



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

May 10, 2022

Honorable President

and Members of the City Council,


The attached Resolution transmits the MH Landing Lot 5 Tax Increment Financing Redevelopment Project Plan, for a redevelopment project site located at 3321 South 72nd Street. The redevelopment project plan proposes the new construction of a 5,663 square foot one story office building to include 2,134 square feet of warehousing space for materials related to the operations of the hotels of VMM Properties, LLC. The Planning Board recommended the approval of this redevelopment project plan at the April 6, 2022 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 \$390,000.00, plus accrued interest. TIF loan proceeds will be used to offset eligible expenses such as acquisition, site preparation, architectural and engineering costs, demolition, and other public improvements as required. The total estimated project costs are \$2,689,275.00, but are subject to change as final costs come in.

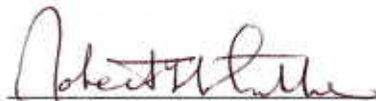
Your favorable consideration of this Resolution will be appreciated.

Respectfully submitted,

Approved:

 4.18.2022
David K. Fanslau
Planning Director
EE

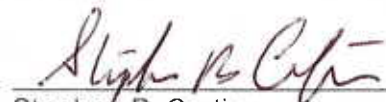
Date

 4-21-22
Robert G. Stubbe, P.E.
Public Works Director

Date

Approved:

Referred to City Council for Consideration:

 4/19/22
Stephen B. Curtiss
Finance Director
R

Date

 4/21/22
Mayor's Office

Date

3232 nsp

Notice of Publication and Public Hearing: May 12, 2022 and May 19, 2022

Public Hearing: June 7, 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 1.6 acre redevelopment project site located at 3321 South 72nd Street, 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 MH Landing Lot 5 Tax Increment Financing (TIF) Redevelopment Project Plan ("Plan") for the redevelopment project site proposes the new construction of a 5,663 square foot one story building to include 2,134 square feet of warehousing space for materials related to the operations of the hotels of VMM Properties, LLC., 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 Statutes; 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 April 6, 2022 meeting; and,

RESOLUTION NO. _____

WHEREAS, this Resolution seeks approval of the MH Landing Lot 5 Tax Increment Financing (TIF) Redevelopment Project Plan and authorizes the City's participation through the allocation of TIF in an amount up to \$390,000.00, plus accrued interest, to offset TIF eligible expenses, including, but not limited to acquisition, site preparation, architectural and engineering costs, demolition, and public improvements as required, for a project with total estimated costs of \$2,689,275.00; 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 MH Landing Lot 5 Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 3321 South 72nd Street, which proposes the new construction of a 5,663 square foot one story office building to include 2,134 square feet of warehousing space for materials related to the operations of the hotels of VMM Properties, LLC, and authorizes the City's participation through the allocation of TIF in an amount up to \$390,000.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, site preparation, architectural and engineering costs, demolition, 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.

3232 nsp

APPROVED AS TO FORM:

 4/12/2022

ASSISTANT CITY ATTORNEY DATE

Adopted: _____

Attest: _____
City Clerk

Approved: _____
Mayor

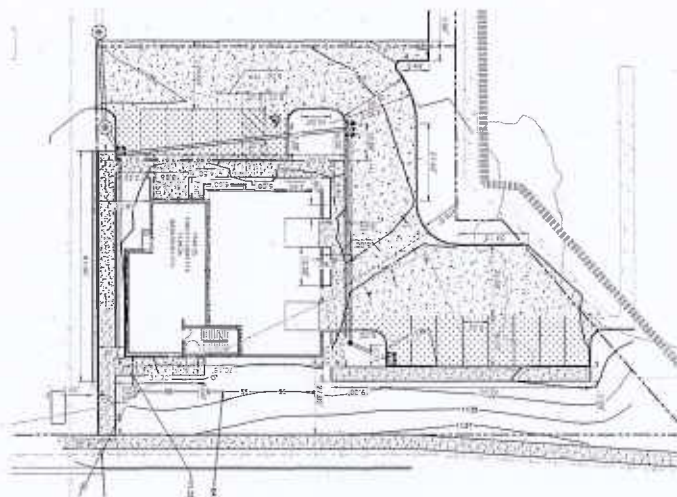
EXHIBIT "A"

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

MH Landing Lot 5

Project Address: 3321 South 72nd Street

Project Legal Description: Lot 5, MH Landing, being a replatting of Lot 1, Lawnfield Replat 4, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska



PAVING NOTES

1. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
2. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
3. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
4. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
5. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
6. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
7. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
8. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
9. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
10. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
11. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
12. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
13. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
14. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
15. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
16. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
17. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
18. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
19. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
20. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
21. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
22. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
23. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
24. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
25. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
26. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
27. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
28. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
29. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
30. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
31. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
32. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
33. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
34. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
35. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
36. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
37. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
38. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
39. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
40. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
41. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
42. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
43. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
44. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
45. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
46. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
47. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
48. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
49. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
50. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
51. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
52. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
53. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
54. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
55. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
56. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
57. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
58. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
59. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
60. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
61. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
62. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
63. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
64. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
65. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
66. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
67. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
68. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
69. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
70. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
71. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
72. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
73. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
74. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
75. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
76. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
77. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
78. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
79. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
80. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
81. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
82. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
83. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
84. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
85. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
86. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
87. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
88. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
89. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
90. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
91. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
92. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
93. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
94. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
95. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
96. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
97. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
98. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
99. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
100. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.



thompson, dreesen & dornier, inc.
10836 Old Mill Rd Omaha, NE 68154
402.330.8860
www.tdrco.com

C3.1

Site Layout
Plan

MH HOSPITALITY
MH HOSPITALITY OFFICE &
WAREHOUSE
2321 SOUTH 72ND STREET
OMAHA, NEBRASKA



Charles R. Fowler, ARCHITECT
architecture planning interiors
122 E. 7th Street, Suite 400 - Omaha, Nebraska 68102
p:402.634.6808 www.charlesfowlerarchitect.com



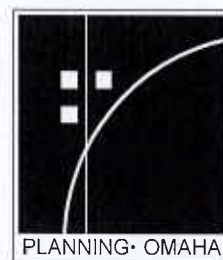
MH LANDING LOT 5 TIF REDEVELOPMENT PROJECT PLAN

3321 SOUTH 72ND STREET

April 2022



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: March 30, 2022

Subject: MH LANDING LOT 5 TIF REDEVELOPMENT PROJECT PLAN
3321 South 72nd Street
Case #C3-22-076

PROJECT DESCRIPTION:

Existing Conditions

The existing Ramada Inn and water park, which have been vacant for a couple years, are presently being demolished. A new plat for the large 13.9 acre site has been approved, which will create six parcels for redevelopment projects. A large parcel at the east end of the site is being marketed for a multifamily residential development. The adjoining Lot 4 has been approved for a new hotel.

Proposal

A new one story structure, which includes a basement is proposed for Lot 5, to serve as the corporate offices for Mr. Marak's hotel operations in Omaha. The 5,663 square foot building will include 2,134 square feet of warehousing space, for materials related to the operations of the hotels. The warehousing/storage area will be in the basement, along with the IT offices and marketing offices. The executive office will be on the main floor.

The Developer is MH Hospitality, LLC, doing business as VMM Properties, LLC managed by Dan Marak, a hotel developer who has a number of other hotel projects in Omaha and the region.

The applicant anticipates construction beginning Spring, 2022, with completion estimated to be in December 2023.

Employment

The project is expected to create about 25 new full time permanent jobs with an estimated annual payroll of \$975,000, and generate about 25 construction related jobs. Permanent office jobs are expected to increase during the next year or two, possibly growing to 150 positions.

Parking

The surface parking lot on the site will have approximately 13 stalls.

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. This infill redevelopment project serves to reuse and redevelop a portion of a large 13.9-plus acre site that had been a hotel, but has been idle, with the existing building vacant and deteriorating during approximately the past two years. The need to demolish the building adds substantial costs to this redevelopment project such that TIF assistance is required for project feasibility. 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 and encourages private investment, which are objectives of the Concept Element of the Master Plan (p. 18). The project will incorporate office and warehouse space into a phased development that is demolishing vacant, dilapidated buildings and replacing them with a large mixed use development, which furthers the Master Plan's objectives to "reverse deterioration in older areas of the city" and "create a series of high-density, mixed-use areas throughout the city" (p. 18).

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:

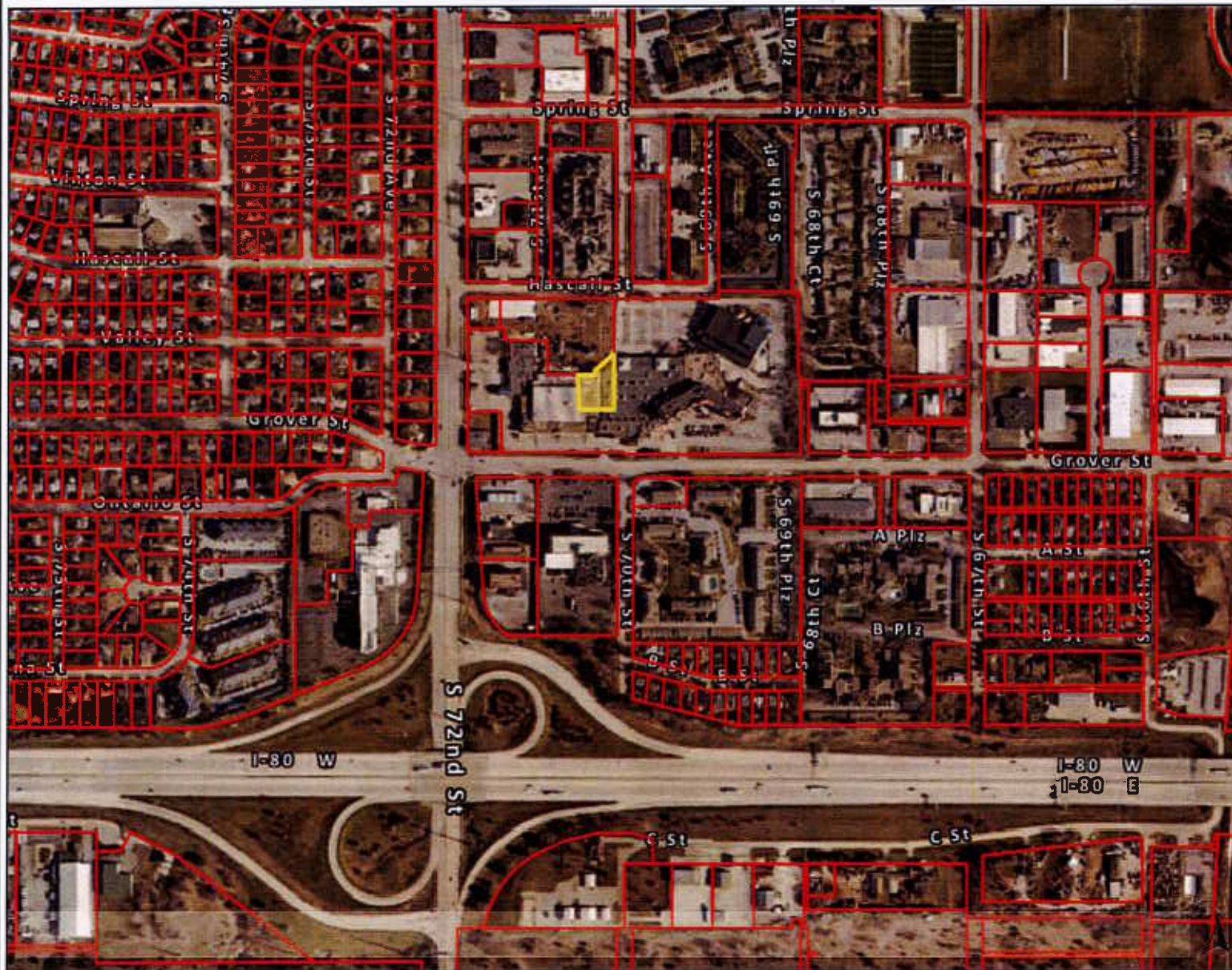
General Vicinity Map
Project Plan



Legend

Planning Viewer Reference

City Limits



0 500 1000
ft

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

Printed from dogis.org:
02/16/2022 09:35:22

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

INTER-OFFICE COMMUNICATION

Date: March 9, 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: MH Landing Lot 5 TIF Redevelopment Project Plan

Location: 3321 South 72nd Street

Request: The TIF request is for up to \$390,000 at an interest rate of 4.25 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. Total fees will be \$3,500.

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. This infill redevelopment project serves to reuse and redevelop a portion of a large 13.9-plus acre site that had been a hotel, but has been idle, with the existing building vacant and deteriorating during approximately the past two years. The need to demolish the building adds substantial costs to this redevelopment project such that TIF assistance is required for project feasibility. 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 and encourages private investment, which are objectives of the Concept Element of the Master Plan (p. 18). The project will incorporate office and warehouse space into a phased development that is demolishing vacant, dilapidated buildings and replacing them with a large mixed use development, which furthers the Master Plan's objectives to "reverse deterioration in older areas of the city" and "create a series of high-density, mixed-use areas throughout the city" (p. 18).

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 9.6%

ROI Without TIF 4.9%

TIF eligible costs are acquisition, site preparation, architectural and engineering costs, demolition, and public improvements. TIF eligible costs total approximately \$1,067,700. The total estimated project costs are \$2,689,275.

TIF Eligible Expenses	Amount
Acquisition (apportioned)	\$ 600,000
Demolition (apportioned)	\$ 250,000
Site Work	\$ 48,877
Public Improvements (portion of total costs for 70 th St. construction)	\$ 114,323
Architecture & Engineering	\$ 51,000
Subtotal	\$ 1,064,200
TIF Fees	\$ 3,500
Total TIF Eligible Expenses**	\$ 1,067,700

The TIF is 14.5 percent of the total project costs.

Recommendation: Approval of \$390,000 in TIF Program assistance and all TIF eligible costs as addressed in this memo.

Project Description

The existing Ramada Inn and water park on the site are presently being demolished, and a new plat for the large site has been approved, creating six parcels for redevelopment projects. A new one story structure with basement is proposed for lot 5, to serve as the corporate offices for Mr. Marak's hotel operations in Omaha. The 5,663 square foot building will include 2,134 square feet of warehousing space, for materials related to the operations of the hotels. The warehousing and storage area will be in the basement, along with the IT offices and marketing offices. The executive office will be on the main floor.

The project is expected to create about 25 new full time permanent jobs with an estimated annual payroll of \$975,000, and generate about 25 construction related jobs. Permanent office jobs are expected to increase during the next year or two, possibly growing to 150 positions.

The Developer is MH Hospitality, LLC, doing business as VMM Properties, LLC managed by Dan Marak, a hotel developer who has a number of other lodging project in Omaha and the region.

The applicant anticipates construction beginning in March, 2022, with construction completion estimated to be about December, 2023.

Project Finance Summary - Sources & Uses

Sources of Funds	Amount
Owner/Developer Equity	\$ 99,275
Construction Loan	\$ 2,200,000
TIF Funds	\$ 390,000
Total Sources of Funds	\$ 2,689,275
Uses of Funds	Amount
Land Acquisition	\$ 600,000
Demolition (apportioned)	\$ 250,000
Construction Hard Costs	\$ 1,495,722
Construction Soft Costs	\$ 280,853
Architecture and Engineering	\$ 51,000
Other Soft Costs	\$ 8,200
TIF Fees	\$ 3,500
Total Uses of Funds	\$ 2,689,275

Final Valuation Discussion

The applicant estimates a final valuation of about \$2,016,956 based on an approach using the total project cost. The estimated value is 75 percent of the \$2,016,956 project cost. Mr. Marak also points to higher than average land values, with an anticipation of very high land prices for both the outlot pad sites and the large apartment project site to the east.

Land Use and Zoning

The large site of about 13.9 acres contained the building that had been the Ramada Inn and Convention Center, along with its CoCo Key water park. All existing improvements will be demolished and the site cleared for new construction. The property has been replatted to create six (6) lots. The final plat was approved at the November Planning Board meeting. The proposed office TIF project will occupy Lot 5. The property is zoned Community Commercial District with an Area of Civic Importance Overlay District (CC-ACI-(2(65))), which is appropriate for the proposed office use. Additional information regarding the warehousing component of the project is needed, along with additional consideration by the Planning Department regarding that use. The plans submitted in the TIF application are not sufficient to determine compliance with all of the ACI requirements, such as building design, service area screening, signage, retaining walls, and ground level transparency, in particular. The project will be required to meet all ACI standards.

Utilities and Public Improvements

Standard utilities (electrical, water, sewer) exist at the site. The project will provide street construction plus utilities, new sidewalks, and curbing.

Public Improvement Budget	Amount
70 th Street Improvements / Construction	\$ 100,000
Sanitary Sewer	\$ 2,167
Storm Sewer and Drainage	\$ 2,049
Paving / Sidewalk Improvements	\$ 6,874
Utilities	\$ 3,233
Total	\$ 114,323

Transportation

Public transportation is readily available. The proposed 72nd Street access will require a traffic study, and a northbound right turn lane may be required.

Historical Status

Not applicable. The building does not have historic merit, nor is it located in the vicinity of any historic district.

ATTACHMENTS:

TIF Calculation Spreadsheet

TIF Application

Applicant: MH Landing Lot 5 (office)

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			Loan Balance	Capitalized Interest	Interest at 4.25%
								Principal	Interest at 4.25%	Total			
0											\$384,461		
0.5	\$ -	\$0	\$ -	2.22412	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$392,631	\$170	\$170
1	\$ -	\$0	\$ -	2.22412	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$400,974	\$343	\$343
1.5	\$ -	\$0	\$ -	2.22412	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$409,495	\$521	\$521
2	\$ -	\$0	\$ -	2.22412	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$418,197	\$702	\$702
2.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$12,214	\$8,887	\$21,101	\$405,983	0	\$887
3	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$12,474	\$8,627	\$21,101	\$393,509	0	\$627
3.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$12,739	\$8,362	\$21,101	\$380,770	0	\$362
4	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$13,010	\$8,091	\$21,101	\$367,760	0	\$891
4.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$13,286	\$7,815	\$21,101	\$354,474	0	\$7815
5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$13,568	\$7,533	\$21,101	\$340,906	0	\$7533
5.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$13,857	\$7,244	\$21,101	\$327,049	0	\$7244
6	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$14,151	\$6,950	\$21,101	\$312,898	0	\$6950
6.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$14,452	\$6,649	\$21,101	\$298,446	0	\$6649
7	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$14,759	\$6,342	\$21,101	\$283,687	0	\$6342
7.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$15,073	\$6,028	\$21,101	\$268,614	0	\$6028
8	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$15,393	\$5,708	\$21,101	\$253,221	0	\$5708
8.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$15,720	\$5,381	\$21,101	\$237,501	0	\$5381
9	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$16,054	\$5,047	\$21,101	\$221,447	0	\$5047
9.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$16,395	\$4,706	\$21,101	\$205,052	0	\$4706
10	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$16,744	\$4,357	\$21,101	\$188,308	0	\$4357
10.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$17,099	\$4,002	\$21,101	\$171,209	0	\$4002
11	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$17,463	\$3,638	\$21,101	\$153,746	0	\$3638
11.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$17,834	\$3,267	\$21,101	\$135,912	0	\$3267
12	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$18,213	\$2,888	\$21,101	\$117,699	0	\$2888
12.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$18,600	\$2,501	\$21,101	\$99,099	0	\$2501
13	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$18,995	\$2,106	\$21,101	\$80,104	0	\$2106
13.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$19,399	\$1,702	\$21,101	\$60,705	0	\$1702
14	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$19,811	\$1,290	\$21,101	\$40,894	0	\$1290
14.5	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$20,232	\$869	\$21,101	\$20,662	0	\$869
15	\$ 2,016,956	\$100,338	\$ 1,916,618	2.22412	\$ 21,314	\$ 213	\$ 21,101	\$20,662	\$439	\$21,101	\$0	0	\$439
					\$554,164	\$5,538	\$548,626	\$418,197	\$130,429	\$548,626			

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
Capitalized Interest
Loan Balance Remaining

\$384,461
\$33,736
\$0

\$418,197 MAX POTENTIAL

Estimated Annual Incremental Tax Payment \$ 42,628

(F9 = calculate)

ASSUMPTIONS:

1	Pre-Development Base	\$100,338
2	Loan Amount	\$384,461
3	Interest Rate	4.25%
4	Est. Total Project Cost	\$2,689,275 *
5	Est. Final Valuation	\$2,016,956
6	Incremental Base Value	\$1,916,618

Other Info:

TIF Loan Request	\$390,000 **
TIF Percentage of:	
- Est Final Valuation	19.34%
- Est. Total Project Cost	14.50% *
Leverage Factor	6.90 *

* 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



omaha



CITY OF OMAHA TAX INCREMENT FINANCING (TIF) APPLICATION



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: MH Landing Lot 5

Project Legal Description: IRREG

Project Address: 3321 S 072 ST

Property Owner/Applicant: MH OZONE II LLC

Owner Address: 127 W 10 ST #102

Estimated Total Project Cost: \$2,689,275

Proposed Project Size:

Gross Sq. Ft. (Building(s)) 5,663.00

Net Sq. Ft. (Building(s)) 0.00

of Acre(s) 0.00

Lot/Parcel Size (Sq Ft.) 20,875.00

TIF Request: \$390,000

New Construction: Yes

Rehabilitation: No

LIHTC Project: No

Market-Rate Project: Yes

Historic Tax Credit Project: No

Current Use:

Proposed Use:

Zoning - Current/Proposed:

Current zoning is CC-ACI-2(65). The proposed development complies with current zoning and City Master Plan.

Current Annual Real Estate Taxes (Year) : 2021

Land: \$100,338

Current Assessed Tax Valuation (Year) : 2022

Improvements: \$0

Total: \$100,338

Are Real Estate Taxes Current? Yes

Requested Base Year: 2022

Requested Division Year: 2023

Does the applicant entity or do the members comprising the applicant entity have any delinquent taxes Due and owing? No

Is the project within an extremely blighted area? No

Project Development Team Page

Legal Consulting Firm

Brent Beller
Fullenkamp, Jobeun, Johnson & Beller, LLP
11440 W Center Road, Suite C Omaha NE 68144
4023340700
bbeller@fjblaw.com

Fullenkamp Jobeun Johnson & Beller, LLP, is an experienced real estate development firm, which has handled numerous ground up and rehabilitation TIF projects in the City of Omaha, and other municipalities surrounding the City of Omaha. Firm has represented dozens of TIF projects and has successfully helped develop more than \$250 million in TIF related projects alone in the last five years alone.

Construction Company

Royce Maynard
Dicon Construction
11506 Nicholas Street, Suite 200 Omaha NE 68154
4029342900

From managing all of the on-site construction activities or coordinating subcontractors and material suppliers, to providing field staff and self-performing work, Dicon has over 36 years of acting as a traditional General Contractor. Dicon has an extensive evaluation process to ensure that only the most qualified subcontractors and suppliers are awarded Dicon jobs.

Engineering Firm

Randy Kuszak
Lamp Rynearson
14710 W. Dodge Road, Suite 100 Omaha NE 68154
4024962498
Randy.Kuszak@LampRynearson.com

N/A

Architecture Firm

Rob Fowler
River Street Architecture
123 E. 7th Street, Suite 400 Chattanooga TN 37402
4236340806
RFowler@RiverStreetArchitecture.com

River Street Architecture, LLC provides full-scale architectural services with experience across the spectrum of the built environment, from broad master planning and urban design to more fine-grained and detailed building science and construction consulting. The firm is equally comfortable and experienced designing for different types of uses, including institutional, industrial, retail, hospitality, medical and residential. Rob Fowler will be the lead architect and recently designed the Dual Branded Hotel at 72nd and Hascall Street in Omaha, Nebraska.

Applicant/Owner Representative Contact

Dan Marak
MH Ozone II, LLC
127 West 10th Street, Suite 102 Kansas City MO 64105
9137074544
danm91066@aol.com

The Project is managed by MH Hospitality, which is owned by Dan Marak, who, through various affiliated entities, currently has over 350 hotel rooms under construction and 5 hotel management contracts in Omaha. Since 2008, MH affiliates have rented rooms to well over 700,000 guests in Omaha. Successful projects include Hampton Inn at Aksarben, Fairfield Inn 168 and Center, Home2 Suites at UNMC, and the dual brand Hilton and Home2 site at 72nd and Hascall.

MH Hospitality, LLC is an owner, manager, and developer of hotels with a growing portfolio, in multiple States and 7 different brands. MH Hospitality has Regional Hotel experience in Kansas, Alabama, Oklahoma, Missouri, Nebraska, Kentucky. The company is led by Dan Marak a 20-year veteran of the lodging industry. MH projects include Staybridge Suites, Holiday Inn Express, Fairfield Inns, Home 2 by Hilton, Hampton Inns, Tru by Hilton, and Home 2 By Hilton. Marak has developed over \$275,000,000 in his lodging career.

Applicant/Owner

Dan Marak
VMM Properties, LLC
127 West 10th Street, Suite 102 Kansas City MO 64105
9137074544
danm91066@aol.com

See Owner Representative Contact

I) Narrative

A. Project Land Use Plan

Detailed Project Description:

Existing Land Use and Conditions of the Redevelopment Site: The location of the proposed Project is the site of the former Ramada Inn and convention center and connecting Co-Co Key water park. In recent years, the park and hotel have struggled to remain profitable and the design and upkeep of the site as a whole has suffered significantly. While the entire 13.9 acre parcel containing the old hotel and water park are set to be demolished, the proposed MH Hospitality offices and warehouse will be constructed on what was a portion of the Ramada Inn. Dan Marak purchased the entire parcel in May of 2021 and has since replatted the site into 6 lots. The proposed MH Hospitality offices and warehouse will be constructed on Lot 5 of the new MH Landing.

Proposed Use and Project Details: The Applicant proposes to develop a new, one-story office and warehouse building, with basement, to be the corporate headquarters of MH Hospitality. The existing Ramada hotel and connected water park has been or will be raised and removed from the site. The new office will house 20 to 25 employees initially, but upon full integration next year, that number is anticipated to grow to over 150 total employees. This office project is the second piece of the Applicant's larger development plan, with the adjacent Fairfield Hotel rising first and some retail still to come.

Parking Plan for Proposed Project: The Project will have more than sufficient surface lot parking spaces surrounding the building, as indicated in the attached Parking Plan.

Market Demand for Proposed Project: The 72nd and I-80 Interstate exit adjacent to the proposed Project is an essential corridor of Omaha and supports significant hospitality development, which is a major portion of the larger MH Landing development. However, the area currently lacks office space, such that the Project will significantly contribute to additional employment in the immediate area, as well as support the proposed retail.

B. Zoning - Current and Proposed

Current zoning is CC-ACI-2(65). The proposed development complies with current zoning and City Master Plan.

C. Public Improvements

The project will include the following public improvements:

- Construction of new 71st Street
- Sanitary Sewer
- Storm and Drainage Sewer
- Paving and Curb Improvements
- Utilities

The Applicant plans to work with the City of Omaha Urban Design staff in relation to the site plan and elevation development process.

D. Historical Status - If Applicable

N/A

Residential Unit Information (Not Applicable)

Total Units:

Comments:

Commercial Uses

MH Hospitality Corporate Offices and Warehouse:

- Basement Floor – 3,941 SF
 - o 4 offices
 - o Lobby
 - o Copy room
 - o Warehouse – 2,134 SF
- Ground (1st) Floor – 1,722 SF
 - o Executive office
 - o Break room
 - o Conference room
 - o Janitorial

Employment Information

Employees By Type

Total Jobs: 25

Technical = 2 Permanent (FTE's)

Sales/Marketing = 5 Permanent (FTE's)

Production = 3 Permanent (FTE's)

Management = 5 Permanent (FTE's)

General Labor = 5 Permanent (FTE's)

Clerk/Service = 5 Permanent (FTE's)

Non-Construction

Number of Jobs Created? (Non-Construction): 25

Number of Jobs Retained? (Non-Construction): 0

Anticipated Annual Payroll? (Non-Construction): \$975,000

Construction

Estimated Number of Construction Jobs Created?: 25

Anticipated Annual Payroll for Construction Jobs?: \$250,000

II) Funding Information

Source of Funds

Fund Source	Source Amount
TIF Financing	\$390,000
Construction Loan	\$2,200,000
Owner Equity	\$99,275
Total	\$2,689,275

Use of Funds

Use of Funds	Use Amount
Financing Fees	\$11,700
Architectural and Engineering Fees	\$51,000
Construction Soft Costs	\$280,853
Construction Hard Costs or Rehabilitation Costs	\$1,495,722
Sitework Construction Costs	\$250,000
Land Acquisition	\$600,000
Total	\$2,689,275

B. Is there or will there be an application requesting Property Clean Energy (PACE) financing?

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.

We expect the final valuation to be approximately \$2,016,956. This estimate is determined by using the total construction cost valuation approach. We used 75% of project costs:

$$\$2,689,275.00 \times 75\% = \$2,016,956.00$$

III) Construction Budget, Itemized Public Improvement Costs and Project Timeline

Itemized Construction Budget

Construction Budget Item	Estimate
concrete	\$142,997
Demolition	\$250,000
Doors & Windows	\$69,240
Electrical	\$76,674
Equipment	\$1,981
Finishes	\$197,705
Furnishings	\$18,630
General Requirements	\$281,507
Masonry	\$59,800
Mechanical	\$119,646
Metals	\$205,119
Sitework (less demo)	\$154,077
Soft Costs	\$280,053
Specialties	\$3,452
Thermal-Moist Protection	\$110,435
Wood & Plastics	\$54,458
Total	\$2,025,774

Itemized Public Improvements

Public Improvement Type	Amount
Curb Improvements	\$6,874
Other	\$100,000
Sanitary Sewers	\$2,167
Site Utilities (Within ROW)	\$3,233
Storm Sewers	\$2,049
Total	\$114,323

TIF Eligible Costs

TIF Eligible Costs Item	Amount
TIF fees	\$11,700.00
Engineering and Architecture Fees (related to pre-development)	\$51,000.00
Site Demolition	\$250,000.00
Public Improvements Costs	\$114,323.00
Erosion Control & SWPPP Maintenance	\$7,575.00
Grading	\$41,302.00
Site Acquisition Costs	\$600,000.00

Total	\$1,075,900.00
-------	----------------

Project Timeline

Construction Start Date: 03/31/2022

Start Date Comments:

Construction End Date: 12/31/2022

End Date Comments:

IV) Three Year Pro-Formas - profit/loss and cash flow statements

Revenue	Year 1	Year 2	Year 3
Gross Commercial Rents	\$205,380	\$205,380	\$205,380
Effective Gross Income	\$205,380	\$205,380	\$205,380
Expenses	Year 1	Year 2	Year 3
Replacement Reserve	\$25,000	\$25,000	\$25,000
Insurance	\$2,500	\$2,500	\$2,500
Total Expenses	\$27,500	\$27,500	\$27,500
Net Operating Income	\$177,880	\$177,880	\$177,880

Debt Service	Year 1	Year 2	Year 3
Debt Service (Perm)	\$139,382	\$139,382	\$139,382
Debt Service TIF	\$30,885	\$30,885	\$30,885
Net Cash Flow	\$7,613	\$7,613	\$7,613

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”.

Statement of Need

The total development costs are estimated to be \$2,689,275.00. Without Tax Increment Financing (“TIF”), this project cannot move forward. The TIF Request is \$390,000.00. The remaining funding source is a construction loan and owner equity. The project cannot proceed without the inclusion of the TIF. As demonstrated above, without TIF there would be a very small owner profit and additional equity sources would need to be utilized, and the project return would initially allow for a 4.87% return. For an acquisition and redevelopment project, without TIF the debt servicing on the construction loan would not allow the loan to be made.

ROI Analysis

	With TIF	Without TIF
Owner Equity	<i>\$400,000</i>	<i>\$790,000</i>
Revenues	<i>\$205,380</i>	<i>\$205,380</i>
Expenses	<i>\$27,500</i>	<i>\$27,500</i>
NOI	<i>\$177,880</i>	<i>\$177,880</i>
TIF Rebate	<i>\$42,628</i>	<i>-</i>
NOI + TIF Rebate	<i>\$220,508</i>	
TIF Debt Service	<i>\$42,628</i>	<i>0</i>
Debt Service	<i>\$139,382</i>	<i>139382</i>
NCF	<i>\$38,498.00</i>	<i>\$38,498.00</i>
Return on Owner Investment (ROI) %	<i>9.62%</i>	<i>4.87%</i>

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

1. The project must be located within a community redevelopment area or an area eligible for a designation of community redevelopment area as required and set forth by State Statute. The project must be located within a community redevelopment area prior to the preparation of a Redevelopment Plan, refer to Attachment 1 – Community Redevelopment Area map. Requirements for community redevelopment areas are found in Appendix One and Two.

The Project is located in a blighted area and lies within the boundaries of the TIF Community Redevelopment Area.

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

The use of TIF for the Project will not result in a loss of pre-existing tax revenues to the City or to other taxing jurisdictions. The Project is anticipated to increase the tax base of the surrounding area, through a significant increase in the property valuation and additional commerce in the immediately surrounding area.

3. The developer is able to demonstrate that the project would not be economically feasible without the use of TIF. In addition, when the project has site alternatives, the proposal must demonstrate that it would not occur in the area without TIF. Return on investment assists in determining the economic feasibility of the project.

As shown in the ROI analysis, this project is not economically feasible without the use of Tax Increment Financing. Given this Project is a piece of the larger MH Landing development, all phases are interconnected yet independently essential to the viability of the final development. TIF financing fills the gap to make this particular Project feasible by increasing the overall value of the area by ensuring that the site and the surrounding areas will be utilized to their fullest potential. Based upon the projections set forth above, it is reasonable to conclude that this development would not occur in this area without TIF, given the construction costs and complexities involved.

4. The project must further the objectives of the City's Master Plan. This may include job creation, application/implementation of Urban Design elements of the project and related/adjacent public areas, preservation of historic sites and structures, revitalization of older neighborhood communities, business start-ups, business growth and expansion, and the densification of the urban core.

The Project is a redevelopment project, which will demolish run down hotel buildings into updated, energy efficient office and warehouse space, which will fill a need for employment opportunity and provides an economic boon to an important transportation center for the City. The Project maintains a component of creating sustainability and renewable energy by prioritizing during construction the use of high efficiency mechanical systems and materials where appropriate. The Project takes an outdated and under maintained lot on an essential corridor of the City and brings it back to its fullest utility.

VII) Cost-Benefit Analysis – Respond to each statement; include any quantitative analysis (Community Development Law §18-2113 (2))

1. Tax shifts resulting from the division of taxes as provided in section 18-2147;

Currently, the property is taxed at a value of \$240,800, and had tax income of \$5,096.70 in 2021. After development, the property will be valued at approximately \$2,016,956. Subtracting the current value, the approximate increase in assessed value will be \$1,776,156, with estimated increase in annual taxes of approximately \$39,763.30.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

The proposed TIF will be used to offset site acquisition, site development, demolition and public improvement cost, all of which are eligible expenses. The current property tax system can accommodate the development. Furthermore, the long-term benefit resulting from an increase in the tax base from the development is another valid reason to approve TIF assistance for this project. The project will not expand the use of public fire and police. This project will offer additional jobs for the surrounding area, and will ensure that this essential corridor into the City is utilized to its fullest for years to come, rather than having a long time problem hotel continue to fall into disrepair.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

The development will positively impact the neighborhood within the redevelopment area by providing additional new jobs and will help spur future developments and improvements within the redevelopment area. The businesses and increased employment opportunities should also lift the wage base of the community, while the significantly increased value of the property will lift the tax revenue generated.

4. Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project;

The development will positively impact other businesses in the immediate area outside of the boundaries of the redevelopment area because the continued development of MH Landing and all its phases within the redevelopment area, will be an asset for the surrounding businesses in the immediate area inside and outside of the boundaries of the redevelopment area. The new project will permanently employ around 25 people in high-quality salaried positions.

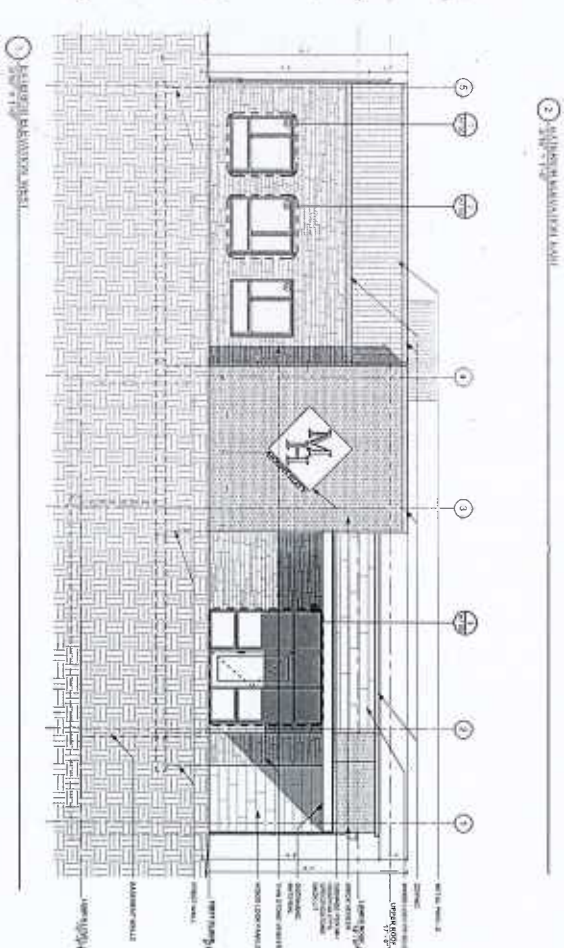
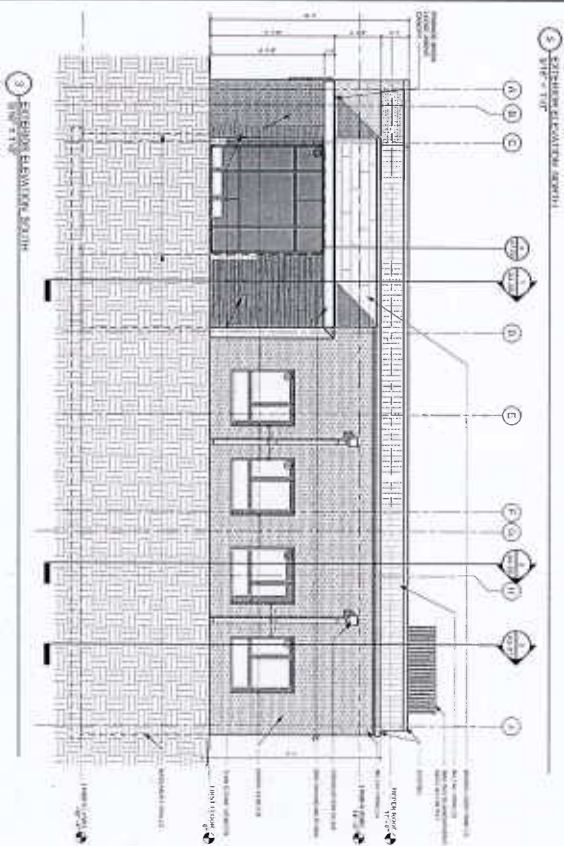
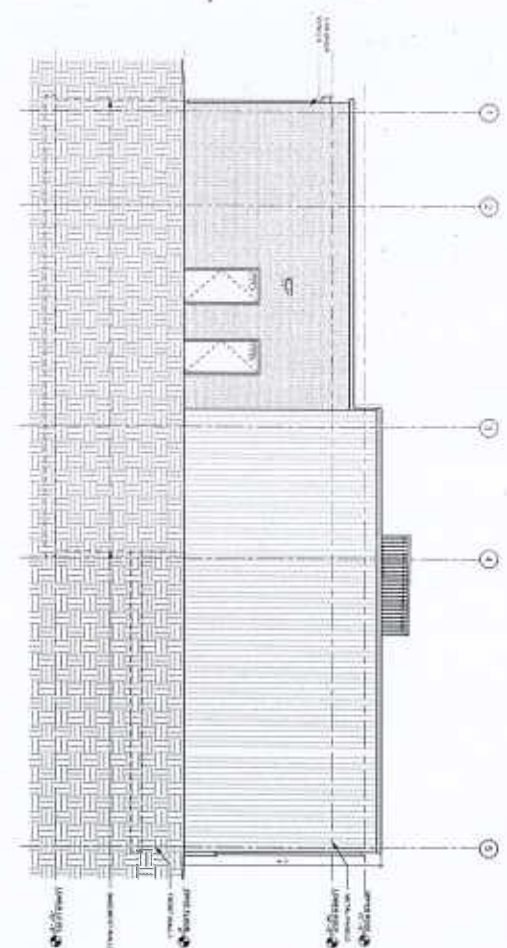
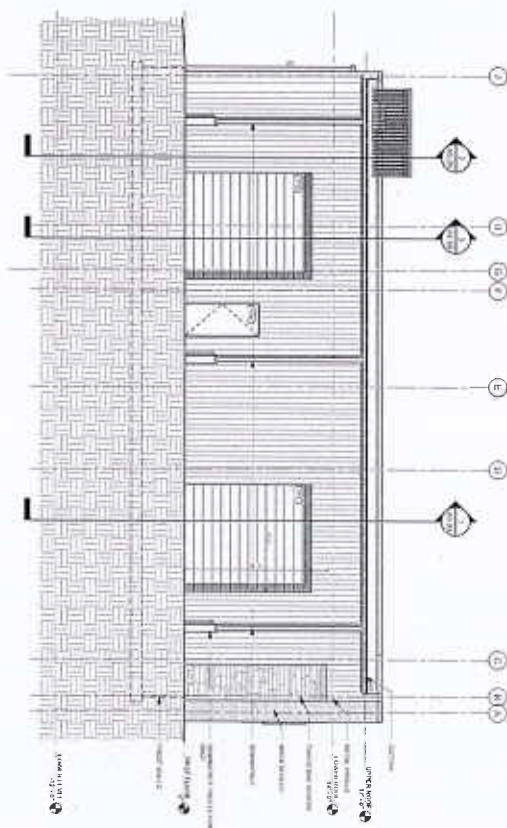
5. Impacts on the student populations of school districts within the city or village; and

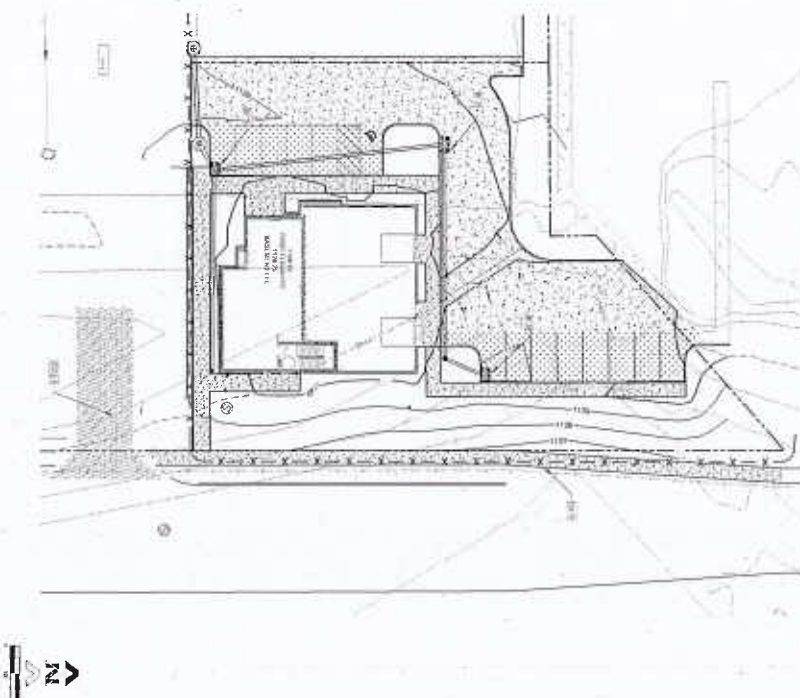
This project will have no negative impacts on the school district. The project is not causing any reduction in the base valuation of the subject property, which would take away funds that would otherwise be subject to the public-school levy. Further, with the potential for new jobs, residents living in and around the area of the project will benefit from the new employment opportunities that are being created.

6. Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project

With the continued development of the new MH Landing, the elimination of substandard and blighted conditions in this area will bring needed economic opportunities to this area of the community. The revitalization will cause an increase in traffic in the area. The long-term benefits resulting from the elimination of the substandard and blight condition and the increase in the tax base resulting from the development are other valid justifications to provide assistance to the Project.



[illegible]



LEGAL DESCRIPTION

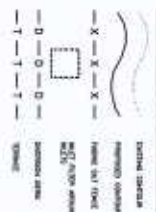
GRADING NOTES

1. ALL EXISTING GRADE SHOWN BY DOTTED LINES. ALL PROPOSED GRADE SHOWN BY SOLID LINES. ALL ELEVATIONS IN FEET AND DECIMALS THEREOF.
2. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
3. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
11. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
12. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
14. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
15. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
16. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
17. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
18. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
19. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
20. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES. NO EROSION SHALL OCCUR. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

SUMMARY OF EROSION CONTROL

ITEM NO.	DESCRIPTION
1	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
2	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
3	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
10	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
11	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
12	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
13	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
14	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
15	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
16	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
17	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
18	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
19	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
20	EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

LEGEND



thompson, dreesen & danner, inc.
10836 Old Mill Rd Omaha, NE 68114
402.330.8860 www.tdrinc.com

Grading Plan
C1.0

MH HOSPITALITY
MH HOSPITALITY OFFICE & WAREHOUSE
3321 SOUTH 12TH STREET
OMAHA, NEBRASKA



Charles R. Fowler, ARCHITECT
architecture planning interiors
123 E 7th Street, Suite 400, Chicago, Illinois 60602
p.423.634.6808 www.charlesfowler.com

