



City of Omaha  
Jim Suttle, Mayor

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OMAHA, NEBRASKA

**Planning Department**

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1100  
Omaha, Nebraska 68183  
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Telefax (402) 444-6140

**R. E. Cunningham, RA, F.SAME**  
Director

December 4, 2012

Honorable President

and Members of the City Council,

The attached Resolution recertifies that Census Tract 8 continues to meet the requirements of being a community development area (meets conditions of blighted and substandard conditions) and approves the Ames-Locust Area Redevelopment Plan. Census Tract 8, is a 387.35-acre area, generally bound by 13th Street on the east, North 24<sup>th</sup> Street to the west, Locust Street to the south and Ames Avenue to the north. After analysis and study, Census Tract 8 continues to satisfy the requirements of being a community redevelopment area (meets the conditions for "substandard and blighted" area established by Nebraska Statute, and in need of redevelopment). The area is characterized mostly by stable neighborhoods of older single family homes and a few multi-family housing units, as well as sections of older commercial structures.

The area also has nearly 70 acres of industrial zoned property adjacent to the Union Pacific Railroad Tracks and Levi Carter Park bound by Cornish Boulevard to the north, North 13<sup>th</sup> Street to the east, Locust Street to the south, and North 16<sup>th</sup> Street to the west which is known as the Ames-Locust Area Redevelopment Plan Area. The Ames-Locust Area Redevelopment Plan proposes the acquisition and redevelopment of the nearly 70 acres of industrial zoned property into a shovel-ready site which could become the Ames-Locust Industrial Park.

The Planning Board recommended approval of the plan at the November 7, 2012 public hearing.

Your favorable consideration of this Resolution will be appreciated.

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Respectfully submitted,

Referred to City Council for Consideration:

  
R. E. Cunningham / R. E. SAME      20 NOV 2012      Date  
Planning Director

  
Mayor's Office      11.20.12      Date

Approved:

  
Pam Spaccarotella      11-20-12      Date  
Finance Director

  
Robert G. Stubbe, P.E.      11-20-12      Date  
Public Works Director

Notice of Publication Dates: December 6, 2012 and December 13, 2012

Public Hearing Date: January 8, 2013

1784 dlh

# CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, the primary objectives of the City of Omaha’s Master Plan and Community Development Program are to encourage additional investment and development within inner-city neighborhoods; and to eliminate conditions which are detrimental to public health, safety and welfare, by developing underutilized property within these neighborhoods; and,

WHEREAS, Neb.Rev.Stat. §18-2109 requires that before any redevelopment plan be prepared, the City Council must determine the proposed redevelopment area meets the conditions of blighted and substandard as defined by Neb.Rev.Stat. §18-2103 and thus is a community redevelopment area; and,

WHEREAS, the Ames-Locust Area Redevelopment Plan is in an area that has previously been determined to meet the standards of blighted and substandard; and,

WHEREAS, Census Tract 8, a 387.35-acre area, in which the Ames-Locust Area Redevelopment Plan area is located, is bound by 13th Street on the east, North 24<sup>th</sup> Street to the west, Ames Avenue to the north, and Locust Street to the south, continues to meet the conditions of a community redevelopment area (area meets definition of “substandard and blighted” area in need of redevelopment), and is therefore re-certified and re-designated as described in Exhibit “A” attached hereto and made a part hereof; and,

WHEREAS, the City of Omaha has an initiative to create jobs and encourage industrial business investment near areas of population with the highest unemployment rates, see attached map in Exhibit “B”; and

WHEREAS, the Planning Department has prepared the Ames-Locust Area Redevelopment Plan which specifically contemplates the redevelopment of the nearly 70 acre project site generally bound by Cornish Boulevard to the north, North 13<sup>th</sup> Street to the east, Locust Street to the south, and North 16<sup>th</sup> Street to the west, to facilitate the development of the proposed Ames-Locust Industrial Park, which entails the following: acquisition of the property, demolition and site preparation, installation of sewers and any utilities, and installation of a new public street connecting the site at 16<sup>th</sup> Street at the northwest section of the property and to 13<sup>th</sup> & Locust Streets at the southeast section of the project site; and,

By.....  
Councilmember

Adopted.....  
.....  
City Clerk

Approved.....  
Mayor

# CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

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WHEREAS, Section 18-2108 of the Nebraska Revised Statutes requires the City of Omaha to adopt a redevelopment plan before taking an active part in a redevelopment project; including the division of ad valorem taxes for a period not to exceed fifteen years under Sections 18-2147 through 18-2150, Revised Statutes of Nebraska; and,

WHEREAS, the Ames-Locust Area Redevelopment Plan was approved by the Omaha Planning Board on November 7, 2012.

WHEREAS, the Plan presents a project based on estimated figures and projections that are subject to change as project costs are finalized, and is required to comply with all Planning Department requirements and Planning Board recommendations; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, Census Tract 8, a 387.35-acre area, in which the Ames-Locust Area Redevelopment Plan area is located, is bound by 13th Street on the east, North 24<sup>th</sup> Street to the west, Ames Avenue to the north, and Locust Street to the south, continues to meet the conditions of a community redevelopment area (area meets definition of "substandard and blighted" area in need of redevelopment), and is therefore re-certified and re-designated; and,

BE IT FURTHER RESOLVED THAT, the attached Ames-Locust Area Redevelopment Plan for the redevelopment of the nearly 70 acre project site generally bound by Cornish Boulevard to the north, North 13<sup>th</sup> Street to the east, Locust Street to the south, and North 16<sup>th</sup> Street to the west, to facilitate the development of the proposed Ames-Locust Industrial Park, including the use of eminent domain, which includes financing by funding from state and local sources including Tax Increment Financing for future redevelopment project plans and private funding from foundations, as recommended by the City Planning Department, be and hereby is approved.

APPROVED AS TO FORM:

  
ASST CITY ATTORNEY

11/20/12  
DATE

By..... 1784 dlh  
Councilmember

Adopted.....  
City Clerk

Approved.....  
Mayor

INTER-OFFICE COMMUNICATION  
City of Omaha, Nebraska  
Planning Department

**TO:** Chairman and Members of the Planning Board

**FROM:** R. E. Cunningham, RA, F. SAME  
Planning Director

**DATE:** September 20, 2012

**SUBJECT:** Approval of the Ames-Locust Redevelopment Area Plan  
Census Tract 08 Community Redevelopment Area Re-certification  
Case # C3-12-204

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The proposed site for the Ames-Locust Industrial Park Redevelopment is located within Census Tract 08, which will be re-certified as a Community Redevelopment Area, in accordance with the Nebraska Community Development Law. This project will bring revitalization through heavy industrial development, encouraging business investment and job creation, thus providing viable economic development in the North Omaha Neighborhood Revitalization Strategy Area.

Census Tract 08 contains substandard, boarded up, and vacant residential and commercial properties, as well as vacant and overgrown lots. The Ames-Locust Industrial Park project site is overgrown and is currently being used as a construction disposal site. The census tract also meets the blighted criteria of population loss, lower per capita income, higher unemployment rate, and age of structures. The area will have to be cleared and graded in order for the new development to take place. There are no public utilities currently serving the area, but the local utility districts have already offered their support once the development takes place.

The specific proposed project site is appropriately zoned and no changes are proposed. Utilities do not exist at the site. All public improvements as necessary and as may be required will be installed including sidewalks, lighting and landscaping. This project will be required to comply with all Planning Department and Planning Board recommendations.

The redevelopment area plan complies with the city's Master Plan and it meets the requirements of Nebraska Community Development Law and will qualify for the future submission of an application for the utilization of Tax Increment Financing to cover cost associated with project development as submitted for approval through the Tax Increment Financing process. The proposed project concept is in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

**DEPARTMENT RECOMMENDATION:** Approval.

**ATTACHMENTS**  
Plan

## INTER-OFFICE COMMUNICATION

**Date:** September 26, 2012

**To:** TIF Committee:  
Rick Cunningham, Pam Spaccarotella, AL Herink, Paul Kratz, Robert Stubbe, Todd Pfitzer, Gail Braun, David Dover, Kenneth Johnson

**From:** Bridget A. Hadley - City Planning *B.A.H.*

**Applicant:** The City of Omaha Planning Department

**Location:** 13<sup>th</sup> & Locust Streets

**Project:**

The City of Omaha led an initiative, in partnership with the Greater Omaha Chamber of Commerce (Chamber), to identify areas within Omaha for industrial expansion opportunities. The focus was to create job opportunities for highly unemployed populations and to encourage investment from industrial businesses providing these jobs. By identifying sizeable tracts of industrial zoned land and bringing jobs closer to areas of the highest unemployed populations in Omaha, the City could help

- reduce unemployment levels within Omaha,
- provide more business opportunities for industry to locate within the city of Omaha limits, and
- stimulate economic development that results in growth of the local and state tax base.

The City identified existing, industrial-zoned areas within Omaha that could be developed or made shovel-ready for future development. The Chamber advised of a demand for larger tracts of land in the metropolitan area to be developed into industrial uses such as light and general manufacturing, warehouse and distribution, and rail service. The area with the best potential for a shorter term development horizon is the proposed Ames-Locust Industrial Park.

The proposed site for the Ames-Locust Industrial Park Redevelopment is located within Census Tract 08, which will be re-certified as a Community Redevelopment Area, in accordance with the Nebraska Community Development Law. This project will bring revitalization through heavy industrial development, encouraging business investment and job creation, thus providing viable economic development in the North Omaha Neighborhood Revitalization Strategy Area.

Census Tract 08 contains substandard, boarded up, and vacant residential and commercial properties, as well as vacant and overgrown lots. The Ames-Locust Industrial Park project site is overgrown and is currently being used as a construction disposal site. The census tract also meets the blighted criteria of population loss, lower per capita income, higher unemployment rate, and age of structures. The area will have to be cleared and graded in order for the new development to take place. There are no public utilities currently serving the area, but the local utility districts have already offered their support once the development takes place.

The specific proposed project site is appropriately zoned and no changes are proposed. Utilities do not exist at the site. All public improvements as necessary and as may be required will be installed including sidewalks, lighting and landscaping. This project will be required to comply with all Planning Department and Planning Board recommendations.

The estimated total project cost to redevelop Ames-Locust Industrial Park is \$8,625,217. The City of Omaha has committed nearly \$1.7 million in Transportation Bonds and Sewer Revenue, and approximately \$500,000 in advance acquisition funds. The City of Omaha and the Chamber jointly applied to the Nebraska Site and Building Development Fund and have been invited to receive a \$450,000 grant, subject to final application submittal. The Chamber is diligently seeking a significant portion of the funding from private sources. Tax Increment Financing (TIF) will be the other funding source, which will be generated as specific project sites are developed in the park.

The redevelopment area plan complies with the city's Master Plan and it meets the requirements of Nebraska Community Development Law and will qualify for the future submission of an application for the utilization of TIF to cover cost associated with project development as submitted for approval through the TIF process. The proposed project concept is in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

**Recommendation:** Approval

## **ATTACHMENTS**

Redevelopment Plans for Ames-Locust Area and Ames-Locust Industrial Park Project Plan

EXHIBIT "A"

**AMES-LOCUST REDEVELOPMENT AREA  
PLAN & AMES-LOCUST INDUSTRIAL PARK  
REDEVELOPMENT PROJECT PLAN**

**6110 ABBOTT DRIVE**

**DECEMBER 2012**



Jim Suttle, Mayor City of Omaha



R. E. Cunningham, RA, F. SAME  
Director, Planning Department  
Omaha/Douglas Civic Center  
1819 Farnam Street, Ste. 1111  
Omaha, Nebraska 68183

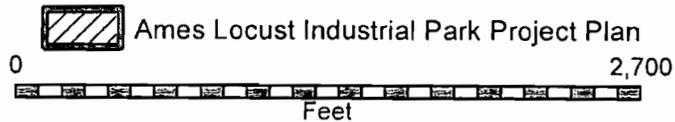
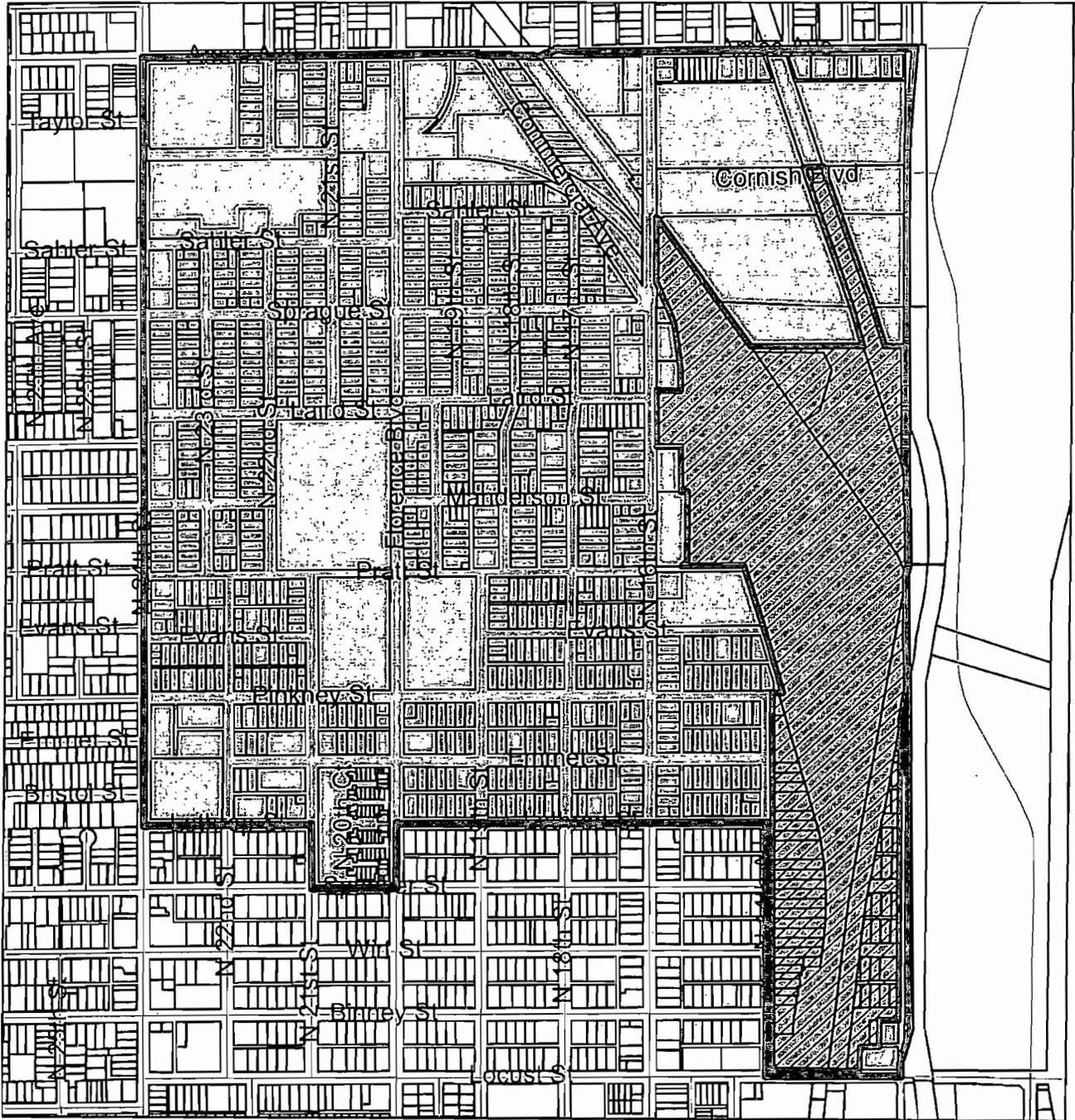
CASE: C3-12-204

APPLICANT: Planning Department on behalf of the City of Omaha

REQUEST: Approval of the AMES-LOCUST AREA REDEVELOPMENT PLAN and the AMES-LOCUST INDUSTRIAL PARK REDEVELOPMENT PROJECT PLAN

LOCATION: Generally, Ames Avenue on the north, Locust Street on the south, North 13th Street on the east and North 24th Street on the west

SUBJECT AREA IS SHADED - OCTOBER 2012



According to the Small Business Administration, Census Tract 8 qualifies as a Historically Underutilized Business (HUB) Zone, based on having a poverty rate of at least 25% and 50 % or more of its householders must have incomes below 60 % of the area median household income. The site is also within the North Omaha Neighborhood Revitalization Strategy Area, which provides incentives for job creation and retention in low to moderate income areas, the aggregation of housing units, aggregate public benefit standard exemption, which allows for greater flexibility in with public benefits, and a public service cap exemption. The NSRA aims to stimulate reinvestment in human and economic capital in the North Omaha area.

## **Ames-Locust Redevelopment Area Plan**

### **Background**

The City of Omaha led an initiative, in partnership with the Greater Omaha Chamber of Commerce (Chamber), to identify areas within Omaha for industrial expansion opportunities. The focus was to create job opportunities for highly unemployed populations and to encourage investment from industrial businesses providing these jobs. By identifying sizeable tracts of industrial zoned land and bringing jobs closer to areas of the highest unemployed populations in Omaha, the City could help

- reduce unemployment levels within Omaha,
- provide more business opportunities for industry to locate within the city of Omaha limits, and
- stimulate economic development that results in growth of the local and state tax base.

The City identified existing, industrial-zoned areas within Omaha that could be developed or made shovel-ready for future development. The Chamber advised of a demand for larger tracts of land in the metropolitan area to be developed into industrial uses such as light and general manufacturing, warehouse and distribution, and rail service. The area with the best potential for a shorter term development horizon is the proposed Ames-Locust Industrial Park. The redevelopment area plan serves to identify the City's goal to engage in acquisition and site preparation activities, in partnership with the Chamber and other entities as necessary, to prepare a site for various future project developments resulting in the Ames-Locust Industrial Park located at 13<sup>th</sup> and Locust Streets. The City is committed to voluntarily acquiring this site through an equitable agreement with the owner. The use of eminent domain will only be used if negotiations fail.

### **Area Plan**

The Ames-Locust Redevelopment Area is bounded by Cornish Boulevard to the north, North 13<sup>th</sup> Street to the east, Locust Street to the south, and North 16<sup>th</sup> Street to the west. See Exhibit B. The project site is overgrown with trees and brush that will need to be cleared and graded, with unpaved streets in some areas. The area also contains electrical towers and an abandoned building. Part of the site is currently being used as a dumpsite for construction waste. Additionally, the site abuts R7 residential properties, which will require buffers to be put in place.

Other Income

- 2013 CIP
- Tax Increment Financing
- Program Investment

Equity Injection = State Site and Building Fund and Other Funding

\*Source: Northeast Omaha Industrial Park Analysis prepared by the City of Omaha and The Greater Omaha Chamber of Commerce, 2012

**Population**

The population within Census Tract 08 is comprised mostly of 76% African American, 11% Native American, 9% White, 7% Hispanic, and 6% Multi-Racial. The remainder of the population identified themselves as Other Race.

	<b>Census Tract 8</b>	<b>Omaha</b>
<u>Population</u>		
2000	1,952	382,529
2010	1,911	407,334
% Gain or loss	-2%	6%
<u>Race/Ethnicity</u>		
One Race	1,795	394,663
White	173	310,064
Percent	9%	78%
African American	1,369	53,251
Percent	76%	13%
Native American	211	2,457
Percent	11%	0.6%
Asian/Pacific Islander	0	8,639
Percent	0%	2%

These uses characteristically have operating characteristics and environmental effects that make them incompatible with surrounding uses. The HI district most appropriately located in areas that are separated from residential and consumer oriented commercial districts. Additionally, the land is undeveloped, with no public utilities or infrastructure in place.

#### Public Utilities

There are no public utility services in place at the redevelopment site. Currently, there is not electric distribution within 500 feet of the Ames-Locust Redevelopment Site. In order to serve the site, Omaha Public Power District (OPPD) would need to extend overhead distribution from Carter Lake Road and Locust Street into the site. In order to serve the undeveloped site, Metropolitan Utilities District (MUD) proposes to install two 12" water mains. The first water main would be installed along the future 13<sup>th</sup> Street, from Locust Street to 16<sup>th</sup> and Sprague Streets. The second would be installed along 16<sup>th</sup> Street, from Sprague Street to Laird Street. Water mains would be installed in street right-of-way or in an easement along the right-of-way. MUD would acquire all necessary easements prior to installing the water main. The water system would have a minimum excess capacity of 0.5 million gallons per day (MGD) at 13<sup>th</sup> Street, from Locust to Sprague Streets. The estimated timeline for design and construction is 10 months. See Exhibit E – Sewer Map.

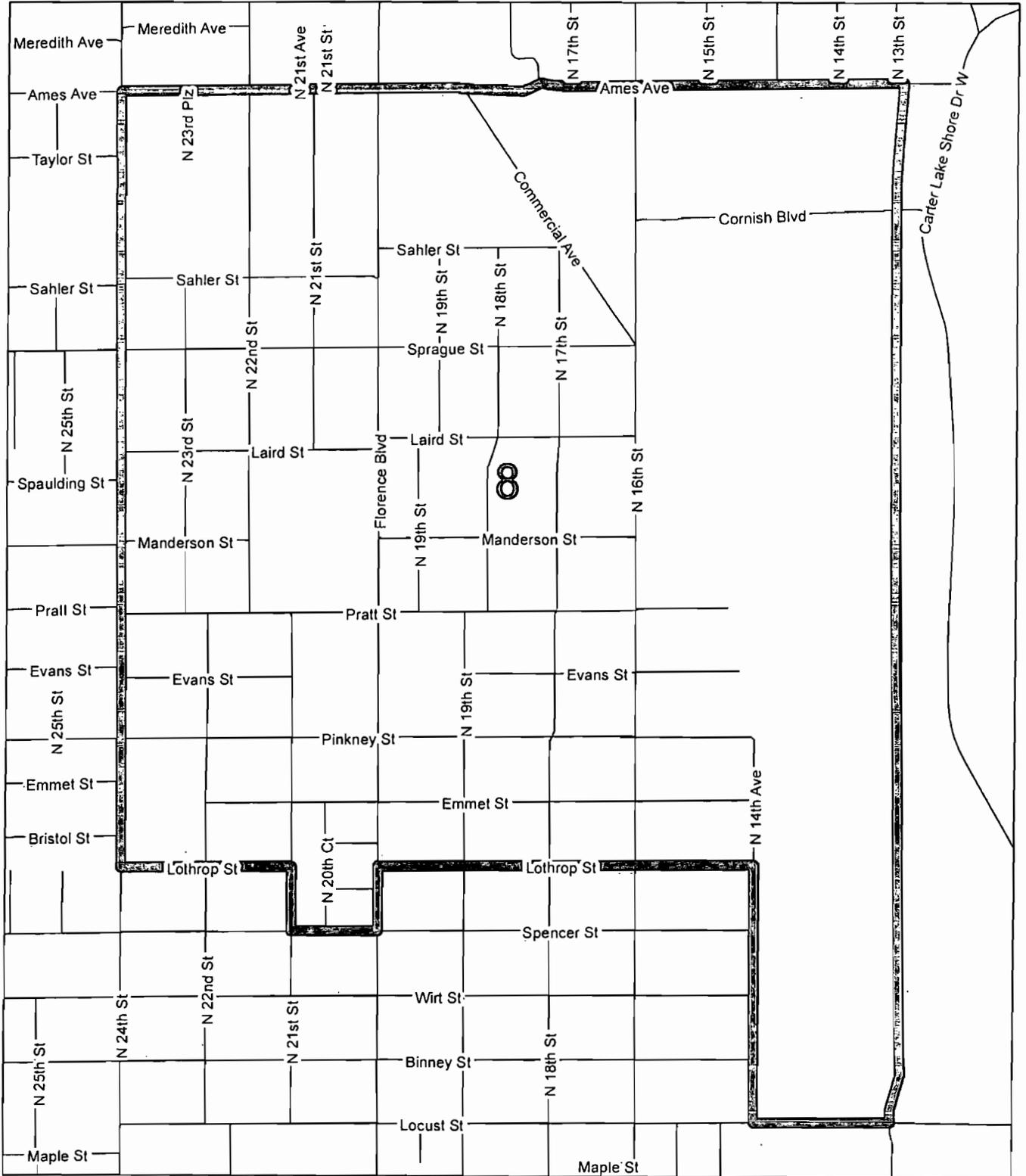
#### Property Acquisition

The City of Omaha proposes to acquire approximately 68.79 acres of single ownership heavy industrial zoned property to redevelop at the Ames-Locust Industrial Park site. The property will be appraised, and the City will offer just compensation to the property owner. Every reasonable attempt will be made to acquire the property through negotiated agreement between the property owner and the City. In the event that the City is unable to negotiate the purchase, the Redevelopment Plan authorizes the use of the eminent domain process to assist in the acquisition of the property necessary to implement the plan.

#### Consistency with the Master Plan

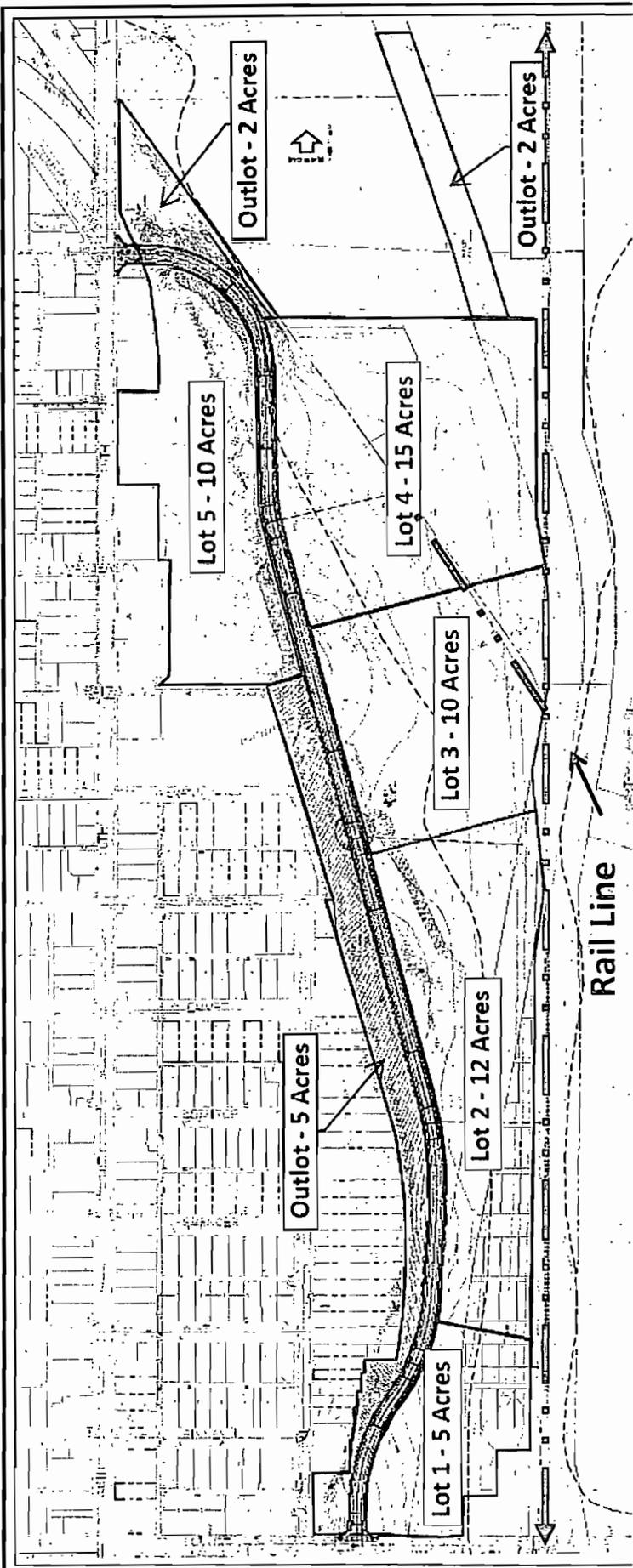
The City of Omaha Master Plan identifies the area north of Dodge Street and east of 30<sup>th</sup> Street as having the highest unemployment rate in Douglas County. The Future Land Use Plan identifies the Redevelopment Area as an industrial use area. The Ames-Locust Redevelopment Area Plan supports the Master Plan goal by bringing business investment and job creation in the industrial sector to the Northeast Omaha area.

# Re-Certified Community Redevelopment Area



Census Tract 8

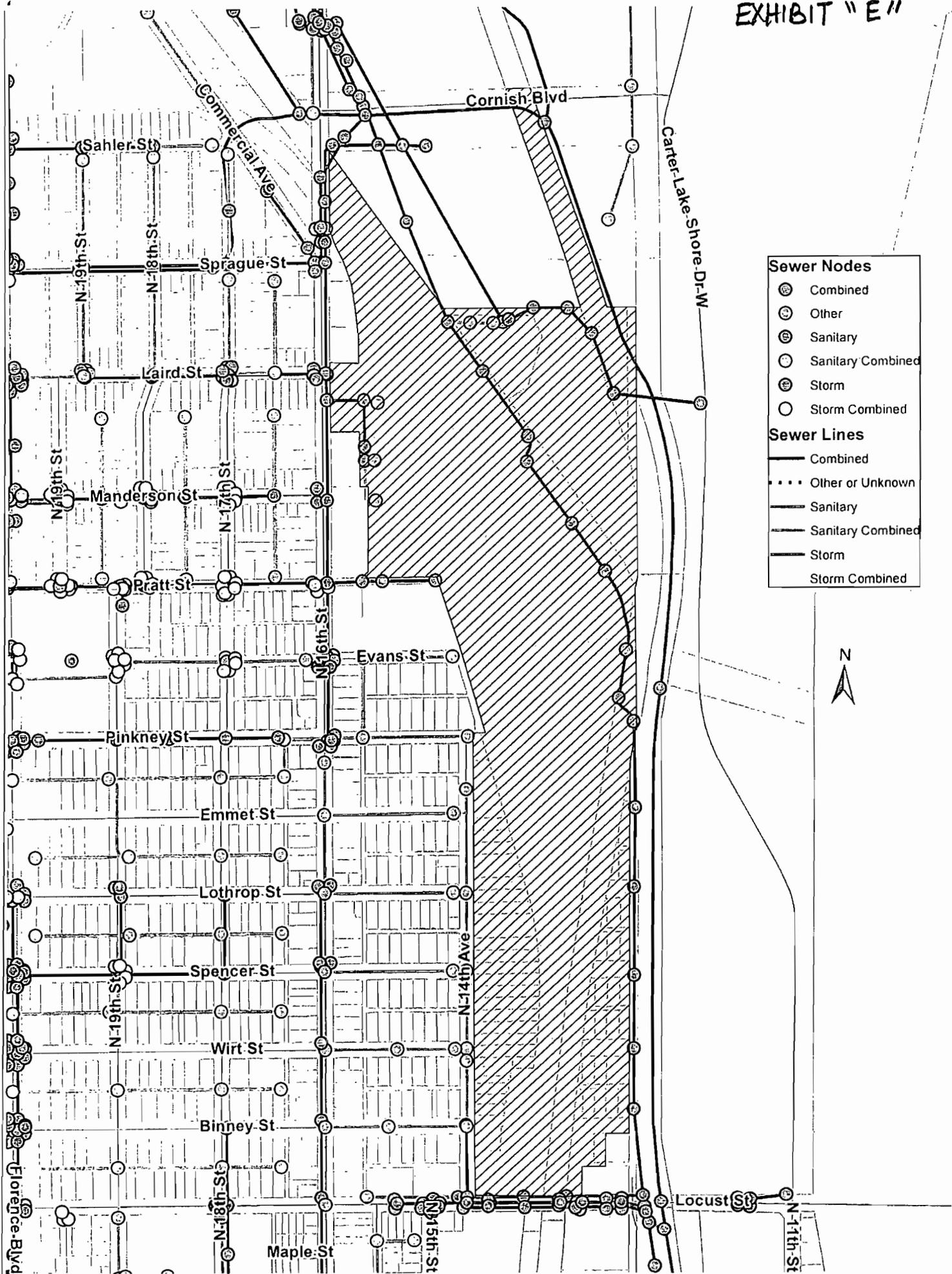




# Site Layout

Lot #	Acres
1	5
2	12
3	15
4	10
5	10
Usuable	52
Outlots (3)	9
Road	9
<b>Total</b>	<b>70</b>

# EXHIBIT "E"



Sewer Nodes	
	Combined
	Other
	Sanitary
	Sanitary Combined
	Storm
	Storm Combined
Sewer Lines	
	Combined
	Other or Unknown
	Sanitary
	Sanitary Combined
	Storm
	Storm Combined



Highest Unemployment & Poverty Rate Census Tracts  
Near Ames-Locust Industrial Area

