

City Council Introduction: February 23, 2015

BILL NUMBER: 15R-42

Public Hearing: March 2, 2015

Date Factsheet Prepared: February 12, 2015

FACTSHEET

Instructions: If a question does not apply, just put "NA". Please try to keep it to **ONE** page only. Submit **one original**, with your Request Form, to City Clerk.

<u>TITLE:</u>	23 rd & O Street Project Redevelopment Agreement	<u>BOARD/COMMITTEE:</u>	N/A
<u>APPLICANT:</u>	Urban Development Dept.	<u>RECOMMENDATION:</u>	N/A
<u>STAFF RECOMMENDATION:</u>	Approve	<u>OTHER DEPARTMENTS AFFECTED:</u>	N/A
<u>SPONSOR:</u>	Urban Development Dept.	<u>OPPONENTS:</u>	None known

REASON FOR LEGISLATION

The City has negotiated a Redevelopment Agreement with Ustis, LLC, that allows for the use of TIF to fund public improvements associated with the renovation of a large retail building to be used as an integrated community health clinic providing outpatient medical care and behavioral health services. The project is generally located between 23rd Street and the north-south alley between 23rd and 25th Streets, and N and O Streets. Council approval of the resolution approving the Redevelopment Agreement is required.

DISCUSSION / FINDINGS OF FACT:

The project includes the renovation of an existing approximately 23,500 square foot building, reconstruction of the parking lot, burying power lines in the parking lot and on N Street, planting street trees along O Street, and additional landscaping, including construction of a decorative fence, adjacent to a plaza area on N Street. The facility will be operated by two local nonprofit health providers: Lutheran Family Services of Nebraska and the People's Health Center.

Approval of the resolution will allow Tax Increment Financing (TIF) to be used as included in the Redevelopment Agreement. Public funds, to the extent TIF funds are available, will be for property acquisition. This is a developer-purchased TIF project.

POLICY OR PROGRAM CHANGE: Yes No

OPERATIONAL IMPACT ASSESSMENT:

N/A

COST OF TOTAL PROJECT: \$4,199,500

RELATED ANNUAL OPERATING COSTS: N/A

SOURCE OF FUNDS:

CITY: \$450,000 Tax Increment Financing (TIF)

NON CITY: \$3,749,500 private investment

FACTSHEET PREPARED BY: Wynn Hjernstad

DATE: February 12, 2015

REVIEWED BY: David Landis

DATE: February 12, 2015