



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

June 6, 2023

Honorable President

and Members of the City Council,


The attached Resolution transmits the Digs Apartments Mason Tax Increment Financing Redevelopment Project Plan, for a redevelopment project site located southeast of Marcy and South 31st Street. The redevelopment project plan proposes the four existing, vacant single family homes on the project site will be demolished and two new apartment buildings of four and five stories will be constructed. The Planning Board recommended the approval of this redevelopment project plan at the May 3, 2023 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 \$4,114,758.00, which includes capitalized interest. TIF loan proceeds will be used to offset eligible expenses such as acquisition, demolition, site work, and architectural and engineering costs and other public improvements as required. The total estimated project costs are \$46,087,630.00, but are subject to change as final costs come in.

Your favorable consideration of this Resolution will be appreciated.

Respectfully submitted,


Approved:


David K. Fanslau
Planning Director
Date


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

Approved:

Referred to City Council for Consideration:


Stephen B. Curtiss
Finance Director
Date


Jean Stothert
Mayor's Office
Date

3382 nsp

Notice of Publication and Public Hearing: June 8, 2023 and June 15, 2023

Public Hearing: June 27, 2023

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 southeast of Marcy and South 31st 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, is within a designated Extremely Blighted Area, as the area meets the definition of extreme blight 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 twenty (20) years under Sections 18-2147 through 18-2150, Revised Statutes of Nebraska; and,

WHEREAS, the Digs Apartments Mason Tax Increment Financing (TIF) Redevelopment Project Plan ("Plan") for the redevelopment project site proposes the four existing, vacant single family homes on the project site will be demolished and two new apartment buildings of four and five stories will be constructed, 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,

RESOLUTION NO. _____

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 May 3, 2023 meeting; and,

WHEREAS, this Resolution seeks approval of the Digs Apartments Mason Tax Increment Financing (TIF) Redevelopment Project Plan and authorizes the City's participation through the allocation of TIF in an amount up to \$4,114,758.00, which includes capitalized interest, to offset TIF eligible expenses, including, but not limited to acquisition, demolition, site work, and architectural and engineering costs, and public improvements as required, for a project with total estimated costs of \$46,087,630.00; 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 Digs Apartments Mason Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located southeast of Marcy and South 31st Street, which proposes the four existing, vacant single family homes on the project site will be demolished and two new apartment buildings of four and five stories will be constructed, and authorizes the City's participation through the allocation of TIF in an amount up to \$4,114,758.00, which includes capitalized interest, to offset TIF eligible expenses including, but not limited to acquisition, demolition, site work, and architectural and engineering costs, and public improvements as required, containing a provision for the division of ad valorem taxes as authorized by Section 18-2147 through 18-2150, Revised Statutes of Nebraska, as analyzed and determined to be in conformance with the Community Development Law and as recommended by the City Planning Department, be and hereby is approved.

3382 nsp

APPROVED AS TO FORM:

 5/17/2023
ASSISTANT CITY ATTORNEY DATE

Adopted: _____

Attest: _____
City Clerk

Approved: _____
Mayor

EXHIBIT "A"

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

LEGAL DESCRIPTION

(AS CONTAINED IN COMMITMENT(S) FOR TITLE INSURANCE AND TITLE CERTIFICATE)

Project: E. 120 W 250 FT LOT 4 120 X 148.5

COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 18-48744 REVISION NO. 2, SUPPLIED BY CORNHUSKER LAND TITLE COMPANY AS AGENT OF STEWART TITLE GUARANTY COMPANY.

3068 MASON ST, OMAHA, NEBRASKA 68105

THE EAST 40 FEET OF THE WEST 170 FEET OF LOT 4, BARTLETTS ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.
THE WEST 40 FEET OF THE EAST 290 FEET OF LOT 4, BARTLETTS ADDITION AKA THE EAST 40 FEET OF THE WEST 250 FEET OF LOT 4, BARTLETTS ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA
THE EAST 40 FEET OF THE WEST 210 FEET OF LOT 4, BARTLETTS ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 18-48745 REVISION NO. 2, SUPPLIED BY CORNHUSKER LAND TITLE COMPANY AS AGENT OF STEWART TITLE GUARANTY COMPANY.

3035 MARCY STREET, OMAHA, NEBRASKA 68105

THE EAST 43.33 FEET OF THE WEST 156.66 FEET OF LOT 3 AND THE WEST 43.33 FEET OF THE EAST 343.33 FEET OF LOT 3, BARTLETTS ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 18-48752 REVISION NO. 2, SUPPLIED BY CORNHUSKER LAND TITLE COMPANY AS AGENT OF STEWART TITLE GUARANTY COMPANY.

3023 MARCY STREET, OMAHA, NEBRASKA 68105

THE WEST 37.5 FEET OF THE EAST 300 FEET OF THE SOUTH 128 1/2 FEET OF LOT 3, EXCEPT STREET, BARTLETTS ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.
THE WEST 37.5 FEET OF THE EAST 225 FEET OF THE SOUTH 128 1/2 FEET OF LOT 3, BARTLETTS ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.
THE WEST 37.5 FEET OF THE EAST 262.5 FEET OF THE SOUTH 128 1/2 FEET OF LOT 3, EXCEPT STREET, BARTLETTS ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

TITLE CERTIFICATE FILE NO. TC-26226, SUPPLIED BY CORNHUSKER LAND TITLE COMPANY.

909 - 918 SOUTH 30TH COURT, OMAHA, NE 68105

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND OUTLOT A, 30 MASON, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

905 SOUTH 31ST STREET, OMAHA, NE 68105

THE NORTH 42 FEET OF THE SOUTH 86.5 FEET OF THE WEST 70 FEET OF LOT 3, BARTLETTS ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

3039 MARCY STREET, OMAHA, NE 68105

THE WEST 1/3 OF THE SOUTH 128 1/2 FEET OF THE WEST 130 FEET OF THE EAST 430 FEET OF LOT 3, BARTLETTS ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

(COMPLETE SUBJECT PROPERTY DESCRIBED BY SURVEYOR AS FOLLOWS)

A TRACT OF LAND BEING PART OF LOTS 3 AND 4, BARTLETTS ADDITION ALSO TOGETHER WITH LOTS 1 THRU 10 AND OUTLOT "A", 30 MASON, BOTH SUBDIVISIONS LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 13 EAST THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, 30 MASON, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 4, BARTLETTS ADDITION, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MASON STREET; THENCE S89°28'53"W (ASSUMED BEARING) ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, AND ALSO OUTLOT "A", 30 MASON, AND ALSO SAID SOUTHERLY LINE OF LOT 4, BARTLETTS ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF MASON STREET, A DISTANCE OF 219.66 FEET; THENCE N00°20'17"W, A DISTANCE OF 148.75 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 4, BARTLETTS ADDITION, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 3, BARTLETTS ADDITION; THENCE S89°27'13"W ALONG SAID NORTHERLY LINE OF LOT 4, BARTLETTS ADDITION, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF SAID LOT 3, BARTLETTS ADDITION, A DISTANCE OF 60.00 FEET; THENCE N00°00'53"E, A DISTANCE OF 44.50 FEET; THENCE S89°27'11"W, A DISTANCE OF 69.93 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 3, BARTLETTS ADDITION, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF 31ST STREET; THENCE N00°05'56"E ALONG SAID WESTERLY LINE OF LOT 3, BARTLETTS ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 31ST STREET, A DISTANCE OF 41.95 FEET; THENCE N89°24'35"E, A DISTANCE OF 69.87 FEET; THENCE N00°00'53"E, A DISTANCE OF 42.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3, BARTLETTS ADDITION, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF MARCY STREET; THENCE N89°35'09"W ALONG SAID NORTHERLY LINE OF LOT 3, BARTLETTS ADDITION, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF MARCY STREET, A DISTANCE OF 242.27 FEET; THENCE S00°29'43"E, A DISTANCE OF 128.02 FEET TO A POINT ON SAID SOUTHERLY LINE OF LOT 3, BARTLETTS ADDITION, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 4, BARTLETTS ADDITION; THENCE N89°27'13"E ALONG SAID SOUTHERLY LINE OF LOT 3, BARTLETTS ADDITION, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 4, BARTLETTS ADDITION, A DISTANCE OF 37.50 FEET; THENCE S00°09'36"W, A DISTANCE OF 148.87 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 66.871 SQUARE FEET OR 1.535 ACRES, MORE OR LESS

DIGS APARTMENTS MASON TIF REDEVELOPMENT PROJECT PLAN

SOUTHEAST OF MARCY AND SOUTH 31ST STREET

May 2023



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: April 26, 2023

Subject: APPROVAL OF DIGS APARTMENTS MASON TIF REDEVELOPMENT
PROJECT PLAN
Southeast of 31st and Marcy Streets
Case #C3-23-101

PROJECT DESCRIPTION:

Proposal

The project site was initially approved as part of Phase III of the Uptown District TIF redevelopment and was replatted to accommodate a 10 unit rowhome for-sale project. The Uptown District TIF is presently being amended to eliminate Phase III and Phase IV. The project site has been expanded with the addition of six more parcels, and will instead be developed as an apartment complex.

The redevelopment site is located in an Extremely Blighted Area (EBA). It meets the TIF Committee's criteria for a 20 year TIF term in that it is located in the influence area of the Urban Core Housing and Mobility Plan, with the streetcar system receiving a portion of the TIF Revenues.

The four existing, vacant single family homes on the project site will be demolished and two new apartment buildings of four and five stories will be constructed. There will be a total of 187 market rate rental units located on top of a lower level parking structure.

Parking

The project will have a total of 147 parking stalls. There will be 129 on-site stalls located in a surface parking lot and within the parking level of the apartment building, combined. The remaining 18 parking stalls are on-street parking, with seven (7) on Marcy Street, three (3) on South 31st Street, and eight (8) on Mason Street.

Employment

The project is expected to create three full time positions and about 100 construction related jobs.

Residential Unit Information

Unit Type	#Units	SF	Rent/Mo.
One Bedroom (small)	47	525	\$1,250
One Bedroom (large)	88	600	\$1,400
Two Bedroom	52	900	\$2,000

The developer is Uptown Apartments LLC, managed by Steven Held.

The applicant anticipates construction beginning about in March, 2024, with an estimated project completion date around November, 2025.

ANALYSIS:

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

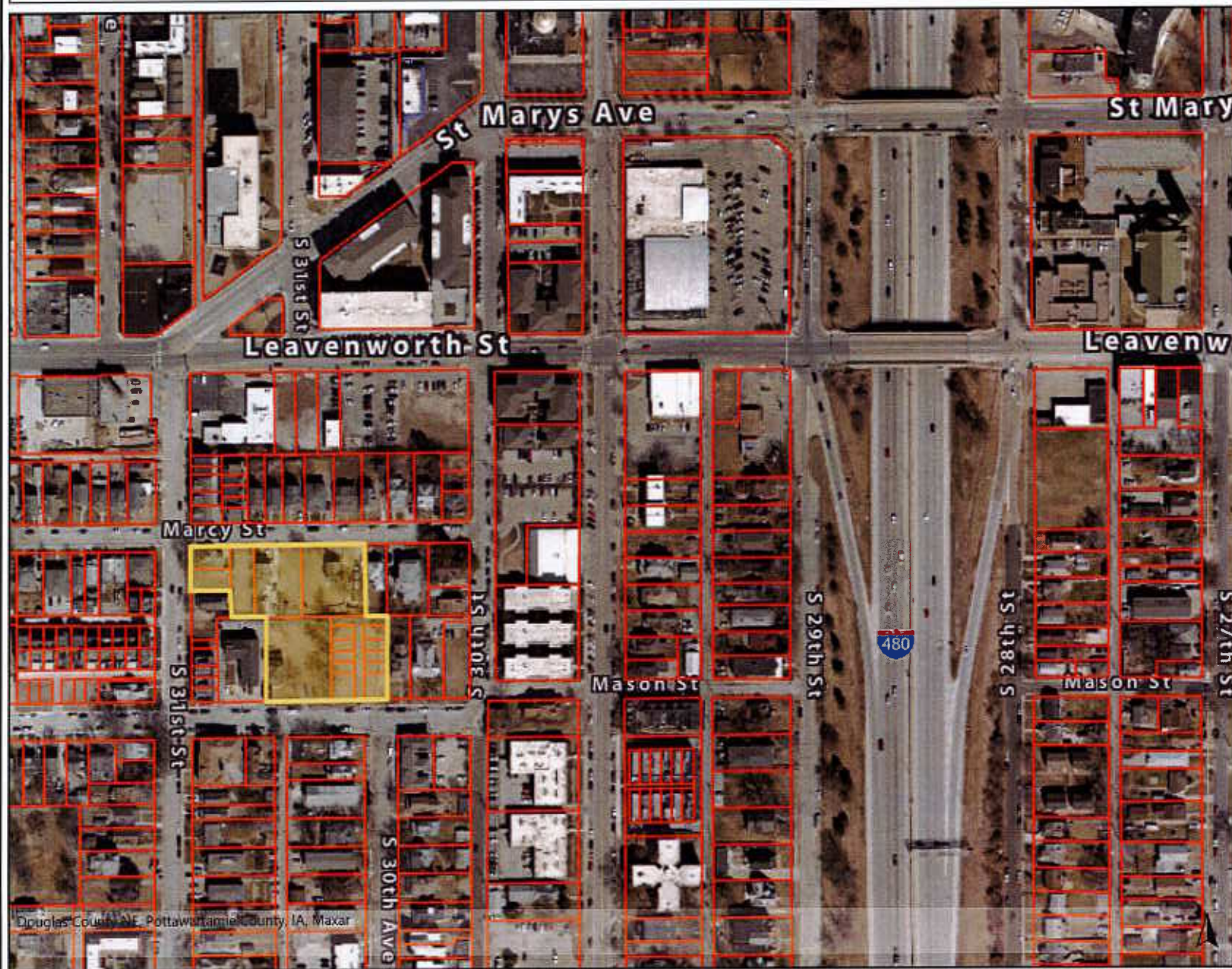
The proposed project is consistent with goals in the Concept Element of the Master Plan including providing “good quality housing options” in a “mix of patterns, types, and styles” and encouraging the construction of new infill housing that helps to make use of under-utilized central city properties and infrastructure (pp. 18-21).

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



Douglas County NE, Pottawattamie County, IA, Maxar

0 400 800
ft

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

Printed from dogis.org:
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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.

Legend

All Properties



Planning Viewer Reference

City Limits



INTER-OFFICE COMMUNICATION

Date: April 12, 2023

To: TIF Committee:
David Fanslau, Stephen Curtiss, AL Herink, Jennifer Taylor, Robert Stubbe, Bridget Hadley, Austin Rowser, Jacquelyn Morrison, Steve Jensen

From: Don Seten - City Planning

Applicant: City of Omaha Planning Department

Project Name: The Digs Apartments Mason TIF Redevelopment Project Plan

Location: Southeast of Marcy and South 31st Street

Request: The TIF request is for up to \$4,114,758 which includes capitalized interest at an estimated interest rate of 5.45 percent.

TIF Fee Schedule: The \$500 application fee has been paid and the processing fee of \$3,000 will be collected. \$42,500 in administrative fees will also be collected. Total fees will be \$46,000.

Other City Incentives:

EEA – Will not be used.

PACE – Yes, PACE will be used.

Extremely Blight Discussion: The redevelopment site is located in an Extremely Blighted Area (EBA). It meets the TIF Committee's criteria for a 20 year TIF term in that it is located in the Housing and Mobility Plan Area, with the streetcar system receiving the TIF Revenues during the last five years of the TIF term.

Urban Core Plan Discussion: The urban core redevelopment area has two sub-areas from which excess ad valorem taxes generated will be used to pay bonds that fund the streetcar. TIF projects located in the streetcar district, one to three blocks from the streetcar line, will receive 75 percent of the excess ad valorem taxes generated by the project for 15 years to support a TIF redevelopment note. TIF projects located in the influence area, four to six blocks from the streetcar line, will receive 90 percent of the excess ad valorem taxes generated by the project for 15 years to support a TIF redevelopment note. Additionally, if the TIF project is within an Extremely Blighted Area (EBA), the streetcar will receive the excess ad valorem taxes generated for the last five years of a 20 year TIF term.

This particular TIF project is located within the influence area of the urban core redevelopment plan and within an EBA. As a result this TIF project will receive only 90% of the excess ad valorem taxes for 15 years to finance a TIF redevelopment note of \$4,114,758 which includes capitalized interest.

TIF Justification:

The project site is located within a Community Redevelopment Area, meets the requirements of Nebraska Community Development Law and qualifies for the submission of an application for the

utilization of Tax Increment Financing to cover costs associated with project development as submitted for approval through the Tax Increment Financing process. Ultimately, this project plan will enhance the tax base for various taxing jurisdictions within Omaha and the state. The project would not be feasible without the assistance of the TIF Program.

The proposed project is consistent with goals in the Concept Element of the Master Plan including providing “good quality housing options” in a “mix of patterns, types, and styles” and encouraging the construction of new infill housing that helps to make use of under-utilized central city properties and infrastructure (pp. 18-21).

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 within this TIF application, for three years after stabilization, are as follows:

ROI With TIF 5.26%

ROI Without TIF 3.91%

TIF eligible costs such as acquisition, demolition, site work, architectural and engineering costs, public improvement costs, and other eligible costs in the table below. TIF eligible costs total approximately \$5,676,506. The total estimated project costs are \$46,087,630.

TIF Eligible Expenses	Amount
Site Acquisition	\$ 1,875,000
Demolition	\$ 76,324
Site Work; Grading, Excavation & Erosion Control	\$ 726,119
Public Improvements in ROW; landscaping, sidewalks, parking, util.	\$ 502,426
Engineered Foundations and Shoring	\$ 1,219,987
Architecture and Engineering	\$ 1,140,000
Market Study	\$ 10,000
Environmental Study	\$ 15,000
Geotech Report	\$ 10,000
Appaisals	\$ 10,000
Surveying	\$ 45,650
Subtotal	\$ 5,630,506
TIF Fees	\$ 46,000
Total TIF Eligible Expenses	\$ 5,676,506

The TIF is 8.9 percent of the total project financing.

Recommendation: Approval of \$4,114,758 in TIF support, which includes capitalized interest, with TIF revenues sufficient to pay off a maximum principal loan of that amount, and approval of a 20 year term. Using the levy rate of 2.24121 percent and other assumptions of the TIF calculation spreadsheets, the TIF request is supported over a 15 year term using estimated cost and estimated market approaches; the TIF revenues from the remaining 5 years will go towards construction of the streetcar system.

Project Description

Proposal

The project site was initially approved as part of Phase III of the Uptown District TIF redevelopment and was replatted to accommodate a 10 unit rowhome for-sale project. The Uptown District TIF is presently being amended to eliminate Phase III and Phase IV. The project site has been expanded with the addition of six more parcels, and will instead be developed as an apartment complex.

The four existing, vacant single family homes on the project site will be demolished and two new apartment buildings of four and five stories will be constructed. There will be a total of 187 market rate rental units located on top of a lower level parking structure.

Parking

The project will have a total of 147 parking stalls. There will be 129 on-site stalls located in a surface parking lot and within the parking level of the apartment building, combined. The remaining 18 parking stalls are on-street parking, with seven (7) on Marcy Street, three (3) on South 31st Street, and eight (8) on Mason Street.

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The project is expected to create three full time positions and about 100 construction related jobs.

Residential Unit Information

Unit Type	#Units	SF	Rent/Mo.
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Two Bedroom	52	900	\$2,000
TOTAL	187		

The developer is Uptown Apartments LLC, managed by Steven Held.

The applicant anticipates construction beginning about in March, 2024, with an estimated project completion date around November, 2025.

Project Finance Summary - Sources & Uses

Sources of Funds	Amount
Owner Equity	\$ 11,972,872
Construction Loan	\$ 30,000,000
TIF Loan	\$ 4,114,758
Total Sources of Funds	\$ 46,087,630
Uses of Funds	Amount
Acquisition	\$ 1,875,000
Demolition	\$ 75,000
Construction Soft Costs	\$ 40,452,630

Contingency	\$ 500,000
Operating Reserve	\$ 500,000
Legal Fees	\$ 30,000
Financing Fees	\$ 1,205,000
Organizational	\$ 30,000
Architecture and Engineering	\$ 1,165,000
Green Consulting Fees	\$ 30,000
Title and Recording	\$ 25,000
FFE	\$ 200,000
Total Uses of Funds	\$ 46,087,630

Final Valuation Discussion

The applicant estimates a total final valuation of approximately \$20,774,988, which is based on the average per unit assessed valuation using three comparable apartment projects in the area.

Land Use and Zoning

An application to rezone the site from R6 and R7 multifamily residential to R7 multifamily residential along with a PUR Planned Unit Redevelopment was approved by the Planning Board at their March 1 meeting, and will be on an upcoming City Council agenda. The redevelopment project will need to comply with the urban design requirements and specific plans approved under the PUR zoning for the site.

Utilities and Public Improvements

Standard utilities (electrical, water, sewer) exist at the site. The project will provide landscaping, utilities, new sidewalks, and curbing in adjacent public rights of way.

Public Improvements in the ROW	Amount
Landscaping	\$ 98,255
Sidewalks	\$ 63,900
On-Street Parking and Striping	\$ 48,650
Curb Improvements	\$ 44,677
Utilities in ROW	\$ 246,944
Total	\$ 502,426

Transportation

There are no transportation issues noted. The project is located near public transit services along Leavenworth Street

Historical Status

The property does not contain any historic structures and is not located in nor near a historic district.

ATTACHMENTS:

TIF Calculation Spreadsheet

TIF Application

Applicant: The Digs Apts Mason

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 5.45%
								Principal	Interest at 5.45%	Total			
0											\$3,695,575		
0.5	\$ -	\$0	\$ -	2.24121	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$3,796,187	100612	100612
1	\$ -	\$0	\$ -	2.24121	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$3,899,538	103351	103351
1.5	\$ -	\$0	\$ -	2.24121	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$4,005,703	106165	106165
2	\$ -	\$0	\$ -	2.24121	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$4,114,758	109055	109055
2.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$110,860	\$112,024	\$222,884	\$4,003,898	0	112024
3	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$113,878	\$109,006	\$222,884	\$3,890,020	0	109006
3.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$116,978	\$105,906	\$222,884	\$3,773,042	0	105906
4	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$120,163	\$102,721	\$222,884	\$3,652,879	0	102721
4.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$123,434	\$99,450	\$222,884	\$3,529,445	0	99450
5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$126,795	\$96,089	\$222,884	\$3,402,650	0	96089
5.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$130,247	\$92,637	\$222,884	\$3,272,403	0	92637
6	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$133,793	\$89,091	\$222,884	\$3,138,610	0	89091
6.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$137,435	\$85,449	\$222,884	\$3,001,175	0	85449
7	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$141,177	\$81,707	\$222,884	\$2,859,998	0	81707
7.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$145,021	\$77,863	\$222,884	\$2,714,977	0	77863
8	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$148,969	\$73,915	\$222,884	\$2,566,008	0	73915
8.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$153,024	\$69,860	\$222,884	\$2,412,984	0	69860
9	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$157,191	\$65,693	\$222,884	\$2,255,793	0	65693
9.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$161,470	\$61,414	\$222,884	\$2,094,323	0	61414
10	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$165,866	\$57,018	\$222,884	\$1,928,457	0	57018
10.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$170,382	\$52,502	\$222,884	\$1,758,075	0	52502
11	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$175,020	\$47,864	\$222,884	\$1,583,055	0	47864
11.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$179,785	\$43,099	\$222,884	\$1,403,270	0	43099
12	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$184,680	\$38,204	\$222,884	\$1,218,590	0	38204
12.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$189,708	\$33,176	\$222,884	\$1,028,882	0	33176
13	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$194,873	\$28,011	\$222,884	\$834,009	0	28011
13.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$200,178	\$22,706	\$222,884	\$633,831	0	22706
14	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$205,628	\$17,256	\$222,884	\$428,203	0	17256
14.5	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$211,226	\$11,658	\$222,884	\$216,977	0	11658
15	\$ 20,744,988	\$654,500	\$ 20,090,488	2.24121	\$ 225,135	\$ 2,251	\$ 222,884	\$216,977	\$5,907	\$222,884	\$0	0	5907
					\$5,853,510	\$58,526	\$5,794,984	\$4,114,758	\$1,680,226	\$5,794,984		\$419,183	

(F9 = calculate)

NOTE: This information is provided to assist in analyzing the specific request to the TIF committee. This information is subject to change based on actual tax assessments, including the levy rate. This schedule is based on the assumptions on the right side of the this spreadsheet.

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

Principal Loan Amount
Capitalized Interest
Loan Balance Remaining

\$3,695,575
\$419,183
\$0

\$4,114,758 MAXIMUM PRINCIPAL NOTE

Estimated Annual Incremental Tax Payment \$ 445,768

ASSUMPTIONS:

1	Pre-Development Base	\$654,500
2	Principal Loan Amount	\$3,695,575
3	Interest Rate	5.45% 10 yr T-note + 2%
4	Est. Total Project Investment	\$46,087,630 *
5	Est. Final Valuation	\$20,744,988
6	Incremental Base Value	\$20,090,488

Other Info:

TIF Loan Request \$4,114,758

TIF Percentage of:

- Est Final Valuation 19.83%

- Est.Total Project Investment 8.93% *

Leverage Factor 11.20 *

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

**Plus capitalized interest



CITY OF OMAHA TAX INCREMENT FINANCING (TIF) APPLICATION



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.

Summary

Project Name: Diggs Apartments Mason

Project Legal Description: E 120 W 250 FT LOT 4 120 X 148.5

Project Address: 3066 MASON ST

Property Owner: UPTOWN APARTMENTS LLC

Owner Address: 11506 NICHOLAS ST #100 OMAHA, NE 68154

Project Owner:

Estimated Total Project Cost: \$46,087,630

Requested TIF Loan: \$4,114,758

New Construction: Yes

Rehabilitation:

Current Use:

Proposed Use:

Zoning - Current/Proposed:

Current Zoning is a combination of R6 and R7 zoning. Proposed zoning is R7 with a Planned Unit Redevelopment ("PUR") overlay

Proposed Project Size:

Gross Sq. Ft. (Building(s)) 265,312.00

Net Sq. Ft. (Building(s)) 129,836.00

of Acre(s) 2.00

Lot/Parcel Size (Sq Ft.) 69,835.00

LIHTC Project: No

Market-Rate Project: Yes

Historic Tax Credit Project: No

Current Annual Real Estate Taxes (Year) : 2022

Land: \$203,300

Current Assessed Tax Valuation (Year) : 2023

Improvements: \$451,200

Total: \$654,500

Are Real Estate Taxes Current? Yes

Requested Base Year: 2024

Requested Division Year: 2025

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? Yes **Does the project need 20 years?** Yes

Project Development Team Page

Engineering Firm

Doug Walter
E&A Engineering
10909 Mill Valley Road STE 100 Omaha NE 68154
402-895-4700

E&A is a planning, engineering, and field services company with roots planted firmly in the Midwest.

Architecture Firm

Ron Larson
Davis Design
1221 N St. STE 600 Lincoln NE 68508
402-476-9700

Davis Design is a full-service design firm hosting architecture, engineering, interior design, contract furnishings and construction administration. This expertise and breadth of knowledge makes Davis Design an unequaled resource for all clients looking to make ideal happen.

Developer

Steven Held
Dial Realty Corp
11506 Nicholas St. Suite 100 Omaha NE 68154
4024932800
sheld@dialrealtycorp.com

Dial has over 60 years of commercial real estate experience including retail, office, multi-family residential and senior living. More information about Dial can be found on their website at <http://www.dialcompanies.com/>

I) Narrative

A. Project Land Use Plan

Detailed Project Description:

Existing Land Use and Conditions of the Redevelopment Site: The Property is an assemblage of 6 lots (the "Property") legally described and addressed as:

1. Legal Description: BARTLETTS ADD LOT 3 BLOCK 0 -EX ST- W 112.5 FT E 300 FT LOT 3 BARTLETTS ADD.
Address: 3023 Marcy St.
Existing Land Use: One single-family residence and vacant land.
2. Legal Description: BARTLETTS ADD LOT 3 BLOCK 0 -EX ST- E 86.66 W 199.99 FT LOT 3 86.66 X 128.5
Address: 3035 Marcy St.
Existing Land Use: One single-family residence and vacant land.
3. Legal Description: BARTLETTS ADD LOT 3 BLOCK 0 W 43 1/3 E 430 FT -EX ST- 43 1/3 X 128.5
Address: 3039 Marcy St.
Existing Land Use: One single-family residence and vacant land.
4. Legal Description: BARTLETTS ADD LOT 3 BLOCK 0 N 42 S 128.5 W 70 42X70
Address: 903 S 31st St.
Existing Land Use: One single-family residence and vacant land
5. Legal Description: BARTLETTS ADD LOT 3 BLOCK 0 N 42 S 86.5 W 70 FT
Address: 905 S. 31st St.
Existing Land Use: vacant land
6. Legal Description: Lot 1, 30 mason replat 1
Address: 3066 Mason St.
Existing Land Use: One single-family residence and vacant land

Prior to construction of the proposed project, the Property will be replatted into one single lot and the existing four single-family residences will be demolished. The Property will also be rezoned from R6 and R7 to R7 with a Planned Unit Redevelopment ("PUR") overlay.

Proposed Use and Project Details: The Project proposes 187 units of market rate apartments located in two buildings. The buildings will be podium construction with underground parking and three to four stories of wood framed construction above. Each building will have one elevator and two egress stairwells. Access is provided to the buildings from 31st Street, Marcy Street and Mason Street. On-street parking is provided for on all three streets as well.

All Onsite parking is provided for on Lot 1 for a total of 35 stalls. Also, an additional four (4) on-street parking stalls are proposed for the west side of 30th Street.

In aggregate, 46 parking stalls are proposed for the Project providing for a parking ratio of 1.07.

A portion of the Property was part of the Original and Amended Uptown District Project TIF Redevelopment Plan (collectively the "Uptown District") and has since been removed.

Parking Plan for Proposed Project: Parking plan is per the approved Planned Unit Redevelopment zoning. On-street parking is proposed on Marcy Street to the North (7 stalls), 31st Street to the west (3 stalls) and Mason Street to the South (8 stalls), for a total of 18 On-street parking stalls. Onsite is a combination of surface level parking and underbuilding podium parking for a total of 129 Stalls. In aggregate, 147 parking stalls are proposed for the Project providing for a parking ratio of 0.78.

Market Demand for Proposed Project: See attached Market Study

B. Zoning - Current and Proposed

Current Zoning is a combination of R6 and R7 zoning. Proposed zoning is R7 with a Planned Unit Redevelopment ("PUR") overlay

C. Public Improvements

Public Improvements include new curbs, sidewalks, utility connections, on street parking and landscaping in Right-of-way ("ROW").

D. Historical Status - If Applicable

Not applicable

Residential Unit Information

Multi-Family

Total Units: 187

2 Bedroom Rentals = 52 Units 900sqft Per Unit @ \$2000 Per Month

1 Bedroom Rentals = 88 Units 600sqft Per Unit @ \$1400 Per Month

1 Bedroom Rentals = 47 Units 525sqft Per Unit @ \$1250 Per Month

Comments:

Employment Information

Employees By Type

Total Jobs: 3

Sales/Marketing = 1 Permanent (FTE's)

Management = 2 Permanent (FTE's)

Non-Construction

Number of Jobs Created? (Non-Construction): 2.5

Number of Jobs Retained? (Non-Construction): 2.5

Anticipated Annual Payroll? (Non-Construction): \$130,000

Construction

Estimated Number of Construction Jobs Created?: 100

Anticipated Annual Payroll for Construction Jobs?: \$22,639,300

II) Funding Information

Source of Funds

Fund Source	Description	Source Amount
TIF Loan		\$4,114,758
Owner Equity		\$11,972,872
Construction Loan		\$30,000,000
Total		\$46,087,630

Use of Funds

Use of Funds	Description	Use Amount
Contingency	<i>Contingency</i>	\$500,000
Operating Reserve	<i>Operating Reserve</i>	\$500,000
Organizational	<i>Organizational</i>	\$30,000
Borrower Legal	<i>Borrower Legal</i>	\$30,000
Title & Recording	<i>Title & Recording</i>	\$25,000
FFE	<i>FFE</i>	\$200,000
Green Consulting Fees	<i>Green Consulting Fees</i>	\$30,000
Financing Fees		\$1,205,000
Architectual and Engineering Fees		\$1,165,000
Construction Hard Costs or Rehabilitation Costs		\$40,452,630
demolition	<i>demolition</i>	\$75,000
Land Acquisition		\$1,875,000
Total		\$46,087,630

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

C. Are you requesting an Enhanced Employment Area (EEA) Designation and the use of a General Business Occupation Tax? No

D. Final Estimated Valuation and Justification - Add a brief discussion regarding what the most probable final valuation will be and the methodology used to establish the final valuation.

A per unit average of three comparable properties was used as the basis for backing into The Final estimated valuation.

Comparable Property 1 was the Blackstone Depot which had an incremental per unit assessed value of \$85,660.

Comparable Property 2 was the Blackstone Union which had an incremental per unit assessed value of \$95,646.

Comparable Property 3 was The Conrad which had an incremental per unit assessed value of \$141,001

The average of the three comparable properties equals \$107,436 per unit of incremental assessed value.

\$107,436 multiplied by the proposed number of units (187) provides for a total incremental assessed value of \$20,090,489. Adding in the base assessed value of 654,500 equates to a total assessed value of \$20,744,988.

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

Itemized Construction Budget

Construction Budget Item	Description	Estimate
Concrete		\$3,907,184
Contingency		\$1,281,098
Coveying Equipment		\$385,316
Electrical		\$3,451,688
Equipment		\$833,251
Finishes		\$4,896,953
Fire Suppression		\$773,297
Furnishings		\$95,995
General Conditions		\$1,980,602
HVAC		\$1,795,841
Masonry		\$1,745,054
Material Tax		\$469,313
Metals		\$2,072,145
Openings		\$1,217,433
Overhead		\$2,026,247
Plumbing		\$3,476,844
Site work		\$1,306,179
specialties		\$649,496
Thermal & Moisture Protection		\$1,734,865
Woods, Plastics & Composites		\$6,426,141
Total		\$40,524,942

Itemized Public Improvements

Public Improvement Type	Description	Amount
Curb Improvements		\$44,677
Landscaping (Within ROW)		\$98,255
On Street Parking and Striping		\$48,650
Public Sidewalks		\$63,900
Site Utilities (Within ROW)		\$246,944
Total		\$502,426

TIF Eligible Costs

TIF Eligible Costs Item	Comments	Amount
Surveying	Survey, Surveying & Staking during construction	\$45,650.00
Public Improvements Costs	New On-street parking	\$48,650.00
Public Improvements Costs	New Sidewalks	\$63,900.00

Public Improvements Costs	New Street Curbs	\$44,677.00
Other	Engineered Shoring	\$455,632.00
Site Utilities (Within ROW)**		\$246,944.00
Special Foundations	Geo-piers	\$764,355.00
Grading	Grading	\$197,664.00
Site Excavation		\$498,455.00
Erosion Control & SWPPP Maintenance		\$30,000.00
Landscaping (Within ROW)***		\$98,255.00
Market Studies		\$10,000.00
Environmental Studies (Phase I, Phase II, Environmental Assessment)	Phase I & II	\$15,000.00
Appraisals		\$10,000.00
Geotechnical Report		\$10,000.00
Engineering and Architecture Fees (related to pre-development)	Architectural & Engineering	\$1,140,000.00
Site Demolition	Demolition of four existing single family structures.	\$76,324.00
Site Acquisition Costs	Land Acquisition	\$1,875,000.00
Total		\$5,630,506.00

Project Timeline

Construction Start Date: 03/01/2024

Start Date Comments:

Construction End Date: 11/01/2025

End Date Comments:

IV) 3 Year Pro-Formas - profit/loss and cash flow statements

Revenue	Year 1	Year 2	Year 3
Ancillary Income	\$155,694	\$232,380	\$232,380
Garage Parking Rent	\$191,352	\$285,600	\$285,600
Gross Residential Rents	\$2,125,374	\$3,172,200	\$3,172,200
Effective Gross Income	\$2,472,420	\$3,690,180	\$3,690,180
Expenses	Year 1	Year 2	Year 3
Real Estate Taxes (Increment)	\$179,665	\$359,331	\$359,331
Real Estate Taxes (Base)	\$14,669	\$14,669	\$14,669
Replacement Reserve	\$37,587	\$56,100	\$56,100
Maintenance	\$86,450	\$129,030	\$129,030
Operating Expenses	\$114,013	\$170,170	\$170,170
Administrative & Marketing	\$124,681	\$186,091	\$186,091
Vacancy	\$0	\$206,650	\$206,650
Total Expenses	\$557,065	\$1,122,041	\$1,122,041
Net Operating Income	\$1,915,355	\$2,568,139	\$2,568,139
Debt Service	Year 1	Year 2	Year 3
Debt Service (Perm)	\$1,489,948	\$1,932,558	\$1,932,558
Net Cash Flow	\$425,407	\$635,581	\$635,581

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

Redevelopment is in an extremely blighted area.

ROI Analysis

	With TIF	Without TIF
Owner Equity	\$11,972,872	\$16,087,630
Revenues	\$3,483,529	\$3,483,529
Expenses	\$921,749	\$921,749
NOI	\$2,561,780	\$2,561,780
NOI + TIF Rebate	\$2,561,780	
Debt Service	\$1,932,558	\$1932558
NCF	\$629,222.00	\$629,222.00
Return on Owner Investment (ROI) %	5.26%	3.91%

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 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 Project will not result in a loss of pre-existing tax revenues to the City or County.

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.

The Project is not economically feasible without the use of TIF. The ROI without TIF is less than 4%. The ROI with TIF is greater than 5%.

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 furthers the objectives of the City's Master Plan by implementing urban design elements, revitalizing older neighborhood communities and densifying the urban core.

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;

No tax shifts will result from the division of taxes as provided in section 18-2147.

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

The project will enhance public infrastructure through the project's proposed public improvements. The project is providing for 188 new residences. Average Income of those residents is between 60,000-120,000 and it is anticipated those residents will do a portion of their shopping in the immediate area, especially as the nearby Leavenworth St. continues to add new business that appeal to the resident population. This should result in an increase in sales Taxes in the area. Further, the project should have a positive impact on surrounding property values and will result in greater property tax revenue to the City and the County.

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

The area has been in a state of revitalization for several years now. the project will only add to those efforts. Employers locating or expanding within the boundaries of this area will be beneficiaries of such revitalization because it makes the area more attractive to potential employees that would want to live, work and play close to their employment.

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;

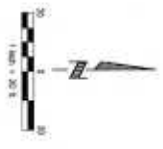
the redevelopment project will not have any negative impacts to employers and employees within the city or village and the immediate area that are located outside the boundaries of the redevelopment area.

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

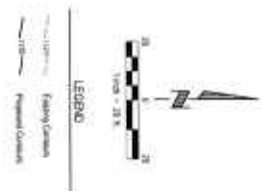
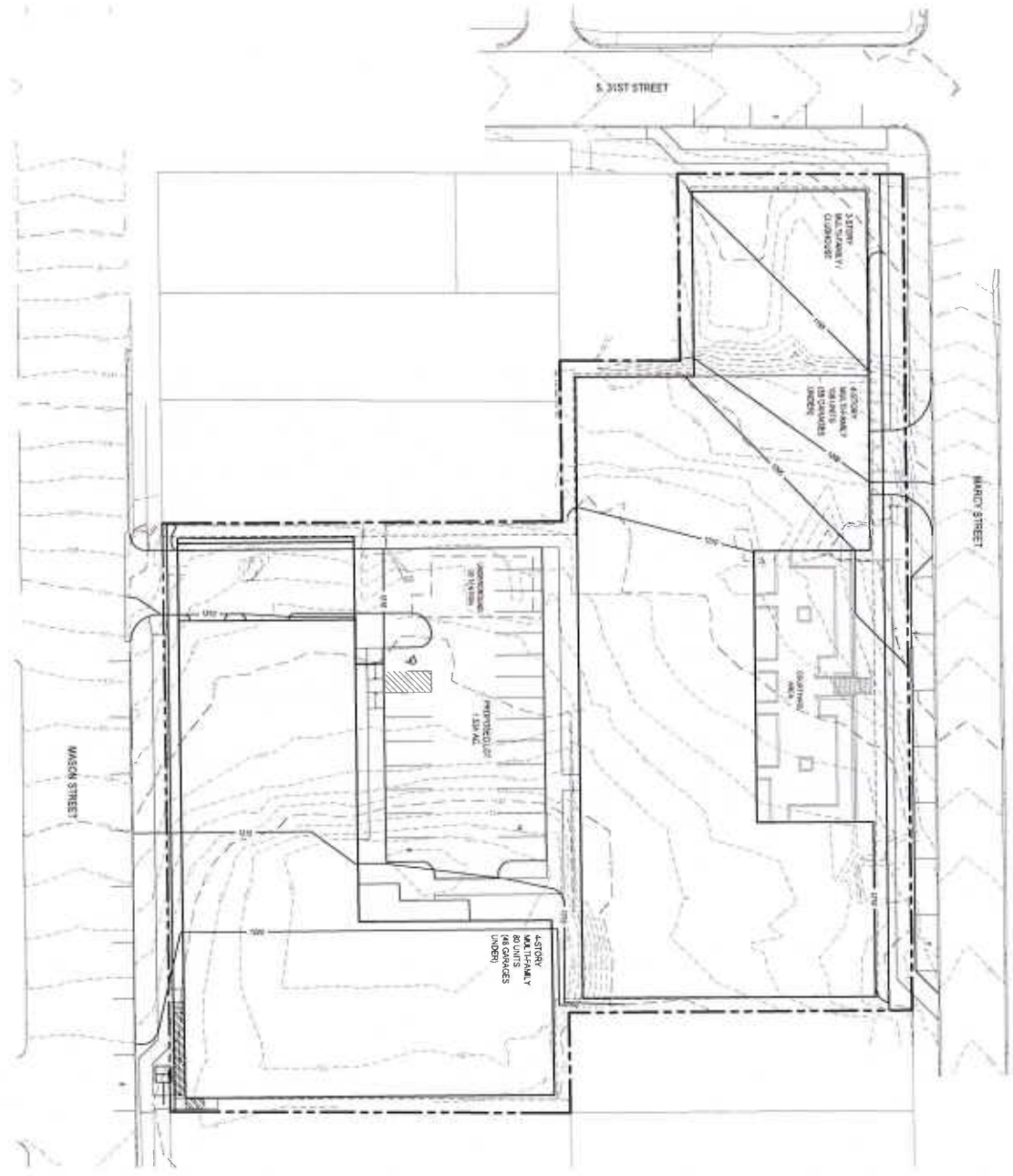
The redevelopment project should have little to no effect on student populations of school districts and the target market is young professionals that wouldn't otherwise have started families yet where their children would be eligible to attend schools within the school district.

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

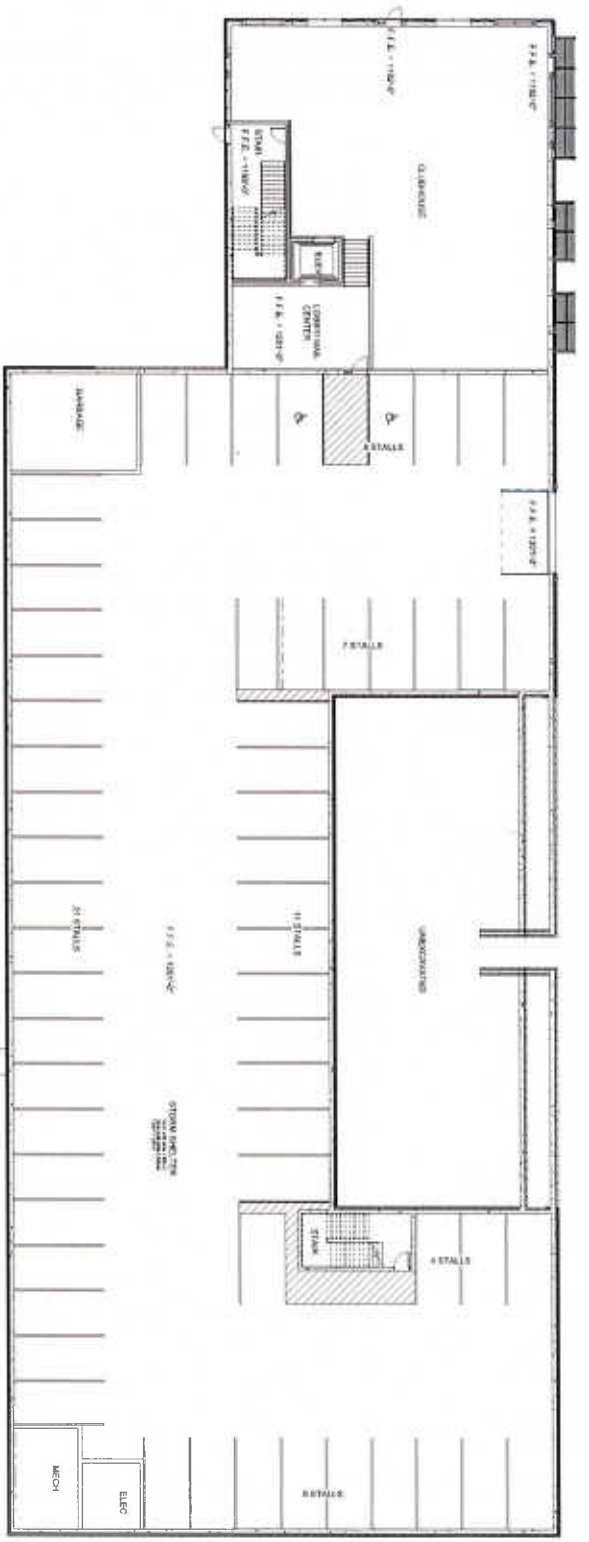
There are no other relevant impacts that can be determined at this time.



10000 Mt. Valley Road, Suite 100 • Chicago, IL 60648
Phone: 800.326.4790 • Fax: 800.326.3399
www.6822.com



2' 0" SCALE

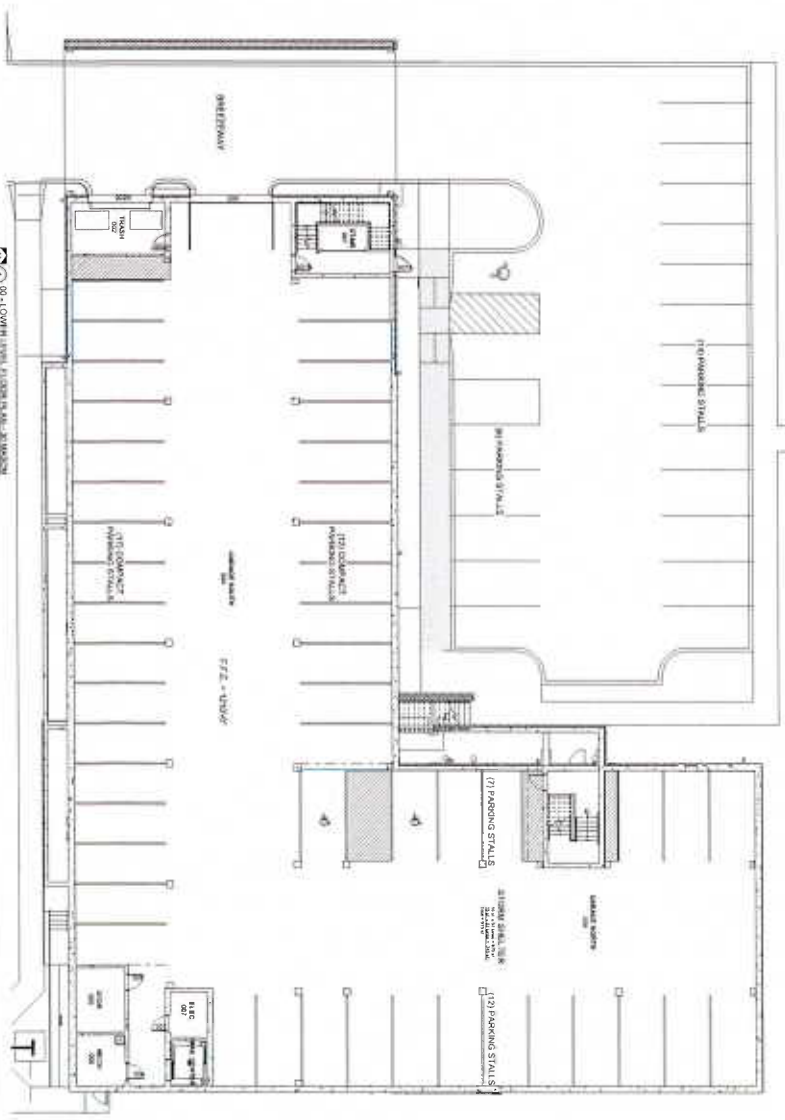


31 MARCY/30 MASON - LOWER LEVEL FLOOR

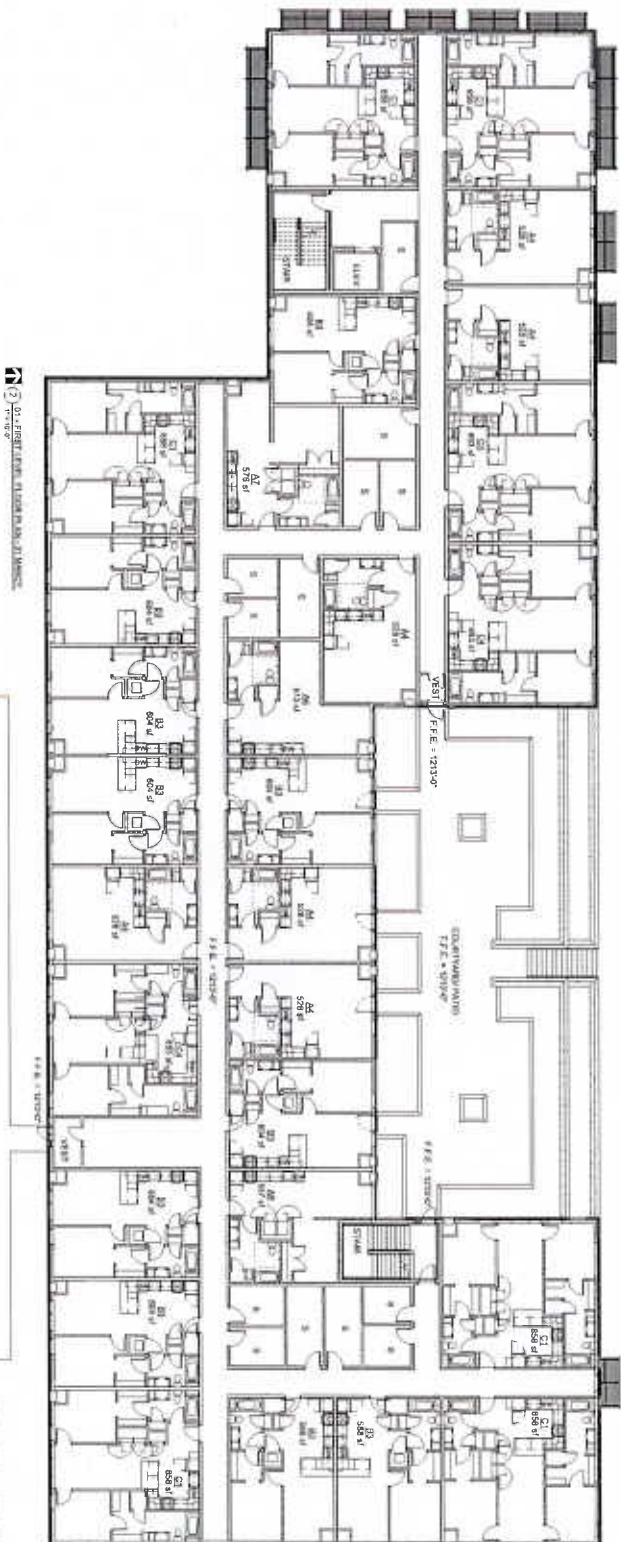
NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	PARKING STALLS	10,000	10,000
2	RAMP	1,000	11,000
3	MECH. ROOM	500	11,500
4	ELEC. ROOM	500	12,000
5	STORAGE ROOM	500	12,500
6	LOADING DOCK	500	13,000
7	STAIRS	500	13,500
8	RESTROOMS	500	14,000
9	ENTRY	500	14,500
10	REAR ENTRY	500	15,000
11	REAR STAIRS	500	15,500
12	REAR RESTROOMS	500	16,000
13	REAR ENTRY	500	16,500
14	REAR STAIRS	500	17,000
15	REAR RESTROOMS	500	17,500
16	REAR ENTRY	500	18,000
17	REAR STAIRS	500	18,500
18	REAR RESTROOMS	500	19,000
19	REAR ENTRY	500	19,500
20	REAR STAIRS	500	20,000
21	REAR RESTROOMS	500	20,500
22	REAR ENTRY	500	21,000
23	REAR STAIRS	500	21,500
24	REAR RESTROOMS	500	22,000
25	REAR ENTRY	500	22,500
26	REAR STAIRS	500	23,000
27	REAR RESTROOMS	500	23,500
28	REAR ENTRY	500	24,000
29	REAR STAIRS	500	24,500
30	REAR RESTROOMS	500	25,000
31	REAR ENTRY	500	25,500
32	REAR STAIRS	500	26,000
33	REAR RESTROOMS	500	26,500
34	REAR ENTRY	500	27,000
35	REAR STAIRS	500	27,500
36	REAR RESTROOMS	500	28,000
37	REAR ENTRY	500	28,500
38	REAR STAIRS	500	29,000
39	REAR RESTROOMS	500	29,500
40	REAR ENTRY	500	30,000
41	REAR STAIRS	500	30,500
42	REAR RESTROOMS	500	31,000
43	REAR ENTRY	500	31,500
44	REAR STAIRS	500	32,000
45	REAR RESTROOMS	500	32,500
46	REAR ENTRY	500	33,000
47	REAR STAIRS	500	33,500
48	REAR RESTROOMS	500	34,000
49	REAR ENTRY	500	34,500
50	REAR STAIRS	500	35,000
51	REAR RESTROOMS	500	35,500
52	REAR ENTRY	500	36,000
53	REAR STAIRS	500	36,500
54	REAR RESTROOMS	500	37,000
55	REAR ENTRY	500	37,500
56	REAR STAIRS	500	38,000
57	REAR RESTROOMS	500	38,500
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59	REAR STAIRS	500	39,500
60	REAR RESTROOMS	500	40,000
61	REAR ENTRY	500	40,500
62	REAR STAIRS	500	41,000
63	REAR RESTROOMS	500	41,500
64	REAR ENTRY	500	42,000
65	REAR STAIRS	500	42,500
66	REAR RESTROOMS	500	43,000
67	REAR ENTRY	500	43,500
68	REAR STAIRS	500	44,000
69	REAR RESTROOMS	500	44,500
70	REAR ENTRY	500	45,000
71	REAR STAIRS	500	45,500
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86	REAR STAIRS	500	53,000
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88	REAR ENTRY	500	54,000
89	REAR STAIRS	500	54,500
90	REAR RESTROOMS	500	55,000
91	REAR ENTRY	500	55,500
92	REAR STAIRS	500	56,000
93	REAR RESTROOMS	500	56,500
94	REAR ENTRY	500	57,000
95	REAR STAIRS	500	57,500
96	REAR RESTROOMS	500	58,000
97	REAR ENTRY	500	58,500
98	REAR STAIRS	500	59,000
99	REAR RESTROOMS	500	59,500
100	REAR ENTRY	500	60,000

31 MARCY/30 MASON - LOWER LEVEL FLOOR

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	PARKING STALLS	10,000	10,000
2	RAMP	1,000	11,000
3	MECH. ROOM	500	11,500
4	ELEC. ROOM	500	12,000
5	STORAGE ROOM	500	12,500
6	LOADING DOCK	500	13,000
7	STAIRS	500	13,500
8	RESTROOMS	500	14,000
9	ENTRY	500	14,500
10	REAR ENTRY	500	15,000
11	REAR STAIRS	500	15,500
12	REAR RESTROOMS	500	16,000
13	REAR ENTRY	500	16,500
14	REAR STAIRS	500	17,000
15	REAR RESTROOMS	500	17,500
16	REAR ENTRY	500	18,000
17	REAR STAIRS	500	18,500
18	REAR RESTROOMS	500	19,000
19	REAR ENTRY	500	19,500
20	REAR STAIRS	500	20,000
21	REAR RESTROOMS	500	20,500
22	REAR ENTRY	500	21,000
23	REAR STAIRS	500	21,500
24	REAR RESTROOMS	500	22,000
25	REAR ENTRY	500	22,500
26	REAR STAIRS	500	23,000
27	REAR RESTROOMS	500	23,500
28	REAR ENTRY	500	24,000
29	REAR STAIRS	500	24,500
30	REAR RESTROOMS	500	25,000
31	REAR ENTRY	500	25,500
32	REAR STAIRS	500	26,000
33	REAR RESTROOMS	500	26,500
34	REAR ENTRY	500	27,000
35	REAR STAIRS	500	27,500
36	REAR RESTROOMS	500	28,000
37	REAR ENTRY	500	28,500
38	REAR STAIRS	500	29,000
39	REAR RESTROOMS	500	29,500
40	REAR ENTRY	500	30,000
41	REAR STAIRS	500	30,500
42	REAR RESTROOMS	500	31,000
43	REAR ENTRY	500	31,500
44	REAR STAIRS	500	32,000
45	REAR RESTROOMS	500	32,500
46	REAR ENTRY	500	33,000
47	REAR STAIRS	500	33,500
48	REAR RESTROOMS	500	34,000
49	REAR ENTRY	500	34,500
50	REAR STAIRS	500	35,000
51	REAR RESTROOMS	500	35,500
52	REAR ENTRY	500	36,000
53	REAR STAIRS	500	36,500
54	REAR RESTROOMS	500	37,000
55	REAR ENTRY	500	37,500
56	REAR STAIRS	500	38,000
57	REAR RESTROOMS	500	38,500
58	REAR ENTRY	500	39,000
59	REAR STAIRS	500	39,500
60	REAR RESTROOMS	500	40,000
61	REAR ENTRY	500	40,500
62	REAR STAIRS	500	41,000
63	REAR RESTROOMS	500	41,500
64	REAR ENTRY	500	42,000
65	REAR STAIRS	500	42,500
66	REAR RESTROOMS	500	43,000
67	REAR ENTRY	500	43,500
68	REAR STAIRS	500	44,000
69	REAR RESTROOMS	500	44,500
70	REAR ENTRY	500	45,000
71	REAR STAIRS	500	45,500
72	REAR RESTROOMS	500	46,000
73	REAR ENTRY	500	46,500
74	REAR STAIRS	500	47,000
75	REAR RESTROOMS	500	47,500
76	REAR ENTRY	500	48,000
77	REAR STAIRS	500	48,500
78	REAR RESTROOMS	500	49,000
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84	REAR RESTROOMS	500	52,000
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99	REAR RESTROOMS	500	59,500
100	REAR ENTRY	500	60,000

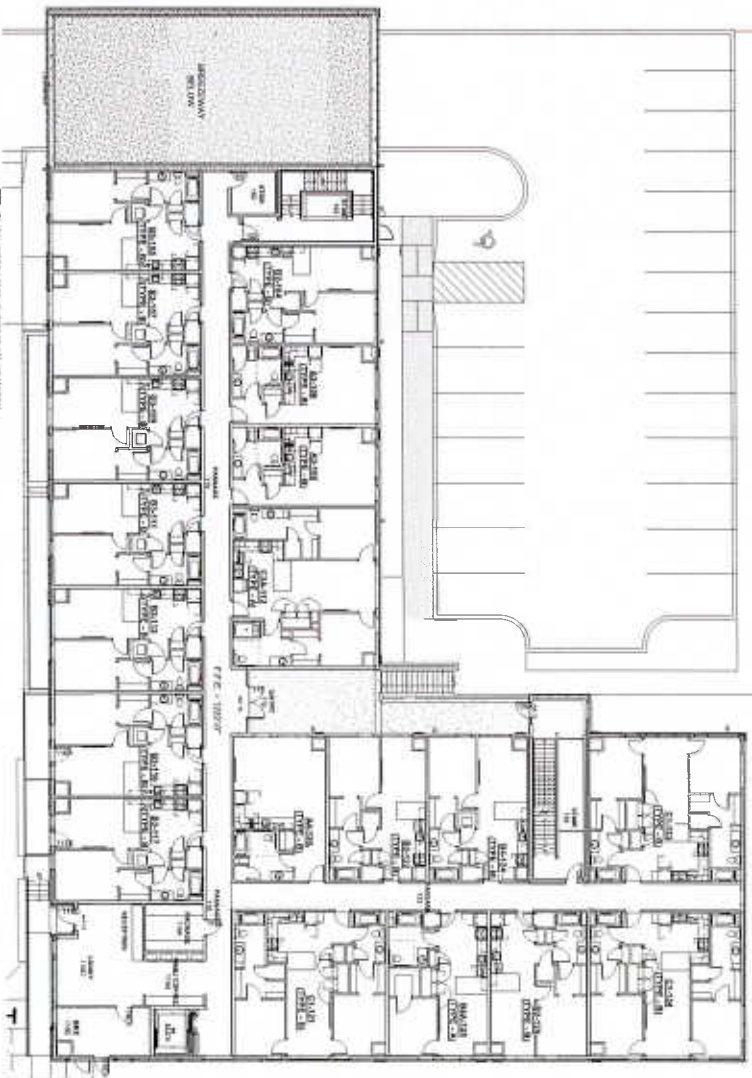


2' 0" SCALE



101 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE

101 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	101 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
102 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	102 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
103 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	103 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
104 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	104 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
105 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	105 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
106 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	106 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
107 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	107 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
108 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	108 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
109 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	109 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE
110 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE	110 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE



101 - FIRST LEVEL, EAST SIDE, EAST SIDE, EAST SIDE

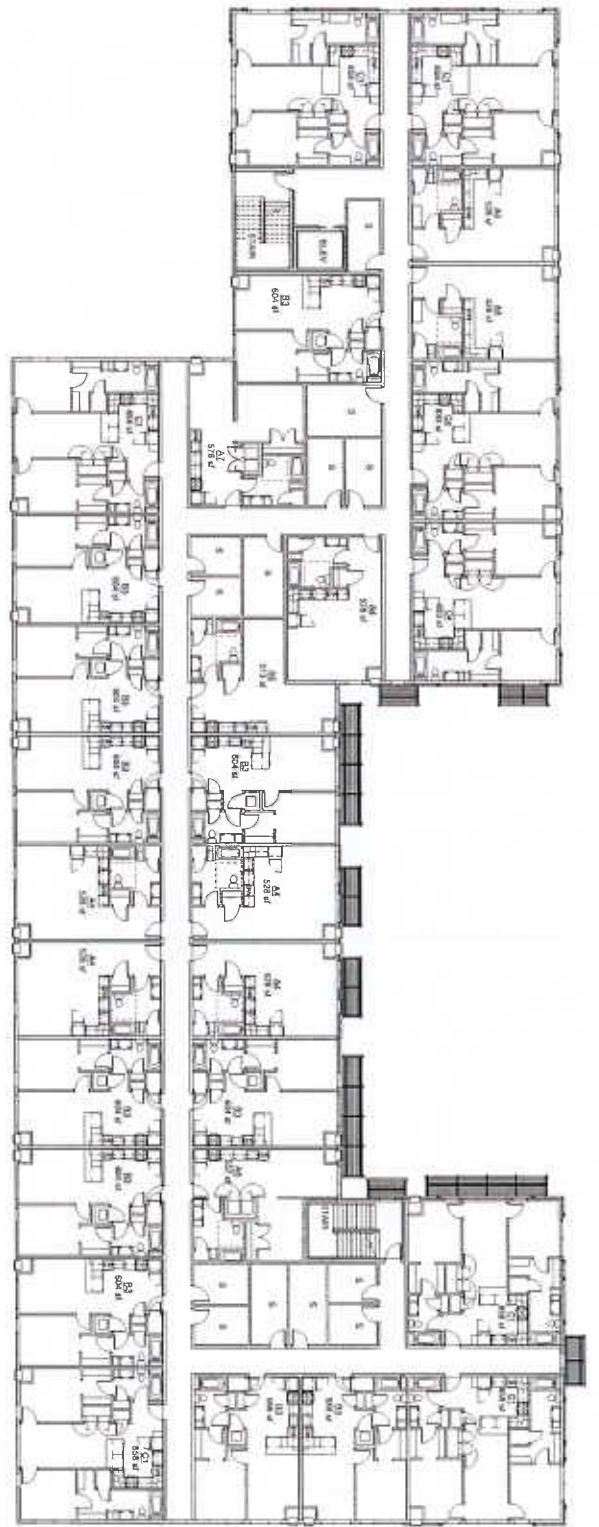


FIGURE 10-1 SECOND LEVEL FLOOR PLAN - MAIN

1. PROJECT NAME	1. PROJECT NAME
2. PROJECT ADDRESS	2. PROJECT ADDRESS
3. PROJECT CITY	3. PROJECT CITY
4. PROJECT STATE	4. PROJECT STATE
5. PROJECT ZIP	5. PROJECT ZIP
6. PROJECT PHONE	6. PROJECT PHONE
7. PROJECT FAX	7. PROJECT FAX
8. PROJECT E-MAIL	8. PROJECT E-MAIL
9. PROJECT WEBSITE	9. PROJECT WEBSITE
10. PROJECT DESCRIPTION	10. PROJECT DESCRIPTION
11. PROJECT OWNER	11. PROJECT OWNER
12. PROJECT ARCHITECT	12. PROJECT ARCHITECT
13. PROJECT ENGINEER	13. PROJECT ENGINEER
14. PROJECT CONSULTANT	14. PROJECT CONSULTANT
15. PROJECT CONTRACTOR	15. PROJECT CONTRACTOR
16. PROJECT SUBMITTER	16. PROJECT SUBMITTER
17. PROJECT DATE	17. PROJECT DATE
18. PROJECT SCALE	18. PROJECT SCALE
19. PROJECT SHEET NO.	19. PROJECT SHEET NO.
20. PROJECT SHEET TOTAL	20. PROJECT SHEET TOTAL
21. PROJECT SHEET TOTAL	21. PROJECT SHEET TOTAL
22. PROJECT SHEET TOTAL	22. PROJECT SHEET TOTAL
23. PROJECT SHEET TOTAL	23. PROJECT SHEET TOTAL
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99. PROJECT SHEET TOTAL	99. PROJECT SHEET TOTAL
100. PROJECT SHEET TOTAL	100. PROJECT SHEET TOTAL

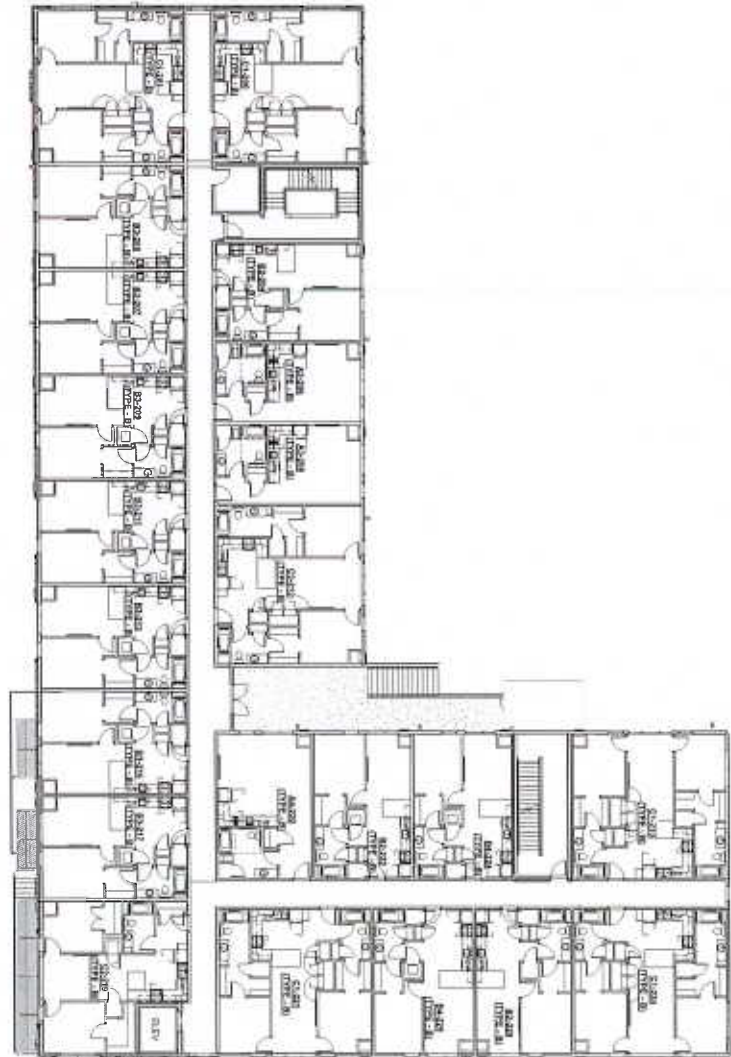
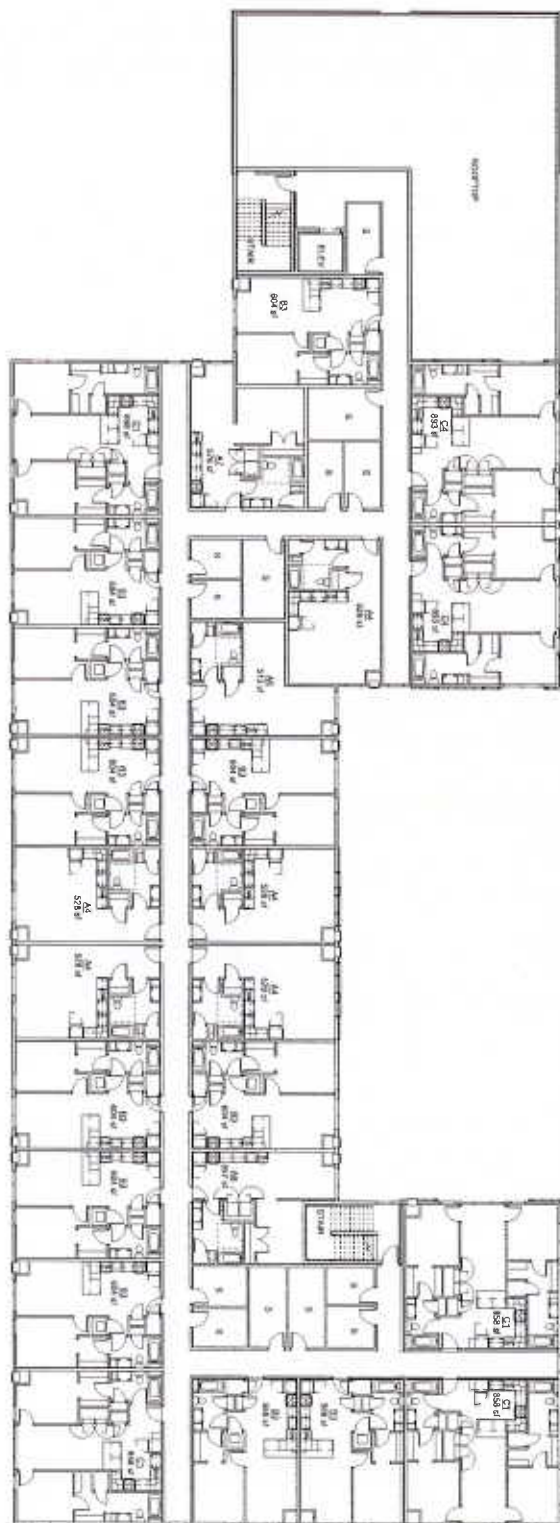
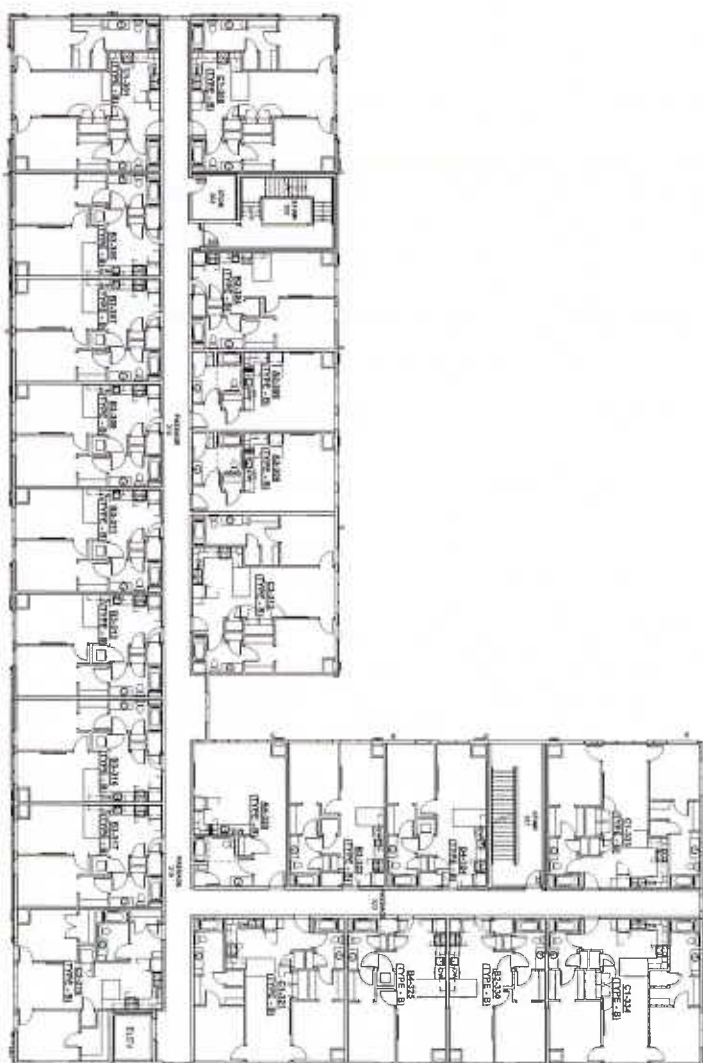
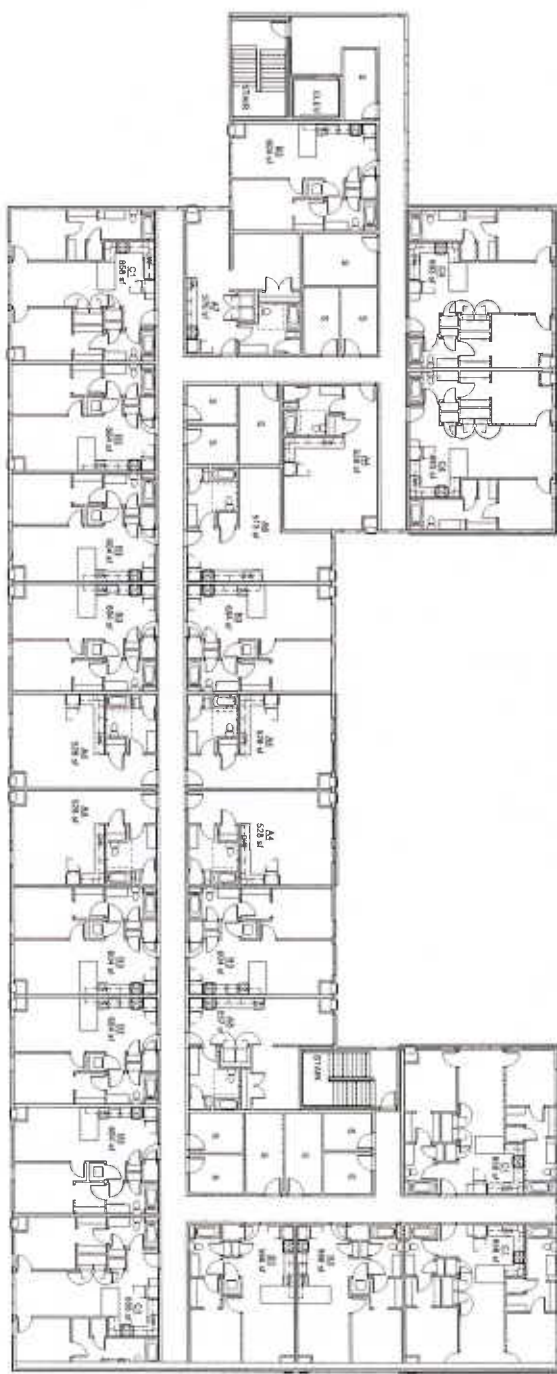


FIGURE 10-2 SECOND LEVEL FLOOR PLAN - MAIN

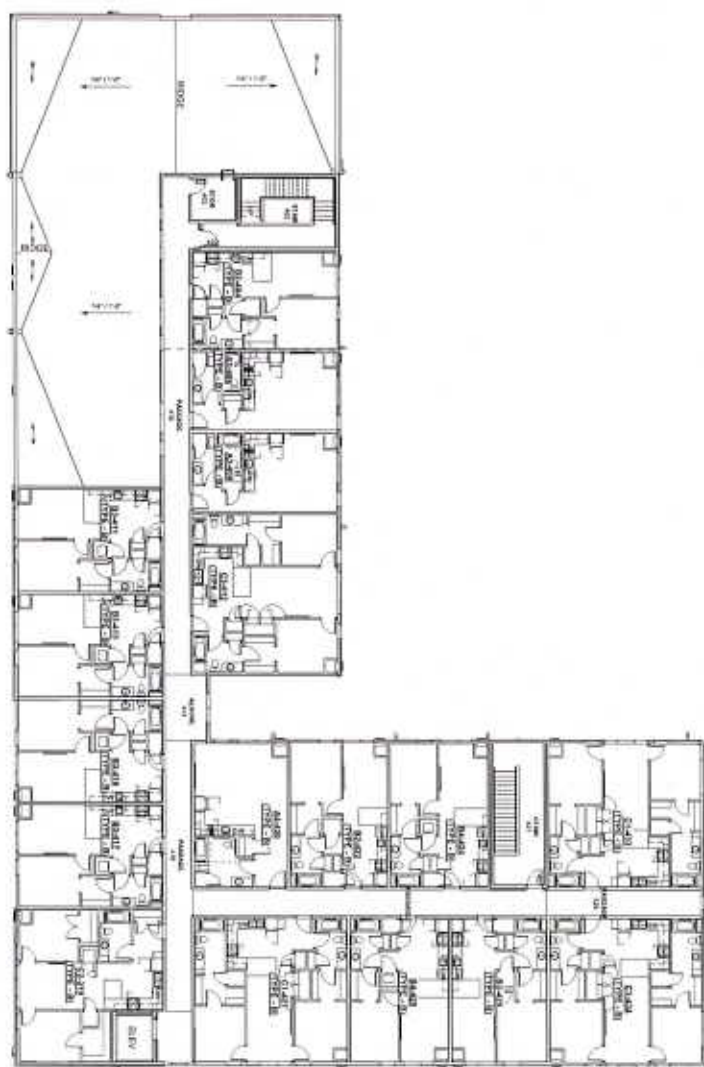


NAME	DATE	TIME	LOCATION	STATUS	REMARKS
JOHN DOE	2023-10-27	14:30	Room 101	Present	Attended meeting
JANE SMITH	2023-10-27	14:30	Room 101	Absent	On leave
DAVID BROWN	2023-10-27	14:30	Room 101	Present	Attended meeting
EMILY GREEN	2023-10-27	14:30	Room 101	Present	Attended meeting
MICHAEL WHITE	2023-10-27	14:30	Room 101	Absent	Sick leave
SARAH BLACK	2023-10-27	14:30	Room 101	Present	Attended meeting
CHRISTOPHER GRAY	2023-10-27	14:30	Room 101	Present	Attended meeting
AMANDA PINK	2023-10-27	14:30	Room 101	Present	Attended meeting
ANTHONY BLUE	2023-10-27	14:30	Room 101	Present	Attended meeting
STEPHANIE YELLOW	2023-10-27	14:30	Room 101	Present	Attended meeting
ADAM PURPLE	2023-10-27	14:30	Room 101	Present	Attended meeting
HELEN RED	2023-10-27	14:30	Room 101	Present	Attended meeting
BENJAMIN ORANGE	2023-10-27	14:30	Room 101	Present	Attended meeting
CHARLOTTE GREEN	2023-10-27	14:30	Room 101	Present	Attended meeting
LEWIS BLUE	2023-10-27	14:30	Room 101	Present	Attended meeting
CLARA PURPLE	2023-10-27	14:30	Room 101	Present	Attended meeting
GEORGE RED	2023-10-27	14:30	Room 101	Present	Attended meeting
ANNE ORANGE	2023-10-27	14:30	Room 101	Present	Attended meeting
ALAN GREEN	2023-10-27	14:30	Room 101	Present	Attended meeting
DIANE BLUE	2023-10-27	14:30	Room 101	Present	Attended meeting
JOHN PURPLE	2023-10-27	14:30	Room 101	Present	Attended meeting
MARY RED	2023-10-27	14:30	Room 101	Present	Attended meeting
DAVID ORANGE	2023-10-27	14:30	Room 101	Present	Attended meeting
JANE GREEN	2023-10-27	14:30	Room 101	Present	Attended meeting
ROBERT BLUE	2023-10-27	14:30	Room 101	Present	Attended meeting
LUCAS PURPLE	2023-10-27	14:30	Room 101	Present	Attended meeting
ISABELLA RED	2023-10-27	14:30	Room 101	Present	Attended meeting
WILLIAM ORANGE	2023-10-27	14:30	Room 101	Present	Attended meeting
OLIVIA GREEN	2023-10-27	14:30	Room 101	Present	Attended meeting
AMERICO BLUE	2023-10-27	14:30	Room 101	Present	Attended meeting
ANTONIA PURPLE	2023-10-27	14:30	Room 101	Present	Attended meeting
FRANCESCO RED	2023-10-27	14:30	Room 101	Present	Attended meeting
FRANCESCO GRAY	2023-10-27	14:30	Room 101	Present	Attended meeting





31 Marcy/30 Mason Fourth Level



31 Marcy/30 Mason Fifth Level

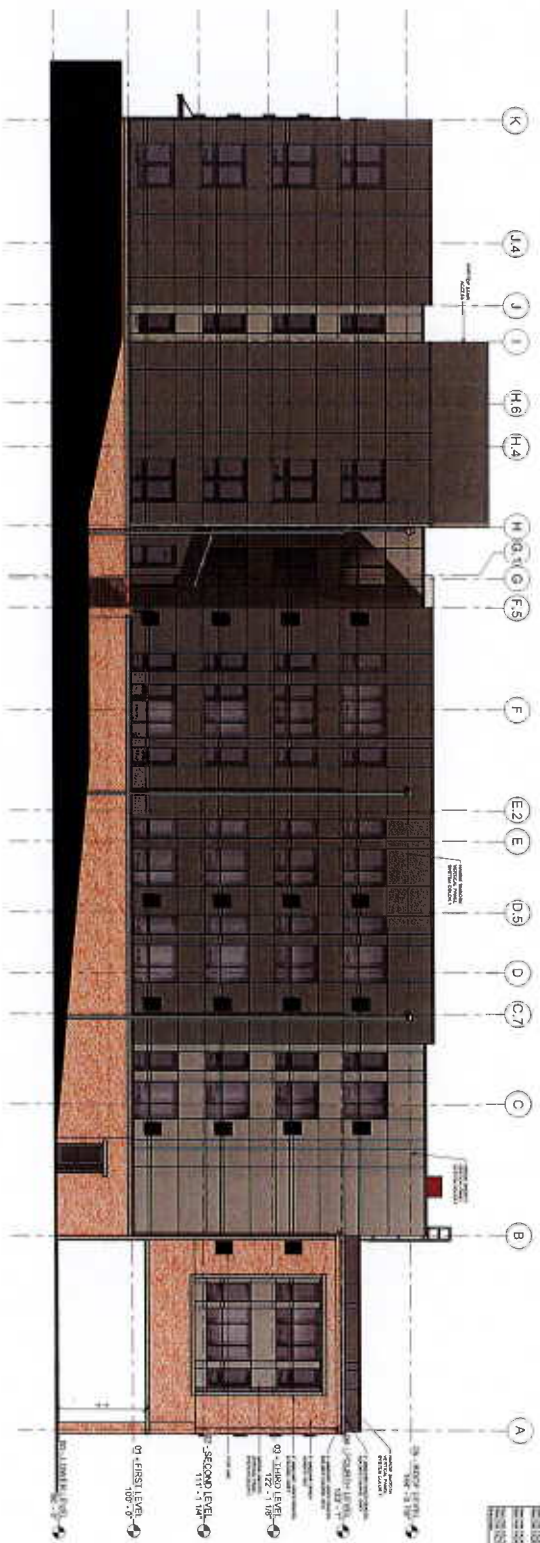
31 Marcy/30 Mason Fourth Level

Room	Area
CLUB	1,200.00
KITCHEN	1,200.00
LIVING	1,200.00
BED	1,200.00
BATH	1,200.00
STAIR	1,200.00
ELEV	1,200.00
Other	1,200.00
Total	12,000.00

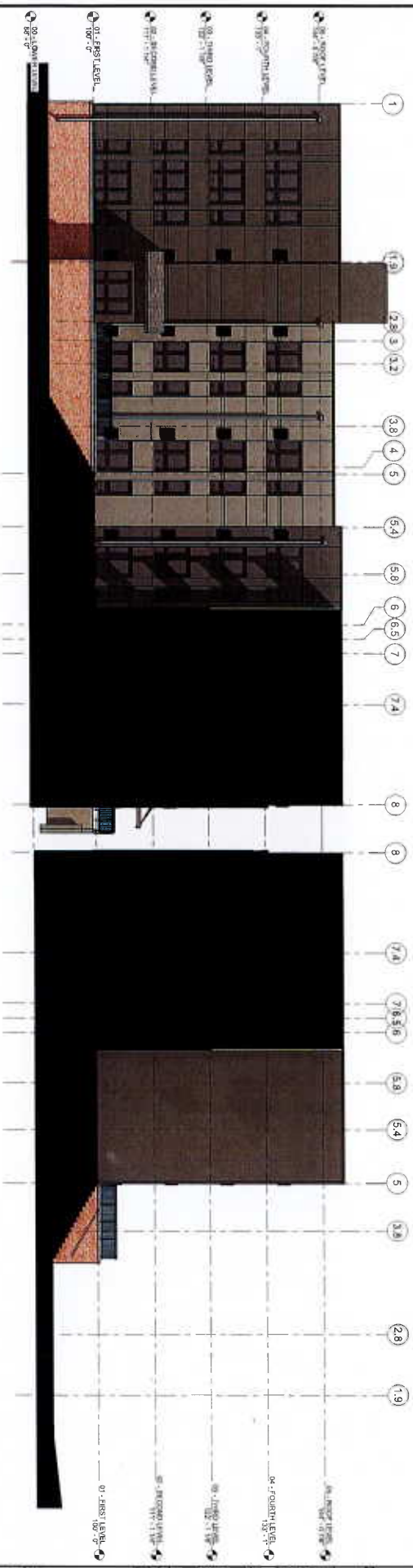
31 Marcy/30 Mason Fifth Level

Room	Area
CLUB	1,200.00
KITCHEN	1,200.00
LIVING	1,200.00
BED	1,200.00
BATH	1,200.00
STAIR	1,200.00
ELEV	1,200.00
Other	1,200.00
Total	12,000.00

Project Information			
Project Name	Project Number	Project Location	Project Date
Client Name	Client Address	Client Phone	Client Email
Architect Name	Architect Address	Architect Phone	Architect Email
Engineer Name	Engineer Address	Engineer Phone	Engineer Email
Contractor Name	Contractor Address	Contractor Phone	Contractor Email
Inspector Name	Inspector Address	Inspector Phone	Inspector Email
Permit Number	Permit Date	Permit Expiration	Permit Status
Foundation	Foundation Details	Foundation Notes	Foundation Status
Structure	Structure Details	Structure Notes	Structure Status
Roofing	Roofing Details	Roofing Notes	Roofing Status
Exterior	Exterior Details	Exterior Notes	Exterior Status
Interior	Interior Details	Interior Notes	Interior Status
MEP	MEP Details	MEP Notes	MEP Status
Other	Other Details	Other Notes	Other Status



3 BUILDING ELEVATION - NORTH



1 BUILDING ELEVATION - WEST NORTH

2 BUILDING ELEVATION - EAST NORTH

E & A CONSULTING GROUP, INC.
Engineering & Architecture

davis design
 1221 N. Street, Suite 101
 Lincoln, NE 68502
 Phone: 402-478-8500
 Fax: 402-478-8501
 Email: info@davisdesign.com

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 Lincoln, NE 68502
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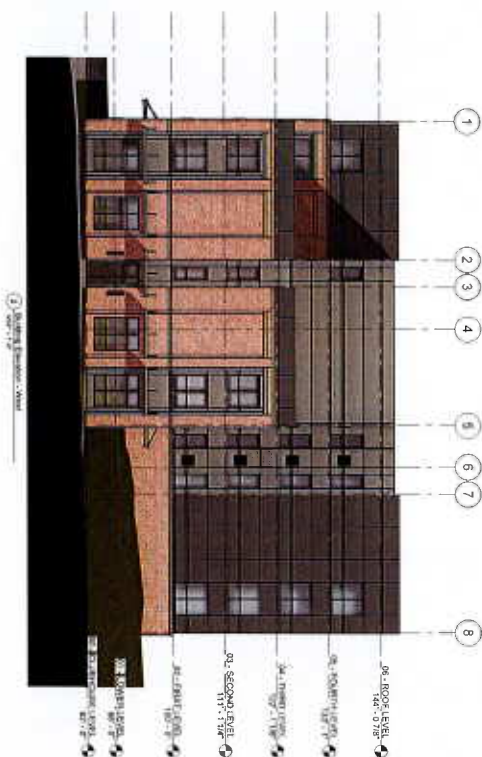
PRELIMINARY
NOT FOR
CONSTRUCTION

DIGS
Apartment,
LP
Original: 10/20/2018

DIGS
Apartment -
Site Plan
Review Set

A-202

Year	Number of cases		Rate per 100,000
	Male	Female	
1971	10	10	0.0
1972	10	10	0.0
1973	10	10	0.0
1974	10	10	0.0
1975	10	10	0.0
1976	10	10	0.0
1977	10	10	0.0
1978	10	10	0.0
1979	10	10	0.0
1980	10	10	0.0
1981	10	10	0.0
1982	10	10	0.0
1983	10	10	0.0
1984	10	10	0.0
1985	10	10	0.0
1986	10	10	0.0
1987	10	10	0.0
1988	10	10	0.0
1989	10	10	0.0
1990	10	10	0.0
1991	10	10	0.0
1992	10	10	0.0
1993	10	10	0.0
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2002	10	10	0.0
2003	10	10	0.0
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2006	10	10	0.0
2007	10	10	0.0
2008	10	10	0.0
2009	10	10	0.0
2010	10	10	0.0
2011	10	10	0.0
2012	10	10	0.0
2013	10	10	0.0
2014	10	10	0.0
2015	10	10	0.0
2016	10	10	0.0
2017	10	10	0.0
2018	10	10	0.0
2019	10	10	0.0
2020	10	10	0.0



S

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1221 N Street, Suite 600
Lincoln, NE 68502
Phone 402-476-6100
Fax 402-476-9122

Vermillion
15 East Main, Suite 201
Vermillion, SD 57059
Phone 605-624-1041

