

**GENERAL
FACT SHEET**

13-24

BILL NUMBER

BRIEF TITLE	APPROVAL DEADLINE	REASON
Lease agreement for vacant lot at 21 st & "O" Streets		Approve Lease on City-owned property

DETAILS

Reason for Legislation

Article VII, Section 3 of the City Charter provides that contracts in connection with properties of the City's proprietary functions and leases in which the City is to be either the lessee or lessor, may be consummated for such periods and on such terms as the Council may by ordinance authorize.

Discussion (Including Relationship to other Council Actions)

The City of Lincoln has received an offer to lease Lot 1, Block 6, Antelope Valley 2nd Addition which is located at the southwest corner of 21st & O Streets from Karen Kunc of Constellation Studios, LLC, who also owns the adjacent building. The lease will generate \$2,900 a year for five years with an option to renew for two additional five year terms. The Lessee plans to enhance the property with landscaping, planters, fences and a small parking area and will also assume all mowing and maintenance responsibilities during the lease period.

The terms of the lease also require the Lessee, an Art Professor at the University of Nebraska, to paint a mural on her building with approval by the Urban Development Director. Currently, the property is a vacant unbuildable lot, and the City has no plans for the property other than its continued maintenance and its ability to be used in a future redevelopment project. The City is able to terminate the lease if and when a developer does come forward with an approved redevelopment plan. This property is across the street from Union Plaza and the planned improvements will enhance the area. There is a billboard located on the property that the City has agreed to remove if this lease is approved. The lease for the billboard can be terminated with 30 days notice by the City.

POSITIONS/RECOMMENDATIONS

Sponsor	Urban Development Department
Programs, Departments, or Groups Affected	City Urban Development Department
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 type="checkbox"/> For <input type="checkbox"/> Against <input checked="" 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

xx POLICY / PROGRAM IMPACT

POLICY OR PROGRAM CHANGE	X	NO	YES
OPERATIONAL IMPACT ASSESSMENT			

FINANCES

COST AND REVENUE PROJECTIONS	COST of total project	
	COST of this ordinance/resolution	
	RELATED annual operating cost	\$ <u>N/A</u>
	INCREASED REVENUE EXPECTED / YEAR	N/A

SOURCE OF FUNDS	CITY			
		\$		%
		\$		%
		\$		%
		\$		%
	NON CITY			
		\$		%

BENEFIT COST /

Front Foot Square Foot Per \$100 valuation

Average Assessment

(Use This Space For Further Discussion, If Necessary)

APPLICABLE DATES: 1st reading, 2/11/13; 2nd reading, 2/25/13; 3rd reading, 3/4/13

FACT SHEET PREPARED BY: Michelle Backemeyer, Urban Development

REVIEWED BY: Steve Werthmann and David Landis, Urban Development

REFERENCE NUMBERS: