

# 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.

<b><u>TITLE:</u></b>	Telegraph District Phase I Project Redevelopment Agreement	<b><u>BOARD/COMMITTEE:</u></b>	N/A
<b><u>APPLICANT:</u></b>	Urban Development Dept.	<b><u>RECOMMENDATION:</u></b>	N/A
<b><u>STAFF RECOMMENDATION:</u></b>	Approve	<b><u>OTHER DEPARTMENTS AFFECTED:</u></b>	N/A
<b><u>SPONSOR:</u></b>	Urban Development Dept.	<b><u>OPPONENTS:</u></b>	None known

## REASON FOR LEGISLATION

The City has negotiated a Redevelopment Agreement with EaDo, LLC and 401 Building, LLC that allows for the use of TIF to fund public improvements associated with the renovation of two large existing buildings to be used for office, retail and parking. The project is generally located at 401 S. 21<sup>st</sup> Street and 333 S. 21<sup>st</sup> Street. Council approval of the resolution approving the Redevelopment Agreement is required.

## DISCUSSION / FINDINGS OF FACT:

The project includes the renovation of the existing, windowless 401 office building into a three-story commercial building containing approximately 70,000 square feet of commercial office space, redesign and construction of the building's facades, and redesign of the parking lot located south of the building including installation of landscaping and screening. The renovated office building will be used by Nelnet. The existing 333 Building will be renovated into a two-story parking structure containing approximately 170 privately owned parking spaces and development of approximately 5,000 square feet of first floor retail.

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 used for energy enhancements in the 401 Building and facade enhancements in the 333 Building. This is a developer-purchased TIF project.

**POLICY OR PROGRAM CHANGE:**     Yes     No

## OPERATIONAL IMPACT ASSESSMENT:

N/A

**COST OF TOTAL PROJECT:**    \$22,225,481

**RELATED ANNUAL OPERATING COSTS:**    N/A

## SOURCE OF FUNDS:

**CITY:**    \$1,617,558 Tax Increment Financing (TIF)

**NON CITY:**    \$20,607,923 private investment

**FACTSHEET PREPARED BY:**    Wynn Hjermsstad

**DATE:**    February 29, 2016

**REVIEWED BY:**    David Landis

**DATE:**    February 29, 2016