

**IN LIEU OF
DIRECTORS' ORGANIZATIONAL MEETING
Monday, July 26, 2021**

**I. DIRECTORS CORRESPONDENCE
FINANCE DEPARTMENT**

1. July 2021 Sales Tax Report reflecting May 2021 sales

PLANNING DEPARTMENT

1. Administrative Approvals from July 13, 2021 through July 19, 2021
2. Action dated Wednesday, July 21, 2021

URBAN DEVELOPMENT

1. City of Lincoln's Annual Tax Increment Financing Report

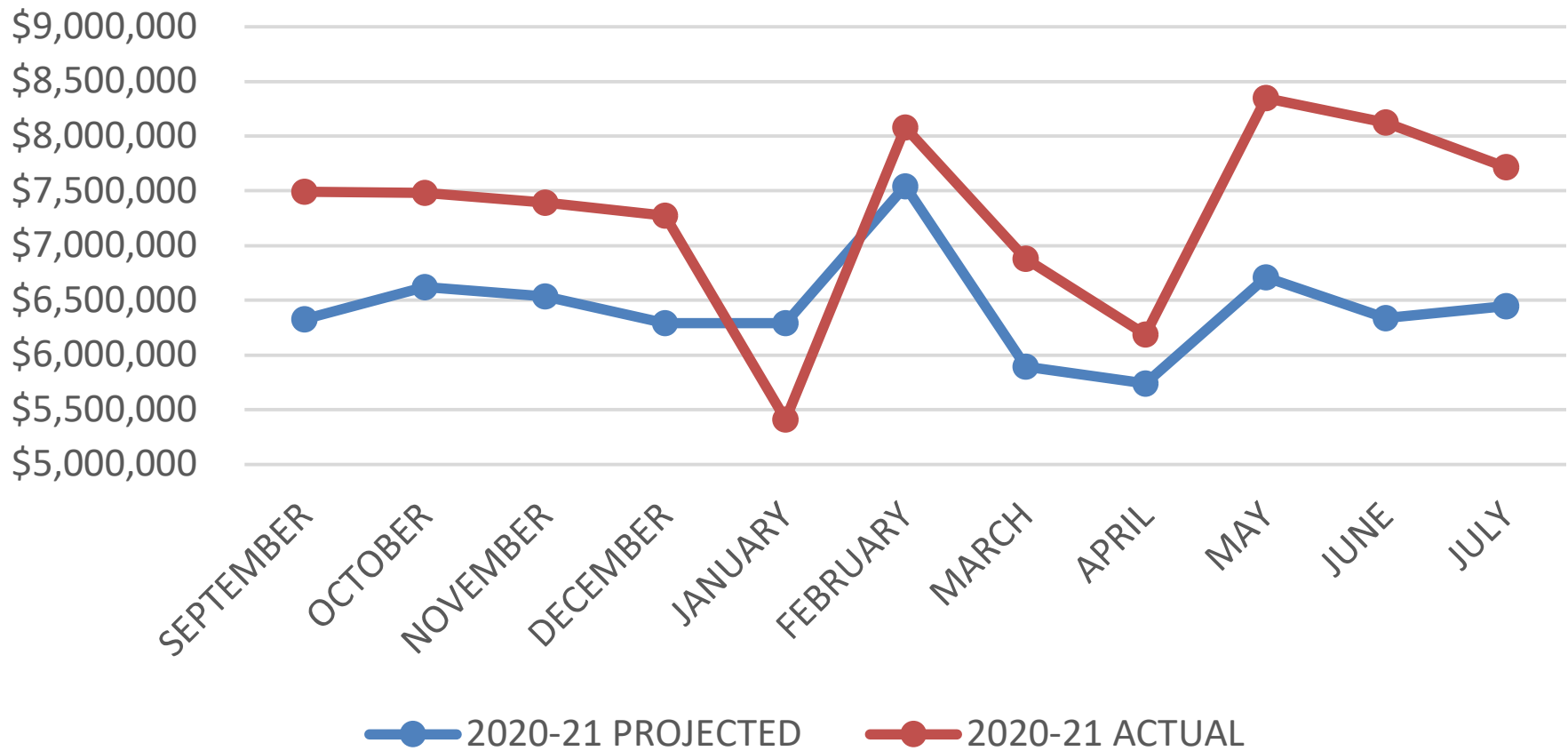
LINCOLN TRANSPORTATION AND UTILITIES

1. StarTran Transit Development Plan

II. CONSTITUENT CORRESPONDENCE

1. South of downtown PDU – John Heineman
2. PUD thoughts from a local resident – Emma lnkgal42@protonmail.com
3. Ensure long term sustainability of Nine-Mile Prairie – Rachel Simpson
4. Nine-Mile Prairie Environs – Lorrie Benson

FY 2020-21 Projected vs Actual Net Sales Tax



**Actual Compared to
Projected Sales Tax Collections**

	2020-21 PROJECTED	2020-21 ACTUAL	VARIANCE FROM PROJECTED	\$ CHANGE FROM 19-20	% CHANGE FROM 19-20
SEPTEMBER	\$6,325,838	\$7,492,398	\$1,166,560	\$693,111	10.19%
OCTOBER	\$6,621,779	\$7,480,919	\$859,140	\$401,905	5.68%
NOVEMBER	\$6,537,834	\$7,392,815	\$854,981	\$281,686	3.96%
DECEMBER	\$6,292,944	\$7,273,404	\$980,460	\$389,694	5.66%
JANUARY	\$6,294,730	\$5,412,199	(\$882,531)	(\$567,472)	-9.49%
FEBRUARY	\$7,542,765	\$8,079,047	\$536,282	\$49,294	0.61%
MARCH	\$5,894,467	\$6,878,810	\$984,343	\$611,930	9.76%
APRIL	\$5,740,899	\$6,188,984	\$448,085	(\$130,335)	-2.06%
MAY	\$6,709,386	\$8,346,042	\$1,636,656	\$2,052,740	32.62%
JUNE	\$6,338,704	\$8,123,438	\$1,784,734	\$2,340,202	40.47%
JULY	\$6,445,755	\$7,715,676	\$1,269,921	\$1,478,847	23.71%
AUGUST	\$6,914,489				
TOTAL	\$77,659,590	\$80,383,732	\$9,638,631	\$7,601,602	10.44%

Actual collections for the fiscal year to date are 13.62% over projections for the year.

CITY OF LINCOLN
GROSS SALES TAX COLLECTIONS (WITH REFUNDS ADDED BACK IN)
2016-2017 THROUGH 2020-2021

	ACTUAL	ACTUAL	ACTUAL	% CHG.	ACTUAL	% CHG.	ACTUAL	% CHG.
	2016-17	2017-18	2018-19	FROM PRIOR	2019-20	FROM PRIOR	2020-21	FROM PRIOR
				YEAR		YEAR		YEAR
SEPTEMBER	\$6,265,764	\$6,386,734	\$6,457,192	1.10%	\$6,927,862	7.29%	\$7,514,711	8.47%
OCTOBER	\$6,598,756	\$6,811,452	\$6,817,440	0.09%	\$7,116,483	4.39%	\$7,514,902	5.60%
NOVEMBER	\$6,471,721	\$6,537,754	\$6,637,486	1.53%	\$7,146,575	7.67%	\$7,422,009	3.85%
DECEMBER	\$6,128,386	\$6,371,026	\$6,493,888	1.93%	\$6,897,823	6.22%	\$7,316,836	6.07%
JANUARY	\$6,285,444	\$6,432,363	\$6,516,808	1.31%	\$6,776,561	3.99%	\$6,749,486	-0.40%
FEBRUARY	\$7,293,928	\$7,459,132	\$7,386,107	-0.98%	\$8,118,745	9.92%	\$8,105,671	-0.16%
MARCH	\$5,521,761	\$5,930,406	\$5,981,967	0.87%	\$6,303,510	5.38%	\$6,886,017	9.24%
APRIL	\$5,639,028	\$5,618,037	\$5,586,708	-0.56%	\$6,350,301	13.67%	\$7,267,560	14.44%
MAY	\$6,708,815	\$6,759,407	\$6,623,556	-2.01%	\$6,308,611	-4.75%	\$8,386,779	32.94%
JUNE	\$6,255,952	\$6,325,718	\$6,721,994	6.26%	\$5,793,431	-13.81%	\$8,129,176	40.32%
JULY	\$6,440,709	\$6,644,137	\$6,804,001	2.41%	\$6,282,775	-7.66%	\$7,910,764	25.91%
AUGUST	\$6,736,493	\$6,770,977	\$7,199,568	6.33%	\$7,595,398	5.50%		
TOTAL	\$76,346,757	\$78,047,143	\$79,226,715	1.51%	\$81,618,075	3.02%	\$83,203,911	12.40%

**CITY OF LINCOLN
SALES TAX REFUNDS
2016-2017 THROUGH 2020-2021**

	ACTUAL 2016-2017	ACTUAL 2017-2018	ACTUAL 2018-2019	% CHG. FROM PRIOR YEAR	ACTUAL 2019-2020	% CHG. FROM PRIOR YEAR	ACTUAL 2020-2021	% CHG. FROM PRIOR YEAR
SEPTEMBER	(\$217,212)	(\$98,235)	(\$52,954)	-46.09%	(\$128,575)	142.81%	(\$22,314)	-82.65%
OCTOBER	(\$31,712)	(\$30,920)	(\$7,524)	-75.66%	(\$37,469)	397.97%	(\$33,982)	-9.31%
NOVEMBER	(\$81,460)	(\$923)	(\$2,944)	218.96%	(\$35,446)	1104.01%	(\$29,194)	-17.64%
DECEMBER	(\$79,179)	(\$46,365)	(\$58,585)	26.36%	(\$14,114)	-75.91%	(\$43,432)	207.72%
JANUARY	(\$294,431)	(\$379,926)	(\$342,169)	-9.94%	(\$796,890)	132.89%	(\$1,337,287)	67.81%
FEBRUARY	(\$90,752)	(\$719)	(\$33,054)	4497.22%	(\$88,992)	169.23%	(\$26,624)	-70.08%
MARCH	(\$92,105)	(\$49,445)	(\$40,643)	-17.80%	(\$36,630)	-9.87%	(\$7,207)	-80.32%
APRIL	(\$29,707)	(\$41,280)	(\$31,464)	-23.78%	(\$30,982)	-1.53%	(\$40,355)	30.25%
MAY	(\$67,726)	(\$91,272)	(\$41,555)	-54.47%	(\$15,309)	-63.16%	(\$40,737)	166.10%
JUNE	(\$83,394)	(\$51,268)	(\$13,186)	-74.28%	(\$10,195)	-22.68%	(\$5,738)	-43.72%
JULY	(\$1,932)	(\$347,486)	(\$29,772)	-91.43%	(\$45,946)	54.32%	(\$195,089)	324.60%
AUGUST	(\$17,202)	(\$96,471)	(\$9,385)	-90.27%	(\$34,190)	264.30%	(\$3,984)	-88.35%
TOTAL	(\$1,086,812)	(\$1,234,310)	(\$663,236)	-46.27%	(\$1,274,738)	92.20%	(\$1,785,943)	40.10%

**CITY OF LINCOLN
NET SALES TAX COLLECTIONS
2016-2017 THROUGH 2020-2021**

	ACTUAL 2016-17	ACTUAL 2017-18	ACTUAL 2018-19	% CHG. FROM PRIOR YEAR	ACTUAL 2019-20	% CHG. FROM PRIOR YEAR	ACTUAL 2020-21	% CHG. FROM PRIOR YEAR
SEPTEMBER	\$6,048,552	\$6,288,498	\$6,404,239	1.84%	\$6,799,287	6.17%	\$7,492,398	10.19%
OCTOBER	\$6,567,045	\$6,780,531	\$6,809,916	0.43%	\$7,079,014	3.95%	\$7,480,919	5.68%
NOVEMBER	\$6,390,261	\$6,536,831	\$6,634,499	1.49%	\$7,111,129	7.18%	\$7,392,815	3.96%
DECEMBER	\$6,049,207	\$6,324,661	\$6,435,303	1.75%	\$6,883,710	6.97%	\$7,273,404	5.66%
JANUARY	\$5,991,013	\$6,052,437	\$6,174,639	2.02%	\$5,979,671	-3.16%	\$5,412,199	-9.49%
FEBRUARY	\$7,203,175	\$7,458,413	\$7,353,053	-1.41%	\$8,029,753	9.20%	\$8,079,047	0.61%
MARCH	\$5,429,656	\$5,880,960	\$5,941,323	1.03%	\$6,266,880	5.48%	\$6,878,810	9.76%
APRIL	\$5,609,320	\$5,576,757	\$5,555,244	-0.39%	\$6,319,319	13.75%	\$6,188,984	-2.06%
MAY	\$6,641,089	\$6,668,135	\$6,582,001	-1.29%	\$6,293,302	-4.39%	\$8,346,042	32.62%
JUNE	\$6,172,558	\$6,274,450	\$6,708,808	6.92%	\$5,783,236	-13.80%	\$8,123,438	40.47%
JULY	\$6,438,777	\$6,296,651	\$6,774,229	7.58%	\$6,236,829	-7.93%	\$7,715,676	23.71%
AUGUST	\$6,719,292	\$6,674,506	\$7,190,183	7.73%	\$7,561,209	5.16%		
TOTAL	\$75,259,945	\$76,812,830	\$78,563,436	2.28%	\$80,343,339	2.27%	\$80,383,732	10.44%



Memorandum

Date: ♦ July 20, 2021

To: ♦ City Clerk

From: ♦ Rhonda Haas, Planning Dept.

Re: ♦ Administrative Approvals

cc: ♦ Geri Rorabaugh, Planning Dept.

This is a list of City administrative approvals by the Planning Director from July 13, 2021 through July 19, 2021:

Administrative Amendment 21033, to Special Permit 15028, Erickson Addition CUP, approved by the Planning Director on July 19, 2021, to reduce the number of lots in Blocks 2 and 4 by one lot each for the CUP on property generally located at South 84th Street and Pinehill Lane.

Administrative Amendment 21035, to Change of Zone 15016B, Wandering Wilderness Creek PUD, approved by the Planning Director on July 15, 2021, to increase the floor area in the H-4 zone by 15 percent (42,600 square feet) for a total allowed square footage of 326,650 square feet and apply the full 15 percent to Lot 2, Block 13 for a total of 106,650 square feet on property generally located at S. 40th Street and Yankee Hill Road.

Administrative Amendment 21036, to Change of Zone 16045, Telegraph District PUD, approved by the Planning Director on July 14, 2021, to allow an increase in height to 81 feet for the Telegraph West development on property located at 2077 N Street.

****ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, July 21, 2021, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln/Lancaster County Planning Commission will meet on Wednesday, July 21, 2021, in the Council Chambers immediately following the Regular Planning Commission meeting, for a briefing on the Proposed Text Amendment – Affordable Housing and Multi-Family Units. ****Please Note** Planning Commission briefings are for informational purposes only and no public testimony will be taken.**

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of *FINAL ACTION*. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

The Planning Commission will be allowing testimony on agenda items by videoconferencing. For those who wish to testify by video, you must register with the Planning Department Office to participate by calling 402-441-7491 or emailing Plan@lincoln.ne.gov by 10:00 a.m. the day of the meeting. You will be asked to provide your name, address, phone number and the agenda item(s) you wish to speak on, and your position on this item. On the day of the hearing, you will receive a link via email, which will be needed to join the hearing to provide your testimony.

AGENDA

WEDNESDAY, JULY 21, 2021

[Commissioner Ball; 2 vacant seats; Edgerton exited at 3:15 p.m.]

Approval of minutes of the regular meeting held July 7, 2021. ****APPROVED: 6-0; (Ball absent; 2 vacant seats)****

- 1. CONSENT AGENDA:**
(Public Hearing and Administrative Action);

CHANGE OF ZONES:

- 1.1 CHANGE OF ZONE 15016C, to amend the layout of Lots 1 and 2, Block 3, with waivers to reduce setbacks, on property generally located at South 40th Street and Crescent Drive.
Staff recommendation: Conditional Approval
Staff Planner: Stephanie Rouse, 402-441-6373, srouse@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the revised staff report dated June 13, 2021: 5-0 (Scheer abstained; Ball absent; 2 vacant seats). Public hearing before the City Council is tentatively scheduled for Monday, August 9, 2021, 3:00 p.m.
- 1.2 CHANGE OF ZONE 21024, from B-1 (Local Business District) to H-2 (Highway Business District), on property generally located at 4615 Vine Street.
Staff recommendation: Approval
Staff Planner: George Wesselhoft, 402-441-6362, gwesselhoft@lincoln.ne.gov
This application was removed from the Consent Agenda and scheduled for a separate public hearing. At the request of an adjacent property owner, and with the consent of the applicant, Planning Commission granted a 2-week delay of this application, which will have continued public hearing and action on August 4, 2021.

SPECIAL PERMIT:

- 1.3 SPECIAL PERMIT 1185A, to amend the existing Special Permit to adjust setbacks and reconfigure the parking lot, on property located at 1106 H Street.
Staff recommendation: Conditional Approval
Staff Planner: Stephanie Rouse, 402-441-6373, srouse@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the staff report dated June 13, 2021: 5-0 (Scheer abstained; Ball absent; 2 vacant seats). Public hearing before the City Council is tentatively scheduled for Monday, August 9, 2021, 3:00 p.m.

2. **REQUESTS FOR DEFERRAL:** **See Item 1.2.**
3. **ITEMS REMOVED FROM CONSENT AGENDA:** **See Item 1.2.**

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

TEXT AMENDMENT:

- 4.1 TEXT AMENDMENT 21005, to amend Article 14 Community Unit Plan and Article 15 Additional Use Regulations of the Lancaster County Zoning Regulations and amend Chapter 2 Definitions of the Lancaster County Subdivision Resolution to allow for Solar Energy Conversion Systems and all necessary appurtenances within an outlot.

Staff recommendation: Approval

Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov

Planning Commission recommendation: APPROVAL AS AMENDED: 4-1 (Scheer dissenting; Ball and Edgerton absent; 2 vacant seats). The motion failed due to the lack of 5 affirmative votes. The Planning Commission will take action on this application at the August 4, 2021, hearing. The public hearing on this application was closed.

* * * * *

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO.**

* * * * *

Adjournment 3:40 p.m.



URBAN DEVELOPMENT

555 South 10th Street, Suite 205 | Lincoln, NE 68508
402-441-7606 | F: 402-441-8711 | urbandev@lincoln.ne.gov

July 20, 2021

City Council Members
555 S 10th Street
Lincoln, NE 68508

City Council Members,

Enclosed please find the City of Lincoln's Annual Tax Increment Financing Report. We apologize for the late submission, this report was due on May 1st, 2021. The employee who previously prepared this report retired in January 2021 and her replacement was assigned to the landlord applications for Rent & Utility Assistance Program in February and this report was overlooked.

Please contact me if you need more information.

Sincerely, •

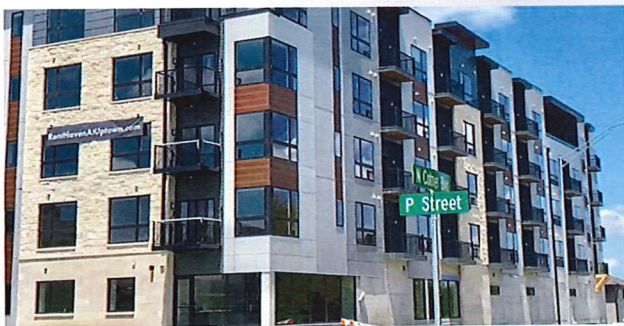
A handwritten signature in black ink, appearing to read 'Dan Marvin'.

Dan Marvin
Director



2020 Annual TIF Report

Prepared by City of Lincoln, Urban Development Department



Introduction

The City of Lincoln Urban Development Department acts on behalf of the Lincoln City Council, which serves as Lincoln's Redevelopment Authority. Developers applying to use Tax Increment Financing (TIF) are guided by Urban Development Department staff through an extensive process of review involving multiple city departments, the Lincoln-Lancaster County Planning Commission, City Council and the Mayor. In addition to being evaluated based on zoning regulations, land utilization, and compliance with the *City of Lincoln 2040 Comprehensive Plan*, TIF projects must meet criteria stated in the *Nebraska Community Development Law* and the *City of Lincoln TIF Policy*. The *City of Lincoln TIF Policy* divides projects into Core and Outer areas, each of which have additional requirements.

Core TIF Requirements

All Core Area TIF Projects must be located inside the 1950 Lincoln city boundaries in areas classified as low and moderate income in the 2000 Census. The Project must achieve **at least one** of the following goals:

- Benefit low and moderate-income people or areas, or
- Redevelop a building or site that displays a preponderance of substandard conditions or blight as defined by Nebraska state law, or
- Redevelop a site that has displayed a pattern of declining real property assessments, as measured by the Lancaster County Assessor's Office, or
- Rehabilitate a designated city landmark, a building listed on or eligible for listing on the National Register of Historic Places, or a building located within a local landmark district, or
- Show exceptional potential to attract additional reinvestment in adjacent blighted or substandard areas, or
- Develop new housing opportunities in downtown or in a low-to-moderate income neighborhood,
- Relocate an existing business from an area where it is incompatible with existing or proposed zoning, traffic circulation or other conflicts, or
- Involve a new business or expansion of an existing business that adds to Lincoln's existing tax base.

Outer TIF Requirements

All Outer Area TIF projects are located outside the 1950 Lincoln city boundaries and areas classified as low and moderate income according to the 2000 Census. Outer TIF projects should not include existing or newly developing residential areas within their boundaries. Outer Area TIF Projects should achieve **at least one** of the following goals:

- Generate new primary employment with employers that will have out-of-county sales greater than 50% of their total sales and will have a median wage for its new employees equal to or in excess of 105% of the average starting wage for Lancaster County, or
- Relocate an existing business from an area where it is incompatible with existing or proposed zoning, traffic circulation or other conflicts.

Four Phases: To successfully comply with Nebraska Community Development Law and City process, both Core and Outer projects generally move through four phases:

Phase One: Be located in an area officially designated as blighted/substandard,

Phase Two: Be part of an officially approved redevelopment plan, which includes acknowledgement that the project would not be feasible without the use of TIF, and

Phase Three: Complete an officially approved redevelopment agreement that delineates the public improvements to be funded using TIF.

In Lincoln, Phases One through Three include notice to the public and to taxing authorities, review by the Lincoln-Lancaster County Planning Commission, and approval by City Council and the Mayor.

Phase Four: Upon substantial completion of the redevelopment project, Urban Development staff send a "Notice to Divide" to the Lancaster County Assessor who then begins to divide taxes.

For purposes of reporting, as outlined in LB 874, we will report on, blight, redevelopment projects, and notices to divide. Should additional data be required we highly recommend a similar report completed by the State of Nebraska: Revenue department. <https://revenue.nebraska.gov/PAD/research-statistical-reports/tax-increment-financing-annual-reports-legislature>

2020 TIF Activity

Blight/Substandard Designation: All of the 2020 proposed redevelopment projects were in areas already designated as blighted/substandard. Within the Lincoln city limits, 4% of the area is designated as blighted/substandard and count towards our maximum cap of 35%. In 2021 LB131 was signed into law with an emergency clause. Importantly, LB99 was amended into LB131 which now areas that have been designated as extremely blighted to not count toward a cities maximum blight percentage.
<https://nebraskalegislature.gov/FloorDocs/107/PDF/Slip/LB131.pdf>

Redevelopment Projects: In 2020, eight redevelopment projects were approved.

- **13th & O** - As part of the Lincoln Center Redevelopment Plan, 13th & O involves the renovation and rehabilitation of existing buildings to add upper floor housing on property generally located at 1317, 1319, and 1325 O Street.
- **Greater Downtown Principal Corridors** - As part of three redevelopment plans -- Lincoln Center, Antelope Valley, North 27th Corridor & Environs -- involves enhancing streetscape and other amenities to the principal corridors in Downtown, on publicly and privately owned property from 9th to 28th Streets, and between the north side of the P Street rights-of-way and the south side of the N Street rights-of-way. As well as the area between the west side of the 9th street right of way and the east side of the 10th street right of way from S to M Streets, generally located from N to P Streets from 9th 28th Streets, and 9th to 10th Streets from M to S Streets.
- **Antelope Tower** - As part of the Antelope Valley Redevelopment Plan, Antelope Redevelopment Project includes construction of a mixed-use building with approximately 93 residential units and 18,000 square feet of first floor commercial space on property generally located between L Street on the north, K street on the South, Antelope Valley Parkway on the west, and 20th Street on the east.
- **Hepburn Square**- As part of the Antelope Valley Redevelopment Plan, the Hepburn Square Redevelopment Project is a 12-unit apartment building designed to offer affordable and low-income housing on a vacant lot near downtown. The structure is located at N 24th & Q St.
- **2236 R Street** –The Antelope Valley Redevelopment Plan was amended by adding the "2236 R Street Project", on property generally located at 2226 R Street.
- **Terminal Building**—An Amendment to the Lincoln Center Redevelopment Plan to add the Terminal Building Redevelopment Project located at 947 O Street and 139 South 10th Street
- **Campion Housing** – An amendment to the Lincoln Center Redevelopment Plan. This involves the construction of a seven-story, 520 bed, student housing structure at 9th-10th St and L St-M St
- **Stone Elephant/Oriental Market**— An amendment to the N 27th Street Redevelopment Plan. This involved the renovation of the existing oriental market building & expanded the structure which provided greater food access to the neighborhood. The project is located at N 27th & S St

2020 Notice to Divide: In 2020, eleven *Notices to Divide* were processed:

- Victory Park - Community Based Outpatient Clinic (CBOC)
- Telegraph Lofts – East
- Telegraph Flats Common - Condo A
- West O Sports Facility
- Project Oscar 2.0 (O St & Canopy St)
- Huber Building
- Willys Knight Lofts
- 610/630/636 N 27th (Stone Elephant/Oriental Market)
- Greater Downtown Principal Corridors
- Antelope Tower
- Central Hotel (13th & Ost)

Completed TIF Collections

No projects received final collections in 2020

Overview of Active TIF Projects

As of December 31, 2020, there were 88 active TIF projects in the City of Lincoln, 76 of which were collecting divided taxes. This does not include the two TIF projects that have paused. 42 projects have been retired. See the attached table for details on each project that hasn't expired, including approved TIF investment, private investment, total project costs, estimated value, and 2020 TIF district assessed value for each TIF district.

Redev Plan Year	NTD Year	Resolution & Amend.#	Date Divided	Final Year of Collections	Project Name	Status	Land Use	Negotiated TIF	Private Investment	Total Estimated Projct Costs	Projected Value	2020 Co. Assessor TIF District Value
2005	2006	A-83659	3/15/06	2021	48th and O South Redevelopment	Active	Commercial	\$585,815	\$5,094,600		\$7,739,680	\$5,548,400
		A-83528 & A-83855	3/2/06	2021	Haymarket 7th to 8th Core (Salvation Army/The Option)	Active	Commercial	\$569,500	\$7,000,000	\$7,569,500	\$5,618,000	\$47,058,000
2006	2006	A-83850	7/14/06	2021	West O Street (Thunderstone)	Active	Commercial	\$245,368	\$2,599,475	\$2,844,843	\$2,829,000	\$1,846,100
2006		A-83839	8/15/06	2009	QO1214 Downtown Civic Project	Did Not Progress	Commercial					
2006	2007	A-83893	6/28/07	2022	48th & O North Side (HyVee)	Active	Commercial	\$546,821	\$16,084,258	\$18,148,133	\$10,300,080	\$5,308,000
2007	2007	A-84250	4/11/07	2022	56th & Alvo Road/Inland Truck	Active	Commercial	\$113,500	\$736,637	\$850,137	\$3,565,000	\$4,509,800
2007	2007	A-84373	5/3/07	2022	West O Street (David Wood Construction)	Active	Commercial	\$42,200	\$400,100	\$442,300	\$362,000	\$397,300
2007	2007	A-84249	6/19/07	2022	56th & I-80 (North Bluff Employ. Ctr.)	Active	Commercial	\$2,230,000	\$0	\$2,230,000		\$14,587,400
2007	2007	A-84249	6/19/07	2022	56th & I-80 (North Bluff Employ. Ctr.)	Active	Commercial	\$2,230,000	\$0	\$2,230,000		\$37,246,400
2007	2007	A-84571	11/26/07	2022	Turbine Flats	Active	Commercial	\$71,270	\$1,123,037	\$1,194,307	\$745,500	\$1,819,000
2008	2008	A-84771	3/4/08	2023	Sawmill Building	Active	Commercial	\$263,000	\$2,700,000	\$2,963,000	\$2,160,000	\$2,297,400
2008	2008	A-84903	7/3/08	2023	Washington Square (Condos)	Active	Residential	\$200,000	\$2,300,000	\$2,500,000	\$1,840,000	\$2,223,000
2008	2008	A-84938	7/28/08	2023	Rosewood (Hotel)	Active	Commercial	\$300,000	\$2,200,000	\$2,500,000	\$1,650,000	\$2,243,600
2008	2009	A-85007	1/13/09	2024	Perot Systems	Active	Commercial	\$3,500,000	\$25,000,000	\$28,500,000	\$23,500,000	\$16,961,500
2008	2009	A-85115	4/8/09	2024	Block 85 (Color Ct/Peanut Butter Factory)	Active	Commercial	\$931,996	\$6,500,000	\$7,431,996	\$5,200,000	\$5,858,700
2009	2009	A-85252	5/6/09	2024	Lincoln Flats/Bank of the West	Active	Residential	\$763,958	\$5,200,000	\$5,963,958	\$4,160,000	\$8,283,300
2009	2009	A-85326	5/28/09	2024	Shoemakers Travel Plaza	Active	Commercial	\$950,000	\$7,150,000	\$8,100,000	\$7,000,000	\$46,660,700
2009	2009	A-85287	8/19/09	2024	Creekside Village	Active	Residential	\$775,000	\$7,725,000	\$8,500,000	\$3,982,019	\$1,826,400
2009	2009	A-85288	8/19/09	2024	AV Parkway Plaza - Phase I (Assurity)	Active	Commercial	\$7,200,000	\$49,867,314	\$57,067,314	\$44,800,000	\$37,624,700
2009		A-85630	12/19/09		Block 68 (Disolved by Council)	Did Not Progress	Commercial	**		\$0		
2009	2012, 2015	A-85289	7/31/2012 & 7/06/15	2027	Antelope Creek Village	Active	Residential	\$482,600	\$3,800,000	\$4,282,600	\$2,648,000	\$3,245,200
2010	2012	A-85913	8/1/12	2027	Haymarket Hotel Tool House	Active	Mixed Use	\$2,173,178	\$13,800,000	\$15,973,178	\$17,100,000	\$20,461,200
2011	2011	A-86392	8/3/11	2026	17th and Q/Credit Union	Active	Commercial	\$712,786	\$5,000,000	\$5,712,786	\$4,500,000	\$3,354,700
2011	2012	A-86276	7/31/12	2027	World's Foremost Bank	Active	Commercial	\$852,000	\$6,379,573	\$7,231,573	\$9,250,000	\$10,999,000
2011	2012	A-86133	8/1/12	2027	Block 38 (Larsen Bldg)	Active	Mixed Use	\$1,722,988	\$14,500,225	\$16,223,213	\$12,966,020	\$11,900,000
2011	2012	A-86271	8/6/12	2027	North Haymarket Arts and Humanities Phase II	Active	Commercial	\$2,575,552	\$22,215,049	\$24,990,601	\$17,772,039	\$15,653,500
2011	2013	A-86237	8/16/13	2028	Telesis/Dairy House	Active	Mixed Use	\$651,000	\$5,960,000	\$6,611,000	\$3,670,000	\$2,554,500
2011	2012, 2016	A-86597	2/7/2012 & 8/11/16	2027	Yolande Avenue	Active	Commercial	\$170,000	\$2,000,000	\$2,170,000		\$21,746,000
2012	2013	A-87003	8/16/13	2028	Holdrege/Idylwyld	Active	Mixed Use	\$1,260,000	\$13,000,000	\$14,260,000	\$10,400,000	\$7,433,500
2012	2013	A-86972	8/16/13	2028	Gateway Senior Living Phase 1	Active	Residential	\$1,606,500	\$12,500,000	\$14,106,500	\$7,580,000	\$7,844,200
2012	2013	A-86740	8/16/13	2028	West Haymarket RRO TDP Phase One & Two	Active	Mixed Use	\$7,385,000	\$51,000,000	\$58,385,000	\$16,000,000	\$53,803,900
2012	2014	A-87073	8/6/14	2029	Landmark Centre 3	Active	Commercial	\$2,100,000	\$16,625,000	\$18,725,000	\$12,000,000	\$16,431,200
2012	2014, 2017	A-86891	8/19/2014 & 7/25/17	2029	Nebraska Innovation Campus Phase I	Active	Commercial	\$10,739,724	\$79,000,000	\$89,739,724	\$61,536,790	\$49,449,300
2013	2013	A-87257	8/16/13	2028	Project Oscar	Active	Commercial	\$2,248,347	\$14,000,000	\$16,248,347	\$10,818,160	\$13,407,000
2013	2014	A-87260	8/4/14	2029	18th & Q Redevelopment	Active	Mixed Use	\$4,006,981	\$30,000,000	\$34,006,981	\$20,820,000	\$23,211,300
2013	2015	A-88008	7/31/15	2030	Block 68 Redevelopment	Active	Mixed Use	\$8,111,000	\$46,500,000	\$54,611,000	\$37,000,000	\$39,367,700
2013		A-87644			21st & N Redevelopment	Did Not Progress	Mixed Use					
2014	2014	A-88369	7/23/14	2029	Keichel Fine Arts	Active	Commercial	\$143,897	\$1,200,000	\$1,343,897	\$1,200,000	\$899,100
2014	2014	A-88121	7/28/14	2029	Piedmont Shopping Center	Active	Commercial	\$757,750	\$4,700,000	\$5,457,750	\$6,000,000	\$6,611,300
2014	2014	A-88158	8/4/14	2029	Airport Entryway Corridor Project	Active	Mixed Use	\$2,500,000	\$6,800,000	\$9,300,000		\$63,078,600
2014	2015	A-88452	3/18/15	2030	Elsey Housing 10th & Y	Active	Residential	\$1,688,076	\$10,405,800	\$12,093,876	\$8,000,000	\$9,701,400
2014	2015	A-88334	3/18/15	2030	Speedway Sporting Village	Active	Commercial	\$4,403,138	\$25,404,520	\$29,807,658	\$16,500,000	\$17,450,500
2014	2015	A-88145	7/31/15	2030	Case, Case, and Case	Active	Residential	\$175,000	\$1,200,000	\$1,375,000	\$1,160,000	\$893,100
2014	2016	A-88687	1/21/16	2031	Ambassador/President II	Active	Residential	\$414,000	\$7,000,000	\$7,414,000	\$3,275,000	\$1,050,000
2014	2016	A-88416	8/11/16	2027	PCE Phase 2	Active	Commercial	\$1,250,000	\$11,500,000	\$12,750,000	\$5,300,000	\$4,523,200
2014	2017	A-88672	7/28/17	2032	Schwarz Paper	Active	Residential	\$533,354	\$4,200,000	\$4,733,354	\$3,600,000	\$6,250,200
2014	2016, 2017	A-88699	7/26/16 & 4/11/2017	2031	Aspen Heights	Active	Residential	\$7,000,000	\$45,000,000	\$52,000,000	\$35,465,077	\$41,510,500
2014		A-88321			Great American Sports Park	No Progress	Commercial	\$2,116,463	\$10,517,874	\$12,634,337	\$13,823,226	
2014		A-88449		2016	P Street East Redevelopment	Repealed	Commercial					
2015	2015	A-88800	7/6/15	2030	23rd & O	Active	Commercial	\$450,000	\$3,749,500	\$4,199,500	\$3,200,000	\$4,021,800
2015	2016	A-88799	3/31/16	2031	Swanson Russell	Active	Commercial	\$374,000	\$2,026,000	\$2,400,000	\$1,892,600	\$3,274,600
2015	2016	A-88920	6/15/16	2031	Robber's Cave	Active	Commercial	\$130,000	\$1,165,000	\$1,295,000	\$725,000	\$1,294,700
2015	2016	A-88859	7/7/16	2031	Collegiate Housing (Baker Hardware)	Active	Residential	\$2,600,000	\$19,500,000	\$22,100,000		\$21,078,700

2015	2017	A-89209	7/25/17	2032	HUDL	Active	Commercial	\$6,000,000	\$30,000,000	\$36,000,000	\$26,928,000	\$31,199,900
2015	2018	A-89264	7/31/18	2033	Victory Park - VA Campus - VASH	Active	Residential	\$8,270,000	\$41,000,000	\$49,270,000	\$7,470,000	\$950,000
2015	2020	A-20660 (A-89264)	7/2/20	2035	Victory Park - Community Based Outpatient Clinic (CBOC)	Active	Residential					\$1,653,800
2016	2017	A-89522	7/11/17	2032	Kevin Hittle	Active	Mixed Use	\$110,000	\$1,090,000	\$1,200,000	\$1,200,000	\$1,147,000
2016	2017	A-89565	7/12/17	2032	Telegraph District 333/401 Bldg	Active	Commercial	\$1,617,558	\$20,607,923	\$22,225,481	\$15,065,585	\$10,503,900
2016	2017	A-89853	7/19/17	2032	48th & Holdrege	Active	Mixed Use	\$2,454,600	\$14,345,400	\$16,800,000	\$9,700,000	\$10,453,400
2016	2019	A-90080	7/24/19	2034	48th & Leighton	Active	Mixed Use	\$4,350,000	\$35,000,000	\$39,350,000	\$24,365,000	\$9,031,500
2017,	2019	A-89520	3/31/2017 & 4/03/19	2032	Antelope Square (I&II)	Active	Residential	\$825,000	\$4,575,000	\$5,400,000	\$4,833,000	\$4,902,700
2017	2018	A-90726	6/25/18	2033	Skate Zone	Active	Commercial	\$960,000	\$10,040,000	\$11,000,000	\$5,672,328	\$1,458,900
2017	2018	A-90436	7/19/18	2033	11th & P and Lincoln Commercial Club	Active	Commercial	\$1,583,357	\$10,121,003	\$11,704,360	\$11,017,318	\$8,485,400
2017	2018	A-90277	7/24/18	2033	1222 P	Active	Residential	\$470,000	\$4,000,000	\$4,470,000	\$2,919,000	\$2,967,200
2017	2018	A-91004 & 92465	7/31/18	2033	Telegraph District - 1935 O St	Active	Commercial	\$8,907,652	\$62,000,000	\$70,907,652	\$57,363,333	\$2,194,000
2017	2018	A-90458	7/31/18	2033	Nature's Variety Phase I	Active	Commercial	\$275,000	\$3,000,000	\$3,275,000	\$1,618,761	\$2,947,000
2017	2018	A-90380	7/31/18	2033	Nebraska Innovation Campus SDL3	Active	Commercial	\$3,116,291	\$15,300,000	\$18,416,291	\$14,443,000	\$8,859,300
2017	2018	A-90398	7/31/18	2033	Lumberworks Liner Building	Active	Commercial	\$2,041,096	\$12,855,731	\$14,896,827	\$12,855,731	\$9,315,900
2017	2020	A-91004 & 92465	5/6/20	2035	Telegraph Lofts - East	Active	Mixed Use					\$4,447,900
2017	2020	A-91004 & 92465	7/31/20	2035	Telegraph Flats Common - Condo A	Active	Mixed Use					\$5,472,500
2017		A-90691			Huvepharma	No Progress	Commercial	\$500,000	\$4,750,000	\$5,250,000	\$2,055,000	
2017		A-90382			HUI Development LLC	Repealed	Commercial	**				
2018	2018	A-91086	7/19/18	2033	Raymond Brothers	Active	Residential	\$1,179,671	\$7,232,126	\$8,411,797	\$6,333,930	\$7,683,300
2018	2019	A-90977	2/4/19	2034	Viet Hao 2353/65/73 O Street	Active	Commercial	\$128,200	\$1,716,100	\$1,844,300	\$1,033,800	\$1,203,500
2018	2019	A-91120	3/21/19	2034	West O St Revitalization (Area TIF/Public Improvements)	Active	Commercial					\$127,134,800
2018	2020	A-91288	7/1/20	2035	Project Oscar 2.0 (O st & Canopy St)	Active	Commercial	\$2,805,000	\$16,000,000	\$18,805,000	\$16,000,000	\$9,517,800
2018	2020	A-90986	7/22/20	2035	West O Sports Facility	Active	Commercial	\$1,300,000	\$10,400,000	\$11,700,000	\$4,862,382	\$4,178,900
2018		A-90857			9th & P	Repealed	Mixed Use	**			\$68,078,101	
2019	2019	A-91616	8/1/19	2034	Containers on Vine	Active	Residential	\$221,890	\$1,078,110	\$1,300,000	\$1,300,000	\$301,800
2019	2020	A-91541	7/1/20	2035	Willys Knight Lofts	Active	Mixed Use	\$252,000	\$2,500,000	\$2,752,000	\$1,845,242	\$1,222,900
2019	2020	A-91896	7/1/20	2035	Huber Building	Active	Residential	\$537,000	\$1,650,000	\$2,187,000	\$4,205,910	\$1,958,100
2019		A-91600	Taxes Not Yet Divided		9th & O	Under Construction	Commercial	\$3,130,000	\$28,000,000	\$31,130,000	\$16,500,000	
2019		A-91863	Taxes Not Yet Divided		Campus Hotel	Under Construction	Commercial	\$5,600,000	\$35,000,000	\$40,600,000	\$26,500,000	
2019		A-91602	Taxes Not Yet Divided		Canopy Park Redevelopment	Under Construction	Mixed Use	\$7,089,305	\$46,130,157	\$53,219,462	\$46,257,023	
2019		A-91909	Taxes Not Yet Divided		Cotner & P Street	Under Construction	Commercial	\$3,900,000	\$28,000,000	\$31,900,000	\$18,000,000	
2019		A-91462	Taxes Not Yet Divided		Lied Place	Under Construction	Mixed Use	\$5,000,000	\$30,000,000	\$35,000,000	\$26,279,640	
2020	2020	A-92069	7/1/20	2035	Greater Downtown Principal Corridors	Active	Mixed Use	\$5,223,815				\$229,356,100
2020	2020	A-92191	7/15/20	2035	Antelope Tower	Under Construction	Mixed Use	\$2,000,000	\$11,500,000	\$13,500,000	\$9,318,000	\$1,845,900
2020	2020	A-91963	7/22/20		610/630/636 N 27th (Stone Elephant/Oriental Market)	Active	Commercial	\$120,000	\$1,500,000	\$1,620,000	\$1,063,600	\$501,600
2020	2020	A-92155	7/28/20	2035	Central Hotel (13th & Ost)	Active	Commercial	\$385,000	\$1,715,000	\$2,100,000	\$3,237,760	\$1,794,100
2020		A-92045	Taxes Not Yet Divided		Campion Housing	Under Construction	Residential	\$5,500,000	\$42,000,000	\$47,500,000	\$29,293,529	
2020		A-92244	Taxes Not Yet Divided		2236 R Street	Under Construction	Residential	\$180,000	\$1,920,000	\$2,100,000	\$1,004,000	
2020		A-92128	Taxes Not Yet Divided		Hepburn Square	Under Construction	Residential	\$192,000	\$1,200,000	\$1,392,000	\$1,029,700	
2020		A-92510	Taxes Not Yet Divided		Terminal Building	Under Construction	Mixed Use	\$3,900,000	\$11,956,000	\$15,856,000	\$22,340,006	

Angela M. Birkett

From: Brian D. Praeuner
Sent: Tuesday, July 20, 2021 9:36 AM
Subject: StarTran seeks public input for transit study
Attachments: Lincoln TDP_Fact Sheet_071321.pdf

StarTran has initiated a Transit Development Plan, or TDP, to assess the existing transit services in the City of Lincoln and explore ways to improve the transit system. The study will evaluate existing and projected demographics, land use, transportation options and other important factors and will help identify opportunities for improvement such as accessibility, route efficiency and safety. Attached is a flyer with more details.

The public survey is now open. Citizens are encouraged to visit lincoln.ne.gov/TDP where they can find a link to the online community survey and give feedback on their opinions of existing transit and suggestions for improvements.

Citizens are also encouraged to attend Virtual Open House on Thursday, July 29th to learn more about the study and offer suggestions for improvement. See project website for more details.

Thank You

Brian Praeuner
Transit Planner
StarTran
710 J Street
Lincoln, NE 68508
402.441.7673
402.441.7055 fax
bpraeuner@lincoln.ne.gov



2021-22 TRANSIT DEVELOPMENT PLAN (TDP)

The StarTran Transit Development Plan (TDP) will examine strategies for not only recovering to pre-pandemic ridership levels but will also evaluate other opportunities for improved transit services in Lincoln. Several goals for this project include:

- ★ Build on the success of service changes implemented after the last TDP completed in 2016
- ★ Ensure that transit services are allocated equitably
- ★ Explore options for serving new growth areas in the community
- ★ Develop options for improving access to jobs
- ★ Evaluate route alignments to serve the future downtown Multimodal Transit Center
- ★ Explore alternative service options, like new transit hubs outside of downtown, commuter/express buses, or enhanced bus service in certain corridors

The TDP will be a data driven, community informed process with multiple opportunities for the public to provide input on the study. Specific analyses and public engagement processes include:



Detailed ridership evaluation to understand where and when riders use the existing fixed route and paratransit services in Lincoln.



Transit service alternatives that will evaluate options for improving transit services in Lincoln. A preferred set of improvements will be identified following additional public feedback.



An analysis of existing transit services to evaluate the strengths of the existing system and opportunities for improvements.



A Financial and Capital Plan for the preferred set of improvements that will identify current and projected sources of revenues and expenses over the planning period.



A community survey to better understand how residents and visitors in Lincoln are using transit and the highest priority service improvements for the community.

VISIT THE PROJECT WEBSITE FOR MORE INFORMATION!

Take a survey, submit a comment, and sign up for project updates at the project website.



SCAN ME!



QUESTIONS?

BRIAN PRAEUNER

STARTRAN

TDP Project Manager

bpraeuner@lincoln.ne.gov

(402) 441-7673

Angela M. Birkett

From: Ringojohn <ringojohn@aol.com>
Sent: Monday, July 19, 2021 1:35 PM
To: Council Packet
Subject: South of Downtown PUD

This is John Heineman and I live at 1412 E Street. I have concerns about the PUD being proposed to my neighborhood. While I do want to see more development, I am concerned about the lack of restrictions to the types of businesses that can move into the neighborhood. Please consider restricting the types of businesses that can be added to this historic neighborhood.

Thank you.

John Heineman

Angela M. Birkett

From: Inkgal42 <Inkgal42@protonmail.com>
Sent: Monday, July 19, 2021 1:43 PM
To: Council Packet
Subject: PUD Thoughts from a Local Resident.

Hi,
My name is Emma.

I am greatly concerned with the fact that there have been little to no conversations about keeping current residents in their homes. Obviously, these small businesses will not benefit the current residents of the Everett and Near South neighborhood. But of course you know that! You have no shame!

It is very clear that the city could not care less about prioritizing the lives of the neighborhood's current residents. You should be ashamed of yourselves. All of you are only thinking one thing and its money. You have put economic logic over people. Your affordable housing is a joke and your performativity sickens me. You are destroying our neighborhood and displacing our neighbors. Those of you who still think this is some progressive step to more opprotunities for people need to think about the big picture. WHO ARE THESE OPPORTUNITIES FOR??? You have provided no transparency in the redevelopment plan and its impossible to hold any of you accountable or to even quantify how people are being displaced. Sleep well knowing that you are displacing my neighbors, you heartless people. Hope the money is worth it.

Sent with [ProtonMail](#) Secure Email.

Angela M. Birkett

From: Rachel Simpson <rachelsimpson7@gmail.com>
Sent: Wednesday, July 21, 2021 12:38 AM
To: Council Packet; Mayor
Subject: Ensure long term sustainability of Nine Mile Prairie

Dear Members of the Lincoln City Council and Mayor Baird,

I am writing with regard to the future of the area around Nine Mile Prairie. Nine Mile Prairie is a treasure. I still remember the first time I visited and was awestruck, not only by the prairie itself but also by the feeling of freedom, wonder, and possibility afforded by being able to see the distant horizon instead of buildings. The fact that we have such an awe-inspiring place here in Lincoln is remarkable.

To maintain ecological integrity and to ensure future city residents and visitors can have the same breathtaking experience, a large buffer zone around Nine Mile Prairie must be maintained. I ask the City to take whatever steps are needed to do this. At the least and as a starting point, I ask the City to blight only the area up to the Arnold Heights housing area on W. Wilken.

Tallgrass prairie is a globally critically imperiled ecosystem. Ernie Rousek is a hero for having saved Nine Mile Prairie for the benefit of wildlife and people. I hope future generations will see Lincoln leadership as heroes who courageously took the next steps to ensure that the area's ecological integrity and value as a natural amenity were maintained even as Lincoln grew.

Sincerely,
Rachel Simpson
3000 Forestview Circle
Lincoln, NE 68522

Angela M. Birkett

From: Lorrie Benson <lorriebenson2@gmail.com>
Sent: Thursday, July 22, 2021 1:58 PM
To: Council Packet; Mayor
Subject: Nine Mile Prairie environs

Dear City Council Members and Mayor Gaylor Baird,

The LJS's editorial board is right: Let's take the time to find a way to build affordable housing AND protect the Nine Mile Prairie environs, in keeping with the city Climate Action Plan and the master plan for the Nine Mile Prairie Environs.

I understand you'll have an amendment to consider during your July 26 meeting that will not protect the prairie. Please reject it in favor of thoughtful consideration of the additional alternatives proposed to you by Jon Oberg et. al.

Please make my comments part of the record. Thank you for considering my opinion.

Lorrie Benson
Personally and as Chair of the First-Plymouth Church Climate Action Team
7100 Holmes Park Rd, Apt 103
Lincoln 68506