

BRIEF TITLE

Haymarket Hotel & Tool House
Redevelopment Project
Redevelopment Agreement

REASON

Support the redevelopment of a portion of Block 30, bounded by 8th and 9th, Q and R Streets, in the Historic Haymarket to remove blighted and substandard conditions.

APPROVAL DEADLINE

DETAILS

POSITIONS/RECOMMENDATIONS

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| <p>Reason for the Agreement</p> <p>The City, with participation from the Urban Development Department, Law Department, and Public Works Department, has negotiated a redevelopment agreement with the developer, B&J Partnership, LTD. The agreement would allow for the use of TIF in funding public improvements in the redevelopment of a portion of Block 30, bounded by 8th and 9th, Q and R Streets, in the Historic Haymarket. The proposed project will remove blighted and substandard conditions by utilizing underdeveloped buildings; removing a vacant building; enhancing the architectural character of Downtown; creating new housing, retail, and tourism opportunities; upgrading existing public utilities and infrastructure; enhancing the streetscape and pedestrian-level orientation; and, encourage further reinvestment in the Downtown.</p> | <p>Sponsor</p> <p>Urban Development</p> |
| | <p>Program Departments, or Groups Affected</p> <p>Urban Development, Planning, and Public Works</p> |
| | <p>Applicants/ Proponents</p> <p>Applicant City of Lincoln</p> <p>City Department Urban Development</p> <p>Other</p> |
| <p>Discussion (Including Relationship to other Council Actions)</p> <p>The goal of this project is to strengthen the Haymarket district by creating new residential, retail, and tourism opportunities with the redevelopment of the three existing Tool House buildings, an addition to the existing buildings, and construction of a new building in the Historic Haymarket.</p> <p>The resolution will allow TIF to be used as shown in the agreement. Redevelopment activities include the construction of 48 to 56 residential, a 105-room hotel, and over 19,000 square feet of commercial/retail space on the lower levels. Publicly funded improvements include utility improvements, pedestrian alley and streetscape improvements, structural repairs to the historic building; façade upgrades; dock enhancements, and energy efficiency improvements.</p> <p>The Lincoln City Council declared the Downtown Area, including the proposed redevelopment area, blighted on October 22, 1984 with Resolution No. A-69719, and affirmed by resolution on October 19, 1987, the area as “blighted and substandard” with Resolution No. A-71701.</p> | <p>Opponents</p> <p>Groups or Individuals</p> <p>Unknown</p> <p>Basis of Opposition</p> |
| | <p>Staff Recommendation</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against</p> |
| | <p>Board or Commission Recommendation</p> <p>BY <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For with revisions or conditions (See Details column for conditions)</p> |
| | <p>CITY COUNCIL ACTIONS (For Council Use Only)</p> <p><input type="checkbox"/> Pass <input type="checkbox"/> Pass (As Amended) <input type="checkbox"/> Council Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not Pass</p> |

