

# MAYOR'S NEIGHBORHOOD ROUNDTABLE SUMMARY

January 12, 2015

Tracy Corr opened the meeting on Monday, January 12, 2015 at 5:30 p.m. in the Mayor's Conference Room, City/County/Building, in Lincoln, NE.

## Attendance

Eighteen citizens and five staff attended:

Tracy Corr – 40th & A NA	Jeff Schwebke -- Arnold Heights NA
Rifka Keilson – Country Club	Paul Johnson – East Campus CO
Karen Dienstbier – Eastridge NA	Pat Anderson-Sifuentez – Everett NA
Nick Hernandez – Havelock NA	Myrna Coleman – Highlands NA
Scott Richert – Indian Village NA	Amy Karabel – Irvingdale NA
Dennis Hecht – Meadowlane Area RA	William Carver – Near South NA
Mike DeKalb – University Place CO	Fred Freytag – Witherbee NA
Jon Carlson – Mayor's Office	Wynn Hjermsstad – Urban Development Dept.
Adam Rhoads – Health/KLLCB	Russell Miller – Lincoln Neigh. Alliance
Sheree Goertzen – NeighborWorks-Lincoln	Hanna Pinneo – Havelock NA
Kimberly Shelley – Havelock NE	Helen Bellinger – Havelock NA
David Landis – Urban Development Dept.	Mayor Beutler

## Welcome & Introductions, Volunteer to Take Notes

Meeting was called to order by Chairwoman Corr. Everyone introduced themselves. Adam Rhoads volunteered to take notes.

## Mayor's Comments

- A final public safety proposal is ready to be presented to the City Council for the April ballot.
- Roads, sidewalks and parks are still in progress and will be the next focus after the public safety initiative.
- Potholes: the City is putting out special crews of 40-50 workers to fix potholes. Normal pothole crew is 8-10 workers. The Mayor requests citizens to call in with pothole complaints. These are dealt with first and are usually fixed in 1-2 weeks.
- Question on condition of Highway 2 from 14<sup>th</sup> to 20<sup>th</sup> street. This is a little more complicated because it is a State Highway but the Mayor will look into getting it taken care of.
- Question on neighborhoods losing smaller grocery stores (specifically the Hy Vee in University Place and 17<sup>th</sup> & South). Some comments were that this trend is part of a new suburban culture, with businesses following population demographics. Leases also tend to keep new tenants out, so the closed stores sit vacant. Some suggested looking into filling these vacancies with ethnic markets or specialty stores.

## Tax Increment Financing

David Landis, Director of the Urban Development Department, presented information about Tax Increment Financing (TIF). **See Attachment 1.**

### How TIF Works:

- Based on future tax base. Shifts tax base from what it is now to an improved property with higher property taxes.
- Future tax increment can be used to develop and improve the property.
- The project needs to have a public benefit (for example, can pay for sidewalks but not building furnishings).

- The developers' tax dollars go to the project for a certain time period (max 15 years in NE). After that time period property taxes go back into the normal tax base.

Project-Based TIF:

- Assists buying of run down properties to demolish and build new properties. Usually involves multiple properties.
- Projects are located inside the City instead of at City limits on fresh ground.
- Helps preserve and enhance vitality of the City center.

Area-Based TIF:

- TIF is used in a designated area and can be used for more than one project.
- All areas in Lincoln that have used this method are now closed.

Legal Standards:

- City uses these standards to ensure TIF projects are legitimate.
- Blighted & substandard conditions exist (an effort must be made to prove this). Shows which areas have conditions that create reluctance for investment.
- Every dollar spent is tracked to ensure it is used for a public benefit.
- "But For" letter- shows developer would not have invested in project without TIF.
- Invoice approval - ensures funding was spent correctly.
- Strict limits on number of years TIF project can last.

Rate of Return (past City TIF projects):

- Original property valuation of \$15 million.
- \$6.3 million in TIF costs.
- Current property valuation of \$165 million (10x tax revenue).
- Annual rate of return 48%.
- Total rate of return 493%

Questions:

- Yes, TIF can be used to rehab apartment buildings, but it has to be a large complex, otherwise the tax increment increase would be too small.

In summary, Mr. Landis emphasized, "TIF doesn't make improvements happen. It helps improvements happen."

**Announcements**

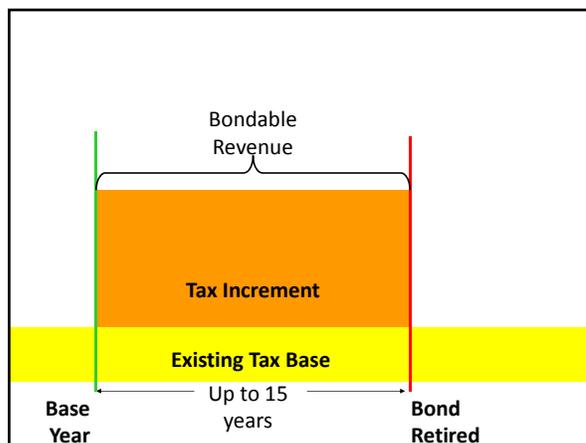
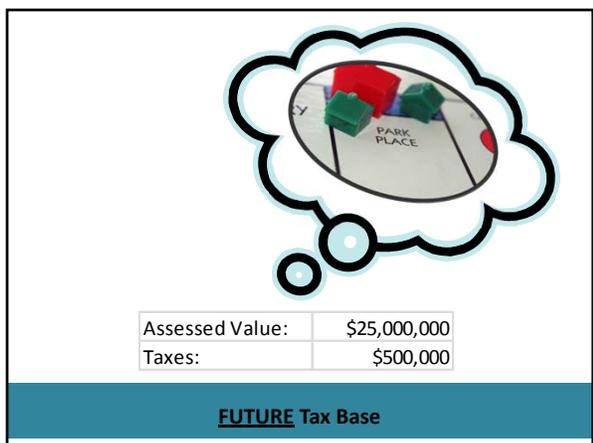
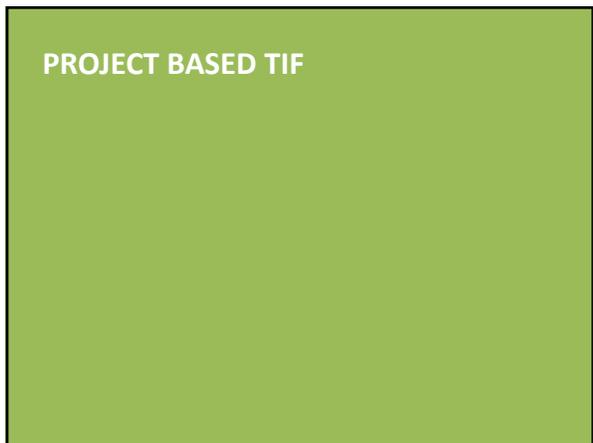
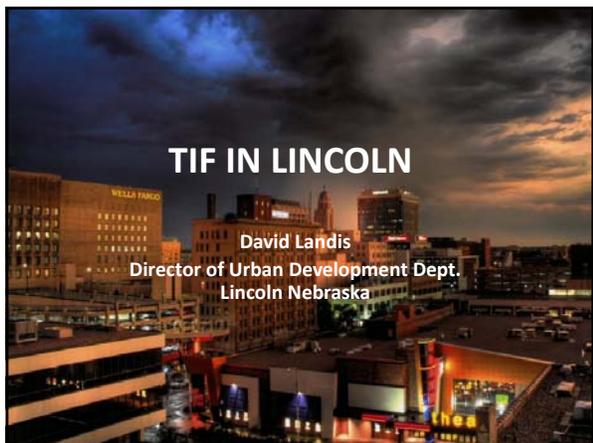
- Handout requesting participants to take part in a Household hazardous waste focus group. **See Attachment 2.**
- Handout requesting input on post office relocation. **See Attachment 3.**

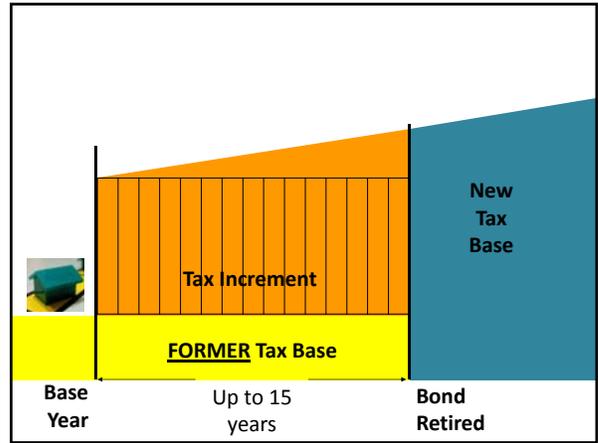
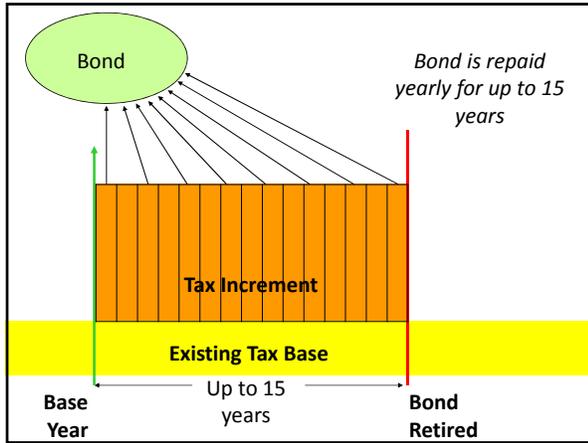
**Next Meeting**

The next meeting of the Mayor's Neighborhood Roundtable will be on February 9<sup>th</sup> at 5:30 p.m. No suggestions were made for the February topic.

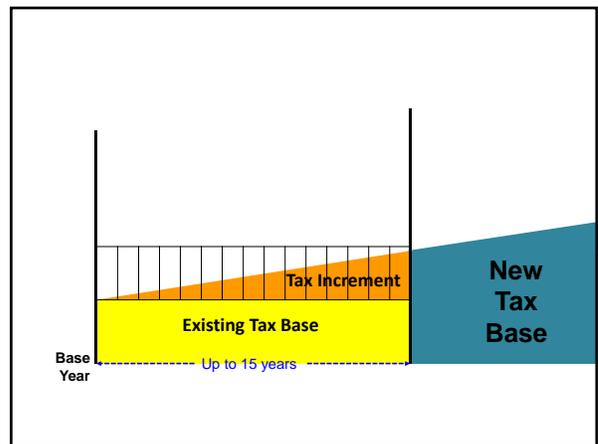
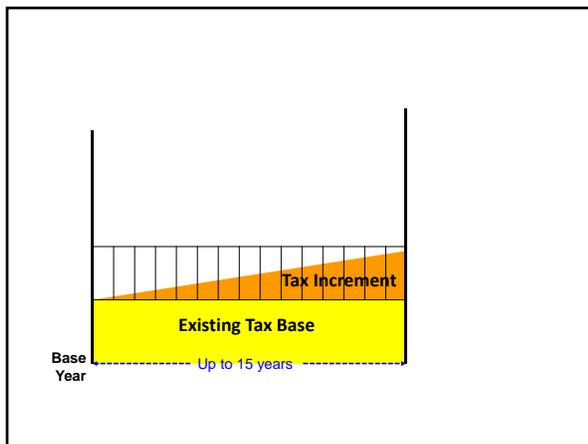
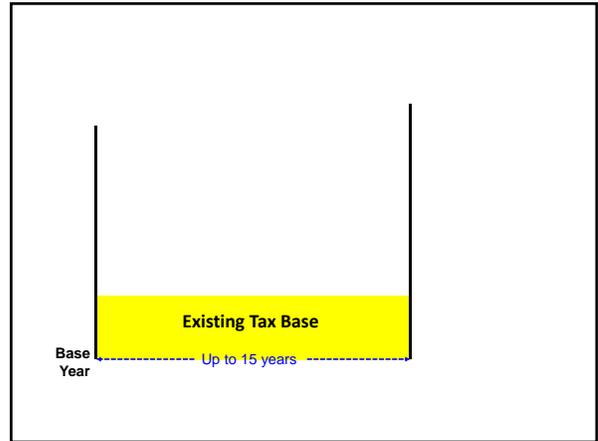
*Submitted by Adam Rhoads*

# Attachment 1





**AREA BASED TIF**



# LEGAL STANDARDS

- We follow the LETTER and SPIRIT of the Law

- Blighted/Substandard
  - Conditions that makes the market reluctant to investment
    - Low income customers
    - Lot acquisition
    - Old utilities vs new demand
  - More than slum removal

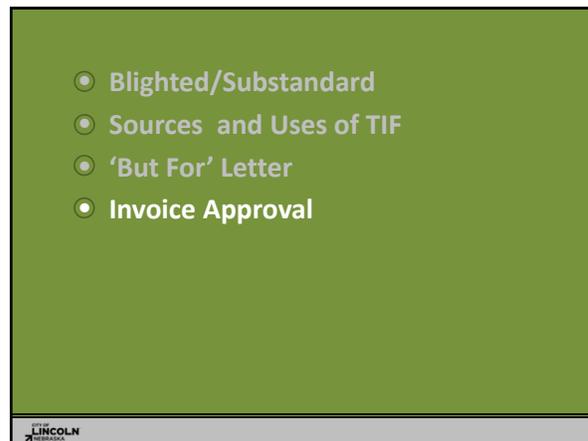
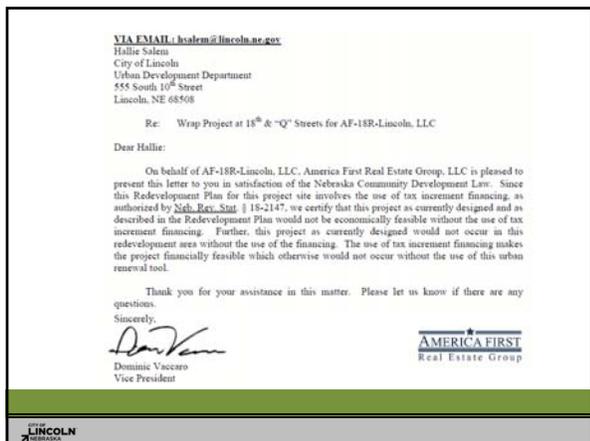
- Blighted/Substandard
- Sources and Uses of TIF

Sources & Description	Amount
TIF	\$ 7,200,000
Public Land Contribution	\$ 1,500,000
Private Sources (does not include private land acquisition)	\$ 49,867,314
<b>Total Sources</b>	<b>\$ 58,567,314</b>

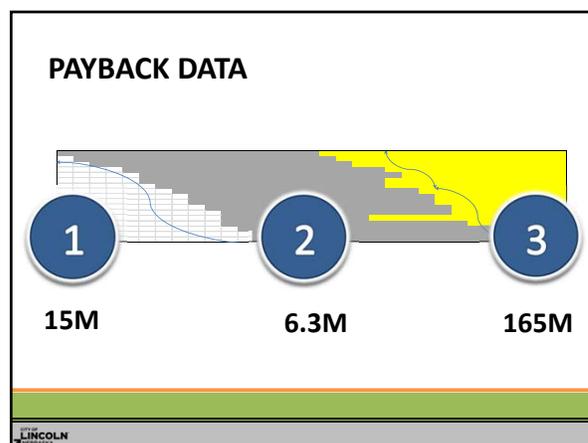
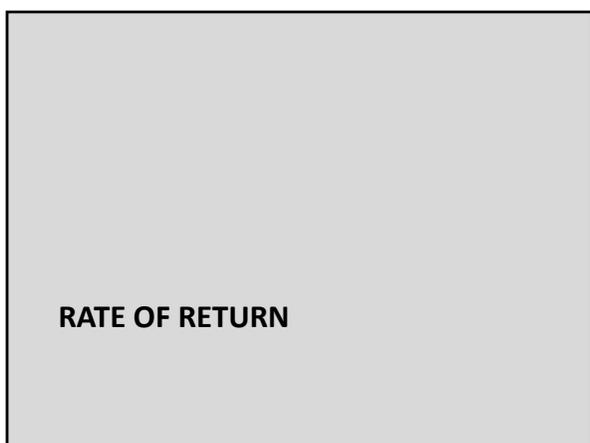
Uses of Funds	Description	Amount
<b>Total Private Improvements (i.e., Office Building, Garage, Surface Parking)</b>		
		\$ 48,000,000
<b>Total Public Improvements and Enhancements</b>		
		\$ 7,667,314
<b>Public Improvements</b>		
	Public Utility Relocation and Improvements (i.e., Water, Sanitary Sewer, Storm Sewer)	\$ 757,373
	Dry Utility Relocation and Improvements (i.e., LES, Time Warner)	\$ 70,000
	Demolition, Site Preparation, and Remediation	\$ 948,693
	Right-of-Way and Public Easement Improvements (i.e., Deceleration Lane, On-Street Parking, Streetscape Improvements, 21st St Parking)	\$ 1,177,359
<b>Public Enhancements</b>		
	Reimbursement for Gray Water Recycling System (i.e., Cistern, Green Roof, Overland Gray Water Drainage, Pervious Pavement, Bioswales)	\$ 1,280,289
	Reimbursement for LEED Certification Improvements	\$ 1,415,000
	Reimbursement for Façade Upgrades	\$ 2,018,600
	Acquisition of Parking Garage License	\$ 2,900,000
<b>Total Uses</b>		<b>\$ 58,567,314</b>

- Blighted/Substandard
- Sources and Uses of TIF
- 'But For' Letter



Number of Years	Count
15	3
20	5
23	3
24	1
25	8
26	1
30	11
40	3
50	1
Unlimited	14
<b>Arizona does not have TIF</b>	





### PAYBACK DATA

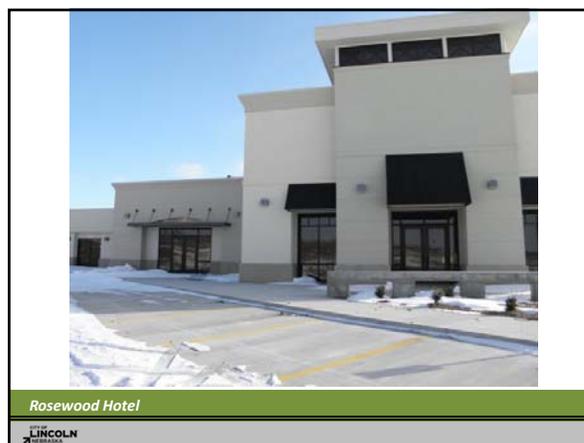
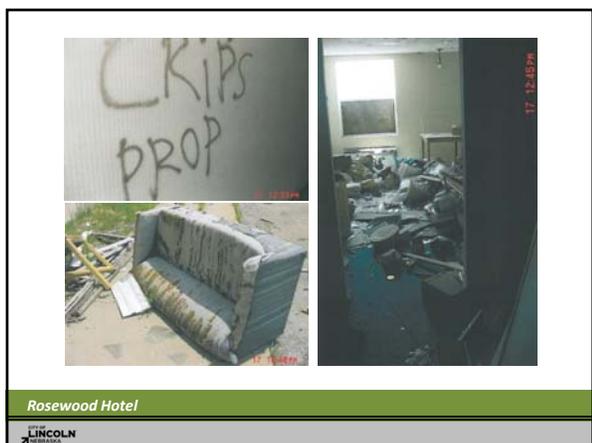
1	Total Initial Valuation	\$15,101,301
	Total Initial Tax	\$347,061
2	Total TIF Expended	\$6,300,000
3	Total 2011/13 Valuation	\$165,325,700
	Total 2011/13 Taxes	\$3,348,195

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Total New Taxes Paid	-	31.1 Million
LPS Share	-	20.2 Million
Annual Rate of Return	-	48%
Total Rate of Return	-	493%

LINCOLN

EXAMPLES





10<sup>th</sup> & Military St

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NEBRASKA



10<sup>th</sup> & Military St

CITY OF LINCOLN  
NEBRASKA



Havelock Façade Program

CITY OF LINCOLN  
NEBRASKA



Havelock Façade Program

CITY OF LINCOLN  
NEBRASKA



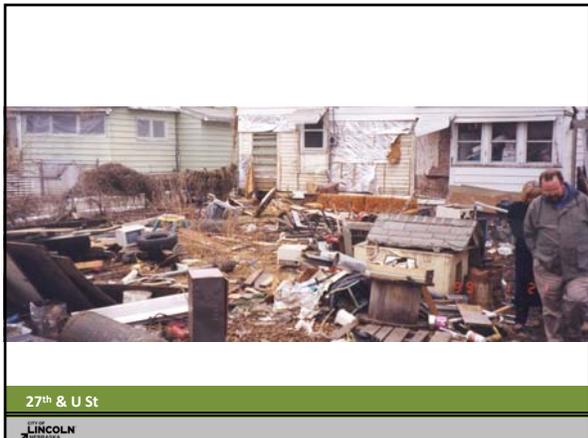
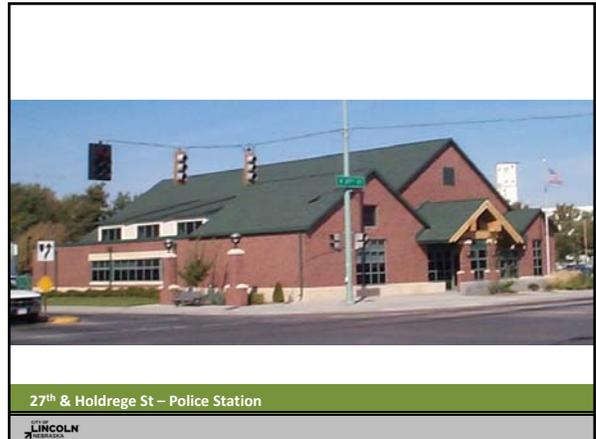
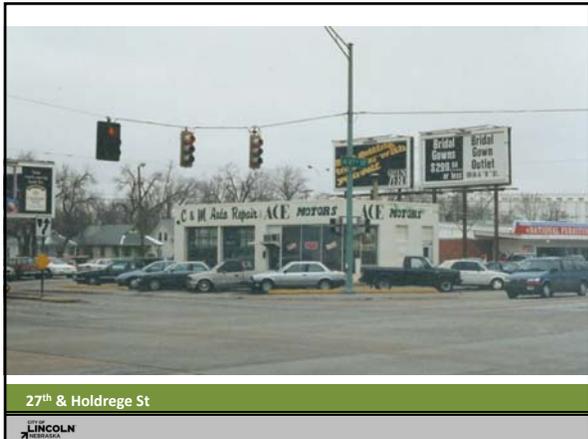
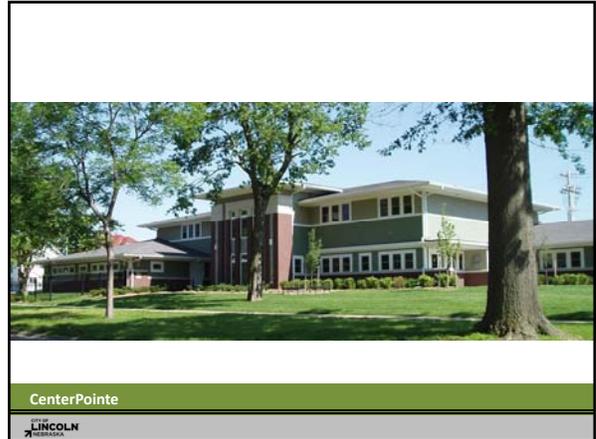
27<sup>th</sup> & X St - Vacant Factory, Railroad, Billboard

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27<sup>th</sup> & X St - People's Health Clinic

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NEBRASKA





West Side of 27<sup>th</sup> St, North of Holdrege



West Side of 27<sup>th</sup> St, North of Holdrege



Little Saigon - Before



Little Saigon - After

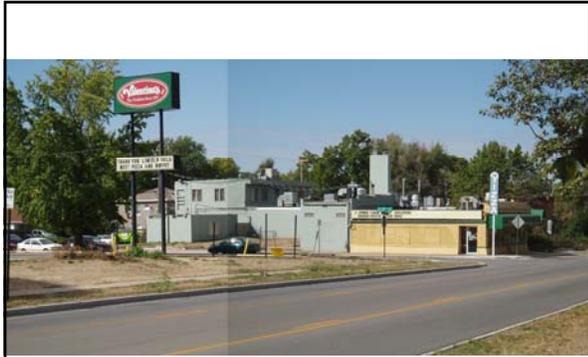


48<sup>th</sup> St & O St – North Side - Before



48<sup>th</sup> St & O St – North Side - After





Holdrege & Idylwild - Before

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Holdrege & Idylwild - After Phase 1

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Piedmont - Before

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ARCHITECTS



Piedmont Rendering

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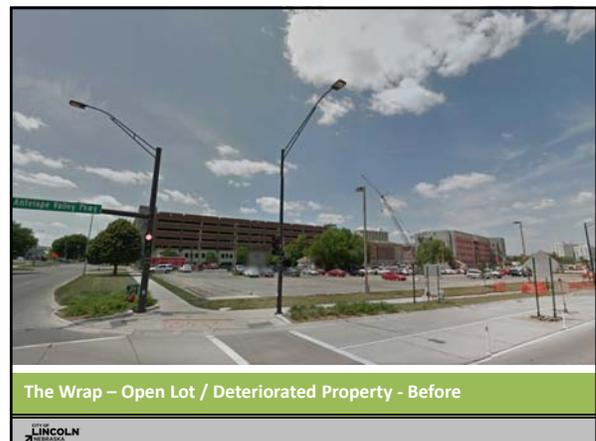
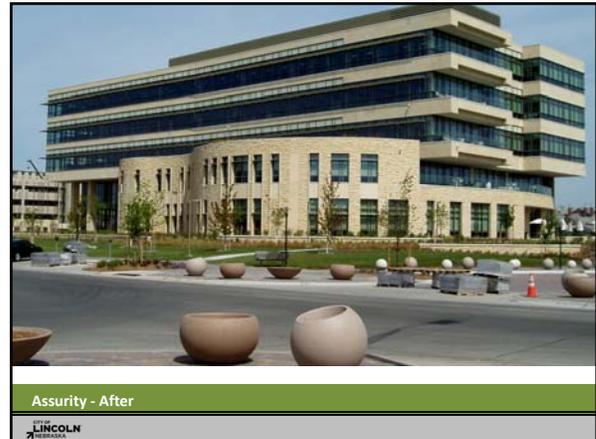
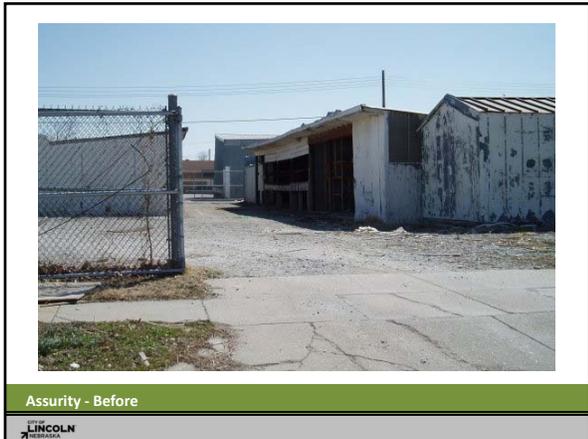
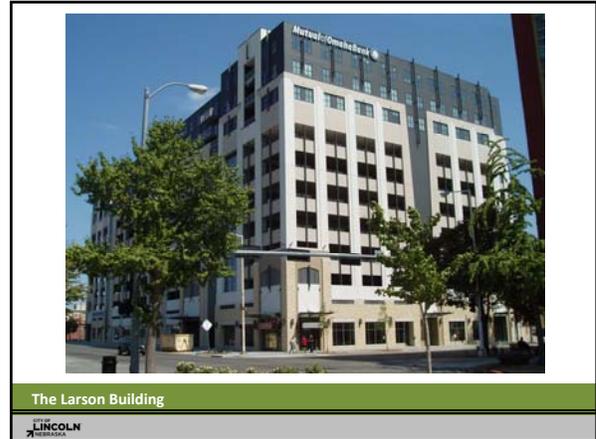
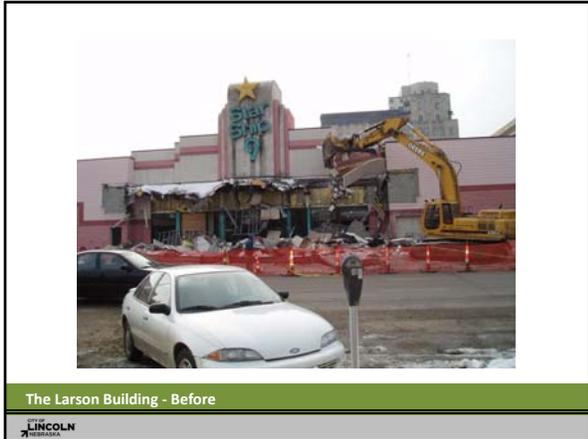
Cornhusker Entryway - Before

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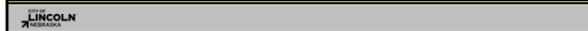
Cornhusker Entryway - Rendering

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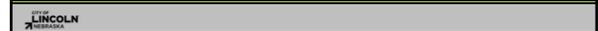




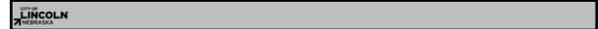
The Wrap - After



The Latitude - Before



The Latitude - Fall 2014





**City of Lincoln  
Mayor's Office**

**2015 Media Releases**

**Date:**

January 7, 2015

**For More Information Contact:**

Dan N. King, Environmental Health Specialist, 402-441-8084  
Janell Walther, NU Public Policy Center, 402-472-5678

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## **City Seeks Input on Proposed Hazardous Waste Collection Facility**

The Lincoln-Lancaster County Health Department (LLCHD) is seeking public input on how a permanent hazardous waste collection and disposal facility would be used by households and small businesses.

Individuals are invited to attend one of four focus group meetings:

- **Tuesday, January 13**, noon to 1:30 p.m., LLCHD, 3140 "N" Street, lunch provided
- **Tuesday, January 20**, 6 to 7:30 p.m., Lincoln Community Foundation (LCF), 215 Centennial Mall South, fifth floor, refreshments provided
- **Thursday, January 22**, 6 to 7:30 p.m., LLCHD, refreshments provided
- **Saturday, January 24**, 9 to 10:30 a.m., LLCHD, refreshments provided

Small business representatives are invited to attend one of two focus group meetings:

- **Tuesday, January 20**, 7 to 8:30 a.m., LLCHD, refreshments provided
- **Tuesday, January 20**, noon to 1:30 p.m., LLCHD, lunch provided

The City has identified the existing North 48th Street Transfer Station at 48th and Superior streets as a possible site for a permanent facility to handle hazardous waste such as pesticides, fuels, bleach, items containing mercury, drain cleaners, automotive fluids and pool chemicals.

LLCHD is working with the University of Nebraska Public Policy Center (PPC) on the public input process. Participants must be at least 18 years old, but do not have to be knowledgeable about hazardous waste. The City wants to hear from those who have and those who have not used the hazardous waste collection and disposal services in Lincoln. Those interested in participating can visit [go.unl.edu/hazardousmaterials](http://go.unl.edu/hazardousmaterials) or contact the PPC at 402-472-5678 or [ppc@nebraska.edu](mailto:ppc@nebraska.edu).

[Mayor's Office](#)

[Media Releases](#)



December 30<sup>th</sup>, 2014

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mayor Chris Beutler  
City of Lincoln  
555 S. 10<sup>th</sup> Street, #300  
Lincoln, Nebraska 68508

Re: Lincoln Gateway Station

Dear Mayor Beutler:

As you may recall on October 20<sup>th</sup>, 2014, the United States Postal Service made a presentation regarding potential re-location of retail services of the above referenced facility to a yet to- be- determined location. Below is a list of seven (7) properties that have been reviewed by the United States Postal Service site review committee as possible locations for the new retail services for Lincoln Gateway Station.  
Sites/Locations currently under review:

- A. 6891 A Street (Clock Tower Shopping Center)
- B. 233 N 48<sup>th</sup> Street
- C. 1265 S Cotner Blvd (The Shoppes at Piedmont)
- D. 5505 O Street
- E. 6401 Q Street
- F. 220 N 66<sup>th</sup> Street (East Park Plaza)
- G. 8222 Holdrege Street

No final decision to select a site will be made for a minimum of 30 days. Any member of the community or your office may offer written comments on any of these properties within this time frame. Please mail your comments to my attention at the address shown below.

US Postal Service  
Bobbi Hergenreter, Real Estate Specialist  
7500 E. 53<sup>rd</sup> Place, Room 1108  
Denver, Co 80266-9918

Sincerely,

Bobbi Hergenreter

cc: Postmaster

<b>POSTMASTER, PLEASE COMPLETE:</b>
Date Posted: _____
Date Removed: _____
Postmaster Initial: _____