

City Council Introduction: 3/27/17

BILL NUMBER: 17-47

Public Hearing: 4/3/17

Date Factsheet Prepared: 3/22/17

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.

TITLE: 9th and O Redevelopment Agreement, EEA Ordinance, and CIP Amendment

BOARD/COMMITTEE: N/A

APPLICANT: City of Lincoln

RECOMMENDATION: N/A

STAFF RECOMMENDATION: For

OTHER DEPARTMENTS AFFECTED:
Planning, Public Works

SPONSOR: Urban Development Department

OPPONENTS:

REASON FOR LEGISLATION

The City has negotiated a redevelopment agreement with the developer, HLI Development, LLC. The Redevelopment Agreement, EEA Ordinance, and CIP Amendment would allow for tax increment funding generated from the redevelopment of the property generally located on the north half of block 54 to use up to \$11,663,514 in TIF funds and \$2,350,000 in Enhanced Employment Area funds for a total of \$14,013,514 to be used toward acquisition and the construction of publically funded improvements and enhancements, including utility relocation and improvements, streetscape and ROW improvements, facade enhancements, energy efficiency enhancements, demolition and site prep, and other eligible improvements. This project meets the EEA statutory threshold for job creation and investment. The EEA Occupation Tax will be applied to the hotels and banquet space.

DISCUSSION / FINDINGS OF FACT:

The developer proposes to invest in the construction of a 15 to 17 level mixed-use building with a first-floor restaurant and lobbies, five levels of parking totaling 263 stalls on a sub level and levels 2 through 5, a 350-person ballroom on level 6, 200 rooms dual-brand hotel on levels 6 to 11, and condos totaling approximately a minimum of 64,814 square feet up to 98,054 square feet on level 12 to up to level 17 (with two levels being optional).

The Lincoln City Council declared the Downtown Area blighted on October 22, 1984 with Resolution No. A-69719, and affirmed by resolution on October 19, 1987, the area as "blighted and substandard" with Resolution No. A-71701. The City Council adopted the Lincoln Center Redevelopment Plan and many amendments establishing projects to address the blighted and substandard conditions. The Lincoln City Council voted on March 28, 2016 (Resolution A-89588) to establish a project area for the 9th and O Redevelopment Project in the Lincoln Center Redevelopment Plan, and amended the project on January 30, 2017 (Resolution A-90212). The amended plan identifies both Community Improvement Financing or TIF and EEA as sources for public improvements and enhancements.

POLICY OR PROGRAM CHANGE: Yes No

OPERATIONAL IMPACT ASSESSMENT: N/A

COST OF TOTAL PROJECT: \$72 million

RELATED ANNUAL OPERATING COSTS: N/A

SOURCE OF FUNDS:

CITY: \$14 million TIF and EEA

NON CITY: \$58 million in private funding

FACTSHEET PREPARED BY: Hallie Salem

DATE: 3.22.17

REVIEWED BY: David Landis

DATE: 3.22.17