

**GENERAL FACT SHEET**

**BILL NUMBER** 09-41

BRIEF TITLE	APPROVAL DEADLINE	REASON
Lease with NeighborWorks Lincoln		To continue to occupy the city owned property for the public
		purpose of homebuyer training, community revitalization,
		loan counseling and meeting room for neighborhood Assns.

**DETAILS**

**POSITIONS/RECOMMENDATIONS**

<p>NeighborWorks Lincoln (NWL) has occupied the old Carnegie Library property since 1997. The City and Matt Talbot Kitchen &amp; Outreach, Inc (MTKO) have entered into a Real Estate Sales Agreement and a Redevelopment Agreement for the potential sale and redevelopment of the property. The City and NWL desire to specify the terms of the lease of the premises by NWL and the terms by which NWL agrees to accommodate the redevelopment of the site by the City and MTKO.</p> <p>NWL serves a public purpose by providing services including homebuyer training classes, loan counseling, and neighborhood revitalization activities. NWL also provides a meeting room for the Clinton, Hartley and Malone Neighborhood Associations as well as city-sponsored neighborhood meetings.</p>	Sponsor	Urban Development
	Program Departments, or Groups Affected	Urban Development
	Applicants/Proponents	Applicant: City of Lincoln, Urban Development Dept.
<p>Discussion (Including Relationship to other Council Actions)</p> <p>The initial term of the lease shall be through May 31, 2010 with options for renewal. The lease specifies responsibilities of NWL for maintenance and insurance.</p> <p>In the event the land is sold to MTKO prior to relocation of NWL, the lease contains co-location provisions required of both NWL and MTKO, including but not limited to access, use of the Carnegie Library building, use of the property, parking, accommodations during MTKO's construction, maintenance and insurance.</p> <p>Other related City Council action includes:</p> <p>- Resolution No. A-85223 approving the MTKO amendment to the <i>North 27<sup>th</sup> Street and Environs Redevelopment Plan</i> on 2/9/09.</p>	Opponents	Groups or Individuals
		Basis of Opposition
	Staff Recommend.	<input type="checkbox"/> X For <input type="checkbox"/> Against Reason Against
	Board or Commission Recommend.	BY <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> 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

**DETAILS**

**POLICY/PROGRAM IMPACT**

	<b>POLICY OR PROGRAM CHANGE</b>	<input type="checkbox"/> NO <input type="checkbox"/> YES	
	<b>OPERATIONAL IMPACT ASSESSMENT</b>		
	<b>FINANCES</b>		
	<b>COST AND REVENUE PROJECTIONS</b>	COST of total project:	\$
		COST of this Ordinance/ Resolution	\$
RELATED annual operating Costs		\$	
	INCREASE REVENUE EXPECTED/YEAR	\$	
<b>SOURCE OF FUNDS</b>	CITY [Approximately]		
	\$	%	
	\$	%	
	\$	%	
	NON CITY [Approximately]		
	\$	%	
	\$	%	
	\$	%	
<b>BENEFIT COST</b>			
<input type="checkbox"/> Front Foot		Average Assessment	
<input type="checkbox"/> Square Foot	\$ _____	\$ _____	

APPLICABLE DATES:

FACT SHEET PREPARED BY: Wynn Hjermstad

REVIEW BY: Rick Peo

REFERENCE NUMBER