Western Panhandle Regional

Land Bank Board Meeting

Agenda

THE WESTERN PANHANDE REGIONAL LAND BANK BOARD MEETING WILL BE HELD ON **NOVEMBER 10, 2026 AT 1:00 P.M. MST** IN THE GERING CITY HALL CONFERENCE ROOM, 1025 “P” STREET, GERING, NEBRASKA and VIA ZOOM AT https://us02web.zoom.us/j/89998051025?pwd=H3YKqdtHuagRMbV6EXQpYUw6abxhrv.1

1. Call to Order / Roll Call

2. OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14
   As required by State Law, public bodies shall make available current copies of the Open Meetings Act available in the meeting room and online at https://nebraskalegislature.gov/laws/statutes.php?statute=84-1411

3. Approval of the Agenda
   Board Chair may move items on the agenda and address them out of ordered as needed.

4. Approval of Minutes of the October 7, 2026, Board Meeting

5. Approval of the October Financial Report ending 10/31/26

6. Presentation of Properties for Review
   The Board reserves the right to move individual items to a future agenda for review as deemed necessary.

   a. Gering
      i. 905 7th Street
      ii. 1735 6th Street
      iii. 2025 3rd Street
      iv. 2035 3rd Street
      v. 1850 ½ 4th Street
      vi. 2005 4th Street
      vii. 690 J Street
      viii. 945 7th Street
      ix. 1905 3rd Street
   b. Kimball
      i. 205 E Main Street
      ii. 405 W 6th Street
      iii. 615 W Hwy 30
      iv. 700 S Oak Street
      v. 704 S Oak Street

7. Action on Properties Referred

8. Executive Director Report:
    a. Funding Presentation Appointments
    b. Property Status Report
    c. WPRLB Landing page DRAFT
    d. Next Meeting December 2, 2026, 1:00 pm
    e. Revisit best date and time for Board Meeting

9. Open Comment: Discussion or action by the Western Panhandle Regional Land Bank Board regarding unscheduled business will not be taken. Those wishing to address the Board will have a 3-minute time limit.

10. Adjourn

Board reserves the right to enter into closed session if deemed necessary if the item is on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.

THE OFFICIAL PROCEEDINGS OF
THE WESTERN PANHANDLE REGIONAL
LAND BANK BOARD MEETING

October 7, 2026

A meeting of the Western Panhandle Regional Land Bank (WPRLB) Board was held in open session on October 7, 2026 at 1:00 p.m. in the Gering City Hall Conference Room, 1025 P Street, Gering, NE. Present were Board Members Nancy Garrett, Gabe Ingram, Amy Newman, John Stinner and Sarah Flores. Absent: Tony Kaufman and Brady Shaul. Also present were the following: Michelle Coolidge (Executive Director), Annie Folck and Karen Heins (Gering). Notice of the meeting was published on the City of Gering website on September 23, 2026, and the agenda was posted on the City of Gering website on October 1, 2026. At the time of publication, the WPRLB website had not yet been established. All proceedings hereafter were taken while the meeting was open to the attendance of the public.

1. **Call to Order and Roll Call**
   Board Vice Chair Gabe Ingram called the meeting to order at 1:02 p.m. It was noted that a quorum of the WPRLB Board was present and business could be conducted.

2. **Open Meetings Act**
   Vice Chair Ingram reviewed the Nebraska Revised Statutes Chapter 84, Article 14, requiring by State Law, public bodies shall make available current copies of the Open Meetings Act available in the meeting room. He also noted that agenda items may be moved up or down on the agenda at the discretion of the Chairperson. He further noted that additions may not be made to the agenda less than 24 hours before the beginning of the meeting unless they are considered under the appropriate section of the agenda and the WPRLB Board determines that the matter requires emergency action.

3. **Board reserves the right to enter into closed session if deemed necessary if the items on the agenda as per Section 84-1410 of the Nebraska Revised Statutes**
   Vice Chair Ingram stated the Board reserves the right to enter into closed session when appropriate, as required by Nebraska law, for any item on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.

4. **Approval of Minutes of the September 2, 2026 WPRLB Board Meeting**

   A motion was made by Board Member Stinner to approve the minutes of the September 2, 2026 WPRLB Board meeting. The motion was seconded by Board Member Garrett. There was no discussion. The Secretary called the roll. "AYES": Newman, Ingram, Stinner, Garrett, Flores. "NAYS": None. Abstain: None. Absent: Kaufman and Shaul. Motion carried.

5. **Discussion and Possible Action on Contribution Commitments by Member Communities and Options for Meeting the Commitment**
   Executive Director Michelle Coolidge clarified that the item was included as a follow-up to the previous month's discussion regarding contribution commitments, particularly the City of Kimball's commitment. To her knowledge, there had been no changes since the prior meeting, and the contribution had been included in the draft budget. With no further comments or questions, the Board proceeded to the next agenda item.

6. **Review of Draft Budget for FY2027**
   Ms. Coolidge presented the draft budget, explaining that the figures reflected recent discussions, including $50,000 for the City of Kimball and an estimated starting balance of approximately $97,000 as of October 1, following the September 30 year-end. The draft included placeholder amounts for potential donations and grant income, as well as a proposed $46,800 executive director expense split between the two communities, subject to adjustment based on the actual allocation of time. The budget would track year-to-date expenditures and variances against budgeted amounts.

   The Board discussed whether to retain budget allowances for accounting, legal, and administrative expenses, given that the cities were expected to provide many of these services at no charge. Ms. Coolidge

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recommended retaining the placeholders to account for the possibility that the Land Bank might incur these expenses in the future. Snow removal and lawn maintenance were also retained as potential expenses in the event city staff were unavailable to provide the services.

Ms. Coolidge explained that the budget was a preliminary forecast that could be adjusted as more information became available, but that a budget would need to be adopted and submitted to the auditor's office. The fiscal year would run from October 1 through September 30, consistent with the municipal budget year. Potential future revenue sources, including fundraising and tax revenue associated with properties returned to the tax rolls, were discussed, although reliable estimates were not yet available.

The Board also discussed liability insurance. Ms. Coolidge reported that JG Elliott had obtained preliminary quotes from multiple carriers using an address for estimation purposes. The need for coverage and its potential cost would depend on the properties held by the Land Bank and the anticipated length of ownership. She noted that some properties might be transferred or sold relatively quickly, potentially limiting the period of coverage needed.

Regarding financial reporting, Ms. Coolidge indicated that an outside accountant was not currently anticipated to be necessary, although a waiver would need to be filed based on the Land Bank's expected revenue level. She referenced information from another land bank indicating that the waiver threshold was estimated at $500,000, noting that the Land Bank was not expected to approach that level in the near term.

Following discussion, a motion was made to approve the budget and move the process forward.

A motion was made by Board Member Stinner to approve the draft budget. The motion was seconded by Board Member Newman. There was no discussion. The Secretary called the roll. "AYES": Newman, Stinner, Ingram, Garrett, Flores. "NAYS": None. Abstain: None. Absent: Kaufman and Shaul. Motion carried.

7. Discussion and Possible Action on Proposed WPRLB Policies

- **a. Financial Management Policy**
- **b. General Operating Policy**

Ms. Coolidge presented the proposed revisions to the Financial Management Policy and General Operating Policy, which incorporated feedback from the previous meeting and additional input from legal counsel. The Board reviewed the redlined versions reflecting the proposed changes.

After a brief discussion and no further questions or proposed changes, a motion was made to adopt both the Financial Management Policy and the General Operating Policy as presented.

A motion was made by Board Member Stinner to adopt both the Financial Management Policy and the General Operating Policy. The motion was seconded by Board Member Flores. There was no discussion. The Secretary called the roll. "AYES": Garrett, Newman, Flores, Stinner, Ingram. "NAYS": None. Abstain: None. Absent: Kaufman and Shaul. Motion carried.

8. Discussion on Process of Accepting Donated Property to Land Bank – Kimball property proposed with Title Issues

Ms. Coolidge introduced a discussion regarding the process for accepting donated properties, particularly those with title issues. She explained that a property owner in Kimball was willing to donate a property currently titled in the name of a deceased family member. The City of Kimball had consulted with legal counsel regarding the necessary work and asked whether the property could be referred to the Land Bank before the title issues were resolved.

Ms. Coolidge explained that addressing title issues is consistent with the Land Bank's purpose of removing barriers that prevent properties from returning to productive use. She noted that the Land Bank could begin reviewing a property and coordinating the necessary work before formally taking title, provided there was an understanding of the intended transfer. The Board discussed the importance of evaluating each property before acceptance, including its marketability, anticipated holding period, carrying costs, potential property

tax obligations, and any environmental concerns. The Board would retain discretion to determine whether a property should be accepted based on the circumstances and anticipated challenges.

The discussion also addressed environmental assessments, particularly asbestos surveys. Ms. Folck referenced a property in Gering for which she had applied for a grant through the Nebraska Department of Water, Energy, and Environment (DWEE), noting that the process was taking considerable time. The Land Bank could potentially fund asbestos surveys to expedite the process, but doing so for multiple properties could quickly consume a significant portion of its limited budget. The estimated cost per survey was noted to be approximately $1,400.

Ms. Coolidge also indicated that the Land Bank's status as a separate 501(c)(3) organization might provide opportunities to pursue grants for asbestos abatement or other property related costs. Eligibility requirements, including whether ownership must be established before applying, would need to be researched. A question was also raised regarding potential historic preservation restrictions on the Kimball property, which was believed to date to the late 1800s. The discussion indicated that additional requirements could depend on the property's historic designation and whether federal funding was involved.

The Board agreed that the Kimball property could be brought forward for consideration before title was cleared, allowing the Land Bank to evaluate the property and determine whether to proceed with the necessary steps toward acceptance. Ms. Coolidge agreed to lead the follow-up process and coordinate with the City of Kimball. The goal was to bring information back to the Board at its next meeting. Ms. Folck encouraged that the City of Kimball proceed with requesting an asbestos survey through DWEE, if it had not already done so, noting that the survey could be a significant factor in the timeline.

9. Demo and Review of Draft WPRLB Inventory Database and Tracking System

Ms. Coolidge presented a draft WPRLB inventory database and tracking system, developed to maintain comprehensive property records, monitor acquisitions and dispositions, and track associated costs and activities required for statutory reporting.

The system includes an overview dashboard and individual sections for property information, acquisition and due diligence, disposition, activity logs, expenses, and reporting. Features include tracking property status and eligibility requirements, acquisition and disposition dates, length of ownership, property assessments, maintenance activities, vendor payments, and expenses attributable to each municipality.

The Board discussed how to categorize zoning classifications consistently between Gering and Kimball, including whether to use general categories or incorporate each municipality's specific zoning classifications. Members raised questions about which inventory information would be made publicly available, with further consideration needed regarding statutory reporting requirements and the appropriate level of detail for public access.

Ms. Coolidge noted that the system was still in draft form and that some fields and reporting functions would need refinement. She invited additional feedback and indicated that she would arrange a more detailed working session with Ms. Folck and a representative from Kimball to review the system and identify any further adjustments. No formal action was taken.

10. Standing Items:

a. Financial Report

Ms. Coolidge presented the financial report and reviewed the year-end financial position as of September 30, 2026. Beginning with $100,000, the Land Bank incurred $2,947.50 in executive director expenses and earned $11.32 in interest income, resulting in an ending balance of $97,063.82. This amount carried forward as the beginning balance for the new fiscal year and was reflected in the statement of net position.

b. Property Identification

There were no properties to report at this time.

c. Property Status Report

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No property status was presented at this time.

d. Executive Director Report

Ms. Coolidge noted that her written report for September was included in the agenda packet and highlighted updates on ongoing items and anticipated next steps. She stated that she would continue refining the property tracking system and that the Board would need to clarify the referral process and determine when properties should be referred to the Land Bank. She anticipated that the process would become clearer as the Land Bank began working with specific properties.

Ms. Coolidge reported that she had secured the domain name wprlandbank.org through GoDaddy and purchased a basic Squarespace membership to begin developing the Land Bank's website. Following an initial discovery call with Squarespace, she identified three primary website purposes: meeting the statutory requirement to publish the Land Bank's property inventory, promoting transparency and building public trust regarding the use of funds, and marketing properties when they become available. The website could also accommodate legal notices and other functions as needed in the future. She anticipated continuing website development in October and suggested involving others in discussions about branding and the potential creation of a logo.

e. Next Meeting: November 4, 2026, 1:00 p.m.

It was announced that the next meeting was scheduled for November 4, 2026, at 1:00 p.m. at the same location. The Board discussed the possibility of offering a Zoom option when member availability could impact achieving a quorum or when weather conditions might affect attendance. Any change to a virtual or hybrid format would need to be determined far enough in advance to allow for proper public notice. Ms. Coolidge noted she would conduct a poll to assess members' availability and determine whether a Zoom option should be publicized for the next meeting.

11. Open Comment: Discussion or action by the Western Panhandle Regional Land Bank Board regarding unscheduled business will not take place. This section is for citizen comment only.

No public comments were received.

12. Adjourn

Motion to adjourn was made by Board Member Stinner and it was seconded by Board Member Newman. There was no discussion. On roll call vote, the following voted "AYE": Garrett, Newman, Flores, Stinner and Ingram. "NAYS": None. Abstain: None. Absent: Kaufman and Shaul.

Meeting adjourned at 1:50 p.m.

_____
Tony Kaufman, Chair

ATTEST:

_____
Karen Heins, Administrative Secretary

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Western Panhandle Regional Land Bank
Statement of Net Position
As of October 31, 2026

ASSETS	
Current Assets	
Cash and Cash Equivalents	$ 95,822.39
Grants Receivable	$ -
Total Current Assets	$ 95,822.39
Non-Current Assets	
Land & Property Inventory	$ -
Equipment & Capital Assets	$ -
Total Non-Current Assets	$ -
TOTAL ASSETS	$ 95,822.39
LIABILITIES	
Current Liabilities	
Accounts Payable & Accrued Contract Expenses	$ -
Total Current Liabilities	$ -
TOTAL LIABILITIES	$ -
NET POSITION	
Net Investment in Capital Assets	$ -
Restricted Asset Balances (Grant Projects)	$ -
Unrestricted Net Position	$ -
Unrestricted Net Position - City of Gering	$ 97,911.20
Unrestricted Net Position - City of Kimball	$ (2,088.81)
TOTAL NET POSITION	$ 95,822.39
TOTAL LIABILITIES AND NET POSITION	$ 95,822.39

Western Panhandle Regional Land Bank
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended October 31, 2026

OPERATING REVENUES	
Sale of Repurposed Properties / Land	$ -
Intergovernmental Agreements (City of Gering)	$ 100,000.00
Intergovernmental Agreements (City of Kimball)	$ -
Total Operating Revenue	$ 100,000.00
OPERATING EXPENSES	
Administrative/ Clerical Expenses	$ (308.42)
Executive Director Fees	$ (3,892.50)
Total Operating Expenses	$ (4,200.92)
OPERATING INCOME (LOSS)	$ 95,799.08
NON-OPERATING REVENUES / (EXPENSES)	
Federal/State Grants	$ -
Interest Income	$ 23.31
Total Non-Operating Items	$ 23.31
CHANGE IN NET POSITION (SURPLUS FOR THE YEAR)	$ 95,822.39
Net Position - Beginning of Year	$ -
NET POSITION - END OF YEAR	$ 95,822.39

Invoice

Invoice ID: #26-WPRLB-10
Invoice Date: 10/30/2026
Due date: 10/30/2026

Billed to:
WPR Land Bank

Pay to:
BB Associates
Michelle Coolidge
711 Avenue A; PO Box 143
Bayard NE 69334

DESCRIPTION	QUANTITY	AMOUNT
WPRLandBank	14	630.00
SUBTOTAL		630.00 USD

TOTAL
630.00 USD

Detailed report attached

Detailed report (This month)

10/01/2026 - 10/31/2026

Project is WPRLandBank

Summary

Total Hours	Billable Hours	Amount	Average Daily Hours
14:00:00	14:00:00 (100%)	630.00 USD	1.27 Hours

Time entries from this month

DESCRIPTION		DURATION	PROJECT	DATE
Finalized Draft Agenda and forwarded to all parties	$	0:30:00	WPRLandBank	10/01/2026
Headcount for meeting - followup approval chain on invoice and routing document	$	0:15:00	WPRLandBank	10/06/2026
Discovery call Landing Page	$	0:15:00	WPRLandBank	10/06/2026
Copy draft for Landing Page	$	0:45:00	WPRLandBank	10/13/2026
Roles and Responsibilities Mtg	$	1:15:00	WPRLandBank	10/14/2026
Prelim Copy call with Henry @ Square Up for hte Landing page	$	0:45:00	WPRLandBank	10/15/2026
Set up email addresses on domain	$	0:45:00	WPRLandBank	10/22/2026
Posting Notice for November meeting; review most recent draft of landing page	$	2:15:00	WPRLandBank	10/23/2026
Review and edit Landing page	$	1:00:00	WPRLandBank	10/26/2026
Locate and review property listing from Gering and reach out to Kimball on any changes to their list; WPRLB Info email to Jim Ellison for City of Minatare	$	1:45:00	WPRLandBank	10/26/2026
Review referral process, layout needs for agenda and email requests	$	0:45:00	WPRLandBank	10/27/2026
Agenda and property presentation preparation	$	1:45:00	WPRLandBank	10/28/2026
Process discussion with Annette on priority list for Kimball.	$	0:15:00	WPRLandBank	10/29/2026

Time entries from this month

DESCRIPTION		DURATION	PROJECT	DATE
Prep Agenda to include info on property review; ED report and Financials receipt	$	1:45:00	WPRLandBank	10/29/2026

Western Panhandle Regional Land Bank

Executive Director Report

October 2026 (reporting on September 2026)

Executive Summary

September work focused on policy refinement with legal counsel, development and testing of the property inventory database, and improvements to payment requests. These efforts support Board oversight, property activity and annual reporting.

Policy & Governance

Continued revisions to the General Operating and Financial Management Policies following Board discussion and legal review. The operating policy and draft community benefit agreement were submitted to counsel, with subsequent edits incorporating legal recommendations.

Acquisition provisions were refined to address municipal boundaries, municipality-specific parcel limits and commercial property eligibility. The draft clarifies Board approval and voting responsibilities and addresses transaction protections, including deed-in-escrow arrangements when appropriate.

Financial & Administrative Development

Revised the payment request form and developed its electronic signature template for consistent routing and approval. The form identifies check-processing dates of the 1st and 15th. Remaining work includes testing initiation and confirming staff access to reduce manual handling.

Reviewed the League's updated Quick Start Manual and supported Board administration through meeting communications, attendance at the September meeting, review of minutes and preparation of the October meeting posting.

Funding & Organizational Development

Distributed presentation materials to Board members to support consistent communication about WPRLB's work. Correspondence also addressed website and domain purchases as part of organizational setup.

The policy and tracking tools being developed will strengthen documentation for future funding efforts. Funding research and follow-up on potential operating support remain priorities for long-term sustainability.

Property Activity & Operational Readiness

Developed a property inventory workbook combining property records, evaluation and risk information, financial activity, costs and an activity log. An overview updates from individual entries, supporting staff coordination and Board reporting from referral through disposition.

The database is also being developed to capture information required for annual reporting. Recording property details, acquisition and disposition activity, and financial information throughout the year will reduce year-end reconstruction and provide supporting records.

Sample entries were used to test overview totals, workflow selections and property aging calculations. Refinements included municipality-specific tracking, marketability options and an agricultural property indicator. Workflow options were shared with staff, and a demonstration version was prepared for Board review and testing. Preliminary correspondence regarding a potential Kimball property also continued.

Upcoming Priorities

Near-term priorities include securing formal Board adoption of the General Operating and Financial Management Policies; demonstrating the database and incorporating feedback, including review of fields needed for annual reporting; and completing the payment request workflow. Property coordination and funding research will continue as opportunities develop.

Executive Director Observation

WPRLB can advance property activity while refining its operational tools. Practical experience will guide adjustments to the database and administrative processes as the organization grows, with property decisions continuing through appropriate review and Board approval.

Respectfully submitted,

Michelle Coolidge

Executive Director

Western Panhandle Regional Land Bank

SERVING GERING AND KIMBALL

Room to *renew.* Roots to grow.

The Western Panhandle Regional Land Bank helps Gering and Kimball address vacant, abandoned, and underused properties and create opportunities for productive reuse. Explore our property inventory, learn about our work, or contact us about a property or redevelopment idea.

View Properties →

Contact WPRLB

ABOUT WPRLB

Helping properties move toward a new purpose

A neglected property can affect an entire block. A vacant building or unused lot can also hold potential for housing, business, or another use that serves the community. WPRLB works with its participating communities, property owners, and prospective buyers to evaluate those possibilities and help move suitable properties toward productive use.

Our work centers on Gering and Kimball. Each property requires its own review, including its condition, ownership and title issues, costs, and potential reuse. The WPRLB Board oversees the land bank's work and makes acquisition and disposition decisions. Staff coordinate inquiries and property information for review.

Let's talk about your community →



Rooted here

Every community has a next chapter.

WHAT GUIDES OUR WORK

01

02

03

Local priorities:

Focus on property needs and opportunities in the communities we serve.

Practical reuse

Evaluate each property and a workable path toward its next use.

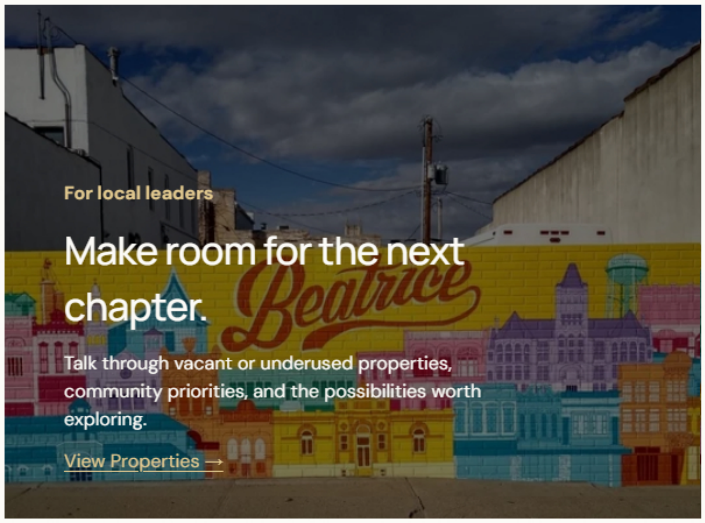
Public accountability:

Make information about our decisions, property activity, and use of resources accessible to the communities we serve.

PROPERTY INVENTORY

Explore our property inventory.

See properties owned by WPRLB and check their current status. Some properties may be held for evaluation or future activity rather than offered for purchase. Review the inventory section for details and contact us about a specific property.

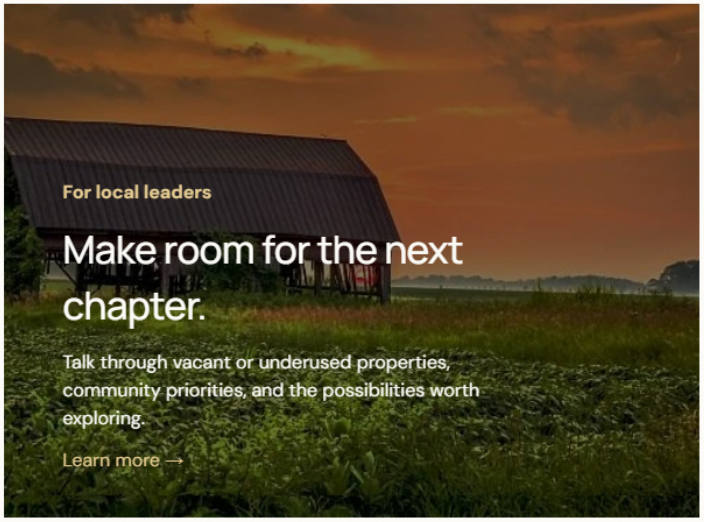


For local leaders

Make room for the next chapter.

Talk through vacant or underused properties, community priorities, and the possibilities worth exploring.

View Properties →



For local leaders

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Talk through vacant or underused properties, community priorities, and the possibilities worth exploring.

Learn more →

DEVELOPERS AND PROSPECTIVE BUYERS

Explore redevelopment opportunities

Discuss a Project ↗

WPRLB welcomes inquiries from developers, builders, businesses, and prospective buyers interested in returning properties to productive use in Gering and Kimball.

Start with the property inventory. If a property interests you, contact us with the address, your proposed use, relevant experience, and an anticipated timeline. If you are exploring a broader project idea, describe the type of property or opportunity you are seeking.

We will discuss the property's status and explain the applicable process. Property transfers are subject to review and Board approval. An inquiry does not reserve a property or guarantee approval; any specific offering instructions and deadlines will appear in the listing.

Information you can find and use

WPRLB serves its communities through work that residents should be able to follow. This section brings together information about our governance, public meetings, operating policies, and published reports.

Board and leadership

Learn who serves on the WPRLB Board and how to contact staff.

Staff Contact

Contact Us ↗

Meetings

Find upcoming meeting notices and agendas, along with approved minutes from previous meetings.

- 10/26/23 Agenda
- 9/28/23 Minutes
- 9/28/23 Approved
- 9/28/23 Minutes

Staff Contact

Contact Us ↗

Policies

Review adopted policies that guide property activity, financial management and land operations.

- Property Disposition Policy (Adopted 5/15/23)
- Property Disposition Policy (Adopted 5/15/23)

Staff Contact

Contact Us ↗

Financial information and reports

Access published budgets, financial reports, and annual reports as they become available.

- 2023 Annual Budget
- 2022 Financial Report
- 2022 Financial Report

Contact WPRLB ↗

View Properties ↗



PROPERTY OWNERS

Considering a new direction for your property

If you own property in Gering or Kimball and are considering a sale, donation, or another transfer of ownership, contact WPRLB to discuss it. Provide the property address, your contact information, your relationship to the property, and a brief description of its condition. Tell us what type of transfer you are considering and about any known ownership, title, tax, or other issues that may affect the property. WPRLB will review the information to determine whether further evaluation is appropriate. Any acquisition is subject to review and Board approval. An inquiry does not commit you to a transfer, and WPRLB does not accept every property offered.

DISCUSS YOUR PROPERTY

Contact

Have a property or

project in mind?

Whether you are a property owner, developer, prospective buyer, or resident with a question, we welcome your inquiry. Tell us what you would like to discuss, and we will help identify the appropriate next step.

Start a conversation ↗

michelle@bbaconsulting.net

PHONE

308-631-4803

Michelle Coolidge | Executive Director

WPRLB Property Inventory

Browse properties owned by the Western Panhandle Regional Land Bank in Gering and Kimball. Listings include available property details and current status. Contact us to discuss a specific property or learn about the process for expressing interest. Inclusion in the inventory does not necessarily mean a property is currently available for purchase. Review the status shown and contact WPRLB for the latest information.

OUR LISTINGS





Gering (Vacant Lot) 1015 Tenth Street

Gering | Vacant Commercial Lot

Current status: Available for Proposal

Last updated: October 20, 2026

Level, clear lot situated near downtown Gering with full municipal utility access at the street line. Ideal for commercial development, small-scale retail, or professional office space. Adjacent to established local businesses.

Property details: Parcel 110294830 | Lot size: 0.35 Acres | Building size: N/A | Verified zoning: C-1 (Central Business District)

Opportunity or next step: Approved for public offering. Proposals accepted through November 30, 2026. Minimum bid threshold: $15,000.

Ask About This Property





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Ask About This Property

Contact

Have a property or project in mind?

Whether you are a property owner, developer, prospective buyer, or resident with a question, we welcome your inquiry. Tell us what you would like to discuss, and we will help identify the appropriate next step.

EMAIL

michelle@bbaconsulting.net

PHONE

308-631-4803

Michelle Coolidge | Executive Director

Start a conversation ↗