24,321.12	0
2007	5800	120	0	0	0	1,233,135	0	1,233,135	24,033.68	0
2006	6131	120	0	0	0	811,150	0	811,150	17,597.66	0

Garage sq ft: 720

Average Utilities:

Bldg Sq Footage: 31,127

Nursing Home: 21,556
Church : 2,001
Assisted Living : 7570

Parcel ID	1207385.00	(4588)
Card File		
PAD Class Code	01-03-03-01-04-06	
State GEO	2401-00-0-10170-003-0000	
Owner		

GPH SCHUYLER, LLC (#0511)
% VAN MARLEK & ASSOC., INC.
P.O. BOX 160488
ALTAMONTE SPRINGS, FL 32716-0488

Situs
2023 COLFAX ST SCHUYLER NE 68661

Neighborhood	1 - SCHUYLER
District	120 - S-3 & 123 L.P.

Legal
S 400' OF BLK 3
BLOCK 3
CLARKSON & DORSEYS SUB



Primary Image Information

Image ID	1
Image Date	03/22/2017
File Name	1207385.jpg
Description	1207385.JPG

Marshall & Swift Cost Approach (10/2016)

Property Valuation

Valuation Method	Cost Approach	
Improvement	1,183,135	
Land/Lot	59,740	
Total	1,242,875	39.03/SqFt

Lot Information

Lot Size	59,740.00 SQ. FEET
Valuation Model	Flat Value Lot
Valuation Method	02 Square Ft
Lot Value	59,740

Income Approach

Parcel ID	1207385.00	(4588)
Card File		
PAD Class Code	01-03-03-01-04-06	
State GEO	2401-00-0-10170-003-0000	
Owner		

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2023 COLFAX ST SCHUYLER NE 68661

Neighborhood	1 - SCHUYLER
District	120 - S-3 & 123 L.P.

Legal
S 400' OF BLK 3
BLOCK 3
CLARKSON & DORSEYS SUB

Building Image Information

Image ID	0
Image Date	
File Name	
Description	

Marshall & Swift Cost Approach

Appraisal Zone	1002
Zone Description	2016 Marshall and Swift Tables
Manual Date	(10/2016)

Building Data

Building ID	602	**Construction Class**	D - Wood or steel framed exterior walls	**Basement Area**	0
Sequence	1	**Rank**	2.00 - Average	**Basement Levels**	0
Occupancy 1	313 - Nursing Home (Convalescent Hospital) 100 %	**Condition**	2.00 - Badly Worn	**Basement Finish**	
		Exterior Wall	100 % - Stud -Brick Veneer	**Finish Code - 1**	
Occupancy 2		**Heating/Cooling**	90 % - Ind Thu-Wall Heat Pump	**Finish Area - 1**	0
Occupancy 3			10 % - Warmed and Cooled Air	**Finish Code - 2**	
Total Floor Area	21,556	**Roof Type**	Gable	**Finish Area - 2**	0
Average Perimeter	782	**Roof Cover**	Metal		
Number of Stories	1				
Average Wall Height	9.00				
Year Built	1964				
Effective Age	47				

Parcel ID	1207385.00	(4588)
Card File		
PAD Class Code	01-03-03-01-04-06	
State GEO	2401-00-0-10170-003-0000	
Owner		

GPH SCHUYLER, LLC (#0511)
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ALTAMONTE SPRINGS, FL 32716-0488

Situs
2023 COLFAX ST SCHUYLER NE 68661

Neighborhood	1 - SCHUYLER
District	120 - S-3 & 123 L.P.

Legal
S 400' OF BLK 3
BLOCK 3
CLARKSON & DORSEYS SUB

Building Image Information

Image ID	0
Image Date	
File Name	
Description	

Marshall & Swift Cost Approach

Appraisal Zone	1002
Zone Description	2016 Marshall and Swift Tables
Manual Date	(10/2016)

Building Data

Building ID	603	**Construction Class**	D - Wood or steel framed exterior walls	**Basement Area**	0
Sequence	2	**Rank**	2.00 - Average	**Basement Levels**	0
Occupancy 1	309 - Church 100 %	**Condition**	3.00 - Average	**Basement Finish**	
Occupancy 2		**Exterior Wall**	100 % - Stud -Brick Veneer	**Finish Code - 1**	
Occupancy 3		**Heating/Cooling**	100 % - Warmed and Cooled Air	**Finish Area - 1**	0
Total Floor Area	2,001	**Roof Type**	Gable	**Finish Code - 2**	
Average Perimeter	158	**Roof Cover**	Metal	**Finish Area - 2**	0
Number of Stories	1				
Average Wall Height	10.00				
Year Built	2000				
Effective Age	11				

Parcel ID	1207385.00	(4588)
Card File		
PAD Class Code	01-03-03-01-04-06	
State GEO	2401-00-0-10170-003-0000	
Owner		
GPH SCHUYLER, LLC (#0511) % VAN MARLEK & ASSOC., INC. P.O. BOX 160488 ALTAMONTE SPRINGS, FL 32716-0488		
Situs		
2023 COLFAX ST SCHUYLER NE 68661		
Neighborhood	1 - SCHUYLER	
District	120 - S-3 & 123 L.P.	
Legal		
S 400' OF BLK 3 BLOCK 3 CLARKSON & DORSEYS SUB		

Building Image Information	
Image ID	0
Image Date	
File Name	
Description	

Marshall & Swift Cost Approach	
Appraisal Zone	1002
Zone Description	2016 Marshall and Swift Tables
Manual Date	(10/2016)

Building Data

Building ID	604	**Construction Class**	D - Wood or steel framed exterior walls	**Basement Area**	0
Sequence	3	**Rank**	1.00 - Low	**Basement Levels**	0
Occupancy 1	326 - Storage Garage 100 %	**Condition**	2.00 - Badly Worn	**Basement Finish**	
Occupancy 2		**Exterior Wall**	100 % - Stud Walls-Wood Siding	**Finish Code - 1**	
Occupancy 3		**Heating/Cooling**	100 % - No HVAC	**Finish Area - 1**	0
Total Floor Area	720	**Roof Type**	Gable	**Finish Code - 2**	
Average Perimeter	108	**Roof Cover**	Metal	**Finish Area - 2**	0
Number of Stories	1				
Average Wall Height	8.00				
Year Built	2001				
Effective Age	10				

Parcel ID	1207385.00	(4588)
Card File		
PAD Class Code	01-03-03-01-04-06	
State GEO	2401-00-0-10170-003-0000	
Owner		

GPH SCHUYLER, LLC (#0511)
% VAN MARLEK & ASSOC., INC.
P.O. BOX 160488
ALTAMONTE SPRINGS, FL 32716-0488

Situs
2023 COLFAX ST SCHUYLER NE 68661

Neighborhood	1 - SCHUYLER
District	120 - S-3 & 123 L.P.

Legal
S 400' OF BLK 3
BLOCK 3
CLARKSON & DORSEYS SUB

Building Image Information

Image ID	0
Image Date	
File Name	
Description	

Marshall & Swift Cost Approach

Appraisal Zone	1002
Zone Description	2016 Marshall and Swift Tables
Manual Date	(10/2016)

Building Data

Building ID	605	**Construction Class**	C - Masonry bearing walls	**Basement Area**	0
Sequence	4	**Rank**	2.00 - Average	**Basement Levels**	0
Occupancy 1	451 - Multiple Res. (Sen. Citizen) 100 %	**Condition**	3.00 - Average	**Basement Finish**	
Occupancy 2		**Exterior Wall**	10 % - Stud -Brick Veneer	**Finish Code - 1**	
Occupancy 3			90 % - Stud -Vinyl Siding	**Finish Area - 1**	0
Total Floor Area	7,570	**Heating/Cooling**	100 % - Ind Thu-Wall Heat Pump	**Finish Code - 2**	
Average Perimeter	464	**Roof Type**	Gable	**Finish Area - 2**	0
Number of Stories	1	**Roof Cover**	Metal		
Average Wall Height	9.00				
Year Built	2002				
Effective Age	9				

Parcel ID 1207385.00 (4588)
Card File
PAD Class Code 01-03-03-01-04-06
State GEO 2401-00-0-10170-003-0000
Owner
GPH SCHUYLER, LLC (#0511)
% VAN MARLEK & ASSOC., INC.
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Situs
2023 COLFAX ST SCHUYLER NE 68661
Neighborhood 1 - SCHUYLER
District 120 - S-3 & 123 L.P.
Legal
S 400' OF BLK 3
BLOCK 3
CLARKSON & DORSEYS SUB

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
PAVC	Conc Pavng Building Components		3.00	0.00	1964	0	1x0x0			17,000
FLV	C.L.Fence Building Components		3.00	0.00	1964	0	1x0x0			230
PAVC	Conc Pavng Building Components		3.00	0.00	2002	0	1x0x0			5,216
SVC2	Canopies Building Components		1.00	0.00	2002	0	1x0x0			250

COLFAX COUNTY

Appraisal Outbuilding

Parcel ID	1207385.00	(4588)	Owner	GPH SCHUYLER, LLC (#0511)	Legal	S 400' OF BLK 3 BLOCK 3 CLARKSON & DORSEYS SUB

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
PAVC	Conc Pavng Building Components		2.00	3.00	2002	0				420

Served by WEBSERVER-2

COLFAX COUNTY, NEBRASKA

Parcel
120738500
Sale Date 10/3/2019
Sale Price $ 1,608,012
Book & Page 2019 -1103

Name
EHC SCHUYLER REALTY, LLC
585 FLANDERS DR
VALLEY STREAM NY 11581

Legal
S 400' OF BLK 3
BLOCK 3
CLARKSON & DORSEYS SUB
2023 COLFAX ST SCHUYLER NE 68661













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