



City of Omaha
Jim Suttle, Mayor

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CITY CLERK
OMAHA, NEBRASKA

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

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

April 9, 2013

Honorable President

and Members of the City Council,

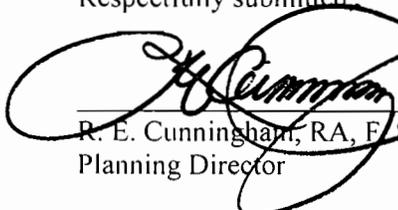
The attached Resolution transmits the Aksarben M-U Project at 72nd & Poppleton Streets Tax Increment Financing (TIF) Redevelopment Project Plan. This project proposes the redevelopment of an approximately 7.8 acre vacant site located between 70th and 72nd Streets and between Poppleton and Pine Streets. This redevelopment project site is just west of the Aksarben Village Redevelopment Area and will complement the various projects being developed. The redevelopment project contemplates a mixed-use project which includes an assisted living facility, a hotel and commercial retail space. The assisted living facility will be a three-story structure consisting of 60 units of assisted living apartments and 27 units of memory care. The hotel site will propose a Hampton Inn four-story structure consisting of 92 rooms. The commercial retail or restaurant space will be a one to two-story structure with approximately 10,000 square feet of space.

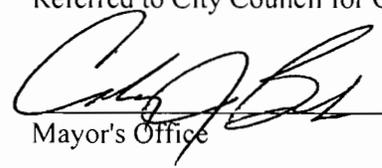
The Redevelopment Project Plan recommends the City's participation in the redevelopment of this project site through the allocation of TIF in an amount up to \$4,035,116.00 to offset costs such acquisition, site work, architectural and engineering fees, tree and existing road removal, environmental, soil testing, utilities to the site, and any public improvement to include \$40,000.00 in TIF contributions toward the Aksarben Village public improvement fund. The estimated total project cost is \$34,043,449.00, but is subject to change as final costs come in.

Your favorable consideration of this Resolution will be appreciated.

Respectfully submitted,

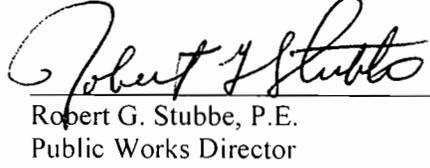
Referred to City Council for Consideration:

 22 March '13
R. E. Cunningham, RA, F.SAME Date
Planning Director

 3-22-13
Mayor's Office Date

Approved:

 3-25-13
Allen Herink Date
Acting Finance Director

 3-22-13
Robert G. Stubbe, P.E. Date
Public Works Director

1833 dlh

Notice of Publication: April 11, 2013 and April 18, 2013

Public Hearing: April 30, 2013

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 private investment and infill development within inner-city neighborhoods; and to eliminate conditions which are detrimental to public health, safety and welfare, by developing vacant, underutilized property within these neighborhoods; and,

WHEREAS, the redevelopment project site located between 70th and 72nd Streets and between Poppleton and Pine Streets is within a designated community redevelopment area, as the area meets the definition of blighted and substandard per the Community Development law and is in need of redevelopment; and,

WHEREAS, the Aksarben M-U Project at 72nd & Poppleton Streets Tax Increment Financing (TIF) Redevelopment Project Plan was approved by the TIF Committee and subsequently, by the City of Omaha Planning Board at their February 6, 2013 meeting; and,

WHEREAS, the project site for Aksarben M-U Project at 72nd & Poppleton Streets Tax Increment Financing (TIF) Redevelopment Project Plan is located at between 70th and 72nd Streets and between Poppleton and Pine Streets and is legally described in Exhibit “A” which is attached hereto and herein incorporated by reference; and,

WHEREAS, the Aksarben M-U Project at 72nd & Poppleton Streets Tax Increment Financing (TIF) Redevelopment Project Plan which contemplates the redevelopment of an approximately 7.8 acre vacant site, into a mixed-use project which includes an 87 unit assisted living facility, a hotel and approximately 10,000 square feet of commercial retail space; and,

WHEREAS, the Aksarben M-U Project at 72nd & Poppleton Streets Tax Increment Financing (TIF) Redevelopment Project Plan recommends the City’s participation through the allocation of TIF in an amount up to \$4,035,116.00 to offset cost such as acquisition, site work, architectural and engineering fees, tree and existing road removal, environmental, soil testing, utilities to the site, and any public improvement to include \$40,000.00 in TIF contributions toward the Aksarben Village public improvement fund with an estimated total project cost of \$34,043,449; and,

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,

By.....
Councilmember

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

Approved.....
Mayor

CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

Page 2

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,

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

THAT, the attached Aksarben M-U Project at 72nd & Poppleton Streets Tax Increment Financing (TIF) Redevelopment Project Plan for the redevelopment project site located between 70th and 72nd Streets and between Poppleton and Pine Streets which contemplates the redevelopment of an approximately 7.8 acre vacant site, into a mixed-use project which includes an 87 unit assisted living facility, a hotel and approximately 10,000 square feet of commercial retail space; recommending the City's participation through the allocation of Tax Increment Financing in an amount up to \$4,035,116.00 to offset costs such as acquisition, site work, architectural and engineering fees, tree and existing road removal, environmental, soil testing, utilities to the site, and any public improvement to include \$40,000.00 in TIF contributions toward the Aksarben Village public improvement fund, and any public improvements, but is subject to change as final costs come in; containing a provision for the division of ad valorem taxes under Section 18-2147 through 18-2150, Revised Statutes of Nebraska, as recommended by the City Planning Department, be and hereby is approved.

APPROVED AS TO FORM:


CITY ATTORNEY 3/22/13
DATE

1826 dlh

By.....
Councilmember

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

Approved.....
Mayor

EXHIBIT "B"

**AKSARBEN M-U PROJECT AT 72ND &
POPPLETON STREETS
TIF REDEVELOPMENT PROJECT PLAN**

72ND & POPPLETON STREETS

APRIL 2013



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

INTER-OFFICE COMMUNICATION

Date: January 28, 2013

To: TIF Committee:
Rick Cunningham, Leslie Schaefer, AL Herink, Paul Kratz, Robert Stubbe, Todd Pfitzer, Gail Braun, David Dover

From: Bridget A. Hadley - City Planning

Applicant: LFS/AK, LLC

Location: 72nd and Poppleton Streets

Project: This project represents the redevelopment of three separately platted of the approximately 7.8 acre vacant site located between 70th and 72nd Streets and between Poppleton and Pine lots Streets. This redevelopment project site is just west of the Aksarben Village Redevelopment Area and will complement the various projects being developed. The redevelopment project contemplates a mixed-use project which includes an assisted living facility, a hotel and commercial retail space. Copies of market studies for the assisted living and the hotel support the hotel and assisted living projects, and are in our TIF file. The demographics of the new residents in the assisted living facility support the potential for additional, unique commercial retail opportunities for the general area. A future independent living facility for seniors is contemplated to be constructed adjacent to the assisted living facility; however, this construction is a few years out.

The assisted living will be a three-story structure consisting of 60 units of assisted living apartments and 27 units of memory care, located on Lot 3 of the newly platted Aksarben Center. The Hampton Inn hotel will be a four-story structure consisting of 92 rooms, located on Lot 2 of the newly platted Aksarben Center. The commercial/retail/restaurant space will be a one to two-story structure with approximately 10,000 square feet of space, located on Lot 1 of the newly platted Aksarben Center.

A preliminary plat in addition to the approval of the Major Amendment to the Aksarben Business and Education Campus Mixed Use District Development Agreement was recently approved at the October Planning Board meeting for this redevelopment site which is zoned MU-ACI-2, subject to amendments such as the following:

- Submittal of updated site plan reflecting closure of 70th street driveway on the northeast corner of Lot 3...relocation of the on-street parking farther to the south along 70th street, and removal of midblock crosswalk on 70th street moving it farther south
- Updated landscape plan addressing the 40' tree planting along 72nd street, Poppleton Avenue and 70th Street.

The uses are permitted by this zoning. Utilities exist in the area and will be brought to the site. Public improvements will include sidewalks, parking lot screening and other streetscaping. This project will be required to comply with all Planning Department and Planning Board recommendations. Construction completion estimated to be August 2014 for the assisted living

facility and October 2014 for the Hampton Inn. Negotiations are ongoing with potential commercial tenants for the 10,000 sf commercial structure on Lot 1.

TIF will be used to offset costs such as acquisition, site work, architectural and engineering, tree and existing road removal, environmental, soil testing, utility to the site, and any public improvements. The total estimated project costs are \$34,043,449.00. TIF eligible costs, excluding TIF of \$46,000.00 fees are as follows:

1	Land Cost	\$ 2,258,792
2	Survey	\$ 35,000
3	Environmental Audit	\$ 12,000
4	ACI 2 design elements	\$ 300,000
5	Grading	\$ 439,000
6	Utilities to Site	\$ 315,000
7	Engineering & Architecture	\$ 1,700,000
8	Soil Testing	\$ 30,000
9	Appraisal and Market Study	\$ 45,000
10	Public Sidewalks	\$ 198,000
11	Remove Existing Trees	\$ 20,000
12	Remove Existing Road	\$ 30,000
13	Bioswale	\$ 100,000
	Total Eligible Costs	\$ 5,482,792

Land cost includes approximately \$598,664 for the purchase of adjacent land, not part of this TIF project, to construct a future independent living facility. The above TIF eligible cost less the \$598,664 equals \$4,884,128. I will request a minimum of \$40,000.00 in TIF contributions toward the Aksarben Village public improvement fund.

The project site and area meet the requirements of Nebraska Community Development Law and qualify for the 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 project is in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

Request: The TIF request is to \$4,035,116.00 bank interest rate of 6%. Using the current levy rate of 2.17448% supports the TIF amount inclusive of capitalized costs. See attached TIF calculation spreadsheet.

TIF Fee Schedule: \$500.00 application and processing fees of \$3,000.00 were paid; administrative fees of \$42,500.00. Total fees will be \$46,000.00.

Recommendation: Approval

ATTACHMENTS

TIF Application

TIF Calculation Spreadsheet

DATE	Total		Less Pre-Development Base	TIF		Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments							
	Taxable Valuation	Taxable Valuation		Taxable Valuation	Taxable Valuation					Principal	Interest at 6.00%	Total	Loan Balance	Capitalized Interest	Interest at 6.00%		
0	\$ -	\$ -	\$ -	\$ -	\$ -	2.17448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	\$ -	\$ -	\$ -	\$ -	\$ -	2.17448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.5	\$ -	\$ -	\$ -	\$ -	\$ -	2.17448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	\$ -	\$ -	\$ -	\$ -	\$ -	2.17448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ -	\$ 243,410	\$ 113,414	\$ 129,996	\$ 243,410	\$ 3,850,000	\$ -	\$ 115,500	\$ 115,500	
3	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 116,816	\$ 126,516	\$ 243,410	\$ 3,965,500	\$ -	\$ 115,500	\$ 115,500	
3.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 120,321	\$ 122,089	\$ 243,410	\$ 4,084,465	\$ -	\$ 118,965	\$ 118,965	
4	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 123,930	\$ 119,480	\$ 243,410	\$ 4,206,999	\$ -	\$ 122,534	\$ 122,534	
4.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 127,648	\$ 115,762	\$ 243,410	\$ 4,333,209	\$ -	\$ 126,210	\$ 126,210	
5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 131,478	\$ 111,932	\$ 243,410	\$ 4,464,180	\$ -	\$ 129,988	\$ 129,988	
5.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 135,422	\$ 107,988	\$ 243,410	\$ 4,599,602	\$ -	\$ 133,731	\$ 133,731	
6	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 139,485	\$ 103,925	\$ 243,410	\$ 4,733,047	\$ -	\$ 137,594	\$ 137,594	
6.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 143,669	\$ 99,741	\$ 243,410	\$ 4,865,500	\$ -	\$ 141,531	\$ 141,531	
7	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 147,979	\$ 95,431	\$ 243,410	\$ 4,997,047	\$ -	\$ 145,549	\$ 145,549	
7.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 152,419	\$ 90,991	\$ 243,410	\$ 5,127,666	\$ -	\$ 149,726	\$ 149,726	
8	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 156,991	\$ 86,419	\$ 243,410	\$ 5,256,384	\$ -	\$ 154,169	\$ 154,169	
8.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 161,701	\$ 81,709	\$ 243,410	\$ 5,384,180	\$ -	\$ 158,819	\$ 158,819	
9	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 166,552	\$ 76,858	\$ 243,410	\$ 5,511,038	\$ -	\$ 163,646	\$ 163,646	
9.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 171,548	\$ 71,862	\$ 243,410	\$ 5,636,966	\$ -	\$ 168,736	\$ 168,736	
10	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 176,695	\$ 66,715	\$ 243,410	\$ 5,761,681	\$ -	\$ 174,047	\$ 174,047	
10.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 181,996	\$ 61,414	\$ 243,410	\$ 5,885,195	\$ -	\$ 179,566	\$ 179,566	
11	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 187,456	\$ 55,954	\$ 243,410	\$ 6,007,340	\$ -	\$ 185,284	\$ 185,284	
11.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 193,079	\$ 50,331	\$ 243,410	\$ 6,128,071	\$ -	\$ 191,205	\$ 191,205	
12	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 198,872	\$ 44,538	\$ 243,410	\$ 6,247,299	\$ -	\$ 197,326	\$ 197,326	
12.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 204,838	\$ 38,572	\$ 243,410	\$ 6,365,027	\$ -	\$ 203,739	\$ 203,739	
13	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 210,983	\$ 32,427	\$ 243,410	\$ 6,481,254	\$ -	\$ 210,436	\$ 210,436	
13.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 217,312	\$ 26,098	\$ 243,410	\$ 6,595,952	\$ -	\$ 217,511	\$ 217,511	
14	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 223,832	\$ 19,578	\$ 243,410	\$ 6,709,184	\$ -	\$ 215,026	\$ 215,026	
14.5	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 230,547	\$ 12,863	\$ 243,410	\$ 6,821,727	\$ -	\$ 212,573	\$ 212,573	
15	\$ 22,614.078	\$ -	\$ -	\$ 22,614.078	\$ -	2.17448	\$ 245,869	\$ 2,459	\$ 243,410	\$ 237,463	\$ 5,947	\$ 243,410	\$ 6,933,190	\$ -	\$ 210,144	\$ 210,144	

NOTE: This information is provided to assist in analyzing the specific request to the TIF committee. This information is subject to change based on actual tax assessments. This schedule assumes a 80% real estate valuation and a 1.0 debt coverage ratio. The actual TIF amount available to fund site specific project cost will change based on the cost of public improvements.

Annual Incremental Tax Payment \$ 491,738

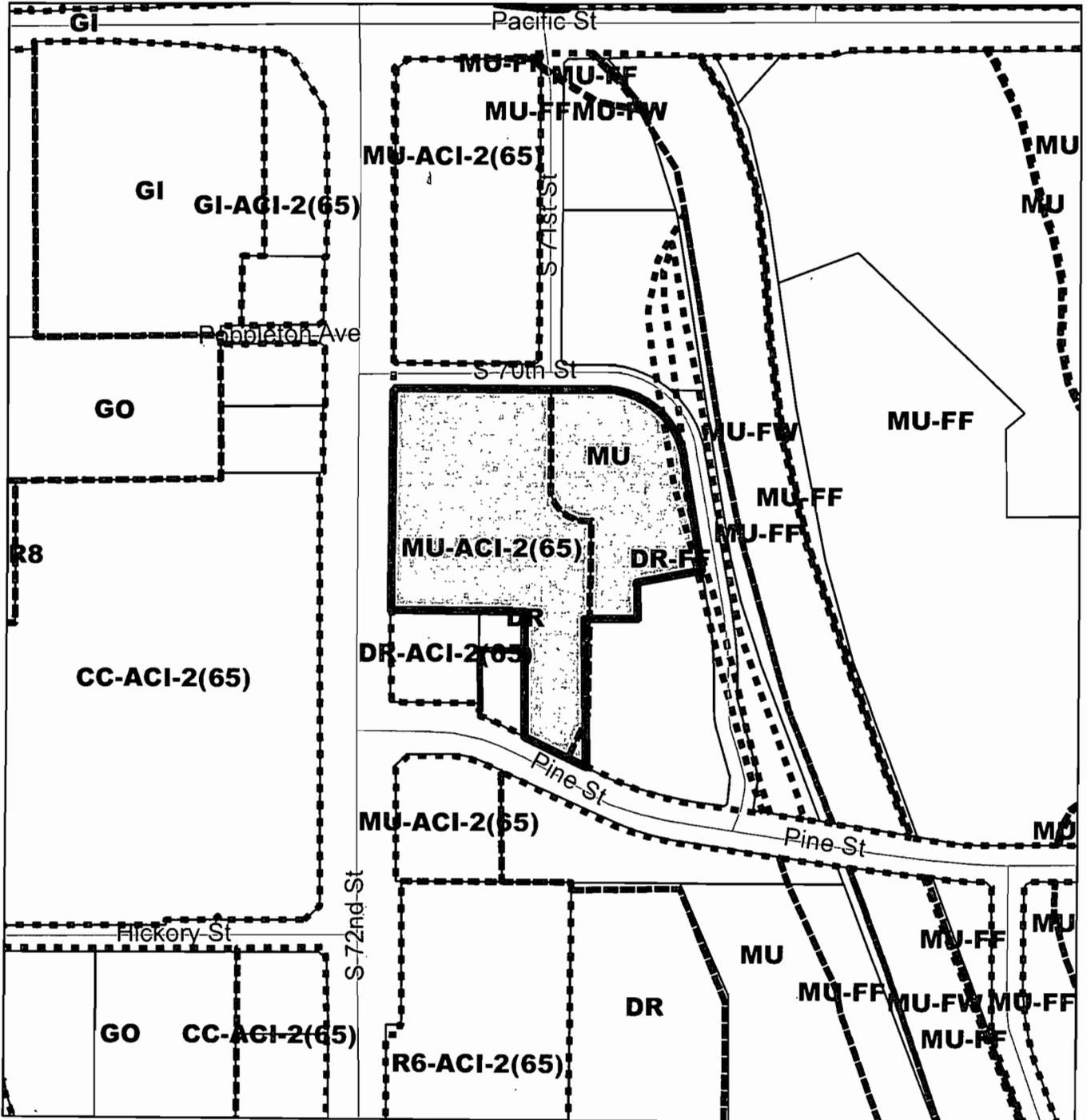
Original Loan Amount	\$3,850,000
Capitalized Interest	\$483,209
Loan Balance Remaining	\$4,333,209
Debt Service Payments	\$28,267,597
Land	\$ 1,660,128
Direct Costs	\$ 24,381,284
Hotel Indirect - Equip/IT	\$ 449,185
A/E	\$ 1,700,000
Survey	\$ 35,000
Soil Testing	\$ 30,000
Environmental Audit	\$ 12,000
Total	\$ 28,267,597

ASSUMPTIONS: (F9 = calculate)

1. Assume No Pre-Development Base
2. Loan Amount: \$3,850,000
3. Interest Rate: 6.00%
4. Project Hard Cost: \$28,267,597
5. Increment Base: \$22,614,078

CASE: C3-13-038
APPLICANT: Planning Department on behalf of the City of Omaha
REQUEST: Approval of the AKSARBEN MU PROJECT AT 72ND & POPPLETON STREETS
TIF REDEVELOPMENT PROJECT PLAN
LOCATION: Southeast of 72nd and Poppleton Streets

SUBJECT AREA IS SHADED - FEBRUARY 2013



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: February 21, 2013

SUBJECT: North Omaha Senior Cottages - Phase II TIF Redevelopment Project Plan
5315 St. Richards Plaza
C3-13-047

This TIF project represents Phase II - a LIHTC project along with Phase I - of the redevelopment at the St. Richards Campus. Phase I was completed December 2012. Phase II proposes the new construction of 10 additional, two-bedroom duplexes (20 cottages) immediately on the north and west side of the campus. The units/cottages will be for seniors whose incomes are 60% or less of the median. The fully accessible handicapped, two-bedroom cottages have a single family garage as well as front porch and back patio. The structure promotes community among independent seniors as well as the ability to maintain their independence. Access to a senior center, health services and meals as well as opportunities to interact with younger people helps to promote a sense of self-worth and belonging for these seniors.

The St. Richards Campus redevelopment site is comprised of approximately 9.78 acres which includes two buildings (the school and former rectory). This site was donated by the Archdiocese of Omaha to Holy Name Housing Corporation (HNHC). The redevelopment site is being developed in phases - of which this is the second phase - and become an intergenerational campus serving youth and elderly who reside on the campus as well as in the neighborhood. The redevelopment of this site fulfills a larger vision, The North Omaha Intergenerational Human Services Campus, led by HNHC and Heartland Family Services (HFS).

The project site is currently zoned R7 with a PUD-Planned Unit Development, no zoning changes are required. Public infrastructure improvements will include utility extension, sanitary and storm sewers, and concrete street paving. This project will also incorporate geo thermal wells. The project is scheduled to be completed in May 2013.

According to a housing study dated December 20, 2011 and prepared for a LIHTC application, this project appears to fulfill the need for new units, especially larger duplex/ townhome style units. This redevelopment will help fulfill the much needed demand for senior housing and per the housing study "to keep up with the demand from an aging population in the area as an aging housing stock".

No Building Permit will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance.

TIF Request: A TIF request of \$212,955.00. TIF will be used to offset site work, architectural, surveying, environmental and engineering costs, and any public improvements. The total estimated project cost is \$3,465,719.00. This project will be required to comply with all Planning Department and Planning Board recommendations.

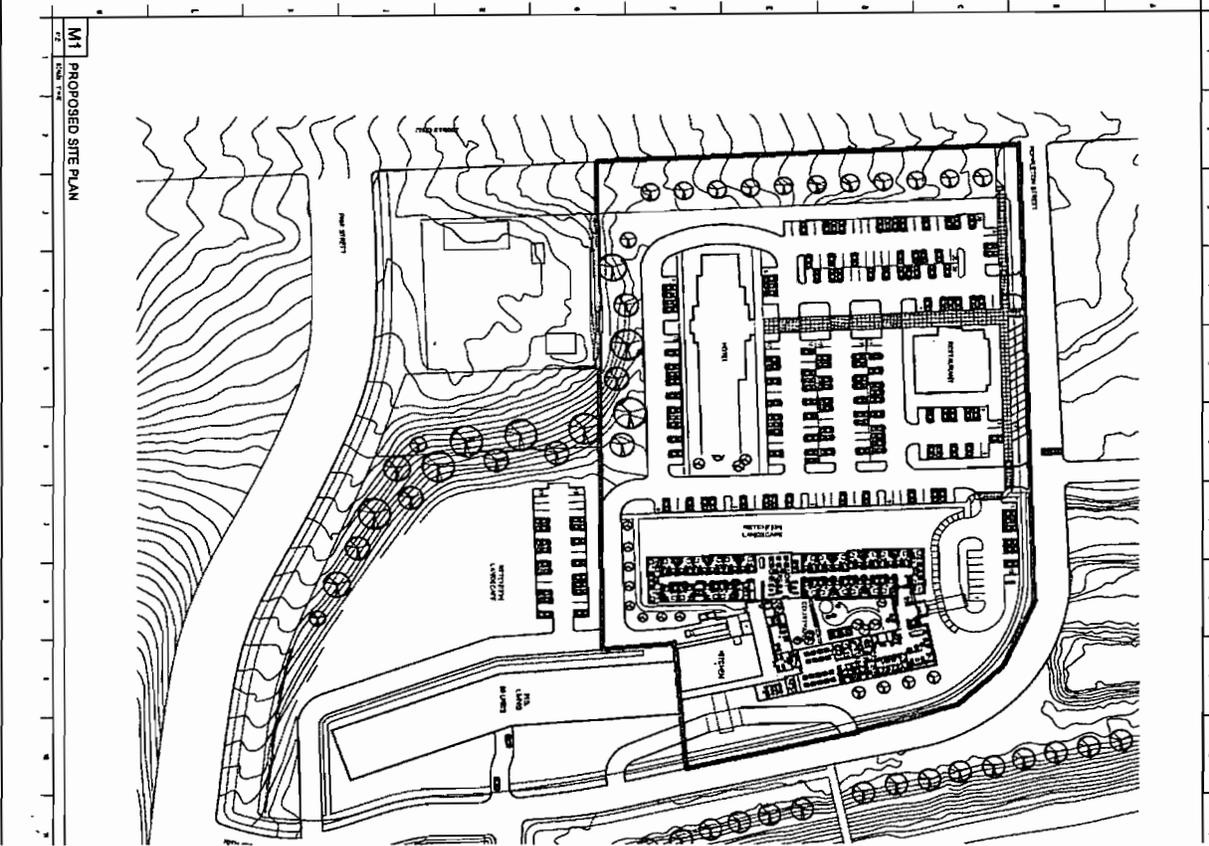
The project site and area meet the requirements of Nebraska Community Development Law and qualify for the submission of an application for the utilization of Tax Increment Financing to cover cost associated with project development as submitted for approval through the Tax Increment Financing process. The project is in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

DEPARTMENT RECOMMENDATION: Approval.

ATTACHMENTS

Plan

BH



Application for Tax Increment Financing

December 19, 2012

Aksarben Mixed Use Project

Aksarben Mixed Use Project redevelopment area is located East of 72nd
between Pine and Poppleton Street, Omaha, Nebraska.

Steven Held
Dial Realty Corp
11506 Nicholas St.
Suite 100
Omaha, NE 68154

December 19, 2012

Bridget Hadley, MPA
Planning Department
City of Omaha
1819 Farnam Street
Omaha, NE 68183

Dear Ms. Hadley,

I appreciate the opportunity to be able to provide this application for TIF in the City of Omaha. We have devoted a great deal of time to this project and believe that we can complete these improvements successfully. The use of TIF financing will allow us to provide a quality project which generates sufficient tax revenue to not only pay off the bonds associated with this project, but allow the City to spend additional available TIF monies to improve the surrounding district.

I am certainly available to meet with your committee or you both at your convenience to discuss our plans. I can be reached at 402-216-1698.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Held", written in a cursive style.

Steven Held

Dial Realty Corp

I. Project Summary

TIF Project Owner:

LFS/AK, LLC

Chris Held and Patrick Day

11506 Nicholas St. Suite #100

Omaha, NE 68154

Project Address: 72nd Street and Poppleton Avenue

Project Legal Description: Lot 1, 2, and 3 of Aksarben Center, Being a replatting of lots 1 and 2, AK-SAR-BEN Business & Education Campus Replat 4, a subdivision located in the NW1/4 of section 25, township 15 North, range 12 East of the 6th P. M., Douglas County, Nebraska

Estimated Total Project Cost: \$34,043,449

TIF Request: 15-Year Tax Increment Financing of \$4,035,116 at 6% interest per annum

Current Use: Vacant Land

Current Zoning: MU, Mixed Use District

Proposed Use

A Mixed Used Development consisting of an 87-Unit Assisted Living and Memory Care Facility, a 92-room Hampton Inn Hotel, and approximately 10,000sf of Commercial/Retail/Restaurant Space.

Current Annual Real Estate Taxes (2012 Tax Year): \$49,194.00 (Existing Property Tax allocation prorated across Lots 1, 2, and 3 of the newly platted Aksarben Center)

Current Assessed Tax Valuation (2012 Tax Year): (Existing assessed property valuation prorated across Lots 1, 2, and 3 of the newly platted Aksarben Center)

Land: \$2,258,792.00

Improvements: \$0.00

Total: \$2,258,792.00

II. Narrative

A. Detailed Project Description

We are pleased to present to you a first-in-class infill mixed use development consistent with the redevelopment themes captured in the transformed Ak-sar-ben area. The mixed use project site will be made up of three separately platted lots of approximately 7.85 acres in total, legally described as Lots 1, 2, and 3 of Aksarben Center, Being a replatting of lots 1 and 2, AK-SAR-BEN Business & Education Campus Replat 4, a subdivision located in the NW1/4 of section 25, township 15 North, range 12 East of the 6th P. M., Douglas County, Nebraska. The estimated development cost is \$34,043,449.

The Aksarben Assisted Living will be a three-story structure consisting of 60 units of assisted living apartments and 27 units of memory care, located on Lot 3 of the newly platted Aksarben Center. The Aksarben Hampton Inn will be a four-story structure consisting of ninety-two rooms, located on Lot 2 of the newly platted Aksarben Center. The Aksarben Commercial/Retail/Restaurant Space will be a one to two-story structure with approximately 10,000 square feet of space, located on Lot 1 of the newly platted Aksarben Center. This application requests the approval of \$4,035,179 in 15-year Tax Increment Financing at 6% interest per annum. These TIF funds will help the Aksarben Mixed Use Project support an adequate return at stabilization of approximately 9%. Without the use of TIF, the Aksarben Mixed Use Project would only support a 6.5% return, a return not sufficient to attract private equity financing.



Dial (AKA LFS/AK, LLC) has over 50 years of experience in residential and commercial development. Dial Retirement Communities, the internal management company whom will oversee operations of the Aksarben Assisted Living, currently manages ten company owned retirement communities throughout the Midwest with over 1270 units. Overall occupancy sits at 92% across the portfolio, 4% higher than the national average. The 87-unit Aksarben Senior Living Project will be the fourth Dial Retirement Community located in the Omaha MSA.

B. Background Information

Chris Held, Chairman of Dial Realty Corp and President of Dial Realty Development Corp, has been with the Dial Companies since 1981. Mr. Held has been involved in the development of numerous senior housing and apartment communities. He has managed the development, redevelopment and acquisition of more than 20 shopping centers with over five million square feet of space. He has been involved in development transactions with Wal-Mart, Target, Shopko, Super Value, Hy-Vee, Walgreen's, Sears, Menards, JCPenney, Toys R Us and Fleming Foods. Mr. Held has completed a \$40 million, 200-unit Hilton Garden Inn and shopping center in Independence, MO. Mr. Held's education includes a Bachelor of Science Degree in Business Management from the University of Nebraska at Omaha. He is a member of the International Council of Shopping Centers. Mr. Held was on the Board of Directors with Baptist Medical & Dental Mission International and Rapid Response Team, which went on mission trips to Pakistan and Nicaragua.

Patrick G. Day is the President of Dial Land Development and has been with the Dial organization since 1994. Over the years, Mr. Day has been involved in developing retail properties, apartments, residential and senior living developments. He has also been involved in purchasing existing warehouse/industrial properties. Currently, Mr. Day's main focus is guiding and directing Dial's senior living communities. These communities are located throughout Iowa, Omaha, NE and Overland Park, KS. In total, there are 10 communities consisting of more than 1270 units with annual gross revenues of more than \$40 million per year. Mr. Day's education includes a Bachelor of Arts Degree in Finance and a Masters degree in Economics from the University of Nebraska-Lincoln.

C. Ownership Structure/Control of Property

The TIF agreement will be between the City of Omaha and LFS/AK, LLC, the project's master developer. Dial related entities will be involved in the developments of the various properties.

D. Zoning-Current and Proposed

Property's current and proposed use will remain the same, Mixed Use.

III. Evaluation Criteria

A. Mandatory

Our proposed project will meet the following mandatory criteria:

1. The area is located within a Community Redevelopment Area as designated by State Statute.
2. The Use of TIF will not result in the loss of any pre-existing tax revenues to the City of Omaha or any other taxing jurisdictions.
3. The Project will meet the objectives of the City's Master Plan with adherence to urban design guidelines, the addition of at least three new business startups, and densification of the urban core.
4. The Project will add over 100 full-time-equivalent new jobs across all experience and income levels.
5. Tax increment financing, as evidenced in the ROI analysis, is a critical component to the viability of this project.

B. Discretionary

Our proposed project will meet the following discretionary criteria:

1. The Project involves the start-up of three entirely new business or business operations within the City.
2. The building or unimproved property that is to be redeveloped itself displays conditions of blight as established by Nebraska State Statute.
 - a. The property contains the remains of a defective street (Old Pine Street).
3. All TIF Proceeds are used for the construction of public improvements.
4. The project will generate at least one full-time equivalent job for each \$35,000 in principal value of the TIF loan.

IV. Cost-Benefit Analysis

Tax shifts resulting from granting of tax incentives:

The Aksarben Mixed Use Project will create an entirely new tax base with no resulting tax shifts.

Public Infrastructure and community public service needs impacts and local tax impacts arising from projects receiving incentives:

The Aksarben Mixed Use Project will add new infrastructure, including site utilities, landscaping, and public sidewalks. It will benefit public service needs by providing housing and jobs that will be accessible to mass transit (METRO) along 72nd Street.

Impacts on employers and employees of firms receiving tax incentives:

Tax Increment Financing will lend itself to the creation of new opportunities for employers and employees involved in the Aksarben Mixed Use Project. These areas include financing services, development, Architecture, Engineering, and construction and operations management.

Impacts on those Nebraska employers and employees not receiving direct incentives or benefits:

During the construction period, construction workers working on the Aksarben Mixed Use Project will likely support restaurants and local vendors in the immediate area. Once construction is completed, employees, residents, and guests will support vendors of all kinds in the area.

Any other impacts relevant to the consideration of costs and benefits arising from the tax incentive program:

The Aksarben Mixed Use Project will be comprised of at least three new business operations adding over 100 new full-time-equivalent jobs, 87 new residents to the area, and guests staying at the hotel. We believe this should feed into other tax generating avenues, and stimulate economic activity from other businesses around the area, not just from the project itself.

V. Organization Documentation

A. Articles of Organization

CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

1. The name of the Limited Liability Company is: **LFS/AK, LLC**

2. The complete street and mailing addresses of the initial designated/principal office:
11506 NICHOLAS STREET, SUITE 100, OMAHA, NE 68154

3. The name and complete address of the registered agent:
MICHAEL C. CARTER, 11506 NICHOLAS STREET, SUITE 103, OMAHA, NE 68154

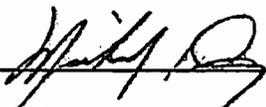
4. The name and address of at least one member or manager of the limited liability company:

Name:	Address:
Michael L. Day	11506 Nicholas St. #100, Omaha, NE 68154

5. Mailing address for future correspondence (annual report notices):

6. Future effective date of filing (optional):

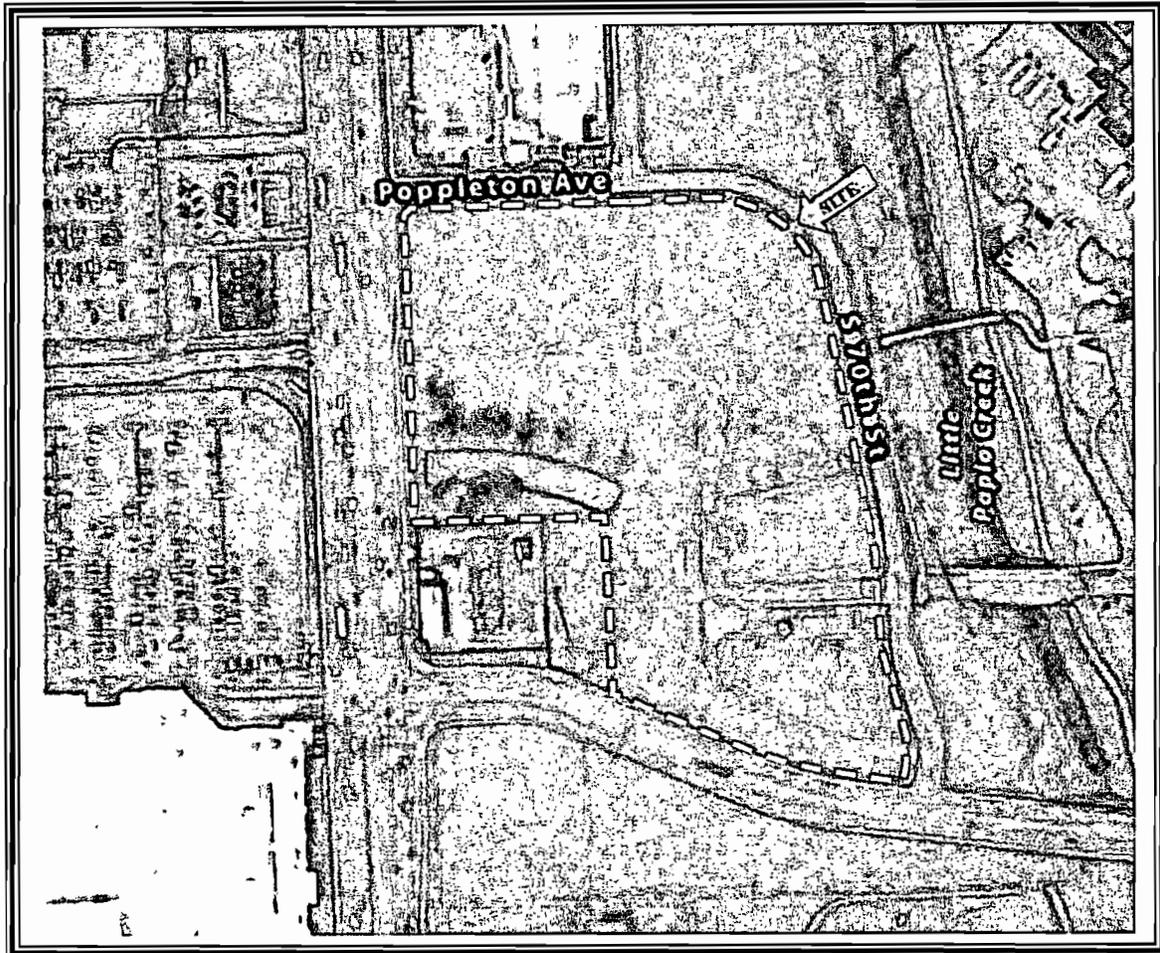
Signature of a manager, member or authorized person.

Signature 
Typed Name Michael L. Day, Manager

Signature _____
Typed Name: _____

VI. Environmental

PHASE I ENVIRONMENTAL SITE ASSESSMENT



Proposed Aksarben Village Senior Living Development
Southwest Corner of Poppleton Avenue & South 70th Street
Omaha, Nebraska 68106

Prepared by:

The Assessment Group Inc.
7364 North 122nd Avenue Circle
Omaha, Nebraska 68142

August 2012

1.0 EXECUTIVE SUMMARY

PROPOSED AKSARBEN VILLAGE SENIOR LIVING DEVELOPMENT
SOUTHWEST CORNER OF POPPLETON AVENUE & SOUTH 70TH STREET
OMAHA, NEBRASKA 68106

The Client has engaged The Assessment Group Inc. (TAG) to perform a Phase I Environmental Site Assessment (ESA) of the proposed *Aksarben Village Senior Living* development, located at the Southwest Corner of Poppleton Avenue & South 70th Street, in Omaha, Nebraska (Site). This ESA is in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-05.

- The Site consists of two (2) lots/parcels within a subdivided subdivision comprising a total of approximately 10.75-acres.
- The Site is located at the southwest corner of Poppleton Avenue & South 70th Street, in the central part of Omaha, Nebraska, an area primarily characterized by retail, education, and commercial/office development.
- Based on the information obtained to-date, our conclusions and recommendations are as follows:
 - The results of the area reconnaissance and review of regulatory agency information did not indicate *recognized environmental conditions* that pose a potential environmental risk to the Site.
 - A review of historical information did not indicate *historical recognized environmental conditions* that pose an environmental risk to the Site.
 - The results of the Site reconnaissance did not indicate evidence of *recognized environmental conditions* associated with the current Site land use.
- Based on our findings, no further action or investigation is warranted at this time.

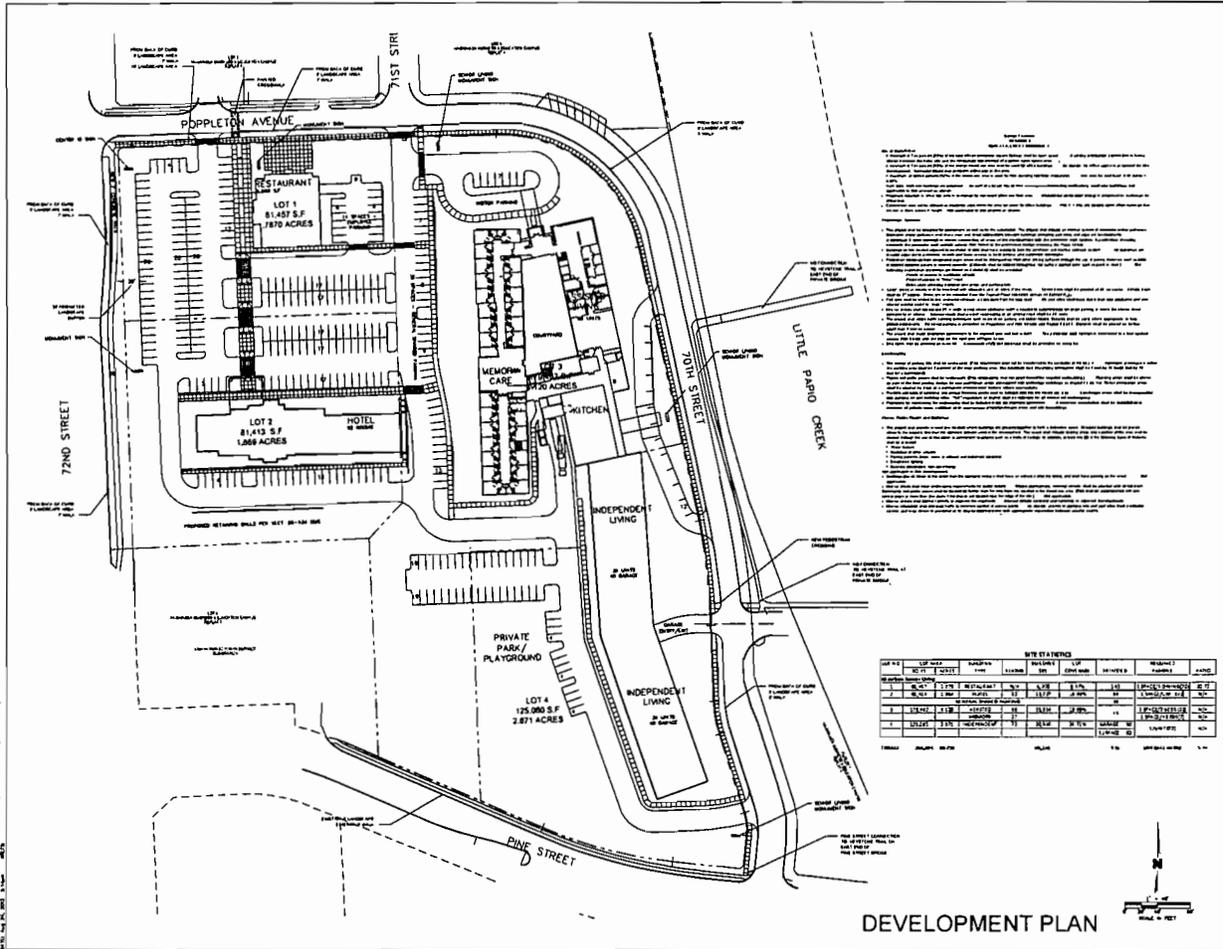
Environmental Assessment Component	Assessment	Routine Solution	Estimated Cost	Reference Section
Adjoining Properties	Acceptable			3.2
On-Site Operations	Acceptable			3.3
Historical Review	Acceptable			3.5
Regulatory Database Review	Acceptable			4.0
Surface Areas	Acceptable			4.2
Hazardous Materials	Acceptable			5.1, 5.2
Storage Tanks	Acceptable			5.3
PCBs	Acceptable			5.4
Waste Generation	Acceptable			5.5
Physical Characteristics	Acceptable			5.6
Drinking Water/Sewage Disposal Systems	Acceptable			5.7
Asbestos	Not Reviewed			5.8
Lead-based Paint (LBP)	Not Reviewed			5.9
Radon	Not Reviewed			5.10
Mold	Not Reviewed			5.11

This summary is for convenience only, and should not be relied upon without first reading the full contents of this ESA report, including the Appendix materials.

VII. Site Plan and Elevations

A. Site Plan

B. Elevations

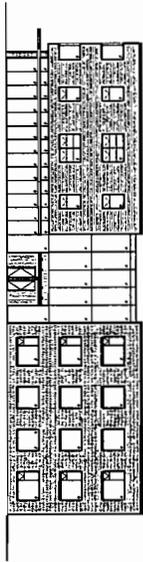


DEVELOPMENT PLAN

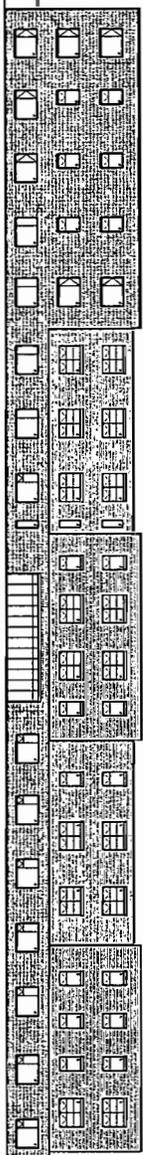
CURRENT

DIAL SENIOR LIVING

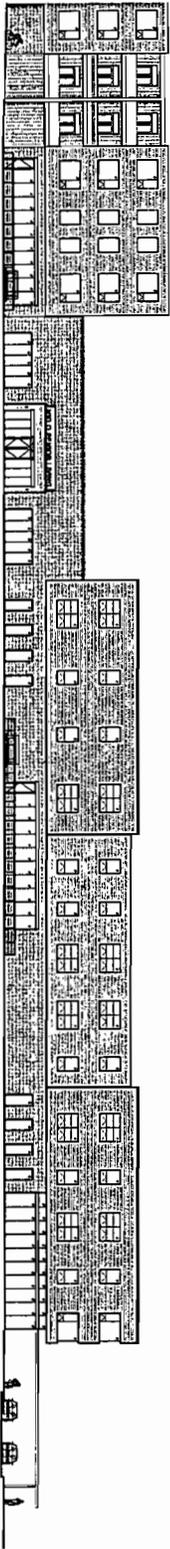
77nd & Park Street | Ontario, NY | 14617



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

M1 EXTERIOR ELEVATIONS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

ALLEN POYNER
MACCHIETTO
ARCHITECTS
1516 Courage St.
Ontario, NY 14617
Tel: 402.341.1344
Fax: 402.341.4733
allenpoynermacchietto.com



PROJECT NUMBER: 1402 DATE: 2016
DRAWN BY: JEFFREY W. BIRN
CHECKED BY: JEFFREY W. BIRN
CONTRACTOR: SENIOR LIVING ARCHITECTURAL, L.L.C.
EXTERIOR ELEVATIONS
OPTION A
A2.1

DIAL SENIOR LIVING

72nd & Penn Street | Omaha, NE | 68107

ALLEY, POWNER
MACCHIETTO
ARCHITECTS
1318 Camino 31,
Omaha, NE 68102
PH: 402.341.4125
alpowner.com



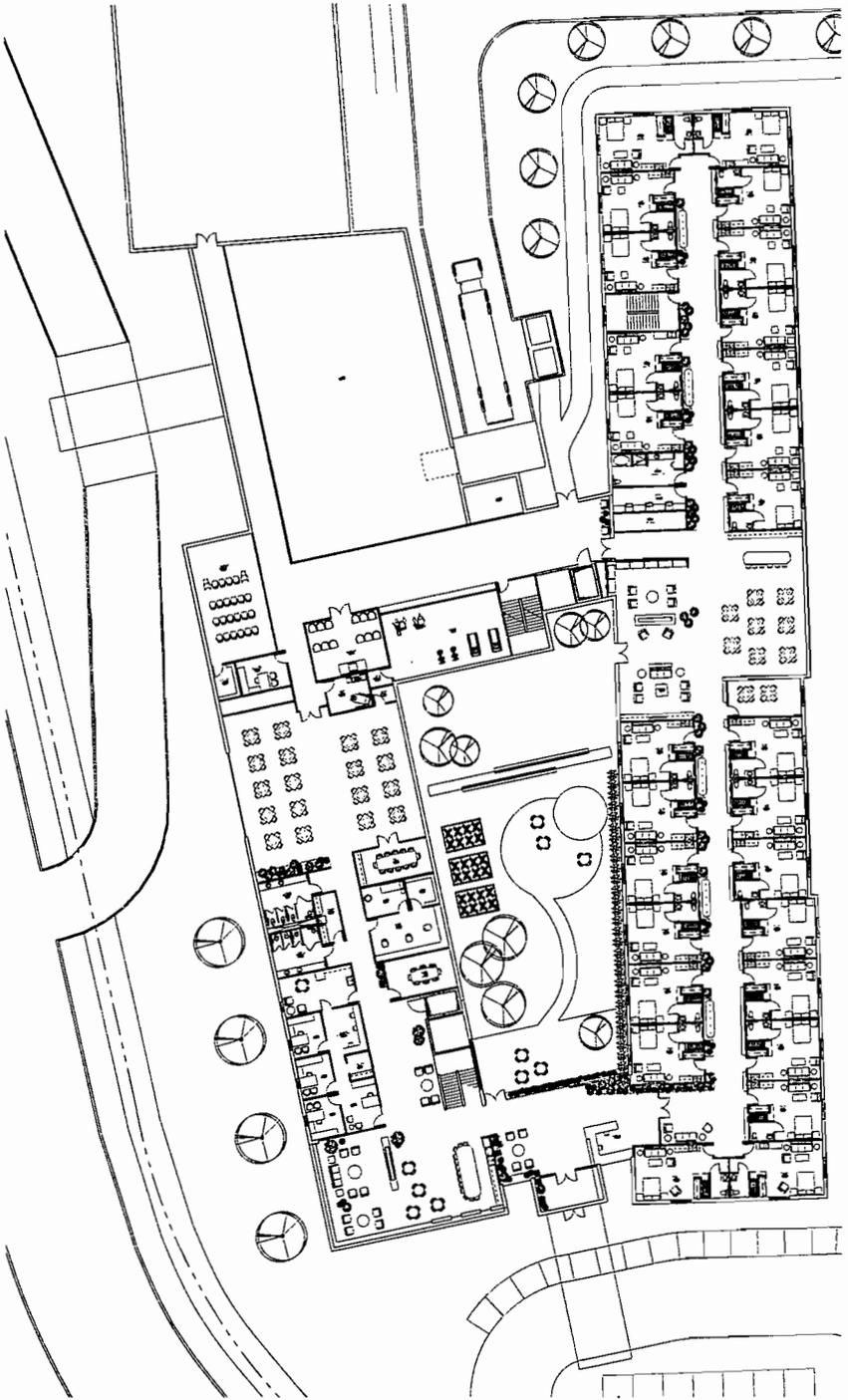
DATE: 11/10/10
PROJECT NUMBER: 11000
DATE RENDERED:
COMPONENT: 1.001
SCALE: 1/8" = 1'-0"

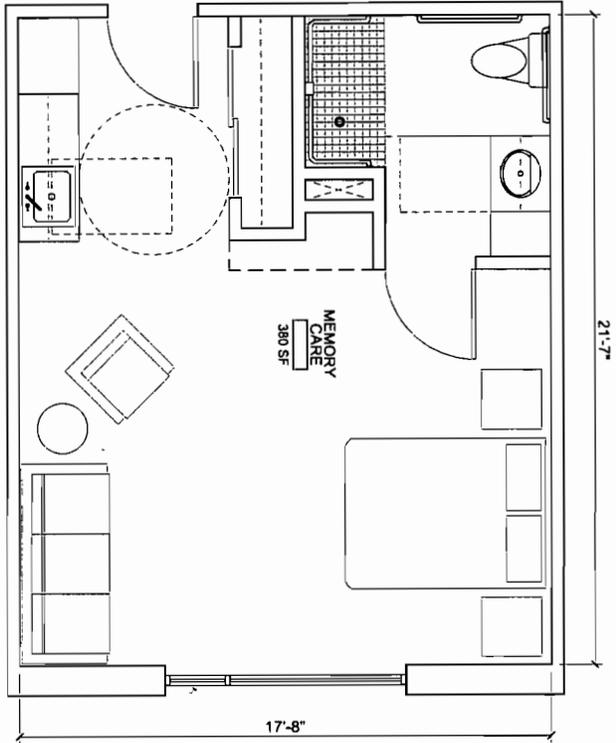
FIRST
FLOOR PLANS

A1.1

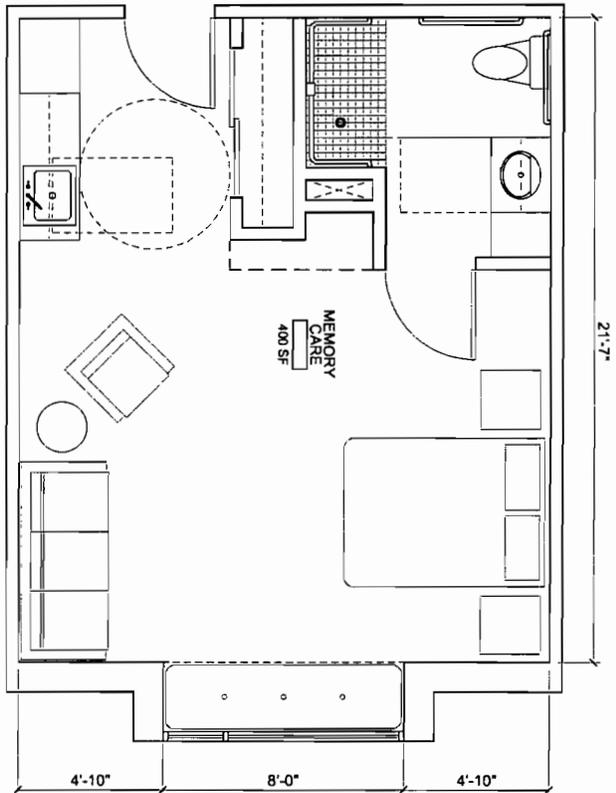
M1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"





M1 TYPICAL MEMORY CARE UNIT (380 SF)

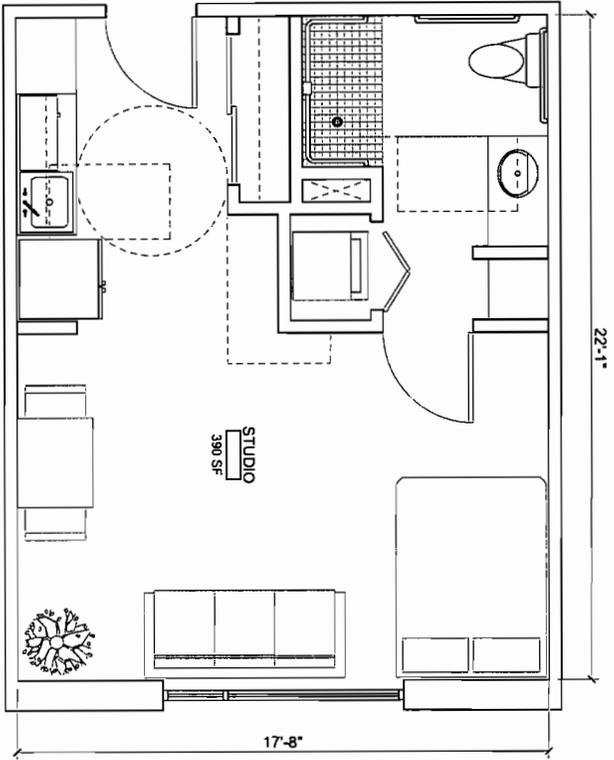


M2 TYPICAL MEMORY CARE UNIT WITH BUMP-OUT (400 SF)

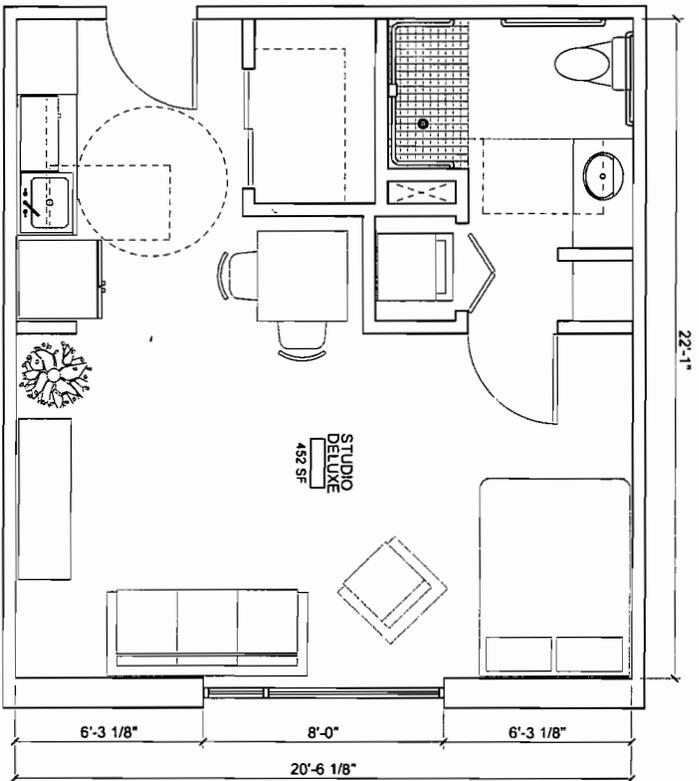
PROJECT NUMBER: 11007 DIAL SENIOR LIVING AKSARBEN VILLAGE
 FILE LOCATION:
 DATE: 2012.10.09

DWG. NO.
SD 1.1

AILEY-PONNER
 MACCHIETTO
 ARCHITECTS
 1516 Curry Street
 Orlando, FL 32807
 Ph: 407.241.1344
 Fax: 407.241.1344
 aileypenner.com



M1 TYPICAL STUDIO UNIT (390 SF)
 SCALE: 3/8" = 1'-0"



M2 STUDIO DELUXE UNIT (452 SF)
 SCALE: 3/8" = 1'-0"

PROJECT NUMBER: 11007 DIAL SENIOR LIVING AKSARBEN VILLAGE

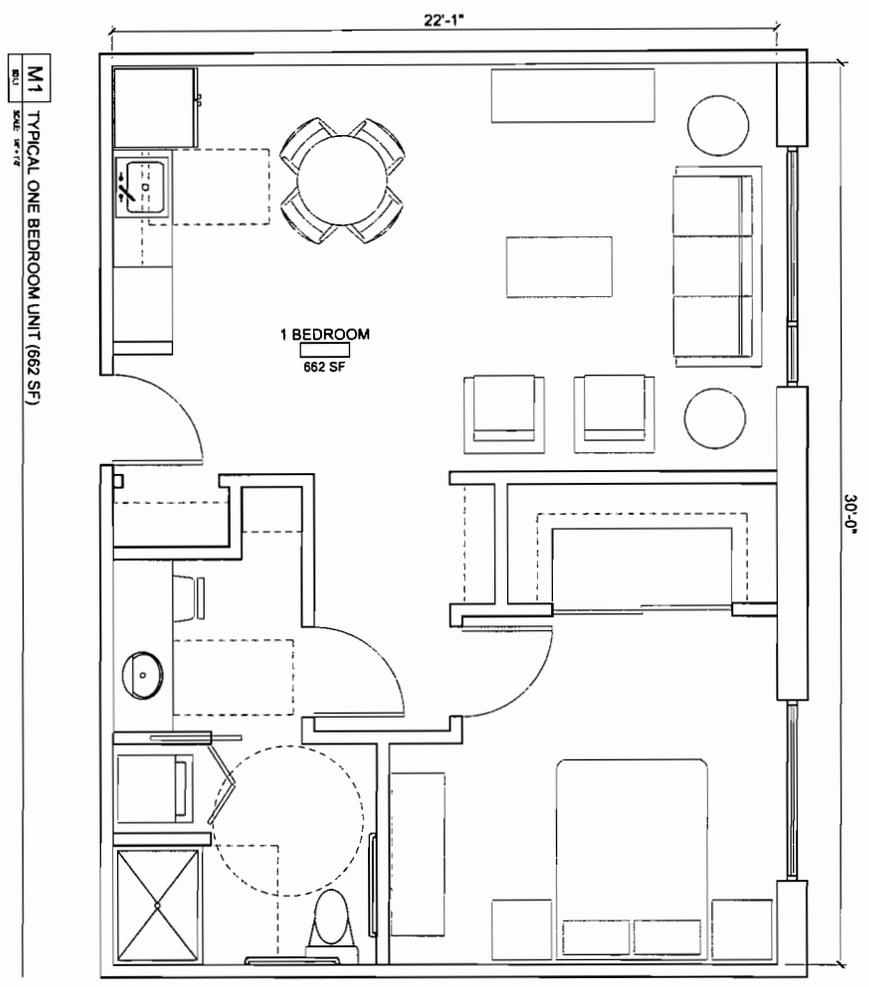
FILE LOCATION:

DATE: 2012.10.09

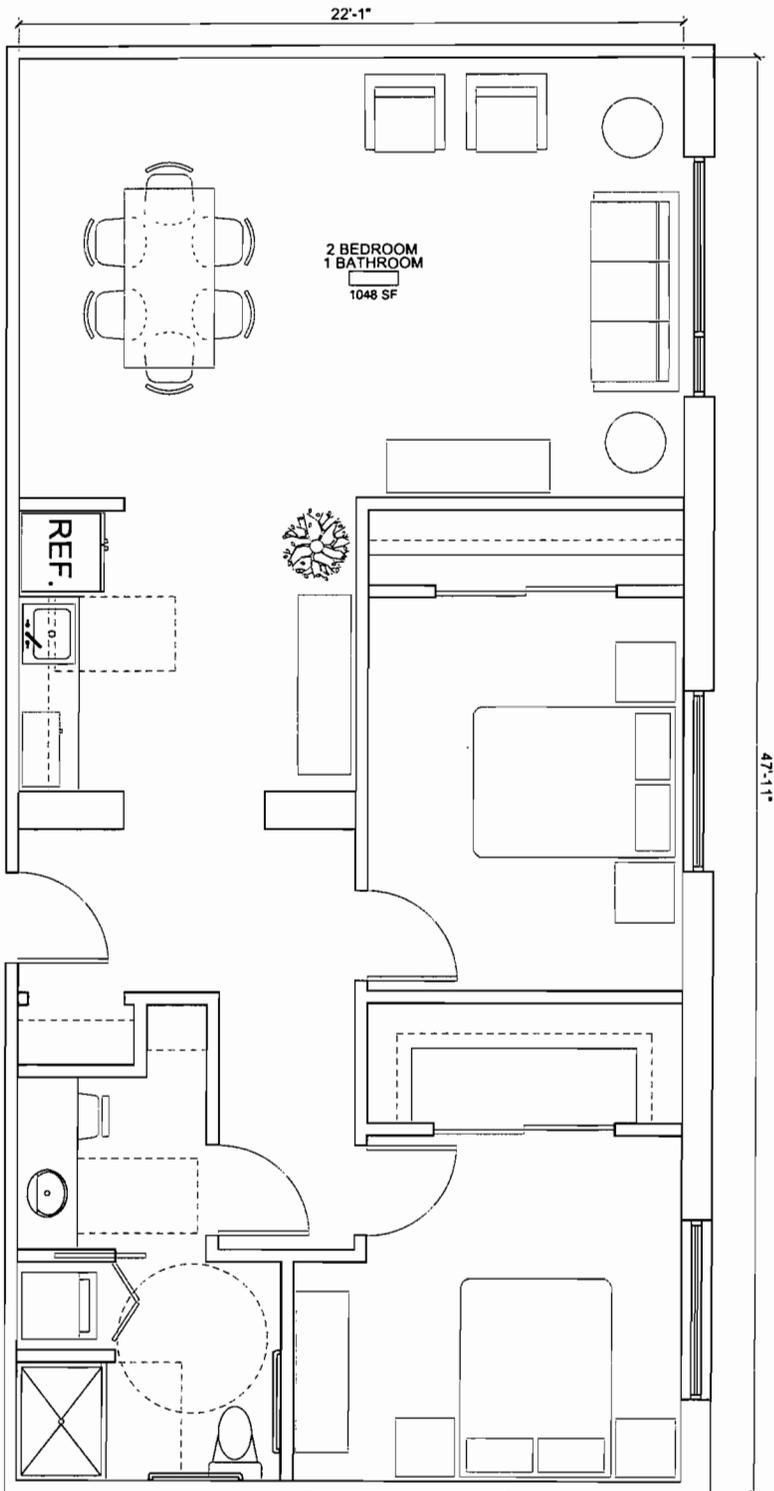
DWG. NO.
SD 1.1

ALLEY-POYNER
 MAACCHERITO
 ARCHITECTS
 1516 Curragh Street
 Denver, CO 80202
 Ph: 303.733.4444
 Fax: 303.733.4733
 alpoynerm.com

PROJECT NUMBER: 11007 DIAL SENIOR LIVING AKSARBEN VILLAGE
FILE LOCATION:
DATE: 2012.10.09



DWG. NO. SD 1.1
ALEX. POWNER
M.A.C. CHIETTO
ARCHITECTS
1516 Camino Steeple
Orlando, NE 68107
Ph: 402.341.1344
Fax: 402.341.4753
alexpowner@acm.com

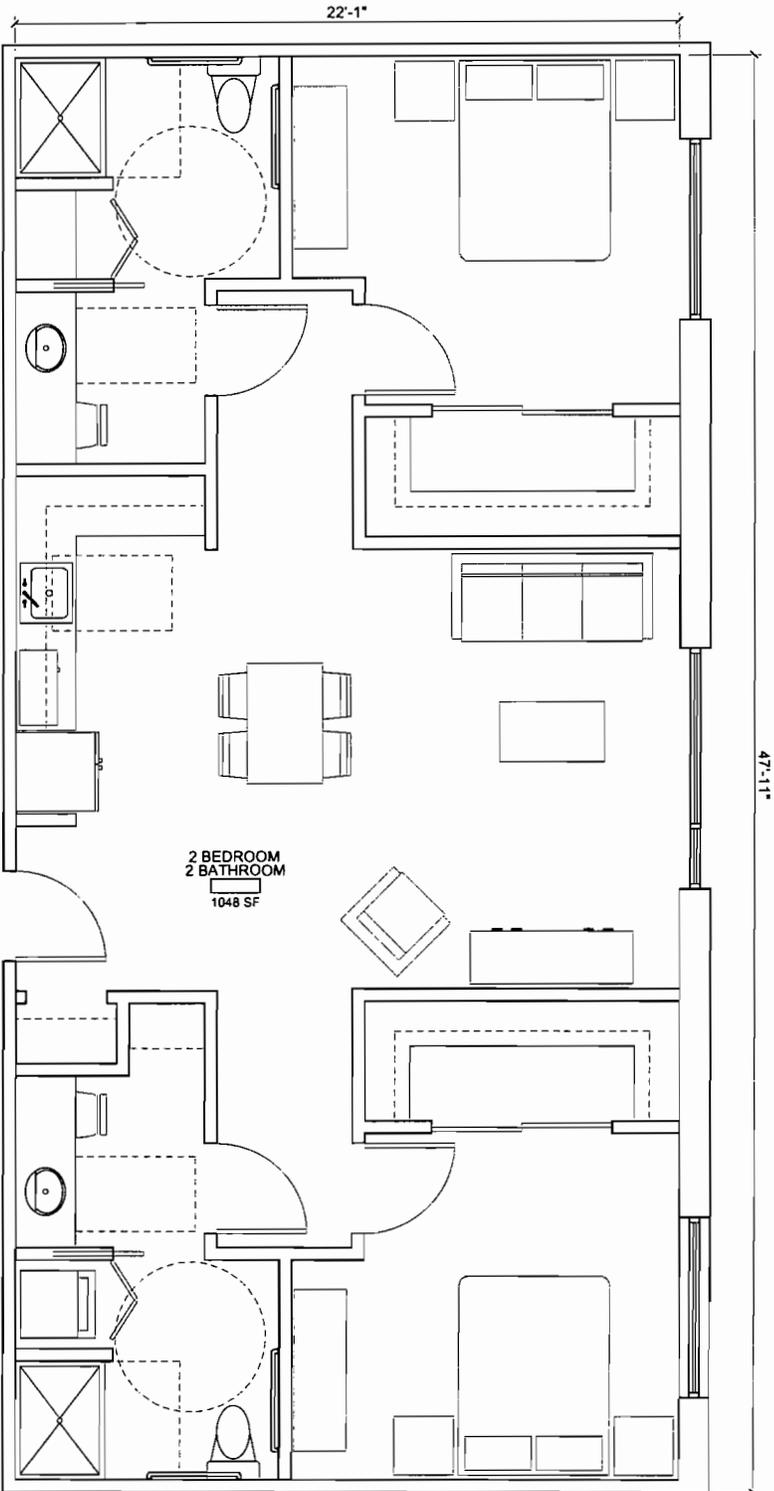


M1 TYPICAL TWO BEDROOM UNIT (1048 SF)
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 11007 DIAL SENIOR LIVING AKSARBEN VILLAGE
FILE LOCATION:
DATE: 2012.10.09

DWG. NO.
SD 1.1

ALEY-PONNER
MACCHIETTO
ARCHITECTS
1516 Orange Blvd
Orange, NJ 07067
P: 908.241.1344
F: 908.241.0235
aleypn@acm.com



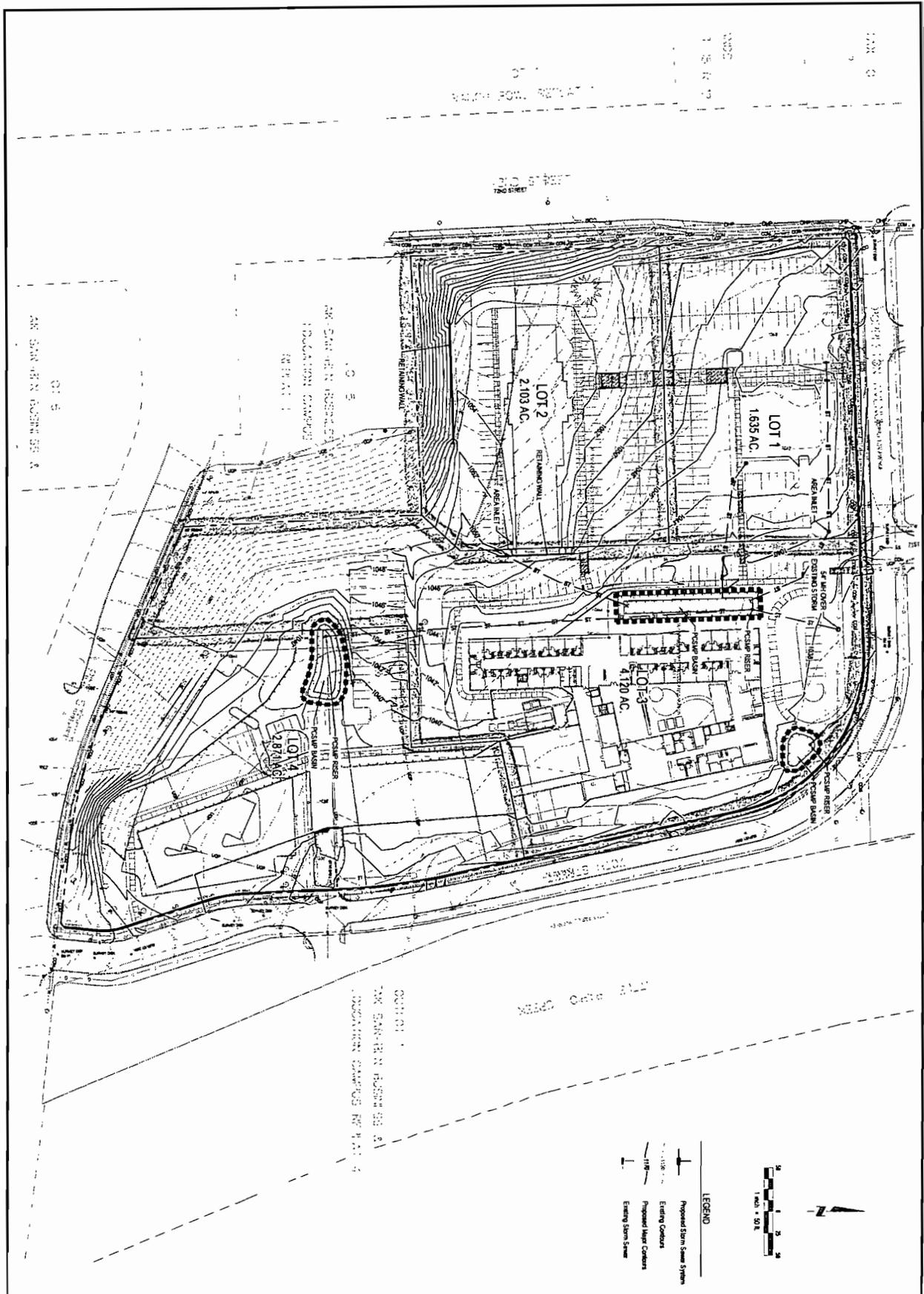
M1 TWO BEDROOM TWO BATHROOM UNIT (1048 SF)

PROJECT NUMBER: 11007 DIAL SENIOR LIVING AKSARBEN VILLAGE
 FILE LOCATION:
 DATE: 2012.10.09

DWG. NO.
SD 1.1

ALEV POWNER
MACCHIETTO
 ARCHITECTS
 156 Camino Real
 Cortez, NE 68107
 Ph: 402.341.1344
 Fx: 402.341.1705
 alev@powner.com

VIII. Final Plat & Grading Plan



OPW Project Type: PCSMP

Rev	Date	Description
1	12/04/12	Revised site plan

PRELIMINARY GRADING & UTILITIES

AKSARBEN CENTER
PRELIMINARY GRADING & UTILITIES



E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

330 North 17th Street, Omaha, NE 68154
 Phone: 402.863.4200 Fax: 402.863.3598
 www.eacg.com

12/04/12 11:32 AM C:\ProgramData\Hatch\Hatch - Post-Script to D:\Preliminary Grading and Utilities_101.dwg

IX. Proforma

- A. Uses of Funds**
- B. Commitment Letter for TIF Financing**
- C. Income Statement**
- D. Total Sources of Funds & ROI analysis**
- E. TIF Eligible Costs**
- F. Tax Valuation Comparable**
- G. Annual Revenues**
- H. TIF Bonds**
- I. Comparables Information from DC Assessor**

Total Sources of Funds & ROI analysis: Aksarben Mixed Use Project

Total Sources		
TIF		4,035,116
Equity Financing		10,434,501
Debt Financing		<u>19,573,832</u>
Total Sources	\$	34,043,449

ROI Analysis	Year			
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
Cash Flow Assisted Living	(630,480)	623,666	615,924	608,961
Cash Flow Hampton Inn & Commercial	261,332	366,556	250,433	338,576
Total Cash Flow	<u>(369,148)</u>	<u>990,222</u>	<u>866,358</u>	<u>947,537</u>
ROI With TIF	-3.54%	9.49%	8.30%	9.08%
ROI without TIF	-2.55%	6.84%	5.99%	6.55%

Total Uses: Aksarben Assisted Living

	Uses	
Land Costs		
Land Acquisition	\$	870,416
Direct Costs		
Construction	\$	12,519,976
Construction Management	\$	550,000
Construction Contingency	\$	750,000
Site Work	\$	900,000
Soft Costs		
Architectural & Engineering	\$	950,000
Working Capital	\$	1,000,000
Financing Fees	\$	245,000
Soil Testing	\$	15,000
Survey	\$	25,000
Environmental Audit	\$	6,000
Title and Recording	\$	30,000
Appraisal and Market Study	\$	25,000
Taxes and Insurance	\$	50,000
Lease Up to Stabilization:	\$	1,300,000
Total Uses of Funds	\$	19,236,392

Uses: Aksarben Hampton Inn Hotel and Commercial/Retail Space

Uses	Amount	Cost Per Sq	
		Ft	Cost Per Rm
		62,660	92
DIRECT COSTS			
Construction: 10,000sf Commercial	1,000,000	100	
Construction: 92-Unit Hotel	6,239,124	99.57	67,817
Sitework	997,500	15.92	10,842
General Conditions	466,476	7.44	5,070
Construction Management	486,392	7.76	5,287
Construction Contingency	471,817	7.53	5,128
Architect & Engineering	750,000	11.97	8,152
General Contract GMP Subtotal	10,411,308	166.16	113,166
Land Costs			
Land	789,712	4.85	8,584
Sub Total land Costs	789,712	4.85	8,584
INDIRECT COSTS			
Furnitur/Fixtures/Equipment/Finishes:			
Hotel FFE	966,663	15.43	10,507
Public Area FFE	296,355	4.73	3,221
Equipment - Restaurant/Pantry/Confer	95,209	1.52	1,035
Equipment - Laundry	54,825	0.87	596
Exterior Signage/Awnings	29,106	0.46	316
MIS/Telecom/Security	197,045	3.14	2,142
FFE Gen Conditions	73,000	1.17	793
Other Project Costs Subtotal	1,712,202	27.33	18,611
SOFT COSTS			
Opening Expenses/Working Capital	193,049	3.08	2,098
Working Capital	91,159	1.45	991
Builder's Risk	11,126	0.18	121
Franchise Fee	56,500	0.90	614
Development & Promotional Fee	800,000	12.77	8,696
Retail Leasing Fee	50,000	0.80	543
Soil Testing	15,000	0.24	163
Survey	10,000	0.16	109
Environmental	6,000	0.10	65
Technical Services	50,000	0.80	543
Construction Period Interest	250,000	3.99	2,717
Owner Contingency	150,000	2.39	1,630
Financing Fees	145,000	2.31	1,576
Leagl & Closing Costs	40,000	0.64	435
Title Insurance	6,000	0.10	65
Appraisal & Misc Closing Costs	20,000	0.32	217
Soft Costs Subtotal	1,893,834	30.22	20,585
TOTALS	14,807,057	236.31	160,946

Joel C. Jensen
Senior Vice President

jjensen@fwbk.com
(402) 778-1343

January 28, 2013, 2013

Steven Held
Dial Realty Corp
11506 Nicholas St. #100
Omaha, NE 68154

RE: Tax Increment Financing
Ak-sar-ben Mixed Use Project

- 87-Unit Assisted Living
- 92-Room Hampton Inn hotel
- 10,000 square feet of commercial space

Dear Mr. Held:

Please be advised that First Westroads Bank would favorably consider providing Tax Increment Financing in the amount of \$4,035,116 at an interest rate of 5.00% related to the development of the above-referenced project(s) in the Ak-sar-ben area of Omaha, Nebraska.

I look forward to working with you on this project.

Best regards,



Joel C. Jensen
Senior Vice President

Aksarben Hampton Inn Hotel and Commercial/Retail/Restaurant Space

Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5
REVENUES:					
COMMERCIAL/Retail/Restaurant	115,000	115,000	115,000	115,000	115,000
HOTEL	2,115,540	2,321,050	2,511,784	2,703,190	2,703,190
TELEPHONE	42,311	46,421	50,236	54,064	54,064
VENDING/OTHER	48,000	49,440	50,923	52,451	54,024
TOTAL REVENUE	2,320,851	2,531,911	2,727,943	2,924,705	2,926,278
DEPARTMENTAL EXPENSES:					
HOTEL AND COMMERCIAL	317,331	348,157	376,768	405,479	405,479
TELEPHONE	42,311	37,137	40,189	43,251	43,251
VENDING/OTHER	33,600	34,608	35,646	36,716	37,817
TOTAL DEPARTMENTAL EXPENSES	393,242	419,902	452,602	485,445	486,547
DEPARTMENTAL GROSS PROFIT	1,927,609	2,112,008	2,275,340	2,439,260	2,439,732
	1	1	1	1	1
UNDISTRIBUTED EXPENSES:					
MARKETING DEPARTMENT	92,834	101,276	109,118	116,988	117,051
FRANCHISE FEES	211,554	232,105	251,178	270,319	270,319
PROPERTY OPERATION/ MAINTENANCE	58,021	69,628	81,838	87,741	87,788
ADMINISTRATIVE EXPENSE	116,043	126,596	136,397	146,235	146,314
INSURANCE	34,813	37,979	40,919	43,871	43,894
UTILITIES	92,834	101,276	109,118	116,988	117,051
PROPERTY TAX	23,402	23,987	215,391	221,852	228,508
TOTAL UNDISTRIBUTED EXPENSES	629,501	692,847	943,959	1,003,995	1,010,926
NET OPERATING PROFIT	1,298,108	1,419,162	1,331,381	1,435,265	1,428,806
LESS:					
FIRST MORTGAGE	862,712	862,712	862,712	862,712	862,712
MANAGEMENT FEE	127,647	139,255	150,037	160,859	160,945
REPLACEMENT RESERVE	46,417	50,638	68,199	73,118	73,157
CASH FLOW	261,332	366,556	250,433	338,576	331,991

Income Statement & ROI: Aksarben Assisted Living

	Year			
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
	67%	83%	95%	95%
Occupancy				
REVENUE				
Rent: 87-Unit Assisted & MC	\$ 1,531,984	\$ 3,106,134	\$ 3,625,350	\$ 3,625,350
Level of Care	\$ 203,175	\$ 403,925	\$ 511,200	\$ 511,200
2nd Person	\$ 46,500	\$ 92,700	\$ 120,000	\$ 120,000
Other Income	\$ 16,998	\$ 19,700	\$ 20,715	\$ 20,715
TOTAL REVENUE	\$ 1,798,656	\$ 3,622,459	\$ 4,277,265	\$ 4,277,265
EXPENSES				
Dietary	\$ 203,896	\$ 340,377	\$ 437,049	\$ 437,049
Housekeeping	\$ 36,735	\$ 61,570	\$ 66,906	\$ 66,906
Maintenance	\$ 84,785	\$ 102,061	\$ 115,117	\$ 115,117
Activities	\$ 40,833	\$ 72,400	\$ 80,678	\$ 80,678
Nursing	\$ 382,528	\$ 563,962	\$ 734,331	\$ 734,331
Marketing	\$ 125,106	\$ 127,858	\$ 130,848	\$ 130,848
Administrative	\$ 296,957	\$ 373,370	\$ 417,660	\$ 417,660
Utilities	\$ 141,995	\$ 149,060	\$ 164,375	\$ 164,375
Management Fees: 87-Unit Assisted & MC	\$ 95,933	\$ 187,123	\$ 230,463	\$ 230,463
Other Professional Fees	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Insurance Fees	\$ 46,800	\$ 46,800	\$ 46,800	\$ 46,800
Property Taxes	\$ 25,794	\$ 26,439	\$ 278,540	\$ 285,504
TOTAL EXPENSES	\$ 1,488,362	\$ 2,058,019	\$ 2,709,767	\$ 2,716,731
NET OPERATING INCOME	\$ 310,294	\$ 1,564,440	\$ 1,567,498	\$ 1,560,535
LESS:				
FIRST MORTGAGE	\$ 940,774	\$ 940,774	\$ 940,774	\$ 940,774
Capital Expenditures	\$ -	\$ -	\$ 10,800	\$ 10,800
CASH FLOW	\$ (630,480)	\$ 623,666	\$ 615,924	\$ 608,961

Total Eligible Costs
Aksarben Mixed Use Project

The following spreadsheet can be used to calculate the total eligible environmental costs to be paid for with tax increment revenues.

Enter the values required in the highlighted boxes.
(See the corresponding descriptions below for more detail.)

1	Land Cost	\$ 2,258,792
2	Survey	\$ 35,000
3	Environmental Audit	\$ 12,000
4	ACI 2 design elements	\$ 300,000
5	Grading	\$ 439,000
6	Utilities to Site	\$ 315,000
7	Engineering & Architecture	\$ 1,700,000
8	Soil Testing	\$ 30,000
9	Appraisal and Market Study	\$ 45,000
10	Public Sidewalks	\$ 198,000
11	Remove Existing Trees	\$ 20,000
12	Remove Existing Road	\$ 30,000
13	Bioswale	\$ 100,000
	Total Eligible Costs	\$ 5,482,792

Future Tax Valuations: Mixed Use Project

Location	Tax Levy	sq ft	sq ft measured by:	Land	Improvements	Total	Assessed Taxes	Value per sq ft	Taxes per sq ft
Current Optioned Property:									
Aksarben Business & ED Campus RP 4* Lot 1 Block 0		237,794	Land	\$ 1,569,000	\$ -	\$ 1,569,000	\$ 34,173		
Aksarben Business & ED Campus RP 4* Lot 2 Block 0		231,173	Land	\$ 1,525,700	\$ -	\$ 1,525,700	\$ 33,229		
Total		468,967	Land	\$ 3,094,700	\$ -	\$ 3,094,700	\$ 67,402	\$ 6.60	\$ 0.14
Assessed Taxes @	2.17798%								

Hotel Comparable:									
Aksarben Village Replat 2 Lot 1 Block 0		74,223	Improvements	\$ 781,200	\$ 8,938,800	\$ 9,720,000	\$ 194,685	\$ 120.43	\$ 2.62
Assessed Taxes @	2.17798%	111,601	Land				(Improvements)	(Improvements)	(Improvements)

Commercial Comparable:									
Aksarben Business & ED Campus RP 4 Lot 3 Block 0		57,280	Improvements	\$ 2,557,900	\$ 7,267,300	\$ 9,825,200	\$ 158,280	\$ 126.87	\$ 2.76
Assessed Taxes @	2.17798%	213,157	Land				(Improvements)	(Improvements)	(Improvements)

Senior Living Comparable:									
Mercy Heights replat Lot 5 Block 0 W/ 30 FT LT 4 & ALL LT 5 IRREG		21,592	Improvements	\$ 438,500	\$ 2,468,400	\$ 2,906,900	\$ 53,761	\$ 114.32	\$ 2.49
Assessed Taxes @	2.17798%						Improvements	Improvements	Improvements

Future:									
92-Room Hampton Inn Hotel		62,660	Improvements	604,510	7,546,249	8,150,759	177,522		
		91,607	Land						
10,000SF Commercial		10,000	Improvements	469,983	1,268,733	1,738,715	37,869		
		71,221	Land						
87- Unit Assisted Living		101,510	Improvements	1,184,299	11,604,635	12,788,934	278,540		
		179,467	Land						
Total		72,660	Improvements	2,258,792	20,419,616	22,678,408	493,931		
		162,827	Land						

TAX INCREMENT REVENUE
Aksarben Mixed Use Project

The following spreadsheet can be used to calculate the revenue available to finance eligible activities by using Tax Increment Financing as a tool.

Enter the values required in the highlighted boxes.
 (See the corresponding descriptions below for more detail.)

1	Real Taxable (Property) Value	\$22,678,408
2	Initial Taxable (Property) Value	\$2,258,792
3	Change in Property Value	\$20,419,616
4	Total Eligible Millage Rate	0.0218
5	Total Other Eligible Millage Rate	0.0000
6	Total Eligible Millage Rate	0.0218
7	Total Annual Tax Increment Revenue	\$444,719

- 1 The value of real property on a site as estimated after redevelopment by using the Comparable Per Square Foot Douglas County Assessed Values of other "like" sites.
 Assisted Living Comparable: Mercy Heights replat Lot 5 Block 0 W 30 FT LT 4 & ALL LT 5 IRREG (Bickford Assisted Living on southwest side of 72nd and Pine)
 Hotel Comparable: Aksarben Village Replat 2 Lot 1 Block 0 (Aksarben Courtyard by Marriott)
 Commercial/Retail/Restaurant Comparable: Aksarben Business & ED Campus RP 4 Lot 3 Block 0 (Shops just to the north across Poppleton)
- 2 The total real and personal property value as it currently exists.
- 3 The estimated change in property value on a site after the date of a governmental unit's approval of Plan that includes the site.
- 4 The total millage rate for all taxing jurisdictions not already being captured by another authority.
- 5 The other millage rate for all other taxing jurisdictions not already being captured by another authority. May include Community Improvement Districts.
- 6 The total millage rate that can be applied to the change in property value.
- 7 The annual property tax revenue not already being captured.

Aksarben Mixed Use

AVAILABLE CASH FLOW		DEBT COVERAGE RATIO		LOAN TERMS		BOND AMORTIZATION							
AVAILABLE CASH FLOW	DEBT COVERAGE RATIO	AMOUNT OF LOAN	INTEREST ONLY RATE (ANNUAL)	INTEREST ONLY RATE	MONTH	BEGINNING BALANCE	AVAILABLE CASH FLOW	INTEREST ONLY ACCRUAL	INTEREST AMORT. ACCRUAL	TOTAL INTEREST ACCRUAL	TOTAL PAYMENT	PRINCIPAL REDUCTION (INCREASE)	ENDING BALANCE
0	0	0	4.035,116	6.00%	12	4,035,116	N/A	0	237,451	237,451	0	(237,451)	4,272,567
0	0	0	6.00%	6.00%	24	4,272,567	N/A	0	226,894	226,894	0	(226,894)	4,499,461
454,725	454,725	454,725	6.00%	6.00%	36	4,499,461	N/A	0	215,687	215,687	454,725	239,038	4,260,423
464,956	464,956	464,956	1	1	48	4,260,423	N/A	0	203,788	203,788	464,956	261,168	3,999,255
475,418	475,418	475,418	0	0	60	3,999,255	N/A	0	191,155	191,155	475,418	284,263	3,714,992
486,115	486,115	486,115	0	0	72	3,714,992	N/A	0	177,743	177,743	486,115	308,372	3,406,620
497,052	497,052	497,052	100%	100%	84	3,406,620	N/A	0	163,504	163,504	497,052	333,548	3,073,072
508,236	508,236	508,236	0	0	96	3,073,072	N/A	0	148,387	148,387	508,236	359,849	2,713,223
519,671	519,671	519,671	180	180	108	2,713,223	N/A	0	132,337	132,337	519,671	387,335	2,325,888
531,364	531,364	531,364			120	2,325,888	N/A	0	115,297	115,297	531,364	416,067	1,909,821
543,320	543,320	543,320			132	1,909,821	N/A	0	97,206	97,206	543,320	446,113	1,463,708
555,544	555,544	555,544			144	1,463,708	N/A	0	78,000	78,000	555,544	477,545	986,163
568,044	568,044	568,044			156	986,163	N/A	0	57,609	57,609	568,044	510,436	475,727
580,825	580,825	580,825			168	475,727	N/A	0	35,960	35,960	580,825	544,865	(69,138)
593,894	593,894	593,894			180	(69,138)	N/A	0	12,976	12,976	593,894	580,918	(650,056)
					0								0
					TOTALS		N/A	0	2,093,992	2,093,992	6,779,164	4,685,172	

Annual Percentage Increase

2.25%

Debt Coverage Ratio

1.00

Net Present Value Before Debt Coverage

\$4,035,116

Net Present Value After Debt Coverage

\$4,035,116

X. Plans and Schedule

A. Construction Budget

B. Construction Schedule

C. Detailed Building Plans

Construction Budget: Aksarben Assisted Living

		Total		Cost per Unit		Cost per sq ft
Construction:				87		101,510
General Conditions	\$	1,230,516.72	\$	14,144	\$	12.12
Cleaning	\$	21,418.41	\$	246	\$	0.21
Testing	\$	26,146.90	\$	301	\$	0.26
Lift Station	\$	44,563.03	\$	512	\$	0.44
Equipment Rental	\$	14,947.02	\$	172	\$	0.15
Rock	\$	21,891.06	\$	252	\$	0.22
Paving	\$	377,878.10	\$	4,343	\$	3.72
Termite Control	\$	10,282.98	\$	118	\$	0.10
Sprinkler	\$	29,272.32	\$	336	\$	0.29
Silt Fence	\$	18,308.69	\$	210	\$	0.18
Railing	\$	31,568.27	\$	363	\$	0.31
Concrete Pumping	\$	3,596.54	\$	41	\$	0.04
Masonry	\$	1,114,821.26	\$	12,814	\$	10.98
Rebar	\$	2,255.73	\$	26	\$	0.02
Structural Steel	\$	188,715.00	\$	2,169	\$	1.86
Anchor Bolts	\$	8,880.30	\$	102	\$	0.09
Steel Erection	\$	62,971.55	\$	724	\$	0.62
Rough Carpentry Labor	\$	451,053.94	\$	5,185	\$	4.44
Finish Carpentry Labor	\$	1,527.80	\$	18	\$	0.02
Lumber Package	\$	728,138.38	\$	8,369	\$	7.17
Finish Materials	\$	252,971.05	\$	2,908	\$	2.49
Cabinets	\$	197,788.21	\$	2,273	\$	1.95
Countertops	\$	38,885.87	\$	447	\$	0.38
Siding	\$	110,979.14	\$	1,276	\$	1.09
Soffits	\$	304,617.77	\$	3,501	\$	3.00
Roofing	\$	74,480.49	\$	856	\$	0.73
Caulking	\$	24,588.11	\$	283	\$	0.24
Insulation	\$	84,855.24	\$	975	\$	0.84
Windows	\$	192,714.58	\$	2,215	\$	1.90
HM Doors/Hardware	\$	306,508.72	\$	3,523	\$	3.02
Access Doors	\$	1,294.18	\$	15	\$	0.01
Garage Doors	\$	15,384.15	\$	177	\$	0.15
Steel Studs	\$	10,341.45	\$	119	\$	0.10
Drywall	\$	680,294.46	\$	7,819	\$	6.70
Painting	\$	339,612.99	\$	3,904	\$	3.35
Flooring	\$	398,765.67	\$	4,584	\$	3.93
Bath Accessories	\$	49,972.30	\$	574	\$	0.49
Shower Doors	\$	102,882.80	\$	1,183	\$	1.01
Beauty Equipment	\$	14,306.52	\$	164	\$	0.14
Fireplaces	\$	9,987.30	\$	115	\$	0.10
Signs	\$	26,048.08	\$	299	\$	0.26
Trash Chute	\$	6,113.34	\$	70	\$	0.06
Window Coverings	\$	51,591.16	\$	593	\$	0.51
Storage Lockers	\$	23,314.50	\$	268	\$	0.23
Kitchen Equipment	\$	126,816.96	\$	1,458	\$	1.25
Appliances	\$	142,384.42	\$	1,637	\$	1.40
Nurse Call	\$	63,993.05	\$	736	\$	0.63
Phone System	\$	34,046.11	\$	391	\$	0.34
Theatre Package	\$	53,789.18	\$	618	\$	0.53
Theatre Seating	\$	7,251.77	\$	83	\$	0.07
Elevator	\$	241,860.00	\$	2,780	\$	2.38
Fire Sprinkler	\$	364,483.79	\$	4,189	\$	3.59
Plumbing	\$	2,221,974.70	\$	25,540	\$	21.89
Electrical	\$	8,116.46	\$	93	\$	0.08
Electrical	\$	1,548,207.44	\$	17,795	\$	15
TOTAL	\$	12,519,975.98	\$	143,908	\$	123.34

Construction Budget: Hampton Inn

Description	Amount	Sq Ft	Rooms
		62,660	92
Concrete			
Footings/Foundations	2,640	0.04	28.70
Floor Concrete	41,728	0.67	453.56
Poured Walls	173,001	2.76	1,880.44
Precast Concrete Panels	1,396,169	22.28	15,175.75
Lightweight Concrete	77,179	1.23	838.90
Concrete	1,690,716	26.98	18,377.35
	-		-
Masonry			
Brick Masonry	167,456	2.67	1,820.17
Concrete Block	19,265	0.31	209.40
Add for all brick exterior	343,256	5.48	3,731.04
Masonry	529,977	8.46	5,760.62
	-		-
Metals			
Structural Steel	126,588	2.02	1,375.96
Metals	126,588	2.02	1,375.96
	-		-
Wood & Plastic			
Framing RF	15,923	0.25	173.07
Finish Carpentry	112,124	1.79	1,218.74
Wood & Plastic	128,047	2.04	1,391.81
	-		-
Thermal & Moisture Protection			
Dampproofing	24,714	0.39	268.63
Insullation	29,501	0.47	320.66
Ext Insul & Finish Systems	244,139	3.90	2,653.69
Membrane Roofing	71,579	1.14	778.03
Thermal & Moisture Protection	369,933	5.90	4,021.02
	-		-
Windows & Doors			
Metal Drs, Frames, Hardware	39,172	0.63	425.79
Wood Doors & Frames	37,844	0.60	411.35
Entrance & Storefront	211,234	3.37	2,296.02
Windows & Doors	288,251	4.60	3,133.16
	-		-
Finishes			
Suspended Ceiling	20,208	0.32	219.65
Drywall	634,338	10.12	6,894.97
Ceramic Tile	65,158	1.04	708.24
Carpet	27,494	0.44	298.84
Painting	104,108	1.66	1,131.61
Wall Covering	25,789	0.41	280.31
Finishes	877,094	14.00	9,533.63

Construction Budget: Hampton Inn

Description	Amount	Sq Ft	Rooms
	-		-
Specialties	-		-
Prefab Fireplace	8,911	0.14	96.86
Signage	5,426	0.09	58.98
Fire Exting. & Cabs	10,023	0.16	108.95
Toilet Accessories	40,694	0.65	442.33
Specialties	65,055	1.04	707.12
	-		-
Equipment	-		-
Residential Appliances	8,951	0.14	97.29
Equipment	8,951	0.14	97.29
	-		-
Furnishings	-		-
Cabs/Tops Residential	289,715	4.62	3,149.07
Furnishings	289,715	4.62	3,149.07
	-		-
Special Construction	-		-
Swimming Pools & Spas	75,773	1.21	823.62
Special Construction	75,773	1.21	823.62
	-		-
Conveying Systems	-		-
Elevator	252,995	4.04	2,749.95
Conveying Systems	252,995	4.04	2,749.95
	-		-
Mechanical	-		-
HVAC	418,855	6.68	4,552.78
Plumbing	377,357	6.02	4,101.70
Fire Sprinkler	143,180	2.29	1,556.30
Mechanical	939,392	14.99	10,210.78
	-		-
Electrical	-		-
Electrical	596,637	9.52	6,485.18
Electrical	596,637	9.52	6,485.18
	-		-
Total	6,239,124	110.29	67,816.56
	-		-

XI. New Jobs Worksheet

Aksarben Assisted Living Employee FTE

Position	FTE	Hourly Wage	Hours Per Year	Avg. Annual Salary
Nursing: Assisted				
Director of Nursing	1.00			\$ 50,000
LPN	1.00	14.85	2,080	\$ 30,888
CMA	1.40	11.80	2,912	\$ 34,362
CMA	1.40	11.80	2,912	\$ 34,362
CMA	1.40	11.80	2,912	\$ 34,362
CMA	1.40	11.80	2,912	\$ 34,362
CMA	1.40	11.80	2,912	\$ 34,362
CMA	1.40	11.80	2,912	\$ 34,362
CMA	1.40	11.80	2,912	\$ 34,362
C.N.A.	1.40	11.80	2,912	\$ 34,362
Bath Aide	1.00	9.50	2,080	\$ 19,760
Nursing: Memory Care				
CMA - SMU	1.40	11.80	2912	\$ 34,362
CMA - SMU	1.40	11.80	2912	\$ 34,362
CMA - SMU	1.40	11.80	2912	\$ 34,362
C.NA - SMU	1.40	11.80	2912	\$ 34,362
C.NA - SMU	1.40	11.80	2912	\$ 34,362
CMA - SMU	1.40	11.80	2912	\$ 34,362
CMA - SMU	1.40	11.80	2912	\$ 34,362
CMA - SMU	1.40	11.80	2912	\$ 34,362
Total Nursing	26.80			\$ 684,795
Dietary				
Dietary Manager	1.00			\$ 44,300
Weekend Cook	0.40	11.67	832	\$ 9,709
Evening Cook	0.88	11.14	1820	\$ 20,283
Prep Cook	0.70	10.30	1456	\$ 14,997
Server	1.05	9.55	2184	\$ 20,853
Server	0.53	9.55	1092	\$ 10,427
Server	1.05	9.55	2184	\$ 20,853
Server	0.53	9.55	1092	\$ 10,427
Server	1.05	9.55	2184	\$ 20,853
Server	0.53	9.55	1092	\$ 10,427
Overflow	1.40	9.55	2912	\$ 27,804
Total Dietary	9.1			\$ 210,932
Activities				
Lifestyle Dir AL	1.00	11.00	2080	\$ 22,880
Lifestyle Dir SMC	1.00	10.00	2080	\$ 20,800
Lifestyle Asst SMC	0.40	9.00	832	\$ 7,488
Bus Driver	0.88	9.50	1820	\$ 17,290
Total Activities	3.15			\$ 62,559
Housekeeping				
Housekeeper	1.00	9.50	2080	\$ 19,760
Housekeeper	1.00	9.50	2080	\$ 19,760
Housekeeper	0.80	9.50	1664	\$ 15,808
Total Housekeeping	2.80			\$ 55,328
Administrative				
Maintenance Manage	1.00			\$ 37,000
Maintenance Tech	0.50	10.00	1040	\$ 10,400
Marketing Associate	1.00			\$ 30,000
Executive Director	1.00			\$ 79,082
Office Manager	1.00	13.00	2080	\$ 27,040
Reception	1.40	10.25	2912	\$ 29,848
Total Administrative	5.90			\$ 213,370
Campus Total	47.75			\$ 1,226,984

New Jobs Worksheet: Hampton Inn

New Jobs Created: Hotel

* Numbers are estimates

	Number of positions	Hourly wage	Annual Wage
Hotel:			
GM	1	NA	\$ 60,000.00
Asst GM	1	NA	\$ 40,000.00
Sales Manager	2	NA	\$ 80,000.00
Front Desk Supervisor	2	\$ 12.00	\$ 24,960.00
Front Desk Staff	8	\$ 10.00	\$ 20,800.00
Night Audit	2	\$ 12.00	\$ 24,960.00
Maint Supervisor	2	NA	\$ 35,000.00
Maint staff	3	\$ 11.00	\$ 22,880.00
Houseman	2	\$ 9.00	\$ 18,720.00
Housekeep Superv	1	NA	\$ 28,000.00
Asst. Housekeeping Supevisor	2	\$ 11.00	\$ 22,880.00
Housekeeping Staff	20	\$ 9.00	\$ 18,720.00
Laundry	2	\$ 9.00	\$ 18,720.00
Clubroom hosts	3	\$ 9.00	\$ 18,720.00
Total:	51		