

05R-213

BILL NUMBER

GENERAL  
FACT SHEET

BRIEF TITLE	APPROVAL DEADLINE	REASON
Salvation Army Redevelopment Agreement	9/12/05	Support the private sector redevelopment of the three building complex that make up the property at 737 P Street

## DETAILS

## Reason for Legislation

The Urban Development Department and the Law Department have negotiated a Redevelopment Agreement with B & J Partnership in support of the private sector redevelopment of the Salvation Army building complex, located at 737 P Street.

Redevelopment of this building will support the continued development of the Haymarket District as one of Lincoln's premier entertainment and shopping destinations. The public sector support included in this redevelopment agreement includes streetscape improvements funded by TIF from the redevelopment of this building and rights of first refusal for monthly parking stalls at the City-owned Haymarket Parking garage.

## Discussion (Including Relationship to other Council Actions)

In October 2003, the Historic Preservation Commission reviewed and voted approval of B & J Partnership's conceptual design for the exterior improvements on this property.

In October 2004, the City Council approved the creation of the OR78 TIF district to support the redevelopment of properties in this district.

In December 2004, the Historic Preservation Commission reviewed the proposed 8<sup>th</sup> Street Streetscape improvements and voted approval of the conceptual design

On August 15, 2005 the Council approved a use of right of way permit that allows B & J Partnership to develop a handicapped accessible ramp in the public right of way to gain access to this building from P Street.

## POSITIONS/RECOMMENDATIONS

Sponsor	Urban Development Department
Programs, Departments, or Groups Affected	Downtown / Haymarket
Applicants/Proponents	Applicant City of Lincoln City Department Urban Development Other
Opponents	Groups or Individuals None Known Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against No Action Taken <input type="checkbox"/> For with revisions or conditions (See Details column for conditions)
CITY COUNCIL ACTIONS (FOR COUNCIL USE ONLY)	<input type="checkbox"/> PASS
	<input type="checkbox"/> PASS (AS AMENDED)
	<input type="checkbox"/> COUNCIL SUB.
	<input type="checkbox"/> WITHOUT RECOMMENDATION
	<input type="checkbox"/> HOLD
	<input type="checkbox"/> DO NOT PASS