City of Omaha
Jean Stothert, Mayor

Planning Department

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

David K. Fanslau
Director

February 1, 2022

Honorable President

and Members of the City Council,

The attached Resolution transmits the Abbott Drive Industrial Building Tax Increment Financing Redevelopment Project Plan, for a redevelopment project site located at 5906 Abbott Drive. The redevelopment project plan proposes the new construction of a one story 150,000 square foot warehouse and distribution building. The Planning Board recommended the approval of this redevelopment project plan at the December 1, 2021 public hearing.

The Redevelopment Project Plan authorizes the City's participation in the redevelopment of this project site through the allocation of Tax Increment Financing (TIF) in an amount up to $3,875,000.00, plus accrued interest. TIF loan proceeds will be used to offset eligible expenses such as acquisition, site preparation, architectural and engineering costs and other public improvements as required. The total estimated project costs are $20,987,259.00, but are subject to change as final costs come in.

Your favorable consideration of this Resolution will be appreciated.

Respectfully submitted,

1-11-22
for David K. Fanslau — Date
Planning Director

Approved:

1-13-22
Robert G. Stubbe, P.E. — Date
Public Works Director

Approved:

1/12/22
Stephen B. Curtiss — Date
Finance Director

Referred to City Council for Consideration:

Jean Stothert 1/14/22
Mayor's Office — Date

3197 nsp

Notice of Publication and Public Hearing: February 3, 2022 and February 10, 2022

Public Hearing: March 1, 2022

RESOLUTION NO._____

City Clerk Office Use Only:
Publication Date (if applicable): _____
Agenda Date: _____
Department: _____
Submitter: _____

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 or underutilized property within these neighborhoods; and,

WHEREAS, the approximately 12.9 acre redevelopment project site located at 5906 Abbott Drive, legally described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is within a designated community redevelopment area, as the area meets the definition of blight and substandard per the Community Development Law and is in need of redevelopment; and,

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 Abbott Drive Industrial Building Tax Increment Financing (TIF) Redevelopment Project Plan ("Plan") for the redevelopment project site proposes the new construction of a one story 150,000 square foot warehouse and distribution building, as described in Exhibit "B", attached hereto and herein incorporated by reference, with the use of TIF as authorized by Section 18-2147 of the Nebraska Revised Statues; and,

WHEREAS, the Plan conforms to the City of Omaha's Master Plan and the legislative declarations and determinations of the Community Development Law, as the redevelopment project would not be economically feasible and would not occur at the redevelopment project site without the use of TIF; and,

WHEREAS, the costs and benefits of the redevelopment project, including their impact on other political subdivisions, have been analyzed and found to be in the long-term best interest of the community and the local economy, and the redevelopment project will satisfy an identified demand for the public and private services it will provide; and,

WHEREAS, the Plan for the redevelopment project site was approved by the TIF Committee and subsequently by the City of Omaha Planning Board at the December 1, 2021 meeting; and,

RESOLUTION NO._____

WHEREAS, this Resolution seeks approval of the Abbott Drive Industrial Building Tax Increment Financing (TIF) Redevelopment Project Plan and authorizes the City's participation through the allocation of TIF in an amount up to $3,875,000.00, plus accrued interest, to offset TIF eligible expenses, including, but not limited to acquisition, site preparation, architectural and engineering costs, and public improvements as required, for a project with total estimated costs of $ 20,987,259.00; 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.

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

THAT, the attached Abbott Drive Industrial Building Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 5906 Abbott Drive, which proposes the new construction of a one story 150,000 square foot warehouse and distribution building and authorizes the City's participation through the allocation of TIF in an amount up to $3,875,000.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, demolition, site preparation, architectural and engineering costs, and public improvements as required, containing a provision for the division of ad valorem taxes as authorized by Section 18-2147 through 18-2150, Revised Statutes of Nebraska, as analyzed and determined to be in conformance with the Community Development Law and as recommended by the City Planning Department, be and hereby is approved.

3197 nsp

APPROVED AS TO FORM:

1/11/2022

ASSISTANT CITY ATTORNEY DATE

Adopted: _____

Attest: _____
City Clerk

Approved: _____
Mayor

EXHIBIT "A"

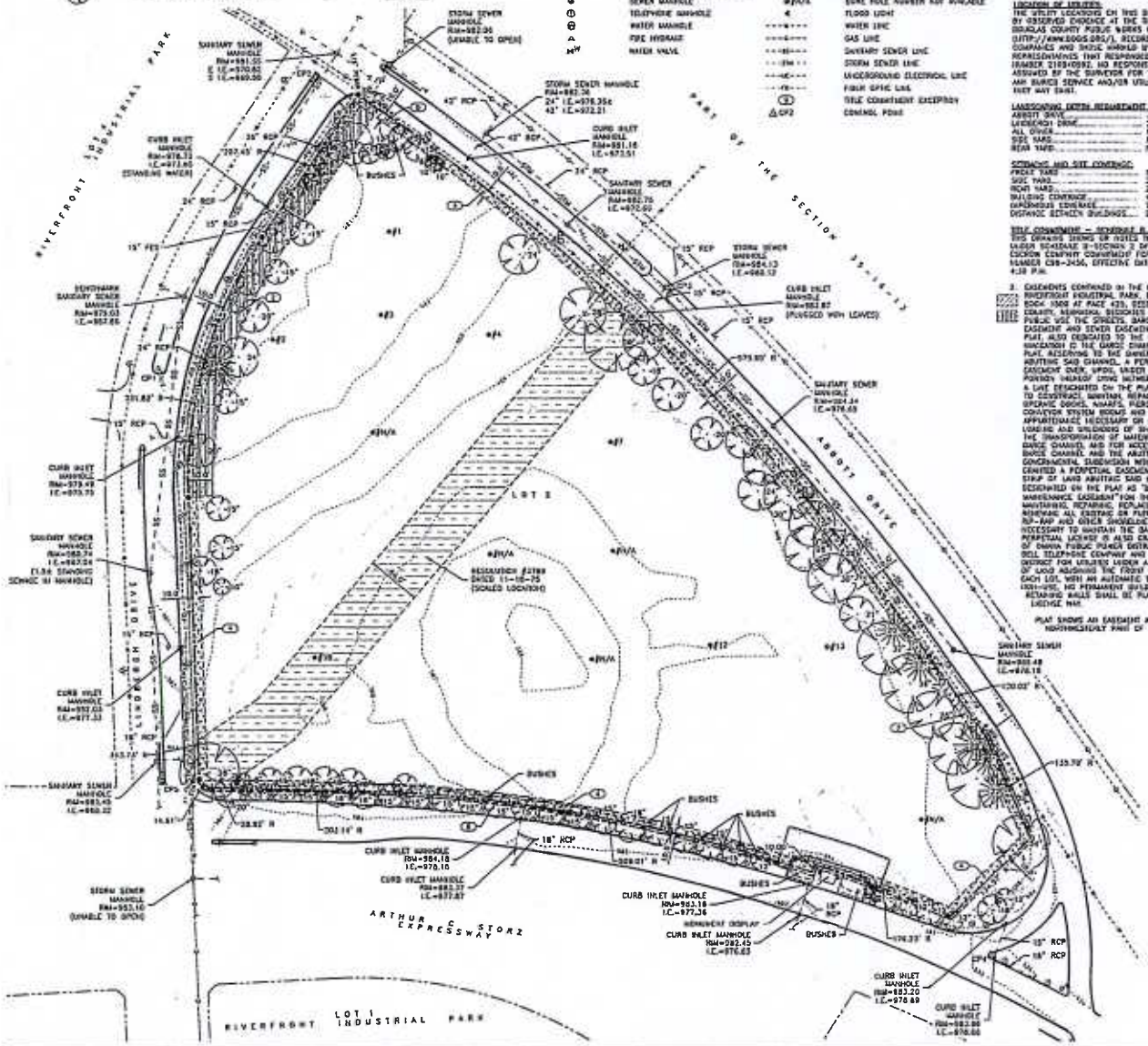
Legal Description, Alta Survey, Topographical Survey, etc. – see following page(s)

Project Name: Abbott Drive Industrial Building

Project Legal Description: *(If too long, attach description with Site Plan)* Lot 2, Riverfront Industrial Park, a subdivision in Douglas County, Nebraska

LEGEND

- PROPERTY CORNER FOUND (1/8" REBAR UNLESS NOTED)
- RECORD DISTANCE
- MEASURED DISTANCE
- DECIDUOUS TREE WITH TRUNK SIZE
- CONIFEROUS TREE WITH TRUNK SIZE
- BUSH
- TREE DRIP LINE
- SIGNAL POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- SIGN
- FIBER OPTIC MARKER POST
- SPRINKLER CONTROL BOX
- TRAFFIC SIGNAL CONTROL BOX
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- INVERT ELEVATION
- CURB INLET
- FLARED END SECTION
- BORE HOLE WITH NUMBER
- BORE HOLE NUMBER NOT AVAILABLE
- FLOOD LIGHT
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- UNDERGROUND ELECTRICAL LINE
- FIBER OPTIC LINE
- TITLE COMMITMENT EXCEPTION
- CONTROL POINT



NOTES

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 31055C0231H AND 31055C0241H DATED DECEMBER 2, 2005.

LOCATION OF UTILITIES:
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, FOR THE DOUGLAS COUNTY PUBLIC WORKS WEBSITE AND GIS WEBSITE (HTTP://WWW.DOGIS.ORG/), RECORDS PROVIDED BY UTILITY COMPANIES AND SHOULD HANDLED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 21030102. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

LANDSCAPING OVER REQUIREMENT FROM PROPERTY LINE:

ABBOTT DRIVE	30 FEET
LINDBERGH DRIVE	20 FEET
ALL OTHER	10 FEET
SIDE YARD	10 FEET
REAR YARD	NO REQUIREMENT

SETBACK AND SITE COVERAGE:

FRONT YARD	50 FEET
SIDE YARD	20 FEET
REAR YARD	20 FEET
BUILDING COVERAGE	40 %
IMPERVIOUS COVERAGE	70 %
DISTANCE BETWEEN BUILDINGS	20 FEET MIN

TITLE COMMITMENT – SCHEDULE B, SECTION 2 EXCEPTIONS:
THIS DRAWING SHOWS OR NOTES THE EXCEPTIONS LISTED UNDER SCHEDULE B-SECTION 2 OF SECURITY LAND TITLE & ESCROW COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER C99-2456, EFFECTIVE DATE JULY 31, 1999 AT 4:30 P.M.

3. EASEMENTS CONTAINED IN THE PLAT AND DEDICATION OF RIVERFRONT INDUSTRIAL PARK, FILED APRIL 23, 1974, IN BOOK 1008 AT PAGE 425, DEED RECORDS, DOUGLAS COUNTY, NEBRASKA, DEDICATED TO THE PUBLIC FOR PUBLIC USE THE STREETS, BARGE CHANNEL ACCESS EASEMENT AND SEWER EASEMENTS AS SHOWN ON THE PLAT, ALSO DEDICATED TO THE PUBLIC OF PUBLIC NUISANCE IF THE BARGE CHANNEL, SHOWN ON THE PLAT, RESERVING TO THE OWNERS OF PROPERTY ABUTTING SAID CHANNEL, A PERMANENT RIGHT AND EASEMENT OVER, UPON, UNDER AND ACROSS THAT PORTION VACATED LYING BETWEEN THE SHORELINE AND A LINE DESIGNATED ON THE PLAT AS "BULKHEAD LINE" TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND OPERATE DOCKS, WHARFS, PIERS, PULLEYS, PIPELINES, CONVEYOR SYSTEM BRIDGES AND RELATED FACILITIES AND APPURTENANCE NECESSARY OR CONVENIENT FOR THE LOADING AND UNLOADING OF SHIPS AND BARGES, FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE BARGE CHANNEL, AND FOR ACCESS TO AND FROM THE BARGE CHANNEL AND THE ABUTTING PROPERTIES. ANY CONFIDENTIAL EASEMENTS WITH JURISDICTION IS GRANTED A PERPETUAL EASEMENT FOR ACCESS TO A STRIP OF LAND ABUTTING SAID BARGE CHANNEL AND DESIGNATED ON THE PLAT AS "BARGE CHANNEL MAINTENANCE EASEMENT" FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, RELOCATING AND REMOVING ALL EXISTING OR FUTURE SITE SHEET PILING, RIP-RAP AND OTHER SHORELINE PROTECTIVE FACILITIES NECESSARY TO MAINTAIN THE BARGE CHANNEL. A PERPETUAL LICENSE IS ALSO GRANTED TO AND IN FAVOR OF OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY AND METROPOLITAN UTILITIES DISTRICT FOR UTILITIES UNDER A 10 FOOT WIDE STRIP OF LAND ADJOINING THE FRONT BOUNDARY LINE OF EACH LOT, WITH AN AUTOMATIC TERMINATION CLAUSE OF 1989-1990. NO PERMANENT BUILDING, TREES, OR RETAINING WALLS SHALL BE PLACED IN ANY SUCH LICENSE MAP.

PLAT SHOWS AN EASEMENT ACROSS THE NORTHWESTERLY PART OF SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 2, RIVERFRONT INDUSTRIAL PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA EXCEPT FOR THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY.

BENCHMARK

DESCRIPTION: THE RIM OF THE SANITARY SEWER MANHOLE LOCATED IN THE CENTERLINE OF LINDBERGH DRIVE AND 350'± SOUTH OF ABBOTT DRIVE.

ELEVATION: 979.03 (NAVD 88)

NOTES – CONTINUED

3. EASEMENT CONTAINED IN THE INSTRUMENT FILED JULY 16, 1970 IN BOOK 491 AT PAGE 265, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

4. EASEMENT AND RIGHT OF WAY GRANTED TO OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY AND METROPOLITAN UTILITIES DISTRICT OF OMAHA, TO LAY, MAINTAIN, OPERATE, REPAIR, RELAY, AND REMOVE AT ANY TIME, WATER LINES AND MAINS, CABLES CONDUITS AND RELATED APPURTENANCES AND TO EXTEND WIRES FOR THE TRANSPORTATION AND DISTRIBUTION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER AND FOR ALL TELEPHONE, TELEGRAPH AND MESSAGE SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, FILED JUNE 5, 1974, IN BOOK 551 AT PAGE 433, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

5. TERMS AND CONDITIONS OF THE PROTECTIVE COVENANTS FOR RIVERFRONT INDUSTRIAL PARK, FILED MAY 6, 1974 IN BOOK 555 AT PAGE 584, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA. (SEE LANDSCAPING AND SETBACK TABLES)

AMENDMENT TO PROTECTIVE COVENANTS FILED APRIL 24, 1978 IN BOOK 836 AT PAGE 431, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

MODIFICATION OF PROTECTIVE COVENANTS FILED JUNE 25, 1984 IN BOOK 712 AT PAGE 578, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

MODIFICATION OF PROTECTIVE COVENANTS FILED JUNE 19, 1984 IN BOOK 708 AT PAGE 266, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

MODIFICATION OF PROTECTIVE COVENANTS FILED JUNE 19, 1985 IN BOOK 778 AT PAGE 321, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

REVISION AND AMENDMENT TO PROTECTIVE COVENANTS FILED JUNE 19, 1986 IN BOOK 778 AT PAGE 267, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

WAIVER OF PROTECTIVE COVENANTS BY SAM J. SAAS, JR. (SAAS ENTERPRISES), FILED OCTOBER 30, 1986 IN BOOK 1192 AT PAGE 73, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

WAIVER OF PROTECTIVE COVENANTS BY MORTON BRAVER, MANAGING GENERAL PARTNER OF BGT ENTERPRISES, FILED OCTOBER 30, 1986 IN BOOK 1192 AT PAGE 84, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

WAIVER OF PROTECTIVE COVENANTS BY HERBT CONSTRUCTION COMPANY FILED OCTOBER 30, 1986 IN BOOK 1192 AT PAGE 88, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

WAIVER OF PROTECTIVE COVENANTS BY POMERANTZ DIVERSIFIED SERVICES, INC., FILED OCTOBER 30, 1986 IN BOOK 1192 AT PAGE 94, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

6. RESTRICTIONS OF INGRESS AND EGRESS CONTAINED IN THE WARRANTY DEED FILED AUGUST 3, 1983 IN BOOK 1710 AT PAGE 638, DEED RECORDS, DOUGLAS COUNTY, NEBRASKA.

8. EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING A PIPELINE FOR THE TRANSMISSION OF NATURAL GAS, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA BY MEANS OF ROADS AND LANES, FILED MARCH 28, 1990 IN BOOK 517 AT PAGE 63, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

CONTROL POINTS

#	NORTH	EAST	DESCRIPTION
CP1	124104.31	187882.54	MAG NAIL IN ISLAND CENTERLINE OF LINDBERGH DRIVE ON NORTH SIDE OF ENTRANCE TO ARLETE PLACE
CP2	120521.52	188088.45	MAG NAIL IN ISLAND ON SOUTH SIDE OF ABBOTT DRIVE AND IN CENTERLINE OF LINDBERGH DRIVE.
CP3	120258.22	188490.90	MAG NAIL IN WEST NOSE OF ISLAND CENTERLINE OF ABBOT DRIVE IN BREAK OF ISLANDS EAST OF LINDBERGH DRIVE.
CP4	124431.27	188898.10	MAG NAIL IN NORTHEAST NOSE OF ISLAND AT ABBOTT DRIVE AND STORZ EXPRESSWAY.
CP5	125864.77	187894.67	MAG NAIL IN NOSE OF ISLAND CENTERLINE OF LINDBERGH DRIVE ON NORTH SIDE OF STORZ EXPRESSWAY.

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2eng.com

Survey Type

TOPOGRAPHIC SURVEY

5906 ABBOTT DRIVE, OMAHA, DOUGLAS COUNTY, NEBRASKA

Client Name

AVANT ARCHITECTS

Description

LOT 2, RIVERFRONT INDUSTRIAL PARK, DOUGLAS COUNTY, NEBRASKA EXCEPT FOR THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY.

N

811 Know what's below. Call before you dig.

Revision Dates

No.	Description	Mo-DD-YY
-	-	-
-	-	-
-	-	-
-	-	-

Job No.: A1434-21-4
Drawn By: BJH
Reviewed By: MTC
Date: MARCH 16, 2021
Grid Book: 126
Pages: 9-14

NEBRASKA REGISTERED LAND SURVEYOR LS-644 MICHAEL T. CARLSON

Sheet Number

SHEET 1 OF 1

EXHIBIT "B"

ABBOTT DRIVE INDUSTRIAL BUILDING TIF REDEVELOPMENT PROJECT PLAN

5906 ABBOTT DRIVE

December 2021

Jean Stothert, Mayor City of Omaha

David Fanslau, Director
Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street, Ste. 1111
Omaha, Nebraska 68183

City of Omaha Planning Department
Planning Board
Memo

To: Chairman and Members of the Planning Board

From: David K. Fanslau
Planning Director

Date: November 23, 2021

Subject: ABBOTT DRIVE INDUSTRIAL TIF REDEVELOPMENT PROJECT PLAN
5906 Abbott Drive
Case #C3-21-317

PROJECT DESCRIPTION:

Existing Conditions
The project site is a 12.9 acre parcel that has been vacant for many years. It is triangular shaped, bound on the north and south by Abbott Drive and the Storz Expressway, respectively. Lindbergh Drive is adjacent to the site's west lot line.

Proposal
A new warehousing and distribution building of about 150,000 square feet will be constructed on the site, located in close proximity to Eppley Airfield. The one story facility is designed for up to six tenants. About five percent of the building will be finished office space. The structure is oriented towards Abbott Drive with its service functions and a parking lot at the south end of the site, adjacent to the Storz Expressway. Compliance with the ACI overlay zone standards will require the project to use landscaping and/or a berm to effectively shield the parking and service bays from public view as seen from the Expressway. The owner/developer is exploring financing options, but may self-finance the TIF, and possibly the entire project, himself.

The Developer is F&J Enterprises, Inc., managed by Frank Krejci.

The applicant anticipates construction to begin yet this year, with construction completion estimated to be about December, 2022. Demolition and site grading are presently underway.

Employment
The development is expected to about create 30 new full time jobs, including four management, seven sales/marketing, and two technical positions. The balance is comprised of general laborer and clerk positions.

Parking
There will be 148 parking stalls on a surface parking lot accessed from Abbott Drive. Outdoor storage for about 50 trailers will be located at the southwest end of the site

DS

ANALYSIS:
The project site is located within a Community Redevelopment Area and meets the requirements of Nebraska Community Development Law and qualifies for the submission of an application for the utilization of Tax Increment Financing to cover costs associated with project development as submitted for approval through the Tax Increment Financing process. The project is or will be in compliance with the Master Plan, appropriate Ordinances and development regulations of the City. The site has been idle for many years, which reinforces the necessity of the TIF program assistance for full redevelopment of the site. Ultimately, this project plan will enhance the tax base for various taxing jurisdictions within Omaha and the state. The project would not be feasible without the assistance of the TIF Program.

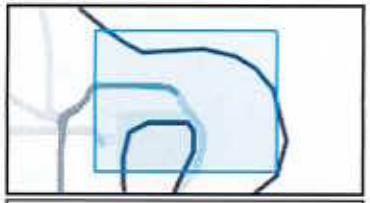
The project furthers goals of the City of Omaha Master Plan in that it promotes job creation as called for by the Concept Element of the Master Plan (p, 18). To maintain Master Plan compliance, sidewalks should be constructed along Lindbergh Drive in accordance with the Complete Streets Policy in the Transportation Element of the Master Plan.

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

RECOMMENDATION: Approval.

ATTACHMENTS:
General Vicinity Map
Project Plan

Abbott Drive Industrial Bldg TIF Project Plan



Legend

All Properties

Planning Viewer Reference

City Limits

0 0.5 1 mi

Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogis.org:
10/25/2021 10:33:49

INTER-OFFICE COMMUNICATION

Date: November 10, 2021

To: TIF Committee:
David Fanslau, Stephen Curtiss, AL Herink, Jennifer Taylor, Robert Stubbe, Bridget Hadley, Todd Pfitzer, Troy Anderson, Kevin Andersen

From: Don Seten - City Planning

Applicant: City of Omaha Planning Department

Project Name: Abbott Drive Industrial Building TIF Redevelopment Project Plan

Location: 5906 Abbott Drive

Request: The TIF request is for up to $3,875,000 at an interest rate of 5.25 percent, inclusive of capitalized interest. Using the tax levy rate of 2.24313 percent and other assumptions of the TIF calculation spreadsheets, the 15-year term TIF request is supported using estimated cost and estimated market approaches.

TIF Fee Schedule: The $500 application fee has been paid, and the processing fee of $3,000 will be collected; $41,250 in administrative fees will also be collected. Total fees will be $44,750.

TIF Justification:
The project site is located within a Community Redevelopment Area and meets the requirements of Nebraska Community Development Law and qualifies for the submission of an application for the utilization of Tax Increment Financing to cover costs associated with project development as submitted for approval through the Tax Increment Financing process Ultimately, this project plan will enhance the tax base for various taxing jurisdictions within Omaha and the state. The project would not be feasible without the assistance of the TIF Program.

The project furthers goals of the City of Omaha Master Plan in that it promotes job creation as called for by the Concept Element of the Master Plan (p, 18). To maintain Master Plan compliance, sidewalks should be constructed along Abbott Drive and Lindbergh Drive, in accordance with the Complete Streets Policy in the Transportation Element of the Master Plan.

ROI Statement
The City of Omaha considers a project's ROI as part of the TIF review, but has not established a specific, numeric ROI threshold. The large number of variables involved in TIF projects would make any such threshold arbitrary, and potentially inequitable. The project variables include the project type, the geographic location, the project's market demand and competition, as well as the financial strength, positioning, and experience of the project developer.

The ROI of a redevelopment project is based on the risk/reward that the applicant is willing to accept to fulfill redevelopment goals of the City of Omaha. Developers each have their own breakpoint for determining an acceptable level of ROI, and the amount of acceptable risk for a given estimated reward for any specific developer may change due to consideration of the many of the variables previously mentioned. As a result, the ROI an applicant projects will vary across projects.

The ROIs stated in the within this TIF application are as follows:

ROI With TIF 14.4% ROI Without TIF 8.2%

TIF eligible costs are acquisition, demolition, site preparation, architectural and engineering costs, and public improvements. TIF eligible costs total approximately $4,068,070. The total estimated project costs are $20,987,259.

TIF Eligible Expenses	Amount
Land Acquisition	$ 1,424,412
Site Preparation, Grading & Erosion Control	$ 1,505,431
Concrete; Sidewalk Paving in ROW	$ 106,162
Utilities in ROW	$ 855,590
Landscaping in ROW	$ 214,750
Architecture & Engineering	$ 301,000
Studies; Geotech, Environmental	$ 15,975
Subtotal	$ 4,423,320
TIF Fees	$ 44,750
Total TIF Eligible Expenses	**$ 4,468,070**

The TIF is 18.5 percent of the total project financing.

Recommendation: Approval of $3,875,000 in TIF Program assistance and all TIF eligible costs as addressed in this memo.

Project Description

A new warehousing and distribution building of about 150,000 square feet will be constructed on the site, which is approximately 12.9 acres in area and located in close proximity to Eppley Airfield. The one story facility is designed for up to six (6) tenants, and will include up to five percent finished office space. There will be 148 parking stalls on a surface lot accessed from Abbott Drive. Outdoor storage for about 50 trailers will be located at the southwest end of the site, shielded from the Storz Expressway and Lindbergh Drive by berms and landscaping.

The development is expected to create 30 new full time jobs, including four management, seven sales/marketing, and two technical positions. The balance is comprised of general laborer and clerk positions.

The Developer is F&J Enterprises, Inc., managed by Frank Krejci.

The applicant anticipates construction beginning yet this year, in December, with construction completion estimated to be about December, 2022. Demolition and site grading is presently underway.

Project Finance Summary - Sources & Uses

Sources of Funds	Amount
Owner/Developer Equity	$ 5,112,259
Construction Loan and/or owner self-financing	$ 12,000,000
TIF Funds	$ 3,875,000
Total Sources of Funds	**$ 20,987,259**
Uses of Funds	**Amount**
Land Acquisition	$ 1,424,412
Construction Hard Costs	$ 14,753,000
Site Work, Utilities	$ 4,145,891
Soft Costs	$ 209,496
Architecture and Engineering	$ 301,000
TIF Fees*	$ 32,460
Financing Fees	$ 121,000
Total Uses of Funds	**$ 20,987,259**

*The TIF fees above were estimated by they applicant. Actual TIF fees will be $44,750.

Final Valuation Discussion

The applicant estimates a total probable final valuation of at least $20,950,000, based on the total project cost and on market data.

Land Use and Zoning

The site is a single parcel of about 12.9 acres that has been vacant for many years. It is zoned General Industrial (GI) and had an Area of Civic Importance overlay zone added to it recently (GI-ACI-4(PL)). The zoning is appropriate for the proposed use. The project will need to comply with the design requirements of the ACI overlay zone, which will include a requirement for dense landscaping and a berm along the Storz Expressway sufficient to screen the service functions of the building as viewed from the right of way.

Utilities and Public Improvements

Standard utilities (electrical, water, sewer) exist at the site. The project will provide utilities and storm drainage improvements, landscaping, sidewalks and concrete work in the adjacent ROWs.

Transportation

No transportation issues noted. Sidewalks in the ROW along Lindbergh Drive are required, and are at the developer's option along Abbott Drive and the Storz Expressway.

Historical Status

The site does not contain any historic structures, and is not located in nor near any designated historic districts or sites.

ATTACHMENTS:

TIF Calculation Spreadsheet
TIF Application

Applicant: Abbott Drive Industrial Building

PRO FORMA

Year (Semi-Annual)	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments: Principal	Debt Service Payments: Interest at 4.00%	Debt Service Payments: Total	Loan Balance	Capitalized Interest	Interest at 4.00%
0											$3,789,641		
0.5	$ -	$0	$ -	2.24313	$ -	$ -	$ -	$0	$0	$0	$3,865,434	75793	75793
1	$ -	$0	$ -	2.24313	$ -	$ -	$ -	$0	$0	$0	$3,942,743	77309	77309
1.5	$ -	$0	$ -	2.24313	$ -	$ -	$ -	$0	$0	$0	$4,021,598	78855	78855
2	$ -	$0	$ -	2.24313	$ -	$ -	$ -	$0	$0	$0	$4,102,030	80432	80432
2.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$143,064	$82,041	$225,105	$3,958,966	0	82041
3	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$145,926	$79,179	$225,105	$3,813,040	0	79179
3.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$148,844	$76,261	$225,105	$3,664,196	0	76261
4	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$151,821	$73,284	$225,105	$3,512,375	0	73284
4.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$154,857	$70,248	$225,105	$3,357,518	0	70248
5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$157,955	$67,150	$225,105	$3,199,563	0	67150
5.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$161,114	$63,991	$225,105	$3,038,449	0	63991
6	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$164,336	$60,769	$225,105	$2,874,113	0	60769
6.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$167,623	$57,482	$225,105	$2,706,490	0	57482
7	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$170,975	$54,130	$225,105	$2,535,515	0	54130
7.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$174,395	$50,710	$225,105	$2,361,120	0	50710
8	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$177,883	$47,222	$225,105	$2,183,237	0	47222
8.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$181,440	$43,665	$225,105	$2,001,797	0	43665
9	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$185,069	$40,036	$225,105	$1,816,728	0	40036
9.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$188,770	$36,335	$225,105	$1,627,958	0	36335
10	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$192,546	$32,559	$225,105	$1,435,412	0	32559
10.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$196,397	$28,708	$225,105	$1,239,015	0	28708
11	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$200,325	$24,780	$225,105	$1,038,690	0	24780
11.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$204,331	$20,774	$225,105	$834,359	0	20774
12	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$208,418	$16,687	$225,105	$625,941	0	16687
12.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$212,586	$12,519	$225,105	$413,355	0	12519
13	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$216,838	$8,267	$225,105	$196,517	0	8267
13.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$221,175	$3,930	$225,105	$0	0	3930
14	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$0	$0	$0	$0	0	0
14.5	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$0	$0	$0	$0	0	0
15	$ 20,950,000	$676,600	$ 20,273,400	2.24313	$ 227,379	$ 2,274	$ 225,105	$0	$0	$0	$0	0	0
					$5,911,854	$59,124	$5,852,730	$4,126,688	$1,050,727	$5,177,415		$312,389	

(F9 = calculate)

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, including the levy rate. This schedule is based on the assumptions on the right side of the this spreadsheet.

The actual TIF amount available to fund site specific project cost could change based on the cost of public improvements.

Original Loan Amount	$3,789,641
Capitalized Interest	$312,389
Loan Balance Remaining	**$0**
	$4,102,030 ***MAX POTENTIAL***

Estimated Annual Incremental Tax Payment $ 454,758

ASSUMPTIONS:

1	Pre-Development Base	**$676,600**
2	Loan Amount	**$3,789,641**
3	Interest Rate	**4.00%**
4	Est. Total Project Cost	**$20,987,259** *
5	Est. Final Valuation	**$20,950,000**
6	Incremental Base Value	**$20,273,400**

Other Info:

TIF Loan Request	*$3,875,000* **
TIF Percentage of:	
- Est Final Valuation	*18.50%*
- Est. Total Project Cost	*18.46%* *
Leverage Factor	*5.42* *

**Est. Total Project Costs also represents the total Uses from the Sources and Uses table, which equates to the total Sources for the project. The leverage factor indicates for every $1 of TIF, the City leverages "x" dollars of other funding.*

***Plus capitalized interest*

CITY OF OMAHA
TAX INCREMENT FINANCING (TIF)
APPLICATION

City of Omaha Planning Department | 1819 Farnam Street, Suite 1100 | Omaha NE 68183-1100 | 402-444-5150 Planninghcd.cityofomaha.org/economicdevelopment/tif

TIF Application Checklist

Part 1 of the TIF Application..... Non-Confidential Section

- ✓ Project Summary Page
- ✓ Project Development Team Page
- ✓ Project Narrative Sections:
  - A. Existing Land Use and Conditions
  - B. Proposed Use and Project Details
  - C. Parking Plan
  - D. Market Demand
  - E. Residential Information
  - F. Employment Information
  - G. Zoning Changes
  - H. Public Improvements; Also any traffic concerns
  - I. Historical Status, if applicable
- ✓ Development Financing Plan – (Attach bank commitment letters in Part II of the TIF application)
- ✓ Estimation and Justification of Final Valuation
- ✓ Construction Budget, with itemized Public Improvements Costs
- ✓ Development Schedule or Timeline
- ✓ Three-Year Pro Forma – profit/loss and cash flow statements
- ✓ Statement of Need - ROI analysis With and Without TIF
- ✓ Evaluation Criteria: Mandatory Criteria (See and use the Program Criteria of the TIF Guidelines)
- ✓ Cost – Benefit Analysis (See and use Appendix Five of the TIF Guidelines)
- ✓ Site Plan(s) and Elevations
- ✓ Alta Survey and Legal Description
- ✓ Historic Designation Documentation, *if applicable*
- ✓ Any Other Supplemental Documentation

Part 2 of the TIF Application..... Confidential Section

- ✓ Preliminary Commitment Letter(s), particularly for Construction and TIF Financing
- ✓ Documentation of Ownership or Site Control – Examples: copy of Purchase Contract, copy of Warranty Deed, or copy of Douglas County Property Records from website
- ✓ Organization Documentation – For Corporation, LLC, Sole Proprietorship or Partnership
- ✓ Audited Financial Statement of the Corporation, Partnership, or LLC for the most recent full calendar year; Or compilation or accountant prepared financial statements
- ✓ Reports and Studies, *if applicable, only one hard-copy set of the final complete report(s) and/or study(s) needs to be provided*
    - A. Appraisal, after rehab
    - B. Market Study
    - C. Feasibility Study
    - D. Environmental Study
    - E. Traffic Study

    Note: The executive summary page(s) may be included with the TIF Redevelopment Project Plan that is shared with the public.

Project Summary

Project Name: Abbott Drive Industrial Building

Project Legal Description: *(If too long, attach description with Site Plan)* Lot 2, Riverfront Industrial Park, a subdivision in Douglas County, Nebraska

Project Address: 5906 Abbott Drive, Omaha, Nebraska 68110

Property Owner/Applicant Name: F & J Enterprises, Inc. a Nebraska corporation

Owner Address: 1505 N. 203rd Street, Elkhorn, Nebraska 68022

Estimated Total Project Cost: $20,987,259.00

TIF Request: $3,875,000.00

New Construction: Yes (yes or no)

Rehabilitation: No (yes or no)

Proposed Project Size:
Gross Sq. Ft. (Building(s)) 150,000
Net Sq. Ft. (Building(s)) Enter Number
# of Acres 13.09
Lot/Parcel Size 13.09

LIHTC Project No (yes or no)

Market-Rate Project Yes (yes or no)

Historic Tax Credit Project No (yes or no)

Current Use: *Vacant*

Proposed Use: *Industrial*

Current Zoning: *GI*

Proposed Zoning: *GI with ACI overlay*

Current Annual Real Estate Taxes ($14,485 tax year): $ 14,485.00

Current Assessed Tax Valuation ($676,000 tax year):

Land:	$ 676,000.00
Improvements:	$ 0
Total:	$ 676,000.00

Are Real Estate Taxes Current? Yes (yes or no)

Requested Base Year: 2022 (must be consecutive years)

Requested Division Year: 2023 (must be consecutive years)

Does the applicant entity or do the members comprising the applicant entity have any delinquent taxes due and owing? No(yes or no), if yes explain:_____(attach a separate sheet)

Project Development Team Page

(Include Contact Name, Address, Number, and Email Address)

The Applicant/Owner (*Also include applicant representative information, if applicable*): Briefly describe background

F & J Enterprises, Inc., a Nebraska corporation, which has developed and owned real property within the metropolitan Omaha area during the past 30 years. The principal is Frank R. Krejci. Frank R. Krejci has developed several projects in the Omaha Metropolitan Area including currently redeveloping the Crossroads Mall.

Applicant/Owner Representative Contact, *if applicable*: Briefly describe background

Frank R. Krejci
F & J Enterprises, Inc.
1505 N. 203rd Street
Elkhorn, NE 68022
(402) 493-6165
centuryexec@yahoo.com

The Developer: Briefly describe background

Frank R. Krejci (See above)

Architecture Firm(s): Briefly describe background

Avant Architects, Inc.
3337 N. 107th Street
Omaha, NE 68134
(402) 493-9611

Larry Smith is the principal in Avant Architects, Inc. Avant Architects, Inc. has designed numerous commercial and industrial buildings in the metropolitan area.

Engineering Firm(s): Briefly describe background

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154
(402) 330-8860

A civil engineering and architectural firm in the metropolitan area since 1967 and has provided engineering and surveying services to numerous commercial and industrial developments in the Omaha area.

Construction Company: Briefly describe background
Will be provided.

Legal Consulting Firm(s)
James E. Lang
Lang Law LLC
8526 F Street
Omaha, NE 68127
(402) 330-1900
jlang@langlawllc.com

Other Development Team Members:
Marilyn Ellingson
Century Development Co.
1505 N. 203rd Street
Elkhorn, NE 68022
(402) 493-6165
centuryexec@yahoo.com

Marilyn Ellingson is the Administrative Assistant and will assist Frank R. Krejci in the application process, the development, construction and operation of the project.

I) Narrative

A. Project Land Use Plan

A detailed project description should include the type of project – commercial development, mixed-use development, housing development, business expansion, etc., any vacancy history of the property, any code enforcement history, demographic of target market(s) for housing development, summary of employment element, a brief history of the business.

Existing Land Use and Conditions of the Redevelopment Site **Vacant**

Proposed Use and Project Details, *include number of buildings and height(s)* **The proposed site development is located at 5906 Abbott Drive and is bordered by Lindberg Drive on the west and Storz Expressway on the south. The site contains approximately 13 acres and is zoned GI with a pending ACI overlay awaiting city council approval.**

The Property will be marketed for use for industrial tenants requiring access to loading docks, rack storage and up to 5% finished office space per tenant.

The development will include a 150,000 gross square foot industrial building with the flexibility to accommodate between 1 and 6 tenants. The building will be constructed of pre-cast concrete walls, interior steel columns and bar joints with a metal deck roof. The interior will have a height of 32 feet for high rack storage. The southwest face of the building will be able to accommodate up to 30 docks and dock levers and dock seals.

Parking Plan for Proposed Project **The site will contain 148 parking stalls that will be accessed off Abbott Drive with a new drive entry. Tractor/Trailer access will be provided by a new entry drive from Linbergh Drive. On southwest, the site will accommodate the storage of 50 trailers. The trailer storage area will be shielded from the Storz Expressway and Lindbergh Drive by urban berms. Stormwater detention basins will be located on the northwest and southeast.**

Street trees will be added along the Lindberg Drive and Abbott Drive property lines as well as around the southeast storm water retention basin. The balance of the site that is not paved will be sodded.

Market Demand for Proposed Project **With the Property in close proximity of Eppley Airport and the existing land use, the proposed development is appropriate for the parcel and allows the Property to be utilized to its highest and best use. There is a demand for this type of use in this area.**

B. Zoning Plan – Current and Proposed; *include any city staff concerns and comments*

Lot 2 shall remain as GI with the addition of an ACI overlay.

C. Public Improvements Plan, also talk about any traffic concerns, if any; *include any city staff concerns and comments*

Public Improvements abut the lot so no new Public Improvements are scheduled. There are no traffic concerns to the knowledge of the Applicant.

D. Historical Status: *indicate whether or not the building(s) has been designated as a local*

landmark and if the building(s) are on the National Register of Historic Places
None

Residential Use Information Table, if applicable *(sample table below)*

☒ **Check here if this table is not applicable**

		Unit Mix		Square Footage	Monthly Rents
Single-Family	**Rental**	#	**1 bedroom**	Enter Number	Enter Number
		#	**2 bedroom**	Enter Number	Enter Number
		#	**3 bedroom**	Enter Number	Enter Number
	Owner-occupied	#	**1 bedroom**	Enter Number	Enter Number
		#	**2 bedroom**	Enter Number	Enter Number
		#	**3 bedroom**	Enter Number	Enter Number
Multi-Family	**Rental**	#	**1 bedroom**	Enter Number	Enter Number
		#	**2 bedroom**	Enter Number	Enter Number
		#	**3 bedroom**	Enter Number	Enter Number
	Owner-occupied	#	**1 bedroom**	Enter Number	Enter Number
	(Condos, Rowhomes, etc.)	#	**2 bedroom**	Enter Number	Enter Number
		#	**3 bedroom**	Enter Number	Enter Number
Total Units		#		Enter Number	Enter Number

Non-Residential Use Information Table, if applicable ***(sample table below)***

☐ **Check here if this table is not applicable**

Commercial Uses					
	Gross SF	**Rental SF**	**# of Floors**	**# of Rooms**	**# of Bays**
Office					
Enter Text	Enter Number	Enter Number	Enter Number	Enter Number	Enter Number
Enter Text	Enter Number	Enter Number	Enter Number	Enter Number	Enter Number
Retail					
Enter Text	Enter Number	Enter Number	Enter Number	Enter Number	Enter Number
Enter Text	Enter Number	Enter Number	Enter Number	Enter Number	Enter Number
Warehouse					
Enter Text	150,000	Enter Number	1	Enter Number	6
Enter Text	Enter Number	Enter Number	Enter Number	Enter Number	Enter Number
If other, indicate here: example hotel, flex space, distribution center, etc.					
Enter Text	Enter Number	Enter Number	Enter Number	Enter Number	Enter Number
Enter Text	Enter Number	Enter Number	Enter Number	Enter Number	Enter Number
Comments:	Enter Text Enter Text Enter Text				

Employment Information Table, if applicable

Job Creation/Retention Figures		**Job Creation/Retention Types**	
Permanent Jobs (FTEs)	20	Management	3
Part-Time Jobs	10	Technical	1
TOTALS	30	Sales/Marketing	6
		Clerical/Administration	6
Total Jobs CREATED	30	Production	1
Total Jobs RETAINED	30	Clerk/Service	3
TOTALS	30	General Labor	6
		TOTALS	30
Anticipated Annual Payroll or Average Annual Wage for Full & Part-Time Jobs			$750,000.00
Estimated number of construction jobs created as a result of this project			60
Anticipated Payroll for Construction Jobs			$3,500,000.00

II) Development Financing Plan:

A. Sources & Uses/Total Project Costs *(example table below)*

Sources of Funds ***(complete where applicable)***	
Owner Equity Enter Text	$5,112,259.00
Other Financing – indicate source, i.e. bank, type of public or other funding Enter Text	$12,000,000.00
Other Financing – indicate source, i.e. bank, type of public or other funding Enter Text	$Enter Amount
TIF Financing – indicate source bank financing	$3,875,000.00
Total Sources of Funds	$20,987,259.00
Uses of Funds ***(complete where applicable)***	
Land Acquisition	$1,424,412.00
Building Acquisition	$0
Construction Hard Costs or Rehabilitation Costs	$14,753,000.00
Site work Construction Costs Enter Text	$4,145,891.00
Construction Soft Costs *(Excluding Architectural & Engineering Fees)* Enter Text	$209,496.00
Architectural & Engineering Fees	$301,000.00
Capital/Equipment Costs, *if applicable*	$0
Tenant Improvements/Build-outs, *if applicable*	$0
Developer Fees	$0
Financing Fees	$121,000.00
Other (describe): TIF fees	$32,460.00
Total Uses of Funds and Total Project Costs	$20,987,259.00

B. Is there or will there be an application requesting Property Assessment Clean Energy (PACE) financing for this project? No Yes or No

C. Final Estimated Valuation and Justification - Add brief discussion regarding what the most probable final valuation will be and the methodology used to establish the final valuation.
Applicant anticipates a valuation of at least $20,950,000.00 based upon a total project cost of $20,987,259.00. Redeveloper estimtes that the fair market value of the project site and improvements will be approximately $20,987,259.00. Based upon historical data, we have found that the valuations will continue to increase above this sum in years commencing with years 10 and after. Therefore, the estimated valuation is $20,950,000.00. This is conservative considering that there are no valuation increases scheduled in the later years of the TIF valuation.

III) **Construction Budget, <u>Itemized Public Improvement Costs</u> and Project Timeline;** *insert here or attach in front of Site Plan*

- Provide Itemized Construction Budget here
  1. Land:

     A. Lot 2, Riverfront Industrial Park - $1,424,412.00

     Total Land: $1,424,412.00

  2. Site Improvements:

     A. Paving - $1,570,000.00
     B. Erosion Control - $1,171,161.00
     C. Utilities – Storm Sewer, Sanitary, Water and Power - $855,590.00
     D. Storm Sewer/PCSMP - $334,270.00
     E. Landscaping - $214,810.00

     Total Site Improvements: $4,145,891.00

  3. Structures:

     A. Industrial Building - $14,753,000.00

     Total Structures: $14,753,000.00

  4. Construction Soft Costs:

     A. Architect/engineering fee – design, plan completion, supervision, legal, TIF fees and financing fees: $663,956.00.

     Total Construction Budget: $20,987,259.00

- Itemize the Public Improvement Costs in this section
  None
- Provide Project Timeline in this section
  Commence construction in fall 2021 and complete construction by November 2022

IV) **Three-Year Pro-Formas - profit/loss and cash flow statements;** *insert here or attach in front of Site Plan*

See page 12.

V) **Statement of Need and ROI Analysis (with and without TIF)** – In the Statement of Need section, talk about the challenging conditions of the redevelopment site which require the assistance of TIF. The ROI Analysis is "with" and "without TIF".

See page 12 and 13.

VI) **Evaluation Criteria: Mandatory Criteria** - A project **<u>must meet each of the following</u>** criteria; briefly discuss how this project meets each criteria. Include each statement with your response.

See page 13.

SECTION IV

3-YEAR PRO-FORMA – PROFIT LOSS AND CASH FLOW STATEMENTS

3-Year Pro-Forma – Profit Loss and Cash Flow Statement is as follows:

Income (Annual):	**2023**	**2024**	**2025**
Total Annual Rental Income	$1,050,000.00	$1,050,000.00	$1,050,000.00
CAM Reimbursement	$675,000.00	$675,000.00	$675,000.00
Vacancy Rate 7%	$120,750.00	$120,750.00	$120,750.00
Effective Gross Annual Income	$1,604,250.00	$1,604,250.00	$1,604,250.00
Expenses (Annual):			
Administration/Operating	$25,000.00	$25,000.00	$25,000.00
Maintenance/Repair/Utilities	$240,579.00	$240,579.00	$240,579.00
Primary Debt Service	$950,340.00	$950,340.00	$950,340.00
Real Estate Taxes	$484,421.00	$484,421.00	$484,421.00
Total Expenses:	$1,700,340.00	$1,700,340.00	$1,700,340.00
Cash Flow	-$96,090.00	-$96,090.00	-$96,090.00
Cash Flow before TIF	-$96,090.00	-$96,090.00	-$96,090.00
Annual TIF Revenue to Project	$465,236.00	$465,236.00	$465,236.00
Cash Flow with TIF Revenue to Project	$369,146.00	$369,146.00	$369,146.00

The TIF Debt Service Payment schedule is attached hereto as Exhibit "F".

SECTION V

STATEMENT OF NEED AND ROI ANALYSIS

STATEMENT AND DEMONSTRATION THAT THE PROJECT WOULD NOT PROCEED WITHOUT THE USE OF TAX INCREMENT FINANCING

Without the successful incorporation of Tax Increment Financing, it would not be economically feasible to proceed with this project. TIF blended with equity forms the critical basis for the Project to be economically viable.

	WITH TIF	WITHOUT TIF
Gross Annual Income	$1,725,000.00	$1,725,000.00
Less: Vacancy (7%)	(120,750.00)	(120,750.00)
Less: Expenses (including RE taxes)	(750,000.00)	(750,000.00)
Less: Primary Debt Service	(950,340.00)	(950,340.00)
TIF Payment	465,236.00	0
Annual Cash flow	369,146.00	(96,090.00)
Return on Investment	7%	Negative

Summary Conclusion: Without Tax Increment Financing there would be insufficient cash flow and partner return and the Project would not be feasible. Therefore, the partners have determined that they cannot complete the Project without Tax Increment Financing.

SECTION VI

EVALUATION CRITERIA

A. Mandatory:

1. The Project is located within a community redevelopment area.

2. The use of TIF for this project will not result in a loss of pre-existing tax revenue to the City and other taxing jurisdictions.

3. The Project is not economically feasible without the use of Tax Increment Financing. As set forth in Sections IV and V of this Application, the rate of return on the owner's investment without TIF is either non-existent or minimal. Even with TIF, the return to the developer is minimal. Therefore, based upon the rate of return, the site improvements, the location, the fact that this property has been zoned and available for development for numerous years, the cost, and the risk and difficulty of this project, it is reasonable to conclude that the Project would not occur in this area without tax increment financing.

4. The Project furthers the objectives of the City's Master Plan. The Project shall provide for job creation, revitalization of the Airport Area, provide for an improved area for the start-ups of new business, provide for business growth and expansion in the area, provide needed industrial space within the Airport vicinity, attract development activity for the area, and attract vitality to the area.

SECTION VII

COST BENEFIT ANALYSIS

The request meets the necessary requirements for consideration. The site is in an area that has been declared Blighted and Substandard. The TIF proceeds are to be used to cover specific TIF eligible project cost and to assist in the improvement of the Airport Area.

The site is not being utilized at the fullest and best economic use. The site is vacant and has been vacant for numerous years. As a result of the vacancy, the site is under-utilized with marginal tax value as the property has limited assessed value. The Project will provide a 150,000 square foot industrial building with bays for up to 6 tenants which will provide a location for needed industrial businesses in the area. The Project will also provide for street scaping improvements along the public streets which abut the Project.

The use of TIF will not result in tax shifts.

No additional community public service need will be generated as a result of this Project.

The development of the Project site will provide employment by employing personnel to operate and maintain the Project. The redevelopment within the Airport Area will provide new industrial and commercial services within the boundaries of the redevelopment project which will require the employment of additional personnel. This redevelopment will impact existing businesses within the area of the redevelopment project by providing additional industrial space and businesses, which will expand the need for existing services resulting in increased employment by existing businesses within the area. Overall, the redevelopment will increase employment opportunities and other economic opportunities within the redevelopment project area by increasing the demand for goods and services.

By providing additional industrial space, services and density, and the expansion of industrial and commercial services within the Airport Area, the immediate area located outside the boundaries of the redevelopment project will be benefited by increasing the demand for goods and services within the immediate area adjacent to the redevelopment area which will result in increased employment and other economic opportunities.

The development will cause an increase in traffic in the area; however, the street system is designed and in place to accommodate additional traffic. The creation of an additional updated industrial site will improve the area and will increase the demand for goods and services. The long-term benefits resulting from the increase in the tax base due to the development are other valid justifications to provide assistance to the Project.

There is no negative impact on the student population of the school districts within the area. Since this is an industrial project, and not a residential project, there will be no children within the Project who would attend any of the area public schools. The Project does have a positive impact on the school district since it will support additional employment in the area.

Application Attachments:

A. Site Plans & Elevations – Exhibits A, pages 1-3
B. Survey and Legal description
C. Historic Designation, if applicable – None
D. Urban Design Review and Documentation Materials – submitted by Urban Planning – None
E. Landscape Plan
F. TIF Pro Forma

To the best of my knowledge, the statements made above are complete, true and accurate. I hereby certify that I am authorized to submit this application and affix my signature below. I recognize that submission of this application does not guarantee approval for funding.

Dated: October 7th, 2021

Respectfully submitted:

OWNER:

F & J Enterprises, Inc., a Nebraska corporation

By: _____
Frank R. Krejci, President

APPLICANT:

By: _____
James E. Lang #12383
LANG LAW, LLC
8526 F Street
Omaha, NE 68127
(402) 330-1900
Attorney for F & J Enterprises, Inc.

Applicant – Property Owner Signature(s)

To the best of my knowledge, the statements made above are complete, true and accurate. I hereby certify that I am authorized to submit this application and affix my signature below. I recognize that submission of this application does not guarantee approval for funding.

Frank R Kreger

Printed Name of Owner

Frank R Kreger

Owner's Signature

10-7-21

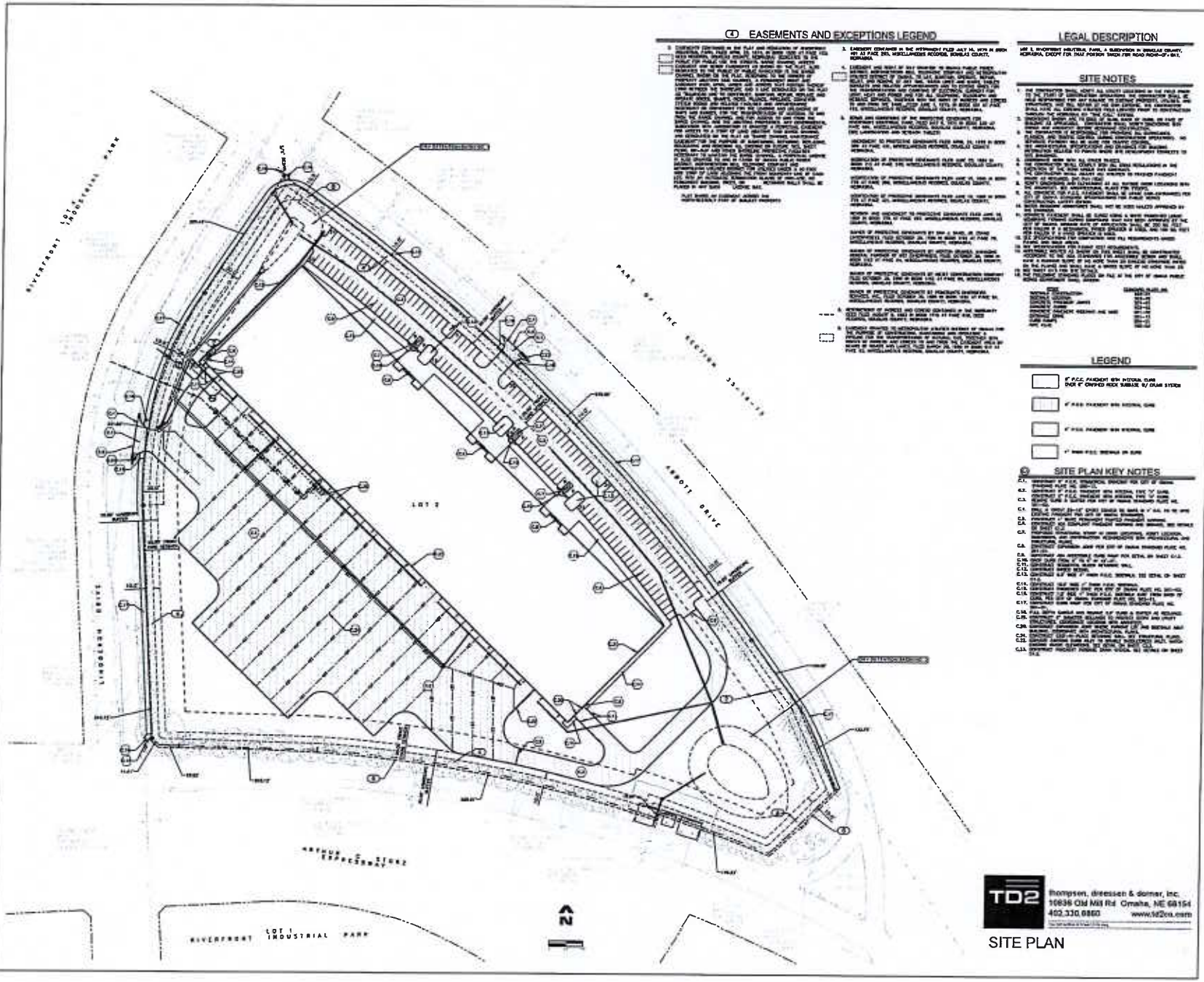
Date

Printed Name of Applicant

Applicant's Signature
(if not the property owner, the applicant certificates with this signature to be the authorized agent of the property owner.)

Date

EXHIBIT "A"
(1 of 4)



Agency Approval

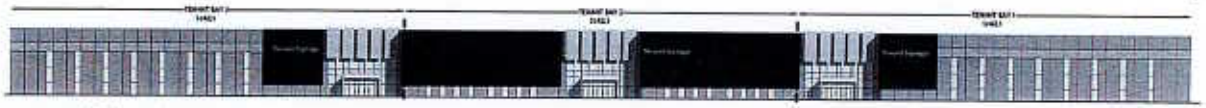
Abbott Drive Warehouse
Core & Shell
5906 Abbott Drive
Omaha, NE

Date 09 June 2021
Project Number 20-033
Revisions

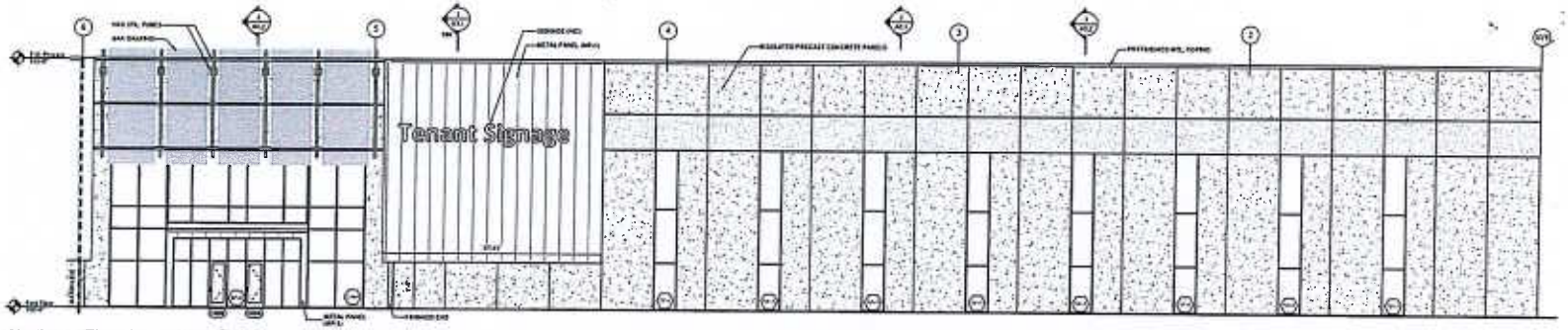
No.	Description	Date

avant architects

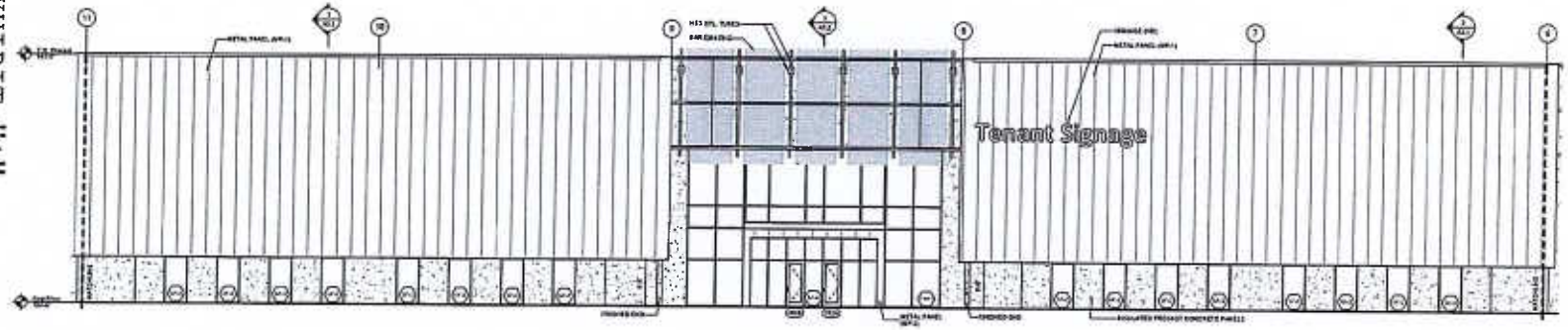
Sheet No.
C1.0



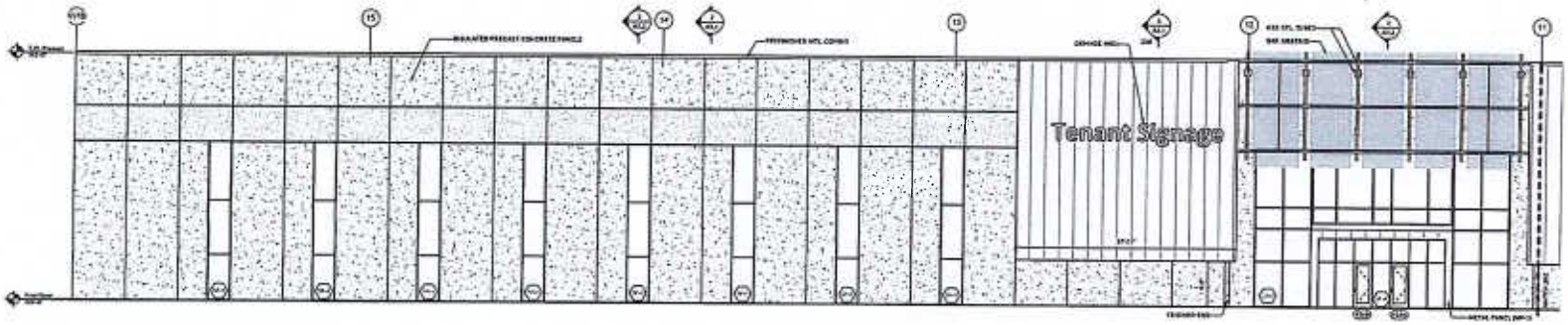
4 Overall Northeast Elevation
1" = 30'-0"



1 Northeast Elevation - Tenant Bay 1
1/8" = 1'-0"



2 Northeast Elevation - Tenant Bay 2
1/8" = 1'-0"



3 Northeast Elevation - Tenant Bay 3
1/8" = 1'-0"

EXHIBIT "A"
(2 of 4)

Agency Approval

Abbott Drive
Warehouse
Core & Shell

5906 Abbott Drive
Omaha, NE

Date 09 June 2021
Project Number 20-020

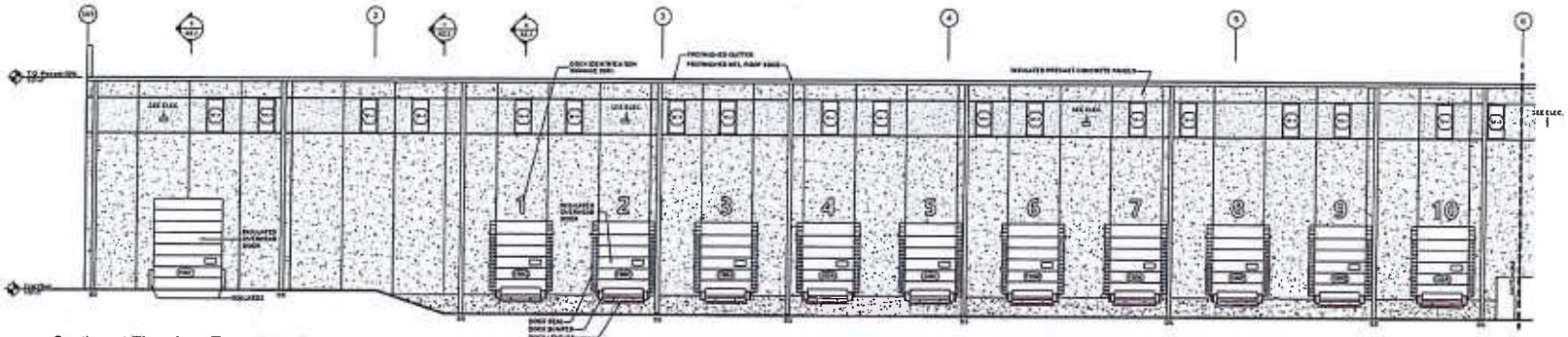
No.	Description	Date

avant

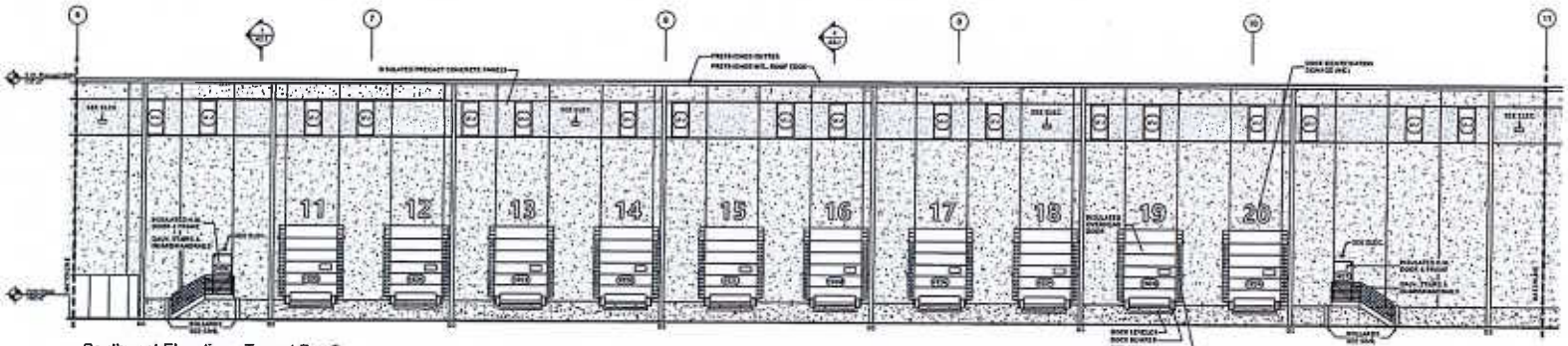
Sheet No.
A2.1

EXHIBIT "A"
(3 of 4)

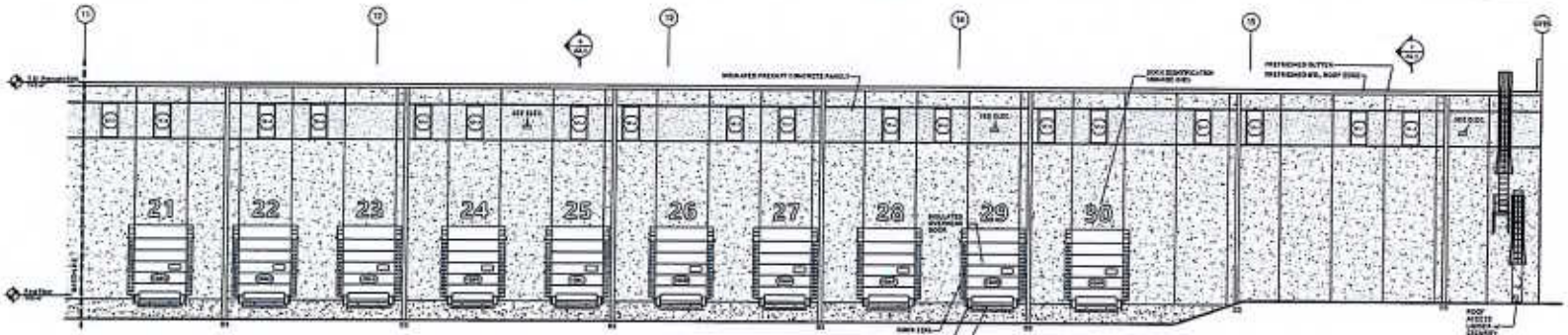
4 Overall Southwest Elevation
1" = 30'-0"



1 Southwest Elevation - Tenant Bay 1
1/8" = 1'-0"



2 Southwest Elevation - Tenant Bay 2
1/8" = 1'-0"



3 Southwest Elevation - Tenant Bay 3
1/8" = 1'-0"

Agency Approval

Abbott Drive Warehouse
Core & Shell

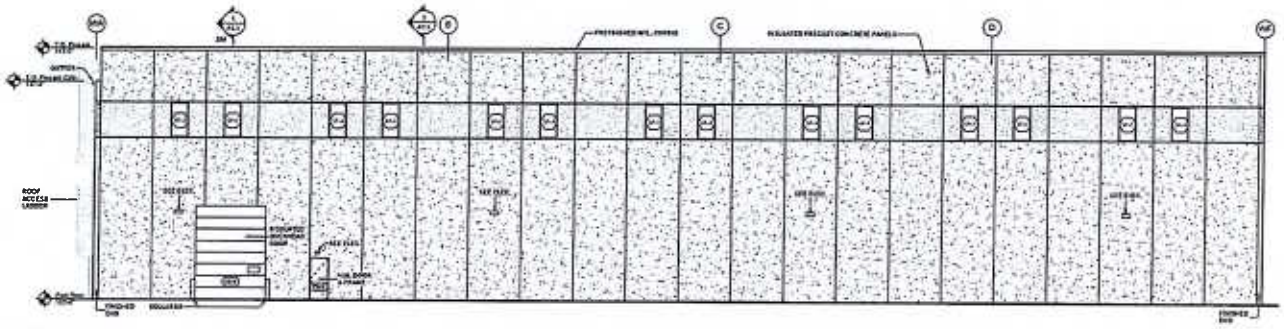
5508 Abbott Drive
Omaha, NE

Date 09 June 2021
Project Number 20-020

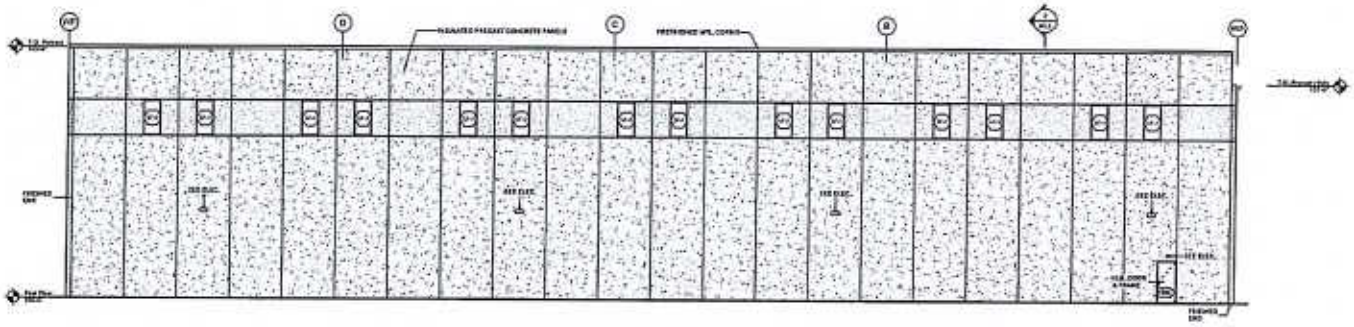
No.	Description	Date

avant

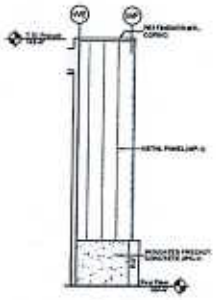
Sheet No.
A2.2



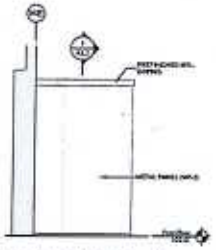
1 Southeast Elevation
1/8" = 1'-0"



2 Northwest Elevation
1/8" = 1'-0"



3 Partial Exterior Elevation
1/8" = 1'-0"



4 Vestibule Side Elevation
1/4" = 1'-0"

EXHIBIT "A"
(4 of 4)

Agency Approval

Abbott Drive
Warehouse
Core & Shell

5906 Abbott Drive
Omaha, NE

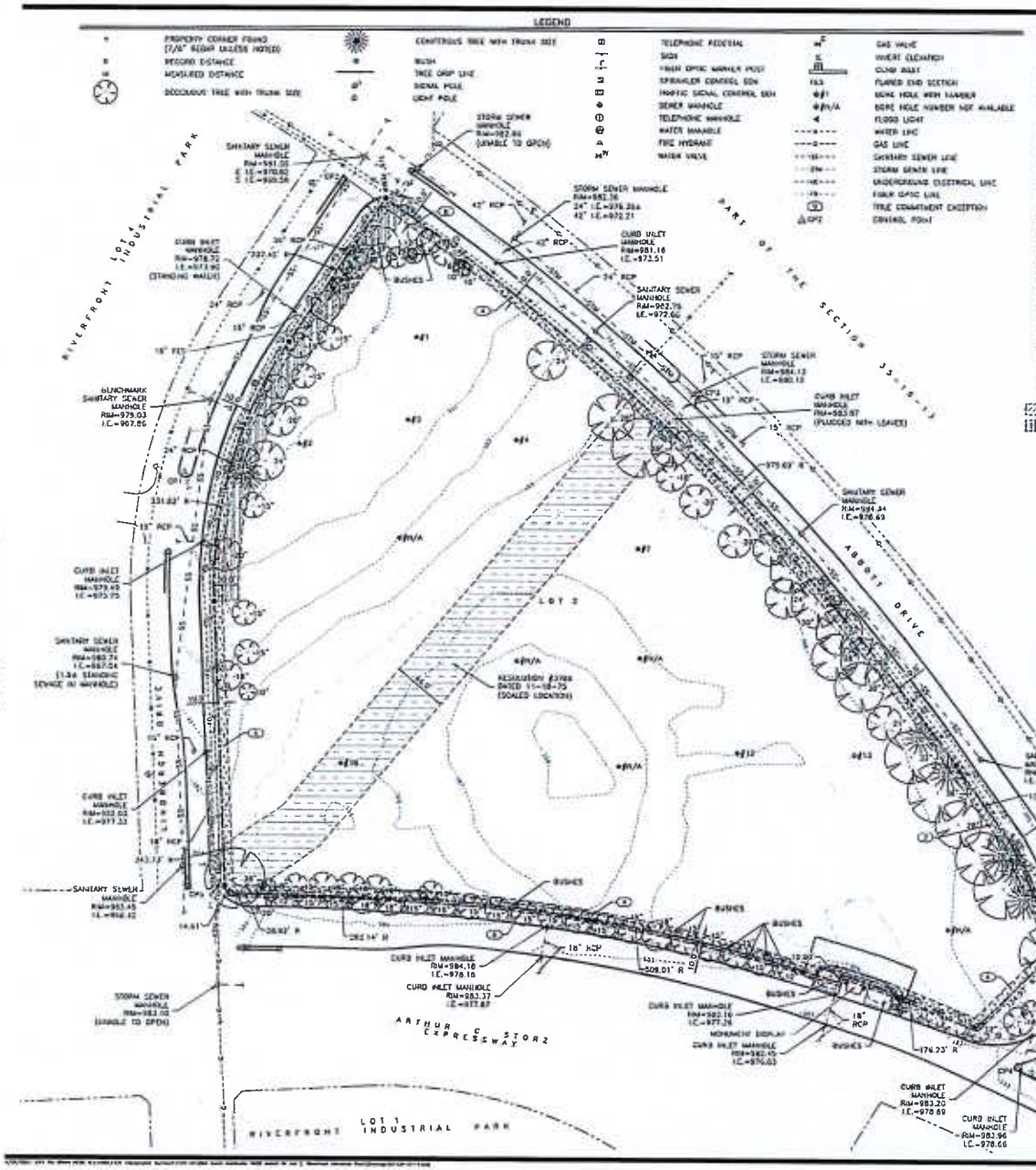
Date 09 June 2021
Project Number 20-005
Revisions

No.	Description	Date

avant architects

Sheet No
A2.3

EXHIBIT "B"



NOTES

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 3105930033H AND 3105930034H DATED DECEMBER 2, 2005.

LOCATION OF UTILITIES:
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, FOR THE DOUGLAS COUNTY PUBLIC WORKS WEBSITE AND GIS WEBSITE (HTTP://WWW.DOUGLAS.GOV/), RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 3123480006. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THAT MAY EXIST.

LANDSCAPING BUFFER REQUIREMENT FROM PROPERTY LINE:

ABBOTT DRIVE	30 FEET
LINDBERGH DRIVE	20 FEET
ALL OTHER	10 FEET
SIDE YARD	10 FEET
REAR YARD	NO REQUIREMENT

SETBACKS AND SITE COVERAGE:

FRONT YARD	30 FEET
SIDE YARD	20 FEET
REAR YARD	20 FEET
BUILDING COVERAGE	40 %
IMPERVIOUS COVERAGE	70 %
DISTANCE BETWEEN BUILDINGS	20 FEET MIN

TITLE COMMITMENT – SCHEDULE B, SECTION 2 EXCEPTIONS:
THE DRAWING SHOWS OR NOTES THE EXCEPTIONS LISTED UNDER SCHEDULE B-SECTION 2 OF SECURITY LAND TITLE & ESCROW COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER CSM-3456, EFFECTIVE DATE JULY 21, 1998 AT 4:30 P.M.

2. EASEMENTS CONTAINED IN THE PLAT AND DEDICATION OF RIVERFRONT INDUSTRIAL PARK, FILED APRIL 23, 1974, IN BOOK 1500 AT PAGE 425, DEED RECORDS, DOUGLAS COUNTY, NEBRASKA; DEDICATED TO THE PUBLIC FOR PUBLIC USE THE STREETS, BARGE CHANNEL ACCESS EASEMENT AND SEWER EASEMENTS AS SHOWN ON THE PLAT, ALSO DEDICATED TO THE PUBLIC OF PUBLIC NAVIGATION IS THE BARGE CHANNEL SHOWN ON THE PLAT, RESERVING TO THE OWNERS OF PROPERTY ABUTTING SAID CHANNEL A PERMANENT RIGHT AND EASEMENT OVER, UPON, UNDER AND ACROSS THAT PORTION THEREOF LYING BETWEEN THE SHORELINE AND A LINE DESIGNATED ON THE PLAT AS "BULKHEAD LINE" TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND OPERATE DOCKS, WHARFS, PIERS, PILINGS, PIPELINES, CONVEYOR SYSTEM BRIDGES AND RELATED FACILITIES AND APPURTENANCE NECESSARY OR CONVENIENT FOR THE LOADING AND UNLOADING OF SHIPS AND BARGES, FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE BARGE CHANNEL AND FOR ACCESS TO AND FROM THE BARGE CHANNEL AND THE ABUTTING PROPERTIES. ANY GOVERNMENTAL SUBDIVISION WITH JURISDICTION IS GRANTED A PERPETUAL EASEMENT FOR ACCESS TO A STRIP OF LAND ABUTTING SAID BARGE CHANNEL AND DESIGNATED ON THE PLAT AS "BARGE CHANNEL MAINTENANCE EASEMENT" FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, RELOCATING AND REMOVING ALL EXISTING OR FUTURE TIE, SHEET PILING, RIP-RAP AND OTHER SHORELINE PROTECTIVE FACILITIES NECESSARY TO MAINTAIN THE BARGE CHANNEL. A PERPETUAL LICENSE IS ALSO GRANTED TO AND IN FAVOR OF OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY AND METROPOLITAN UTILITIES DISTRICT FOR UTILITIES UNDER A 12 FOOT WIDE STRIP OF LAND ADJACENT THE FRONT BOUNDARY LINE OF EACH LOT, WITH AN AUTOMATIC TERMINATION CLAUSE OF 1994-1995. NO PERMANENT BUILDING, PILES, OR RETAINING WALLS SHALL BE PLACED IN ANY SUCH LICENSE WAY.

PLAT SHOWS AN EASEMENT ACROSS THE NORTHWESTERLY PART OF SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 2, RIVERFRONT INDUSTRIAL PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA EXCEPT FOR THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY.

BENCHMARK

DESCRIPTION: THE RIM OF THE SANITARY SEWER MANHOLE LOCATED IN THE CENTERLINE OF LINDBERGH DRIVE AND 350'± SOUTH OF ABBOTT DRIVE.

ELEVATION: 979.03 (NAVD 88)

NOTES – CONTINUED

3. EASEMENT CONTAINED IN THE INSTRUMENT FILED JULY 16, 1970 IN BOOK 491 AT PAGE 260, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

4. EASEMENT AND RIGHT OF WAY GRANTED TO OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY AND METROPOLITAN UTILITIES DISTRICT OF OMAHA, TO LAY, MAINTAIN, OPERATE, REPAIR, RELAY, AND REMOVE AT ANY TIME, WATER LINES AND MAINS, GASKETS CONDUITS AND RELATED APPURTENANCES AND TO EXTEND WIRES FOR THE TRANSPORTATION AND DIVIDING OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER AND FOR ALL TELEPHONE, TELEGRAPH AND MESSAGE SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, FILED JUNE 4, 1970, IN BOOK 491 AT PAGE 431, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

5. TERMS AND CONDITIONS OF THE PROTECTIVE COVENANTS FOR RIVERFRONT INDUSTRIAL PARK, FILED MAY 6, 1974 IN BOOK 535 AT PAGE 484, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA. (SEE LANDSCAPING AND SETBACK TABLES)

AMENDMENT TO PROTECTIVE COVENANTS FILED APRIL 24, 1978 IN BOOK 596 AT PAGE 451, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

MODIFICATION OF PROTECTIVE COVENANTS FILED JUNE 23, 1984 IN BOOK 712 AT PAGE 570, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

MODIFICATION OF PROTECTIVE COVENANTS FILED JUNE 19, 1986 IN BOOK 778 AT PAGE 266, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

MODIFICATION OF PROTECTIVE COVENANTS FILED JUNE 19, 1986 IN BOOK 778 AT PAGE 321, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

REVISION AND AMENDMENT TO PROTECTIVE COVENANTS FILED JUNE 19, 1986 IN BOOK 778 AT PAGE 287, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

WAIVER OF PROTECTIVE COVENANTS BY SAM J. SHAD, JR. (SAND ENTERPRISES), FILED OCTOBER 30, 1996 IN BOOK 1192 AT PAGE 78, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

WAIVER OF PROTECTIVE COVENANTS BY WORTHEN BRANKER, MANAGING GENERAL PARTNER OF BST ENTERPRISES, FILED OCTOBER 30, 1996 IN BOOK 1192 AT PAGE 84, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

WAIVER OF PROTECTIVE COVENANTS BY BERNT CONSTRUCTION COMPANY FILED OCTOBER 30, 1996 IN BOOK 1192 AT PAGE 89, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

WAIVER OF PROTECTIVE COVENANTS BY POMERANTS DIVERSIFIED SERVICES, INC., FILED OCTOBER 30, 1996 IN BOOK 1192 AT PAGE 94, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

6. RESTRICTIONS OF INGRESS AND EGRESS CONTAINED IN THE WARRANTY DEED FILED AUGUST 9, 1983 IN BOOK 1710 AT PAGE 638, DEED RECORDS, DOUGLAS COUNTY, NEBRASKA.

8. EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING A PIPELINE FOR THE TRANSPORTATION OF NATURAL GAS, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA BY MEANS OF ROADS AND LANES, FILED MARCH 28, 1990 IN BOOK 517 AT PAGE 43, MISCELLANEOUS RECORDS, DOUGLAS COUNTY, NEBRASKA.

CONTROL POINTS

#	NORTH	EAST	DESCRIPTION
CP1	120164.21	167982.04	MAG NAIL IN ISLAND CENTERLINE OF LINDBERGH DRIVE ON NORTH SIDE OF ENTRANCE TO ARLITE PLASTICS
CP2	120521.52	168288.45	MAG NAIL IN ISLAND ON SOUTH SIDE OF ABBOTT DRIVE AND IN CENTERLINE OF LINDBERGH DRIVE
CP3	120258.22	168408.58	MAG NAIL IN WEST NOSE OF ISLAND CENTERLINE OF ABBOTT DRIVE IN BREAK OF ISLANDS EAST OF LINDBERGH DRIVE.
CP4	120451.77	168898.10	MAG NAIL IN NORTHWEST NOSE OF ISLAND AT ABBOTT DRIVE AND STORZ EXPRESSWAY.
CP5	120664.73	167934.97	MAG NAIL IN NOSE OF ISLAND CENTERLINE OF LINDBERGH DRIVE ON NORTH SIDE OF STORZ EXPRESSWAY.

TD2 engineering & surveying

Bleigh, Gleason & Dorner, Inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
tD2eng.com

Survey Type

TOPOGRAPHIC SURVEY

5906 ABBOTT DRIVE, OMAHA, DOUGLAS COUNTY, NEBRASKA

Client Name

AVANT ARCHITECTS

Description

LOT 2, RIVERFRONT INDUSTRIAL PARK, DOUGLAS COUNTY, NEBRASKA EXCEPT FOR THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY.

N

811 Know what's below. Call before you dig.

Revision Dates

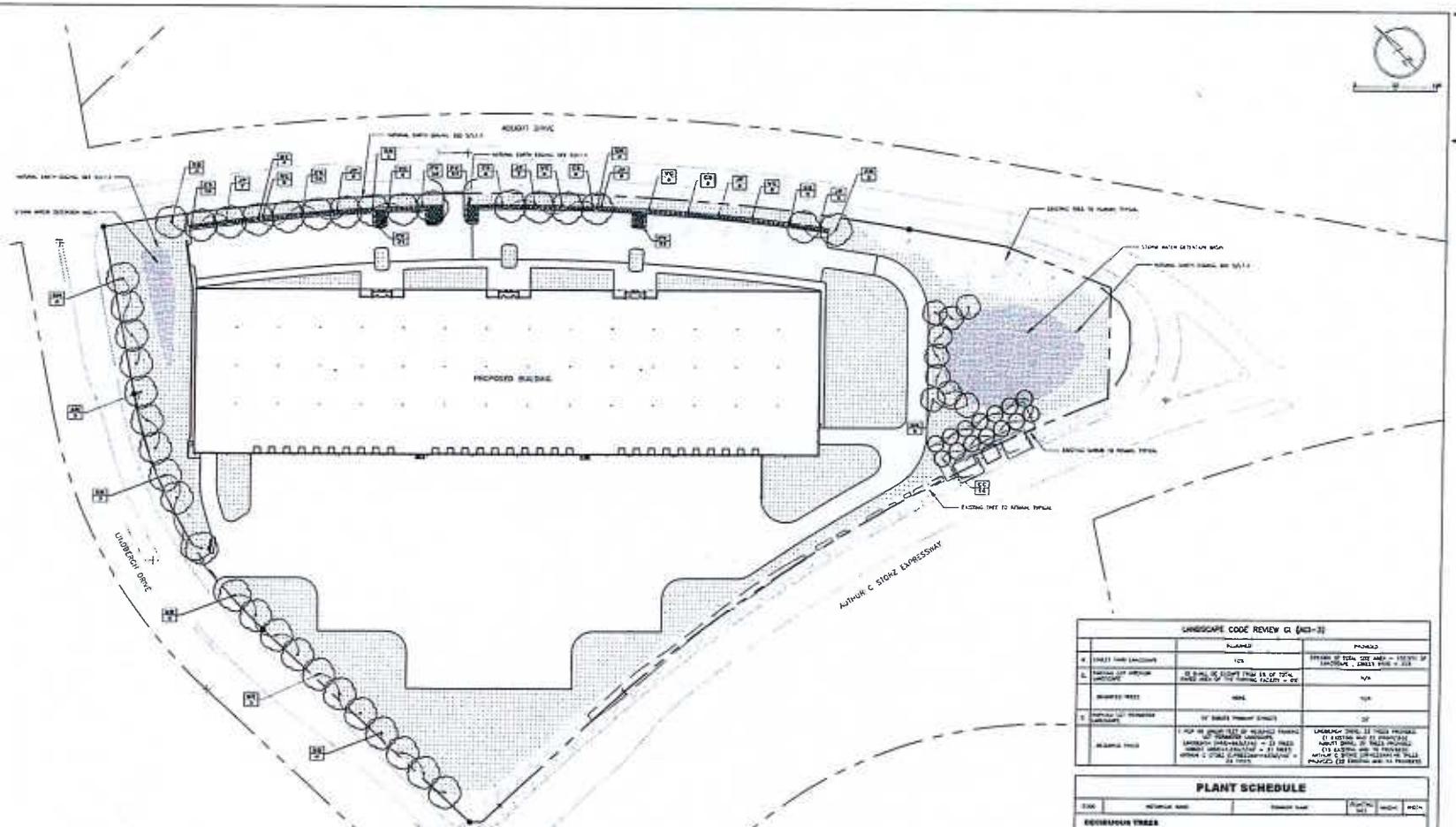
No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-

Job No.: A1434-21-4
Drawn By: BJH
Reviewed By: MTC
Date: MARCH 16, 2021
Grid Book: 128
Pages: 9-14

NEBRASKA LICENSED LAND SURVEYOR LS-644 MICHAEL T. CHRISTIAN

Sheet Number

SHEET 1 OF 1



LANDSCAPE CODE REVIEW (ACI-2)

		PLANNED	PROVIDED
A	SHELL TYPE LANDSCAPE	10%	[illegible]
B	PARKING LOT INTERIOR LANDSCAPE	[illegible]	N/A
	REQUIRED TREES	NONE	N/A
C	PARKING LOT PERIMETER LANDSCAPE	10' SHELL PERIMETER SCREEN	10'
	REQUIRED TREES	[illegible]	LANDBUCK [illegible] (1 EXISTING AND 21 PROPOSED) ABBOTT DRIVE: 20 TREES PROVIDED (19 EXISTING AND 1 PROPOSED) ARTHUR C STORZ EXPRESSWAY: [illegible] TREES PROVIDED (22 EXISTING AND 14 PROPOSED)

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
DECIDUOUS TREES					
[illegible]	[illegible]	[illegible]	2" CAL.	10'	12'
[illegible]	[illegible]	[illegible]	2" CAL.	10'	30'
[illegible]	[illegible]	[illegible]	2" CAL.	10'	40'
[illegible]	[illegible]	[illegible]	2" CAL.	10'	40'
[illegible]	[illegible]	[illegible]	2" CAL.	10'	40'
[illegible]	[illegible]	[illegible]	2" CAL.	10'	30'
[illegible]	[illegible]	[illegible]	2" CAL.	10'	30'
[illegible]	[illegible]	[illegible]	2" CAL.	10'	30'
SHRUBS AND PERENNIALS					
[illegible]	[illegible]	[illegible]	3 GAL.	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	3 GAL.	2'-0"	2'-0"
[illegible]	[illegible]	[illegible]	3 GAL.	2'-0"	2'-0"
[illegible]	[illegible]	[illegible]	1 GAL.	1'-0"	1'-0"
[illegible]	[illegible]	[illegible]	1 GAL.	1'-0"	1'-0"
[illegible]	[illegible]	[illegible]	1 GAL.	1'-0"	1'-0"
[illegible]	[illegible]	[illegible]	1 GAL.	1'-0"	1'-0"

SURFACE RESTORATION SCHEDULE

[illegible]

LAMP RYNEARSON

Agency Approval

EXHIBIT "E"

Abbott Drive
Warehouse
Core & Shell

5506 Abbott Drive
Omaha, NE

Date 18 June 2021
Project Number 2021[illegible]
Revisions

No.	Description	Date

avant ARCHITECTS

Sheet No.
L1.0