

RESOLUTION NO. A- _____

1 BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

2 WHEREAS R.E.D. Capital Management, L.L.C., a Kansas limited liability
3 company, ("RED") is the owner of a majority of the property found within SouthPointe
4 Pavilions ("SouthPointe") located generally north of Pine Lake Road between South 27th
5 Street and South 32nd Street;

6 WHEREAS no portion of SouthPointe has been declared substandard and
7 blighted nor would its current condition merit such a finding;

8 WHEREAS RED has agreed to cause the construction of improvements at
9 SouthPointe to include a 220,000 square foot building to be the new home of Scheels
10 All Sports and an additional approximately 40,000 square feet of new retail space in
11 other locations within SouthPointe;

12 WHEREAS RED has requested assistance from the City in the form of a
13 public parking garage and related improvements to be constructed on what is now
14 property owned by RED within SouthPointe;

15 WHEREAS representatives of Scheels All Sports, Inc. have provided
16 information to the City Council showing that in the course of moving into their new,
17 larger store, they will add approximately fifty (50) full time employees to their existing
18 staff; and

19 WHEREAS representatives of RED and Scheels have agreed to make a
20 minimum investment of eighty million dollars (\$80,000,000.00) in constructing the
21 private improvements at SouthPointe;

1 WHEREAS RED has represented to the City that its tenants as well as the
2 other property owners within SouthPointe have generally expressed support for the
3 improvements to be made by RED and Scheels and the impact those improvements
4 may have on said tenants and owners and have been explained the proposed financing
5 mechanisms for such a project that may have an impact on tenants throughout
6 SouthPointe;

7 NOW THEREFORE, in light of the evidence presented to the City Council,
8 said Council does hereby declare that portion of South Pointe Pavilions shopping
9 center, as it is designated on the attached Exhibit A which is hereby incorporated into
10 this Resolution, as an enhanced employment area as that term is defined by Section
11 18-2142.04 of the Nebraska Revised Statutes. Any and all statutory requirements that
12 accompany this designation, including but not limited to the determination in Section 18-
13 2116 (2) which states that any business that has one hundred thirty-five thousand
14 (135,000) square feet or more and annual gross sales of ten million dollars
15 (\$10,000,000.00) or more shall provide an employer-provided health benefit of at least
16 three thousand dollars annually to all new employees who are working thirty hours per
17 week or more on average and have been employed at least six months, hereby apply
18 throughout the enhanced employment area.

19 The City Clerk is directed to return an executed copy of this Resolution to
20 David Landis, Director of the Urban Development Department for the City of Lincoln for
21 transmittal to RED.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2016:

Mayor