



SEACREST & KALKOWSKI, PC, LLO

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April 17, 2024

VIA ELECTRONIC MAIL

Michele Lincoln
Village of Bennet
685 Monroe Street
P.O. Box 255
Bennet, NE 68317

RE: Cochrane Corner Addition - Request to Extend Time to Install Improvements

Dear Michele:

Our office represents Cochrane Corner, LLC, the owner of all of the undeveloped Lots and Outlots within Cochrane Corner Addition. The Village Board of Trustees approved both Ordinance No. 2022-2.1 (the "Ordinance") approving the Cochrane Corner Addition Final Plat and the Subdivision Improvement Agreement (Cochrane Corner Addition) (the "Subdivision Agreement") on February 14, 2022. The Ordinance required all improvements set forth in the Subdivision Agreement to be completed within two (2) years after approval of the Final Plat.

As you are aware, since the approval of the Final Plat, the economic environment has not been conducive to installing the required infrastructure improvements and putting the lots within the Final Plat on the market. Inflated costs and higher interest rates have been the largest contributing factors.

Cochrane Corner, LLC is requesting the Village Board of Trustees amend Ordinance No. 2022-2.1 to extend the timeframe for improvements set forth in the Subdivision Agreement to be completed from two (2) years to five (5) years after approval of the Final Plat. The extension will provide additional time for the economic and market conditions to improve and support the installation of the improvements so the Lots can be marketed and sold. Attached please find marked and clean drafts of Amended and Restated Ordinance No. 2022-2.1 with the extension reflected in the text.

If you have any questions or need any additional information regarding this request, please do not hesitate to contact me.

Sincerely,

DANAY KALKOWSKI

For the Firm

Enclosures

cc: David Solheim (w/encl.) via email