



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

November 1, 2022

Honorable President

and Members of the City Council,

The attached Ordinance transmits a Tax Increment Financing Redevelopment Loan Agreement between Skylark Development, LLC, and the City of Omaha for a redevelopment project located at 101, 115 and 117 S. 38<sup>th</sup> Avenue. The Redevelopment Agreement implements the Skylark Development Tax Increment Financing Redevelopment Project Plan that provides for the construction of a new seven (7) story mixed use building with 130 apartment units, with some first floor commercial uses.

The Redevelopment Agreement authorizes the City's participation in the development by providing up to \$3,800,000.00, plus capitalized interest, in Tax Increment Financing (TIF) loan proceeds to offset TIF eligible costs such as acquisition, architecture and engineering, site preparation including environmental and demolition, and any public improvements as may be necessary. The total estimated project costs are \$28,000,000.00, but are subject to change as final costs come in.

Your favorable consideration of this Ordinance will be appreciated.

Respectfully submitted,

Approved:

 10.14.2022


David K. Fanslau  
Planning Director *DL* *BoH* Date

 10.18.22

Robert G. Stubbe, P.E.  
Public Works Director Date

Approved:

Referred to City Council for Consideration:

 10/18/22

Stephen B. Curtiss  
Finance Director *RL* Date

 10/19/22

Mayor's Office Date

3188 nsp

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Skylark Development, LLC, a Nebraska limited liability company, to implement the Skylark Development Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 101, 115 and 117 S. 38 Avenue, which proposes the construction of a new seven (7) story mixed use building with 130 apartment units, with some first floor commercial uses, the agreement authorizes the use of up to \$3,800,000.00.00, plus capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project, and providing for an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA;

Section 1. The Mayor is hereby authorized to execute, and the City Clerk to attest, the attached Redevelopment Agreement between the City of Omaha and Skylark Development, LLC, a Nebraska limited liability company, to authorize the use of up to \$3,800,000.00, plus capitalized interest, to offset TIF eligible costs such as acquisition, architecture and engineering, site preparation including environmental and demolition, and public improvements as required, for a project with total estimated costs of \$28,000,000.00; including any other documents in connection with the Redevelopment Agreement necessary or appropriate to consummate the loan.

Section 2. Said Redevelopment Agreement contains obligations undertaken pursuant to the Nebraska Community Development Law and Sections 18-2147 through 18-2150; and, are not otherwise obligations of the City of Omaha.

ORDINANCE NO. \_\_\_\_\_  
PAGE TWO

Section 3. This Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.

INTRODUCED BY COUNCILMEMBER:

\_\_\_\_\_

APPROVED BY:

\_\_\_\_\_  
MAYOR OF THE CITY OF OMAHA      DATE

PASSED \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
CITY CLERK OF THE CITY OF OMAHA      DATE

3188 nsp

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ASSISTANT CITY ATTORNEY      10/17/2022  
DATE

## **REDEVELOPMENT AGREEMENT**

THIS AGREEMENT is entered into by and between the City of Omaha, a Nebraska Municipal Corporation in Douglas County, Nebraska, and Skylark Development, LLC, a Nebraska limited liability company.

### **RECITALS:**

WHEREAS, on March 1, 2022 by Resolution No 2021-1278, the City Council of the City of Omaha approved the Skylark Development Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment site located at 101, 115 and 117 S. 38th Avenue, which proposes the construction of a new seven (7) story mixed use building with 130 apartment units, with some first floor commercial uses, as shown in Exhibit "A", which is attached hereto and made a part hereof; and,

WHEREAS, the Skylark Development Tax Increment Financing (TIF) Redevelopment Project Plan recommends authorizing up to \$3,800,000.00 in TIF, plus capitalized interest, to offset eligible expenses, as provided for pursuant to the Nebraska by the Community Development Law, including, but not limited to, acquisition, architecture and engineering, site preparation including environmental and demolition, and other public improvements as required, for public infrastructure enhancements and improvements as required, for a project with total estimated costs of \$28,000,000.00; and,

WHEREAS, this Agreement is authorized and governed by the Nebraska Community Development Law and implements the Skylark Development Redevelopment Project Plan, which provides for the use of the excess ad valorem taxes, as provided for herein.

IN CONSIDERATION OF THESE MUTUAL COVENANTS, AND FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH THE PARTIES ACCEPT AND ACKNOWLEDGE, THE PARTIES AGREE AS FOLLOWS:

### **SECTION 1. DEFINITIONS**

The following terms, whether plural or singular, shall have the following meanings.

- 1.1 "Base Year" and "Base Year Valuation" shall mean the year prior to the calendar year that the division of the property tax levied on the Redevelopment Site is to become effective. The Base Year is established by the Notice to Divide Tax for Community Redevelopment Project ("Notice to Divide") form prepared by the City of Omaha, which establishes the valuation for the base amount and the calendar year that division of real property tax levied is to become effective. For purposes of this Agreement, the parties agree the Base Year and associated Base Year Valuation shall be established on January 1, 2023.

Prior to August 1<sup>st</sup> of the year of the Division Date, the Director, or Director's designee, will file the Notice to Divide as required by law and in accordance with the Division Date set forth below, with the Office of the Douglas County Assessor/Register of Deeds. Prior to July 1<sup>st</sup> of the year of the Division Date the Owner may request, in writing, to change the Base Year and the Division Date. A request for an extension of the Base Year and Division Date may be approved administratively by the Director through an addendum to this Agreement. This addendum shall be executed by the Owner and the Director.

- 1.2 "City" shall mean the City of Omaha, Nebraska, a Municipal Corporation of the metropolitan class or such successor entity lawfully established pursuant to the applicable provision of the Nebraska Community Development Law.
- 1.3 "Community Development Law" shall mean the Community Development Law of the State of Nebraska (Chapter 18, Article 21, Sections 18-2101, et. seq.), as supplemented by and including Sections 18-2147 to 18-2153, Reissue Revised Statutes of Nebraska, 1943, as amended. All statutory citations in the Agreement are to the Nebraska Revised Statutes.
- 1.4 "Director" shall mean the Director of the City of Omaha Planning Department.
- 1.5 "Division Date" shall mean the agreed upon date after which any ad valorem real estate taxes levied upon the Redevelopment Site shall be divided by the Douglas County Assessor pursuant to the Community Development Law and the Notice to Divide. For purposes of this Agreement, the parties agree the Division Date shall be January 1, 2024.
- 1.6 "Excess ad valorem Taxes" shall mean any ad valorem real estate tax levied upon and generated by the real property in the Redevelopment Site from and after the Division Date (at the rate fixed each year by or for each of the hereinafter defined public bodies) by or for the benefit of the State of Nebraska, the City, and any board, commission, authority, district or any other political subdivision or public body of the State of Nebraska (collectively "public bodies") in excess of any ad valorem real estate tax generated by the levy on the Base Year Valuation.
- 1.7 "Owner" shall mean Skylark Development, LLC.



- 1.8 "Redevelopment Project" shall be as more particularly described in the Redevelopment Project Plan and as shown on the Site Plan attached hereto as Exhibit "A" and incorporated herein.
- 1.9 "Redevelopment Project Plan" shall mean the Skylark Development Tax Increment Financing Redevelopment Project Plan approved by the City Council of the City of Omaha on March 1, 2022 by Resolution No 2021-1278.
- 1.10 "Redevelopment Promissory Note" or "Note" shall mean any obligation issued by the City in the form of Exhibit "B" attached hereto and incorporated herein by reference, which shall be in the principal amount set forth in such Exhibit ("Redevelopment Loan Proceeds") and which shall be repaid from and secured by the Excess ad valorem Taxes generated by the real property within the Redevelopment Site.
- 1.11 "Redevelopment Site" shall mean the real property legally described on Exhibit "C", attached hereto and incorporated herein.

## SECTION 2. OBLIGATIONS OF THE CITY

The City shall:

- 2.1 execute and deliver to the Owner at closing the Redevelopment Promissory Note in substantially the same form as that which is attached hereto as Exhibit "B".
- 2.2 grant Redevelopment Loan Proceeds for TIF eligible expenses, including any public improvements, to the Owner in an amount not to exceed \$3,800,000.00, plus capitalized interest.
- 2.3 establish a special fund, as required by Section 18-2147(b) of the Community Development Law, for the Excess ad valorem Taxes, if any, generated by the Redevelopment Project and the Redevelopment Site, which shall be allocated to and, when collected, paid into this special fund, and shall be used for no other purpose than to pay debt retirement principal and interest as required by the Redevelopment Promissory Note. Interest on monies in the special fund shall accrue first to debt retirement interest and then to principal.
- 2.4 ensure that prior to expenditure or disbursement of Redevelopment Loan Proceeds, the following shall be obtained, to wit:
- 2.4.1 Owner shall provide the Director, or Director's designee, with evidence, acceptable to the Director, or Director's designee, in their sole discretion, that sufficient private funds have been committed to complete the Redevelopment Project.
- 2.4.2 Owner shall provide evidence of, and maintain, adequate performance and labor materials bonds in the amount of no less than \$3,800,000.00 during the period of construction of the project. The City shall be specified as a

co-obligee. This requirement may be satisfied by reasonably sufficient labor and materials bond or payment and performance bond from the Owner's general contractor or contractors, or the bond required pursuant to Section 3.9 of this Agreement.

- 2.5 make payments, as required by this Agreement and the Redevelopment Promissory Note, of the Excess ad valorem Taxes held in the special fund pursuant to Section 2.3 above. All Excess ad valorem Taxes shall be allocated, and when collected, paid into the special fund for a period not to exceed fifteen (15) calendar years from the Division Date. Under no circumstance shall the Owner receive payments from the special fund for more than fifteen (15) years of Excess ad valorem Taxes (i.e. thirty (30) semi-annual installments) or after such time as the Redevelopment Promissory Note has been paid in full.

**The City and Owner acknowledge and agree that the Owner shall receive the benefit of the Redevelopment Loan Proceeds, as limited to eligible expenses allowed by the Community Redevelopment Law, with the understanding that the Excess ad valorem Taxes and resulting Redevelopment Loan Proceeds may not be available for each and every installment or may not be sufficient to fully amortize the Redevelopment Promissory Note issued by the City.**

- 2.6 grant the entire amount of the Redevelopment Loan proceeds to the Owner for costs of improving and redeveloping the Redevelopment Site, as authorized and allowed pursuant to the Community Development Law, including, but not limited to, those estimated eligible costs set forth on Exhibit "E", attached hereto. Expenses identified on Exhibit "E" are a reasonably accurate estimate of the eligible expenses for the Redevelopment Project.
- 2.7 execute such documents as may be reasonably necessary to effectuate City's obligations under this Agreement.

### SECTION 3. OBLIGATIONS OF THE OWNER

The Owner shall:

- 3.1 complete the Redevelopment Project on or before December 31, 2024. In the event the Redevelopment Project cannot be completed on or before December 31, 2024 the Owner may submit a request, in writing, for an extension of the completion date. The request must be submitted no less than three months prior to the completion date set forth herein. The request may be acknowledged and approved by the Planning Director.
- 3.2 cause all real estate taxes and assessments levied on the Redevelopment Site and Redevelopment Project to be paid prior to the time such become delinquent.
- 3.3 loan redevelopment funds to the City in the principal amount of \$3,800,000.00, plus capitalized interest, as set forth in Sections 2.1 and 2.2, which, when combined with other private funds available, will be sufficient to construct the Redevelopment Project.

- 3.4 execute and deliver the Redevelopment Promissory Note with the terms set forth below, at closing, which shall be as soon as reasonably possible after execution of this Agreement but not more than 60 days thereafter, unless otherwise agreed by the parties. At closing, the loan to be accomplished by this Section and the obligation of the City to use the Redevelopment Loan Proceeds for redevelopment purposes under Section 2.2 may be accomplished by offset so that the Owner retains the Redevelopment Loan Proceeds. If the City so requests, the Owner shall, from time-to-time, furnish the City with satisfactory evidence as to the use and application of the Redevelopment Loan Proceeds.
- 3.4.1 Such Redevelopment Loan Proceeds shall be disbursed as provided in Section 2.
- 3.4.2 Such Redevelopment Promissory Note shall bear a 3.75% interest rate.
- 3.4.3 The principal and interest shall be repaid by the City from the special fund established pursuant to Section 2.3 to collect and hold Excess ad valorem Taxes, pursuant to the Redevelopment Project Plan and Section 18-2147 of the Community Development Law, as they become collected in such fund and available to the City for such use. To the extent such Excess ad Valorem Taxes are insufficient or unavailable to the City, the loan shall be forgiven and the obligations of the Owner shall remain unaffected.
- 3.5 provide the City with quarterly progress reports during the construction of the Redevelopment Project and at any time upon written request from the City, and allow the City reasonable access, upon written request to Owner, to any relevant financial records pertaining to the Redevelopment Project.
- 3.6 retain copies of all supporting documents (as defined under Section 18-2119(4) of the Community Development Law) that are received or generated by the Owner in relation to the Redevelopment Project or Redevelopment Plan, until the expiration of three years following the end of the last fiscal year in which Excess ad valorem Taxes are divided in relation to the Redevelopment Project and provide such copies to the City upon written request of the Director.
- 3.7 during the period that the Redevelopment Promissory Note is outstanding:
- 3.7.1 not protest the real estate improvement valuation on the Redevelopment Site or request a reduction in the real estate improvement valuation on the Redevelopment Site certified as of January 1, 2023 (Base Year) prior to and during construction; and not protest the real estate improvement valuation on the Redevelopment Site to request a reduction in the real estate improvement base valuation on the Redevelopment Site to any amount less than as certified as of January 1, 2023 (Base Year) **plus \$17,856,800.00 (excess valuation) after substantial completion or occupancy of the Redevelopment Project. This covenant is for the benefit of, and binding upon, both the City and the Owner and any successors and assigns, but all parties acknowledge that the excess valuation agreed to herein is not binding on the Douglas County Assessor and that any partial or full valuation designated by the**



**Douglas County Assessor may not be an amount sufficient to produce Excess ad valorem Taxes necessary on an annual basis to amortize the Redevelopment Promissory Note;**

- 3.7.2 not convey the Redevelopment Site or structures thereon to any entity which would be exempt from the payment of real estate taxes, not apply for exemption of real estate taxes from the county or the state, or cause the nonpayment of such real estate taxes; if the county and/or state award the exemption of real estate taxes, this Redevelopment Agreement and its associated Redevelopment Promissory Note will be rendered void and cancelled;
- 3.7.3 not apply to the Douglas County Assessor for the structures, or any portion thereof, to be taxed separately from the underlying real property encompassed within the Redevelopment Site;
- 3.7.4 maintain insurance for a minimum of ninety percent (90%) of the full value of the structures on the Redevelopment Site;
- 3.7.5 in the event of casualty, apply such insurance proceeds to the reconstruction of the Redevelopment Project, to the extent permitted by Owner's mortgage lender, and
- 3.7.6 cause all real estate taxes and assessments levied on the Redevelopment Site to be paid *prior to* the time such become delinquent. The Owner acknowledges and agrees that any ad valorem taxes that become delinquent may be forfeited and any portion of the Excess ad valorem Taxes levied in the fifteenth year under this Agreement that become delinquent shall be forfeited and returned to the appropriate public bodies or taxing jurisdictions.
- 3.7.7 acquiesce to any and all requests deemed necessary by the City related to compliance with the Community Development Law.
- 3.8 provide the City of Omaha Finance Department with an executed copy of the Redevelopment Promissory Note prior to disbursement of any proceeds for repayment of such Note pursuant to Section 2.5, so that such payment can be noted on the Note and the Note returned to Owner.
- 3.9 the Owner shall provide the City with a penal bond as required by Section 18-2151 of the Community Development Law.
- 3.10 install and construct all of the public infrastructure improvements set forth in the Redevelopment Project Plan approved by the City Council of the City of Omaha on March 1, 2022 by Resolution No 2021-1278, in coordination with the Owner's development team, the City of Omaha Planning Department – Urban Design, and the City of Omaha Public Works Department as referenced in the Redevelopment Plan, and as subsequently modified to comply with City of Omaha requirements.

- 3.11 inform the City, in writing, of any conveyance of the entire Redevelopment Project or Redevelopment Site, which shall include name, and address of the purchaser and contact information for the purchaser's authorized representative.
- 3.12 If the Owner violates or breaches any of the agreements, representations or covenants in this section, the Owner may be required by the City to surrender any remaining amount outstanding of the Redevelopment Promissory Note, after reasonable notice and opportunity to cure. Each of the foregoing covenants shall be referenced in a Notice of Redevelopment Agreement to be recorded by the Owner with the Douglas County, Nebraska Register of Deeds within sixty (60) days of the execution of this Agreement. A copy of the Notice of Redevelopment Agreement shall be delivered to the City within one week of recording. The Owner shall include the same covenants and restrictions agreed to above in any conveyance of the Redevelopment Site, or any portion thereof, including but not limited to, any sale, assignment, sale-leaseback or other such transfer of the property, but shall not be responsible otherwise for the actions of the third parties if these covenants are breached by such third parties if the Owner no longer owns the Redevelopment Site.

SECTION 4. ADDITIONAL OBLIGATIONS OF THE CITY AND OWNER AND GOVERNING PROVISIONS OF THE AGREEMENT

- 4.1 Equal Employment Opportunity Clause. Annexed hereto as Exhibit "D" and made a part hereof by reference are the equal employment provisions of this Agreement, wherein the "Owner" is referred to as "Contractor".
- 4.2 Non-discrimination. The Owner shall not, in the performance of this Agreement, discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, political or religious opinions, affiliations or national origin.
- 4.3 Captions. Captions used in this Agreement are for convenience and are not used in the construction of this Agreement.
- 4.4 Applicable Law. Parties to this Agreement shall conform with all existing and applicable city ordinances, resolutions, state laws, federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.
- 4.5 Interest to the City. Pursuant to Section 8.05 of the Home Rule Charter, no elected official or any officer or employee of the City of Omaha shall have a financial interest, direct or indirect, in any City of Omaha Agreement. Any violation of this section with the knowledge of the person or corporation contracting with the City of Omaha shall render the Agreement voidable by the Mayor or Council.
- 4.6 Merger. This Agreement shall not be merged into any other oral or written Agreement, lease or deed of any type.

- 4.7 Administrative Amendments. The parties hereto recognize that certain administrative amendments may need to be made to this Agreement in order to carry out the intent of this Agreement and the Redevelopment Plan. The parties hereto recognize that any such minor amendments to this Agreement negotiated and executed by the parties' respective representatives or such addendums as provided for herein, other than those defined in §18-2117 of the Community Development Law, shall be considered and treated as administrative in nature and not as a legislative amendment to this Agreement or the Redevelopment Plan. However, amendments of the following types shall be referred to the City Council for approval:
- (1) Those that materially alter or reduce existing areas or structures otherwise available for public use or access;
  - (2) Those that require the expenditure of \$75,000.00 or more of City funds above the levels contained in this Agreement;
  - (3) Those that increase City loans, bonded indebtedness, deferred payments of any types, or other financial obligations above the levels contained in this Agreement; and
  - (4) Those otherwise considered major or material in the reasonable discretion of the City.
- 4.8 Modification. This Agreement contains the entire agreement of the parties. No representations were made or relied upon by either party other than those that are expressly set forth herein. No agent, employee or other representative of either party is empowered to alter any of the terms herein unless done in writing and signed by an authorized officer of the respective parties.
- 4.9 Assignment. The Owner may not assign its rights under this Agreement without the express prior written consent of the City; such consent not to be unreasonably withheld. The Mayor may approve, in writing, a collateral assignment of this Agreement and the Redevelopment Promissory Note to the Owner's lender, or the assignment of all rights hereunder to a successor entity owned by, or under common control with Owner.
- 4.10 Strict Compliance. All provisions of this Agreement and each and every document that shall be attached shall be strictly complied with as written, and no substitution or change shall be made except upon written direction from authorized representatives of the parties.
- 4.11 Binding Effect. This Agreement shall be binding upon the Owner's successors and assigns, and shall run with the land described in Exhibit "C", attached hereto, to the benefit of the City of Omaha.
- 4.12 Force Majeure. As related only to the project completion date in Section 3.1 of this Agreement, neither the City nor Owner shall be liable for any failure or delay in performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by circumstances beyond its reasonable control, including,



without limitation, acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; disease; pandemics; quarantines; epidemics; acts of government; a state of emergency; riots; power failures; computer failure and any such circumstances beyond its reasonable control as may cause interruption, loss or malfunction of utility, transportation, computer (hardware or software) or telephone communication service; accidents; labor disputes; acts of civil or military authority; governmental actions; or inability to obtain labor, material, equipment or transportation; provided, however, that in the event of a failure or delay, the affected party shall provide the other party notice of such delay as soon as reasonably practicable following its discovery, and each party shall use its best efforts to mitigate the effects of any such failure or delay.

#### SECTION 5. AUTHORIZED REPRESENTATIVE

In further consideration of the mutual covenants herein contained, the parties hereto expressly agree that for the purposes of notice, including legal service of process, during the term of this Agreement and for the period of any applicable statute of limitations thereafter, the following named individuals shall be the authorized representatives of the parties:

- (1) City of Omaha:  
David K. Fanslau  
Planning Director  
City Planning Department  
Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1100  
Omaha, NE 68183
- Legal Service  
c/o City Clerk  
Omaha/Douglas Civic Center  
1819 Farnam Street  
Omaha, NE 68183
- (2) Owner: Skylark Development, LLC  
Attn: Brett West  
10250 Regency Circle, Suite 300  
Omaha, NE 68114

Either party may designate additional representatives or substitute representatives by giving written notice thereof to the designated representative of the other party.

Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

CITY OF OMAHA:

\_\_\_\_\_  
CITY CLERK OF THE CITY OF OMAHA DATE

\_\_\_\_\_  
MAYOR OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ASSISTANT CITY ATTORNEY DATE 10/17/2022



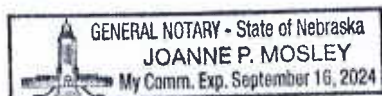
Executed this 17<sup>th</sup> day of October, 2022.

OWNER: Skylark Development, LLC  
A Nebraska limited liability company

By: Brett West  
Name: Brett West  
Title: Manager

STATE OF NEBRASKA     )  
COUNTY OF Lancaster     )

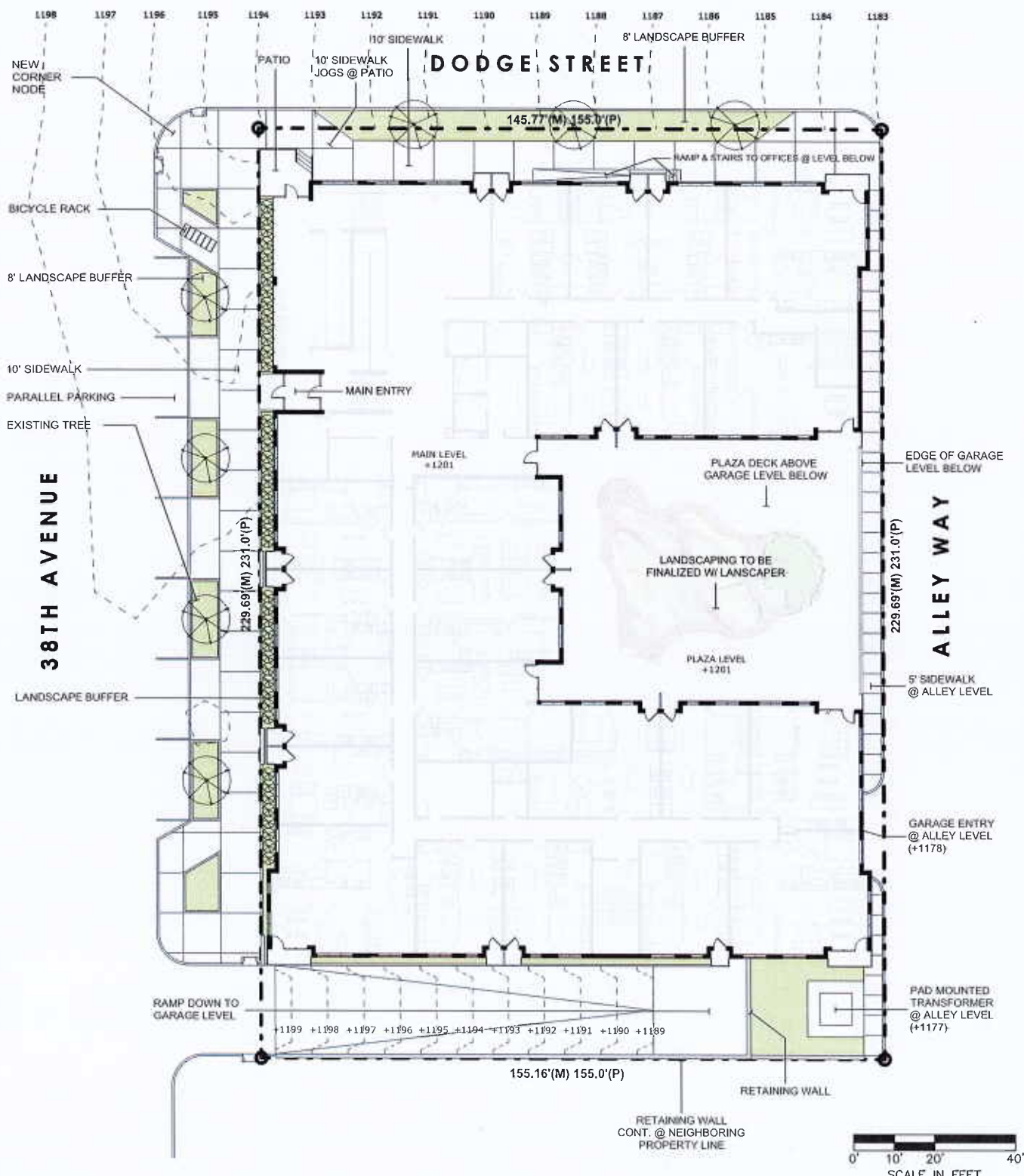
The foregoing Redevelopment Agreement was acknowledged before me this 17<sup>th</sup> day of October, 2022 by Brett West, Manager of Skylark Development, LLC, a Nebraska limited liability company.



Joanne P. Mosley  
Notary Public, State of Nebraska

## **EXHIBIT "A"**

**Project Site Plan – see following page(s)**



DRAWN BY:  
ANDREW CONZETT, AIA  
BVH ARCHITECTURE

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## EXHIBIT "B"

THIS BOND HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 (THE " '33 ACT") AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE '33 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE '33 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE CITY OF OMAHA PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE CITY OF OMAHA TO THE EFFECT THAT REGISTRATION UNDER THE '33 ACT IS NOT REQUIRED.

### REDEVELOPMENT PROMISSORY NOTE

\$3,800,000.00

\_\_\_\_\_, 20\_\_\_\_

FOR VALUE RECEIVED, the undersigned, City of Omaha (hereinafter known as "Borrower"), promises to pay Skylark Development, LLC, 10250 Regency Circle, Suite 300, Omaha, NE 68114, Attention: Brett West ("Holder"), and/or its assigns, the principal sum of Three Million Eight Hundred Thousand and No/100 Dollars (\$3,800,000.00), together with interest thereon at the rate of 3.75% per annum beginning two years from January 1<sup>st</sup> of the year ad valorem real estate taxes levied upon the Redevelopment Site are divided in accordance with Section 1.5 of the Redevelopment Agreement until paid in full. The principal balance and interest thereon shall be due and payable to the Holder of this Redevelopment Promissory Note as and at such time as any excess ad valorem taxes generated by the Redevelopment Project as set forth in that certain Redevelopment Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Borrower and the Holder (the "Redevelopment Agreement") are collected by the Borrower and available for the retirement of this debt.

In the event of default under this Redevelopment Promissory Note, all sums secured by this Redevelopment Promissory Note or any other agreement securing this Redevelopment Promissory Note shall bear interest at a rate equal to five percent (5%) above the prime rate as published by the Wall Street Journal from time-to-time; however, in the event said interest rate exceeds the maximum rate allowable by law, then such rate of interest shall equal the highest legal rate available.

The Borrower may prepay the principal amount outstanding in whole or in part, without penalty or the prior consent of the Holder.

In the event the monies collected and held in that special fund established under Section 18-2147 of the Nebraska Revised Statutes and pursuant to the Redevelopment Agreement are insufficient to pay in full all amounts due and owing after all excess ad valorem taxes generated by the Redevelopment Project, as set forth in the Redevelopment Agreement, have been collected by the Borrower and paid, immediately upon being available, towards the retirement of the amounts due hereunder, then the Holder shall waive any unpaid portion of the principal and interest due.

In the event this Redevelopment Promissory Note is referred to an attorney for collection the Holder shall be entitled to reasonable attorney fees allowable by law and all court costs and other expenses incurred in connection with such collection.



The Borrower shall be in default in the event the Borrower shall fail to pay, when due, any amount required hereunder.

Demand, presentment, protest and notice of nonpayment under this Redevelopment Promissory Note are hereby waived.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this Redevelopment Promissory Note shall operate as a waiver of such remedy, right or option. In any event, a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion.

Any notice provided for in this Redevelopment Promissory Note to the Borrower or the Holder shall be in writing and shall be given by regular mail to the Holder or Borrower, or at such other address as either party may designate by notice in writing.

This Redevelopment Promissory Note shall be governed by and construed in accordance with the Laws of the State of Nebraska. All payments hereunder shall be payable in lawful money of the United States of America and shall be legal tender for public and private debts at the time of payment.

CITY OF OMAHA, a Municipal Corporation

By: \_\_\_\_\_  
Mayor of the City of Omaha                      Date

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk of the City of Omaha                      Date

\_\_\_\_\_  
Assistant City Attorney                      Date

## **EXHIBIT "C"**

**Legal Description of Redevelopment Site – see following page(s)**

**Legal Description**

THE NORTH 9 FEET OF LOT 25 AND ALL OF LOTS 26 AND 27, BLOCK 9, JEROME PARK, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

AND

THE NORTH 23 FEET OF LOT 24 AND THE SOUTH 37 FEET OF LOT 25, BLOCK 9, JEROME PARK, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

AND

THE SOUTH 23 FEET OF LOT 24 AND ALL OF LOT 23, BLOCK 9, JEROME PARK, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

## **EXHIBIT "D"**

### **EQUAL EMPLOYMENT OPPORTUNITY CLAUSE**

During the performance of this Agreement, "Provider" agrees as follows:

- (1) Provider shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, sexual orientation, gender identity, disability or national origin. Provider shall ensure that applicants are employed and that employees are treated during employment without regard to their race, religion, color, sex, sexual orientation, gender identity, or national origin. As used herein, the word "treated" shall mean and include, without limitation, the following: recruited, whether by advertising or by other means; compensated; selected for training, including apprenticeship; promoted; upgraded; demoted; downgraded; transferred; laid off; and terminated. Provider agrees to and shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officers setting forth the provisions of this nondiscrimination clause.
- (2) Provider shall, in all solicitations or advertisements for employees placed by or on behalf of Provider, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, sexual orientation, gender identity, or national origin, age, disability.
- (3) Provider shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding a notice advising the labor union or worker's representative of Provider's commitments under the Equal Employment Opportunity Clause of the City and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (4) Provider shall furnish to the City Contract Compliance Officer all Federal forms containing the information and reports required by the Federal government for Federal contracts under Federal rules and regulations, and including the information required by Sections 10-192 to 10-194, inclusive, and shall permit reasonable access to his records. Records accessible to the City Contract Compliance Officer shall be those which are related to Paragraphs (1) through (7) of this Exhibit and only after reasonable advance written notice is given to Provider. The purpose for this provision is to provide for investigation to ascertain compliance with the program provided for herein.
- (5) Provider shall take such actions as the City may reasonably direct as a means of enforcing the provisions of Paragraphs (1) through (7) herein, including penalties and sanctions for noncompliance; however, in the event Provider becomes involved in or is threatened with litigation as the result of such directions by the City, the City will enter into such litigation as necessary to protect the interests of the City and to effectuate the provisions of this division; and in the case of contracts receiving Federal assistance, Provider or the City may request the United States to enter into such litigation to protect the interests of the United States.



(6) Provider shall file, if any, compliance reports with Provider in the same form and to the same extent as required by the Federal government for Federal contracts under Federal rules and regulations. Such compliance reports shall be filed with the City Contract Compliance Officer. Compliance reports filed at such times as directed shall contain information as to the employment practices, policies, programs and statistics of Provider.

(7) The Provider shall include the provisions of Paragraphs (1) through (7) of this Section, "Equal Employment Opportunity Clause", and Section 10-193 in every subcontract or purchase order so that such provisions will be binding upon each sub-Provider or vendor.

**EXHIBIT "E"**

**TIF Eligible Expenses – Skylark Development**

| <b>TIF Eligible Costs</b>                                 | <b>Amount</b>       |
|---|---------------------|
| Acquisition   | \$ 1,800,000        |
| A&E   | \$ 718,100          |
| Site Preparation (including environmental and demolition) | \$ 325,000          |
| Site Grading (special foundations and shoring)            | \$ 350,000          |
| Contingency, for TIF Eligible items only                  | \$ 118,650          |
| Public Improvements                                       | \$ 556,000          |
| Market Study  | \$ 6,900            |
| Subtotal  | <b>\$ 3,874,650</b> |
| TIF Fees  | \$ 44,000           |
| <b>Total TIF Eligible Costs</b>                           | <b>\$ 3,918,650</b> |

THIS BOND HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 (THE " '33 ACT") AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE '33 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE '33 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE CITY OF OMAHA PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE CITY OF OMAHA TO THE EFFECT THAT REGISTRATION UNDER THE '33 ACT IS NOT REQUIRED.

#### REDEVELOPMENT PROMISSORY NOTE

\$3,800,000.00

\_\_\_\_\_, 20\_\_\_\_

FOR VALUE RECEIVED, the undersigned, City of Omaha (hereinafter known as "Borrower"), promises to pay Skylark Development, LLC, 10250 Regency Circle, Suite 300, Omaha, NE 68114, Attention: Brett West ("Holder"), and/or its assigns, the principal sum of Three Million Eight Hundred Thousand and No/100 Dollars (\$3,800,000.00), together with interest thereon at the rate of 3.75% per annum beginning two years from January 1<sup>st</sup> of the year ad valorem real estate taxes levied upon the Redevelopment Site are divided in accordance with Section 1.5 of the Redevelopment Agreement until paid in full. The principal balance and interest thereon shall be due and payable to the Holder of this Redevelopment Promissory Note as and at such time as any excess ad valorem taxes generated by the Redevelopment Project as set forth in that certain Redevelopment Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Borrower and the Holder (the "Redevelopment Agreement") are collected by the Borrower and available for the retirement of this debt.

In the event of default under this Redevelopment Promissory Note, all sums secured by this Redevelopment Promissory Note or any other agreement securing this Redevelopment Promissory Note shall bear interest at a rate equal to five percent (5%) above the prime rate as published by the Wall Street Journal from time-to-time; however, in the event said interest rate exceeds the maximum rate allowable by law, then such rate of interest shall equal the highest legal rate available.

The Borrower may prepay the principal amount outstanding in whole or in part, without penalty or the prior consent of the Holder.

In the event the monies collected and held in that special fund established under Section 18-2147 of the Nebraska Revised Statutes and pursuant to the Redevelopment Agreement are insufficient to pay in full all amounts due and owing after all excess ad valorem taxes generated by the Redevelopment Project, as set forth in the Redevelopment Agreement, have been collected by the Borrower and paid, immediately upon being available, towards the retirement of the amounts due hereunder, then the Holder shall waive any unpaid portion of the principal and interest due.

In the event this Redevelopment Promissory Note is referred to an attorney for collection the Holder shall be entitled to reasonable attorney fees allowable by law and all court costs and other expenses incurred in connection with such collection.

The Borrower shall be in default in the event the Borrower shall fail to pay, when due, any amount required hereunder.

Demand, presentment, protest and notice of nonpayment under this Redevelopment Promissory Note are hereby waived.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this Redevelopment Promissory Note shall operate as a waiver of such remedy, right or option. In any event, a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion.

Any notice provided for in this Redevelopment Promissory Note to the Borrower or the Holder shall be in writing and shall be given by regular mail to the Holder or Borrower, or at such other address as either party may designate by notice in writing.

This Redevelopment Promissory Note shall be governed by and construed in accordance with the Laws of the State of Nebraska. All payments hereunder shall be payable in lawful money of the United States of America and shall be legal tender for public and private debts at the time of payment.

CITY OF OMAHA, a Municipal Corporation

By: \_\_\_\_\_  
Mayor of the City of Omaha Date

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk of the City of Omaha Date

 10/17/2006  
Assistant City Attorney Date