City of Lincoln, Redevelopment Process Flow Chart
for TIF-Funded Projects

Developer, Property Owner, or other entity contacts City (UDD, Mayor)

Potential Redevelopment Area identified by City

Redevelopment assistance is requested

City Evaluates Need (and determines TIF eligibility for developer-initiated projects)

Private Firm is hired by City or Developer to complete Blight Study

1 to 4 months

Blight Study submitted to Planning Commission and reviewed at Public Hearing for consistency with Comprehensive Plan

1 month

City Council holds Public Hearing on “Substandard and Blighted” Designation – Declares Area “Substandard and Blighted”

1 month

Urban Development Department drafts Redevelopment Plan or, for areas with an Existing Plan, Redevelopment Plan Amendment

1 to 6 months for Plan –or– 2 to 4 weeks for Plan Amendment

Plan (or Plan Amendment) submitted to Planning Commission and reviewed at Public Hearing for consistency with Comprehensive Plan

1 month

Urban Development Department prepares Cost Benefit Analysis

no additional time

City Council holds Public Hearing on Plan and adopts Plan (or Plan Amendment) establishing Project Area

1 month

Urban Development issues Invitation for Redevelopment Proposals (IFRP)

2 to 3 months

City selection of Developer from Proposals submitted

2 to 4 weeks

Negotiation of Redevelopment Agreement between City and Developer

2 to 18 months

City Council holds Public Hearing on Redevelopment Agreement (and also CIP Amendment, Bond Ordinance, etc.)

1 month

Mayor signs Redevelopment Agreement

1 week

TIF District established, Bonds issued

2 to 3 months

Project Implementation

Urban Development Department is the City’s Redevelopment Authority. As needed, other City departments assist in preparing, planning, and negotiating redevelopment projects, including: the Mayor’s Office, Law, Planning, Public Works & Utilities, and Building & Safety.

Project typically becomes Public Information at this time

Opportunities for Public Input on Redevelopment Plans and Projects often occur at several stages:
- Blight Study Analysis
- Redevelopment Plan Creation
- Public Hearings for Plans, Plan Amendments, or Agreements

For Existing Blighted Areas, proceed to Redevelopment Plan or Plan Amendment

For Plans with an Existing Project Area, proceed to Invitation for Redevelopment Proposals

If Developer owns land, skip IFRP, goto Agreement Negotiation

For areas in which the IFRP has been issued, skip to Selection

If Developer owns land, skip Agreement Negotiation

For Plan with an Existing Redevelopment Project Area, proceed to Invitation for Redevelopment Proposals

If Developer owns land, skip Agreement Negotiation

For Plan with an Existing Redevelopment Project Area, proceed to Invitation for Redevelopment Proposals