

LINCOLN
City Council

Directors Meeting Agenda
Monday, May 6, 2024, 2:00 p.m.
555 S. 10th St., Lincoln, NE
Bill Luxford Studio

- I. Open Meetings Law Announcement**
- II. Approval of Directors Meeting Minutes from April 22, 2024**
- III. City Clerk Advisories**
- IV. Director's Advisories**
- V. City Council: Commissions, Committees, and Event Updates**
- VI. Post-Meeting Council Members Calls to City Directors**
- VII. Adjournment**

Next Directors Meeting – May 13, 2024, 2:00 p.m.

City Correspondence

Jennifer T. McDonald – Administrative Approvals

Peter D. Hind – Final 2023 TIF Report

Constituent Correspondence

D'Arcy Blosser – Upcoming Mayor's Interfaith Prayer Breakfast

Robert Borer – say what??

Robert Borer – Re: Bena lies??

The Directors Meeting Agendas and Minutes may be accessed at:
<https://www.lincoln.ne.gov/City/City-Council/Directors-Minutes-Agendas>

Tom J. Beckius

From: Jennifer T. McDonald
Sent: Wednesday, May 1, 2024 8:59 AM
To: Council Packet
Cc: David R. Cary; Steve S. Henrichsen
Subject: Administrative Approvals

Hello. There were no Administrative Approvals for this week.

Thank you,



Jennifer McDonald
Administrative Aide II | Administration

Lincoln-Lancaster County Planning Department
Office: 402-441-6365 | Fax: 402-441-6377

555 S 10th St, Ste 213
Lincoln, NE 68508
lincoln.ne.gov/Planning



Tom J. Beckius

From: Peter D. Hind
Sent: Wednesday, May 1, 2024 3:49 PM
To: Mayor; T.J. McDowell, Jr.; Jon D. Carlson; Council Packet
Cc: Hallie E. Salem
Subject: Final 2023 TIF Report
Attachments: Final 2023 TIF Report 5.1.24.pdf

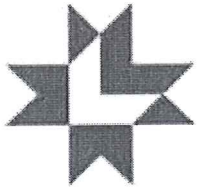
Good afternoon:

Please see the attached 2023 TIF Report. Hard copies have been sent to related governing bodies.

Don't hesitate to contact me if you have any questions.

Thank you,

Peter

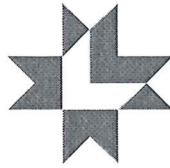


LINCOLN
Urban Development

Peter Hind, AIA
Director of Urban Development

City of Lincoln | Urban Development
Office: 402-441-7606 | Fax: 402-441-8711

555 S 10th St, Ste 205
Lincoln, NE 68508
lincoln.ne.gov/Urban



LINCOLN

Urban Development

May 1, 2024

RE: 2023 Tax Increment Financing Report for the City of Lincoln

Dear Lincoln/Lancaster County Taxing Jurisdiction Member:

In March of 2018, Governor Ricketts signed into law an amendment to the Nebraska Community Development Law (Neb. Rev. Stat. 18-2101 et. seq.), which governs municipal tax increment financing ("TIF"). Neb. Rev. Stat 18-2117.02 now requires redevelopment authorities to make an annual report regarding TIF projects on or before May 1 of each year.

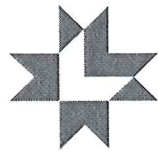
You are receiving this report because of your position as an official of a political subdivision for which taxes are being divided. The governing bodies receiving this report include:

- Lincoln/Lancaster County Board of Commissioners
- Lincoln Public Schools
- Education Service Unit #18
- University of Nebraska – Lincoln
- Southeast Community College
- Lower Platte South Natural Resource District
- Lancaster County Assessor

For further information about TIF and how it is used in the City of Lincoln, please contact Peter Hind, Director of Urban Development, at 402-441-7126 or urbandev@lincoln.ne.gov.

Sincerely,

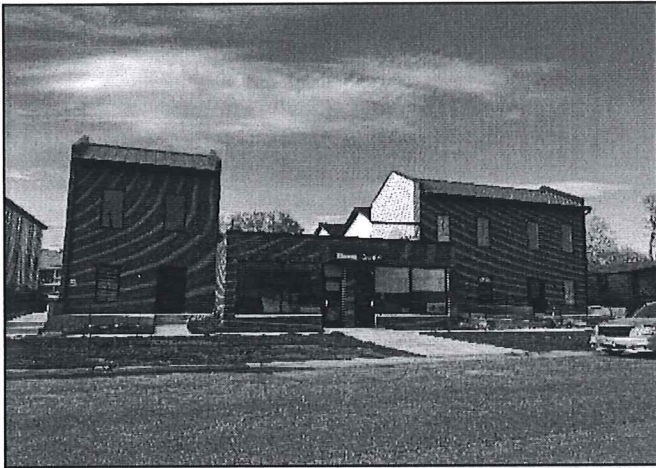
Peter Hind
Director
Urban Development



LINCOLN
Urban Development

2023 Annual TIF Report

Prepared by City of Lincoln,
Urban Development Department
May 1, 2024



Introduction

The City of Lincoln Urban Development Department serves as Lincoln's Community Redevelopment Authority. Developers seeking the use of Tax Increment Financing ("TIF") are guided by Urban Development Department staff through an extensive process of review involving multiple City departments, the Lincoln-Lancaster County Planning Commission, City Council, and the Mayor. In addition to being evaluated based on zoning regulations, land utilization, and compliance with **PlanForward: 2050 Comprehensive Plan**, TIF projects must meet criteria stated in the Nebraska Community Development Law and the **City of Lincoln TIF Policy**. The City of Lincoln TIF Policy divides projects into Core and Outer areas, each of which have additional requirements.

Core TIF Requirements

In addition to being in an area declared blighted and substandard, all Core Area TIF Projects must be located inside the 1970 Lincoln corporate boundaries. Areas outside the 1970 boundaries must be declared extremely blighted to qualify as Core Area TIF. The Project must achieve **at least one** of the following goals:

- Benefit low and moderate-income people or areas.
- Redevelop a building or site that displays a preponderance of substandard conditions or blight as defined by Nebraska state law.
- Redevelop a site that has displayed a pattern of declining real property assessments, as measured by the Lancaster County Assessor's Office.
- Rehabilitate a designated city landmark, a building listed on or eligible for listing on the National Register of Historic Places, or a building located within a local landmark district.
- Show exceptional potential to attract additional reinvestment in adjacent blighted or substandard areas.
- Substantially improves the energy efficiency of an existing building.
- Develop new housing opportunities, including affordable housing.
- Relocate an existing business from an area where it is incompatible with existing or proposed zoning, improves traffic flow, and/or, addresses other conflicts that require relocation.
- Supports the location of a new business or the expansion of an existing business that adds to Lincoln's existing tax base.
- Contributes to the solution of a unique public problem that may not otherwise be resolved within the timeframe or in the manner necessary to meet a public service or public facility need.

If the project is in an area designated extremely blighted, projects may be eligible to use the extended repayment period of up to 20 years, if the project meets certain goals, including providing additional support toward access to affordable housing and improving floodplain resiliency of the redevelopment site.

Outer TIF Requirements

All Outer Area TIF projects are located in blighted and substandard areas outside the 1970 Lincoln corporate boundary and not classified as extremely blighted. Outer TIF projects are generally located near the City's perimeter and are usually unimproved areas that lack infrastructure, which stymies private redevelopment. Outer Area TIF Projects should achieve **at least one** of the following goals:

- The project involves a new business or the expansion of businesses that increase Lincoln's existing tax base by generating new primary employment. (Primary employers are businesses that have out-of-county sales greater than 50% of their total sales and will have a median wage for its new employees equal to or in excess of 105% of the average starting wage for Lancaster County.) The City, in furtherance of appropriate growth, may include adjacent or nearby sites in a project area in addition to the primary employer's site.
- The project relocates an existing business from an area which is incompatible with existing or proposed zoning, improves traffic flow, or addresses other conflicts that require relocation.
- The project extends public infrastructure and/or public services identified in an approved City Plan, but for which funding has not been identified.
- The project improves the availability of affordable housing.
- Contributes to the solution of a unique public problem that may not otherwise be resolved within the timeframe or in the manner necessary to meet a public service or public facility need.

Four Phases

To successfully comply with Nebraska Community Development Law and City process, both Core and Outer Area projects generally move through four phases:

Phase One: Be located in an area officially designated as blighted and substandard.

Phase Two: Be part of an officially approved redevelopment plan, which includes acknowledgement that the project would not be feasible without the use of TIF.

Phase Three: Complete an officially approved redevelopment agreement that delineates the public improvements to be funded using TIF.

Phase Four: Upon substantial completion of the redevelopment project, Urban Development staff send a "Notice to Divide" to the Lancaster County Assessor who then begins to separate the TIF funds from the property taxes paid.

In Lincoln, Phases One and Two include notice to the public and to taxing authorities, review by the Lincoln-Lancaster County Planning Commission, and approval by City Council and the Mayor. Phase Three is reviewed and approved by City Council and the Mayor.

To meet statutory requirements outlined in the Nebraska Community Development Law, this report includes information on the following: percentage of the City designated as

blighted/substandard, current redevelopment projects for which an agreement has been approved, and submitted notices to divide. For additional information, please review a similar report completed by the Nebraska Department of Revenue.

2023 TIF Activity

Blight and Substandard Designation: City Council adopted three new blighted and substandard areas in 2023: Industrial Avenue Redevelopment Area; 56th, 70th, and Fletcher Redevelopment Area; and, College View Redevelopment Area. The Kinney Industrial District Redevelopment Project is located in the Industrial Avenue Redevelopment Area; all other 2023 proposed redevelopment projects were in areas already designated as blighted and substandard. Within Lincoln's city limits, approximately 7.36% of the area is designated as blighted and substandard (not also extremely blighted) and counts towards our maximum cap of 35%. Nebraska Revised Statutes section 182103 states that areas which have been designated as extremely blighted do not count toward a city's maximum blight percentage.

Redevelopment Projects: In 2023, nine redevelopment agreements were approved.

- Lincoln Logistics
- Foxtail Meadows Phase I
- Lincoln Bold
- Union at Antelope Valley
- 27th and Starr
- NW 48th and Holdrege
- North Haymarket Arts and Humanities Center Phase III
- Epworth Church
- Kinney Industrial District

2023 Notices to Divide: In 2023, 15 Notices to Divide were processed.

- Cotswold Building
- Sharp Building
- 2 Landmark Centre
- Central Lumber
- Antelope Square Apartments
- Revolution Wraps
- Instinct
- 23rd and Y
- Sky Park Apartments
- CenterPointe South Street
- Pedestrian Crossing and Van Dorn Park Enhancement
- Atrium

- Hepburn Square
- Tabitha
- Telegraph Lofts West

Completed TIF Collections

The collection on five projects were completed in 2023: Turbine Flats, Sawmill Building, Rosewood Hotel, Perot Systems, and Lincoln Flats/Bank of the West.

Overview of Active TIF Projects

As of December 31, 2023, there were 111 active TIF projects in the City of Lincoln, 95 of which are collecting divided taxes. See the attached table for details on active projects, including approved TIF investment, private investment, total project costs, estimated value, and 2023 TIF district assessed value for each TIF district, as applicable.

TIF District	Resolution & Amendment Numbers	Year Divided	Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2023 County Assessor TIF District Value
9930	A-85115, A-86686	2009	2024	Block 85 (Color Court/Peanut Butter Factory)	\$ 931,996	\$ 6,500,000	\$ 7,431,996	\$ 5,200,000	\$ 6,358,400
9999	A-85326	2009	2024	Shoenakers Travel Plaza	\$ 950,000	\$ 7,150,000	\$ 8,100,000	\$ 7,000,000	\$ 4,849,900
9900	A-85288	2009	2024	AV Parkway Plaza - Phase I (Assurity)	\$ 7,200,000	\$ 49,867,314	\$ 57,067,314	\$ 44,800,000	\$ 39,403,400
9910 & 9950	A-85289, A-86925	2012, 2015	2027, 2030	Antelope Creek Village	\$ 482,600	\$ 3,800,000	\$ 4,282,600	\$ 2,648,000	\$ 4,152,300
9904	A-85287	2009	2024	Creekside Village	\$ 775,000	\$ 7,725,000	\$ 8,500,000	\$ 3,982,019	\$ 14,116,400
9918	A-85913, A-86441	2012	2027	Haymarket Hotel Tool House	\$ 2,173,178	\$ 13,800,000	\$ 15,973,178	\$ 17,100,000	\$ 26,101,500
9914	A-86133, A-86442	2012	2027	Block 38 (Larsen Bldg)	\$ 1,772,988	\$ 14,500,225	\$ 16,273,213	\$ 12,966,020	\$ 17,350,300
9924	A-86237, A-86443, A-87104	2013	2027	North/Dairy House	\$ 651,000	\$ 5,960,000	\$ 6,611,000	\$ 3,670,000	\$ 3,256,300
9916	A-86271, A-86444	2013	2028	Thesis/Dairy House	\$ 2,575,552	\$ 22,215,049	\$ 24,790,601	\$ 17,772,039	\$ 18,283,400
9912	A-86276	2012	2027	World's Foremost Bank	\$ 852,000	\$ 6,379,573	\$ 7,231,573	\$ 9,250,000	\$ 12,846,600
9906	A-86392	2011	2026	17th and Q/Credit Union	\$ 712,786	\$ 5,000,000	\$ 5,712,786	\$ 4,500,000	\$ 5,998,700
9908	A-86597	2027, 2031	2027, 2031	Yolande Avenue	\$ 170,000	\$ 2,000,000	\$ 2,170,000	\$	\$ 28,255,200
9920 & 9930	A-86740	2012, 2016	2028	West Haymarket RRO TOP Phase 1 & 2	\$ 7,385,000	\$ 51,000,000	\$ 58,385,000	\$ 16,000,000	\$ 57,829,900
9936	A-86891, A-87354	2014, 2017	2029, 2032	Nebraska Innovation Campus - Phase I	\$ 10,739,724	\$ 79,000,000	\$ 89,739,724	\$ 61,536,790	\$ 53,874,200
9926	A-86972	2013	2028	Gateway Senior Living Phase 1	\$ 1,606,500	\$ 12,500,000	\$ 14,106,500	\$ 7,580,000	\$ 25,426,500
9928	A-87003	2013	2028	Holdrege/Idylwild	\$ 1,260,000	\$ 13,000,000	\$ 14,260,000	\$ 10,400,000	\$ 13,740,800
9942	A-87073	2014	2029	Landmark Centre 3	\$ 2,100,000	\$ 16,625,000	\$ 18,725,000	\$ 12,000,000	\$ 18,490,800
9922	A-87257	2013	2028	Project Oscar	\$ 2,248,347	\$ 14,000,000	\$ 16,248,347	\$ 10,818,160	\$ 14,281,600
9940	A-87260	2014	2029	18th & O Redevelopment	\$ 4,006,981	\$ 30,000,000	\$ 34,006,981	\$ 20,820,000	\$ 35,607,200
9952	A-88008	2015	2030	Block 68 Redevelopment	\$ 8,111,000	\$ 46,500,000	\$ 54,611,000	\$ 37,000,000	\$ 50,063,800
9934	A-88121	2014	2029	Piedmont Shopping Center	\$ 175,000	\$ 1,200,000	\$ 1,375,000	\$ 6,000,000	\$ 8,209,100
9954	A-88145	2015	2030	Case, Case, and Case	\$ 2,500,000	\$ 6,800,000	\$ 9,300,000	\$ 1,160,000	\$ 71,649,800
9938	A-88158	2014	2029	Airport Entryway Corridor Project	\$ 4,403,138	\$ 25,404,520	\$ 29,807,658	\$ 16,500,000	\$ 18,161,300
9944	A-88334	2015	2029	Speedway Sport Village	\$ 143,897	\$ 1,200,000	\$ 1,343,897	\$ 1,200,000	\$ 965,700
9932	A-88369	2014	2027	Keichel Fine Arts	\$ 1,250,000	\$ 11,500,000	\$ 12,750,000	\$ 5,300,000	\$ 5,697,700
9966	A-88416	2016	2030	PCE Phase 2	\$ 1,688,076	\$ 10,405,800	\$ 12,093,876	\$ 8,000,000	\$ 16,486,600
9946	A-88452	2015	2030	Eisey Housing	\$ 533,354	\$ 4,200,000	\$ 4,733,354	\$ 3,600,000	\$ 6,702,800
9976	A-88672	2017	2031	Schwarz Paper	\$ 414,000	\$ 7,000,000	\$ 7,414,000	\$ 3,275,000	\$ 4,553,300
9956	A-88687	2016	2031	Ambassador/President II	\$ 7,000,000	\$ 45,000,000	\$ 52,000,000	\$ 35,465,077	\$ 51,386,800
9962	A-88699, A-90297	2016, 2017	2031	Aspen Heights	\$ 374,000	\$ 2,026,000	\$ 2,400,000	\$ 1,892,600	\$ 3,853,300
9958	A-88799	2016	2031	Swanson Russell	\$ 450,000	\$ 3,749,500	\$ 4,199,500	\$ 3,200,000	\$ 4,291,800
9948	A-88800	2015	2030	3rd & O	\$ 2,600,000	\$ 19,500,000	\$ 22,100,000	N/A	\$ 44,716,200
9964	A-88859	2016	2031	8N Collegiate	\$ 130,000	\$ 1,165,000	\$ 1,295,000	\$ 725,000	\$ 1,131,200
9960	A-88920	2016	2031	Robber's Cave	\$ 6,000,000	\$ 30,000,000	\$ 36,000,000	\$ 26,928,000	\$ 29,994,600
9978	A-89209	2017	2032	HUDI	\$ 8,270,000	\$ 41,000,000	\$ 49,270,000	\$ 7,470,000	\$ 4,895,600
9998	A-89264, A-89435, A-90343, A-91599	2020	2035	Victory Park - VA Campus Redevelopment	\$	\$	\$	\$	\$
9406	A-89264, A-89435, A-90343, A-91599	2020	2035	Victory Park - Community Based Outpatient Clinic	\$	\$	\$	\$	\$
9968 & 9402	A-89520	2017, 2019	2034	Antelope Square (Phases I & II)	\$ 825,000	\$ 4,575,000	\$ 5,400,000	\$ 4,833,000	\$ 5,666,100
9972	A-89522	2017	2032	Kevin Hittle	\$ 110,000	\$ 1,090,000	\$ 1,200,000	\$ 1,200,000	\$ 1,401,500
9974	A-89565	2017	2032	Telegraph District 333/401 Bldgs	\$ 1,617,558	\$ 20,607,923	\$ 22,225,481	\$ 15,065,585	\$ 10,913,900
9980	A-89853	2017	2032	48th & Holdrege	\$ 2,454,600	\$ 14,345,400	\$ 16,800,000	\$ 9,700,000	\$ 14,437,800
9403	A-90080, A-90928	2019	2034	48th & Leighton	\$ 4,350,000	\$ 35,000,000	\$ 39,350,000	\$ 24,365,000	\$ 30,747,900
9988	A-90277	2018	2033	1222 P	\$ 470,000	\$ 4,000,000	\$ 4,470,000	\$ 2,919,000	\$ 3,973,500
9992	A-90380	2018	2033	Nebraska Innovation Campus - Phase II	\$ 3,116,291	\$ 15,300,000	\$ 18,416,291	\$ 14,443,000	\$ 13,227,300
9994	A-90398	2018	2033	Lumberworks Limer Building	\$ 2,041,096	\$ 12,855,731	\$ 14,896,827	\$ 12,855,731	\$ 11,526,800
9986	A-90436, A-91106	2018	2033	11th & P and Lincoln Commercial Club	\$ 1,583,357	\$ 10,121,003	\$ 11,704,360	\$ 11,017,318	\$ 9,263,800
9996	A-90458	2018	2033	Nature's Variety	\$ 275,000	\$ 3,000,000	\$ 3,275,000	\$ 1,618,761	\$ 2,983,100
9982	A-90726	2018	2033	Skate Zone	\$ 960,000	\$ 10,040,000	\$ 11,000,000	\$ 5,675,328	\$ 2,223,000
9401	A-90977	2019	2034	Viet Hao 2353/2365/2373 O Street	\$ 128,200	\$ 1,716,100	\$ 1,844,300	\$ 1,033,800	\$ 1,218,300
9410	A-90986	2020	2035	West O Sports Facility	\$ 1,300,000	\$ 10,400,000	\$ 11,700,000	\$ 4,867,382	\$ 7,308,300
9990	A-91004	2018	2033	Telegraph District 1935 O Street	\$ 8,907,652	\$ 62,000,000	\$ 70,907,652	\$ 57,363,333	\$ 2,650,700
9415	A-91004	2020	2035	Telegraph Flats Common - Condo A	\$	\$	\$	\$	\$
9405	A-91004	2020	2035	Telegraph Flats East	\$	\$	\$	\$	\$
	A-91004	2023		Telegraph Flats West	\$	\$	\$	\$	\$ 11,300,900

TIF District	Resolution & Amendment Numbers	Year Divided	Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2023 County Assessor TIF District Value
9984	A-91086	2018	2033	Raymond Brothers	\$ 1,179,671	\$ 7,232,126	\$ 8,411,797	\$ 6,333,930	\$ 8,556,700
9400	A-91120	2019	2034	West O St Revitalization					\$ 172,957,200
9407	A-91288	2020	2035	Project Oscar 2.0	\$ 2,805,000	\$ 16,000,000	\$ 18,805,000	\$ 16,000,000	\$ 13,777,300
9418	A-91462	2021	2035	Lied Place	\$ 5,000,000	\$ 30,000,000	\$ 35,000,000	\$ 26,279,640	\$ 28,893,700
9408	A-91541	2020	2036	Willis Knight Lofts	\$ 252,000	\$ 2,500,000	\$ 2,752,000	\$ 1,845,242	\$ 2,711,600
9419	A-91600	2021	2036	9th & O	\$ 3,130,000	\$ 28,000,000	\$ 31,130,000	\$ 16,500,000	\$ 15,739,300
9423	A-91602, A-91986	2021	2036	Canopy Park	\$ 7,089,305	\$ 46,130,157	\$ 53,219,462	\$ 46,257,023	\$ 36,928,600
9404	A-91616	2019	2034	Canalrins on Vine	\$ 221,890	\$ 1,078,110	\$ 1,300,000	\$ 1,300,000	\$ 530,700
9417	A-91863	2021	2036	Campus Hotel	\$ 5,600,000	\$ 35,000,000	\$ 40,600,000	\$ 26,500,000	\$ 21,949,500
9409	A-91896	2020	2035	Hulber Building	\$ 537,000	\$ 1,650,000	\$ 2,187,000	\$ 4,205,910	\$ 5,113,200
9421	A-91909	2021	2036	Cotner & P Street	\$ 3,900,000	\$ 28,000,000	\$ 31,900,000	\$ 18,000,000	\$ 31,086,700
9411	A-91963	2020	2035	Oriental Market/Stone Elephant -	\$ 120,000	\$ 1,500,000	\$ 1,500,000	\$ 1,063,600	\$ 1,266,000
9429	A-92045	2022	2037	Campion Housing	\$ 5,500,000	\$ 42,000,000	\$ 47,500,000	\$ 29,293,529	\$ 44,371,700
9413	A-92069	2020	2035	Greater Downtown Principal Corridors					\$ 270,609,900
9436	A-92128	2022	2022	Hebburn Square	\$ 192,000	\$ 1,200,000	\$ 1,392,000	\$ 1,029,700	\$ 559,500
9414	A-92155	2020	2035	Central Hotel	\$ 385,000	\$ 1,715,000	\$ 2,100,000	\$ 3,237,760	\$ 2,154,800
9412	A-92191	2020	2040	Antelope Tower	\$ 2,000,000	\$ 11,500,000	\$ 13,500,000	\$ 671,400	\$ 15,944,300
9424	A-92244	2022	2037	2236 R Street	\$ 180,000	\$ 1,920,000	\$ 2,100,000	\$ 1,004,000	\$ 1,249,300
9426	A-92510	2022	2037	Terminal Building	\$ 3,900,000	\$ 11,956,000	\$ 15,856,000	\$ 22,340,006	\$ 2,134,200
9416	A-92552	2021	2041	South of Downtown Redevelopment Plan					\$ 214,683,400
9425	A-92605	2022	2042	LES Building	\$ 891,686	\$ 5,700,000	\$ 6,591,686	\$ 79,000,000	\$ 8,182,200
9436	A-92656	2022	2037	Revolution Wraps	\$ 426,000	\$ 3,000,000	\$ 3,426,000	\$ 2,214,430	\$ 766,600
9420	A-92675	2021	2036	1645 Washington	\$ 59,485	\$ 500,000	\$ 559,485	\$ 299,000	\$ 239,200
	A-92691	Taxes Not Divided		Block 65	\$ 14,131,543	\$ 71,000,000	\$ 85,131,543	\$ 55,000,000	
9422	A-92809	2021	2036	Meadowlane Shopping Center	\$ 312,170	\$ 1,055,447	\$ 1,367,617	\$ 6,133,617	\$ 7,153,000
9433	A-92811	2023	2043	2 Landmark Centre	\$ 3,500,000	\$ 20,000,000	\$ 23,500,000	\$ 17,000,000	\$ 11,302,600
9434	A-92855	2023	2043	Sharp Building	\$ 1,376,894	\$ 9,422,196	\$ 10,799,090	\$ 8,774,085	\$ 3,690,900
9427	A-92857	2022	2042	25 th & Vine	\$ 906,229	\$ 4,000,000	\$ 4,906,229	\$ 3,924,000	\$ 5,597,900
9442	A-92947	2023	2043	Sky Park	\$ 1,331,676	\$ 13,350,000	\$ 14,681,676	\$ 10,680,000	\$ 9,318,200
9428	A-93012	2022	2042	Wyluka/Gatehouse Row	\$ 2,000,000	\$ 18,100,000	\$ 20,100,000	\$ 6,350,000	\$ 6,294,800
9443	A-93048	2022	2042	The Atrium	\$ 3,651,017	\$ 19,849,000	\$ 23,500,017	\$ 17,482,303	\$ 5,061,700
9442	A-93139	2023	2043	Antelope Square Apartments	\$ 5,500,000	\$ 28,000,000	\$ 33,500,000	\$ 23,500,000	\$ 3,576,300
9441	A-93154	2023	2043	Centerpointe South Street (Trabert Hall)	\$ 575,000	\$ 17,600,000	\$ 18,175,000	\$ 2,650,000	\$ 4,080,200
9431	A-93195	2023	2038	Central Lumber	\$ 955,500	\$ 4,000,000	\$ 4,955,500	\$ 3,924,000	\$ 1,485,200
9439	A-93228	2023	2038	Tabitha	\$ 3,291,750	\$ 22,000,000	\$ 25,291,750	\$ 16,155,000	\$ 3,731,500
9437	A-93401	2023	2038	Instruct aka M Industries Phase 1	\$ 3,607,264	\$ 90,000,000	\$ 93,607,264	\$ 20,000,000	\$ 6,757,900
9435	A-93402	2023	2043	Cotswold Building	\$ 3,304,792	\$ 16,923,097	\$ 20,227,889	\$ 18,603,711	\$ 2,943,400
	A-93516	Taxes Not Divided		48 th & Aylesworth	\$ 3,185,000	\$ 21,000,000	\$ 24,185,000	\$ 15,262,240	
	A-93518	Taxes Not Divided		Bishop Heights	\$ 6,540,311	\$ 48,750,000	\$ 55,290,311	\$ 39,000,000	
	A-93677	Taxes Not Divided		Gold's Tower	\$ 4,200,000	\$ 22,000,000	\$ 26,200,000	\$ 17,365,000	
	A-93692	Taxes Not Divided		Coyote/Finke	\$ 240,000	\$ 4,000,000	\$ 4,240,000	\$ 1,385,100	
	A-93721	Taxes Not Divided		1030 O Street	\$ 3,750,000	\$ 15,750,000	\$ 19,500,000	\$ 13,000,000	
	A-93744	Taxes Not Divided		300 S 16 th St.	\$ 308,164	\$ 1,288,000	\$ 1,596,164	\$ 1,900,000	
	A-93746	Taxes Not Divided		Perhing Block - Phase I	\$ 2,327,452	\$ 8,116,700	\$ 10,444,152	\$ 7,000,000	
	A-93774	2023	2038	Lincoln Logistics	\$ 13,493,000	\$ 59,000,000	\$ 72,493,000	\$ 59,145,600	
	A-93970	Taxes Not Divided		Foxrail/Sofa Housing	\$ 1,940,000	\$ 52,970,000	\$ 54,910,000	\$ 30,080,000	
	A-93948	Taxes Not Divided		Lincoln Bold	\$ 24,150,000	\$ 90,850,000	\$ 115,000,000	\$ 105,000,000	
9430	A-93899	2022	2037	Pedestrian Crossing and Van Dorn Park Enhancement				\$ 871,700	\$ 1,116,900
	A-93920	Taxes Not Divided		Union at Antelope Valley	\$ 3,400,000	\$ 50,860,000	\$ 54,260,000	\$ 16,737,338	
	A-94001	Taxes Not Divided		27th and Starr	\$ 446,658	\$ 2,600,000	\$ 3,046,658	\$ 16,737,338	
	A-94003	Taxes Not Divided		NW 48th and Holdrege	\$ 1,460,000	\$ 50,050,000	\$ 51,510,000	\$ 41,503,638	
	A-94111	Taxes Not Divided		North Haymarket Arts and Humanities Phase III	\$ 3,043,004	\$ 31,000,000	\$ 34,043,004	\$ 18,000,000	
	A-94195	Taxes Not Divided		Epworth Church	\$ 385,240	\$ 2,000,000	\$ 2,385,240	\$ 2,500,000	
	A-94387	Taxes Not Divided		Kinney Industrial District	\$ 4,600,000	\$ 23,400,000	\$ 25,000,000	\$ 26,000,000	

Tom J. Beckius

From: D'Arcy Blosser <darcy.blosser@gmail.com>
Sent: Friday, April 26, 2024 9:42 AM
To: Council Packet
Subject: Upcoming Mayor's Interfaith Prayer Breakfast
Attachments: One World, One Song 2024 Poster.pdf

Hello Council Members!

In the last couple of weeks you should have received an invitation to attend the 40th Annual Mayor's Interfaith Prayer Breakfast which is coming up May 2, 2024 - doors open at 7:30 a.m. for a vegetarian breakfast, program begins at 8 a.m. and should conclude by 9 a.m. I just want to follow up the mailers with a personal invitation to be part of this event that brings folks together from diverse faith groups in Lincoln to celebrate our oneness as humankind.

Reservations can be made on Eventbrite, accessed through lancasterfaith.org the website of the Faith Coalition of Lancaster County. The cost is \$30 per person. This 40th anniversary breakfast will feature the debut of a new musical composition, "Love For All" and will highlight how music can bring us together. I believe it will be a powerful message.

I hope to see many of you there!

Thanks!

D'Arcy Blosser
402-429-6902

Attachment: Interfaith Prayer Breakfast Poster

ONE WORLD, ONE SONG

Mayor's Interfaith Prayer BREAKFAST

40th Anniversary



*Love
for
All*



“Lincoln has a legacy of coming together to put the “unity” in community. Our Interfaith Prayer Breakfast is one of the most enduring. Please join in this exclamation of our commitment to peace, love, reconciliation and community.”

*Mayor Leirion Gaylor Baird
Honorary Chair*

Thursday, May 2, 2024

Doors Open & Breakfast served: 7:30 a.m.
Program: 8:00 a.m. Adjourn: 9:00 a.m.

LOCATION:

The Lincoln Marriott Cornhusker Hotel
Lancaster Ballroom
333 S 13th St. Lincoln, NE 68508

REGISTER AT:
www.lancasterfaith.org



Come and revel in the world premiere of “Love for All.” This new original composition captures the deep tradition of every culture and faith throughout history to express themselves in chants, melodies and hymns. “Love for All” was Commissioned for our 40th Anniversary celebration. Sullivan Dutra, the composer, has brought to life the vision of our Interfaith Prayer Breakfast. He is a celebrated Brazilian composer of Portuguese ancestry who is Minister of Music at Union College. “Love for All” is sure to fill you with hope and joy!!

Tom J. Beckius

From: Robert Borer <robertjborer@gmail.com>
Sent: Monday, April 29, 2024 9:43 AM
To: secrecy.and.lies.hide.corruption@ne.sos.gov
Subject: say what??

Dear Friends,

Quoting:

~". . . there are two electronic folders inside Dominion (and ES&S) software that electronic ballot images can be placed into. Votes are counted off these digital images, not off the paper ballots. Once converted to digital 1's and 0's, it is easy to change votes [and hence, the results]."

Vote-counting is a simple third grade process of addition. Software that is written to read ballot timing marks and voter selection marks, and perform simple addition on those voter selection marks, is not sophisticated software. Anyone who calls it "proprietary" is a snake oil salesman, i.e., someone engaging in deceptive marketing.

There is only one reason for shrouding cheap tabulator software and hardware in secrecy—to rig elections.

There is only one reason for preventing voters from accessing all ballots so they can verify an election—to protect a rigged election.

The wizard behind the curtain is a con man. It doesn't take but a small "Toto" to pull the curtain back.

Rigging elections is treason.

A nationwide, irrefutable exposé on the secret, fraudulent process we call "elections" is coming this year.

The MDM (misinformation/disinformation/malinformation) campaign of the deep state won't survive it.

Stay tuned.

Yours Truly

P.S. Every computerized tabulator has a backdoor.

x

Tom J. Beckius

From: Robert Borer <robertjborer@gmail.com>
Sent: Tuesday, April 30, 2024 3:31 PM
To: lies@ne.sos.gov; sos@ne.sos.gov
Subject: Re: Bena lies??
Attachments: Image-1.jpg

Friends,

Someone sent me a typical Bena (deputy sos) response. See the attachment.

In that response, Bena claims it is against Nebraska law to hand count votes *unless the machines aren't working*. That is laughable and absurd. Bena is selling legal fiction. He's engaging in lawfare. His answer depends on his audience, and who he thinks he can intimidate. I was there a mere two years ago in a private meeting when he told a handful of senators that we did not have to use the machines.

That's the short answer to Bena's response.

The longer and more rigorous answer is below.

1) Unless someone is part of a scheme to commit election fraud, no state or County election officials can know for a fact *when* the computerized tabulators are working *properly* and *when* they aren't. Not without a full manual audit. Herein is the problem with computers. They can easily be programmed to work honestly in one precinct and/or race, and dishonestly in another precinct and/or race. And given that no one is allowed access to the secret tabulator software except the private vendor, no one in Nebraska state or County government can say with any authority when they are being used honestly and when they aren't. (And even if they could, things could change in a heartbeat with a hidden connectivity device or a thumb drive with hidden malware.)

2) L&A testing proves nothing. As I said above, software can easily be written to commit fraud *after* the L&A testing. Software can easily be written to compartmentalize fraud by precinct or race. Again, the only way to know if a computerized tabulator has worked properly is to count all the votes by hand, and compare the hand count results with the computer count results.

3) The tabulators have internal audit features that show the tabulator's work, but Bena refuses to allow Voters access to it. This is prima facie evidence that the machines are being abused to manipulate election results. There's no other reason for the secrecy. Vote-counting is a simple third grade process of addition. Software that is written to read ballot timing marks and voter selection marks, and perform simple addition on those voter selection marks, is not sophisticated software. Anyone who calls it "proprietary" is a snake oil salesman, engaging in deceptive marketing. So again, we have no way of knowing if the tabulator has worked properly or not, because the NIST-prescribed audit data that is meant for public consumption is not allowed to be reviewed by the owners of Nebraska's elections, i.e., Nebraska Voter-Taxpayers!! (Thanks, Bena. You should quit before you bury yourself any deeper.)

Note: Bena whines that election integrity advocates (which should be all of us, as who can say they

don't want verifiably accurate election results?) won't show him proof of fraud, but then he refuses to show us proof of accurate results. Bena is a one-man, sleight-of-hand clown show. He shrouds everything in secrecy. Again, there's only one reason for that secrecy—to hide fraud.

4) County election officials (commissioners and clerks alike) were elected (presumably) by the People of the County to administer "fair and open elections free from outside influence," *on behalf of the People of the County*, who pay their wages and benefits. They work for the People of the County. They took an oath to the People of the County when they took an oath to our Constitution. They don't work for Bena.

County election officials *have no way of knowing* if a private vendor with secret software and hardware is influencing/manipulating election results or not, unless they conduct a full manual audit. County election officials would be wise to exercise due diligence. Allowing election results to be rigged is a very serious crime. The only solution is to make certain that they are NOT rigged. There's only one way to do that. Hand count.

Secret software from a private corporation must be considered outside influence.

5) Nebraska law states that the Election Act "shall be liberally construed so that the will of the registered Voters is not defeated by . . . the conducting of any election or the certifying of the results of the election."

The will of all honest Voters is verifiably accurate results. Elections don't belong to the SoS office. They belong to the People.

6) Our Nebraska State Constitution, the Supreme law of Nebraska, states that ". . . there shall be no hindrance or impediment to the RIGHT of a qualified voter to exercise the elective franchise."

That RIGHT to exercise the elective franchise includes the RIGHT to cast votes AND the RIGHT to ensure that those votes are counted accurately.

7) Bena tries, after every election, to gaslight (i.e., deceive) Voters with his fake precinct audits, which he calls "Mandatory Manual Audits." During these precinct "audits," a few races are selected to be counted manually. (If it's legal for Bena and County election officials to count votes manually, it's legal for We the People to do so as well. Bena and County election officials sit BELOW the People, in the Constitutional hierarchy.)

But again, counting three races in one or two precincts means nothing, as it is very easy to write software to compartmentalize election cheating.

Conclusion

Bena can't be trusted. The machines can't be trusted. Elections belong to our Counties.

The People demand a return to transparent and verifiable (hand-counted and video-recorded) constitutional elections before the general election.

The will of the People and our Constitution transcend the will of our rogue SoS office and Legislature.

"We, the people, grateful to Almighty God for our freedom," are standing up and taking back the right (and rights) that usurpers have hijacked (while we were busy working and paying their bills), namely the right to self-government (through verifiable elections).

To our Counties

Get ready. Hand counting is easy. It only takes third grade math. We have plenty of time. And we'll be happy to help.

Don't worry about the SoS office. Their job was never to micromanage, but simply to ensure that our county elections were honest and verifiably accurate, which they have failed miserably to do. We'll be glad to show them how it's done **and to show all our work.**

In the Cause of Liberty and Justice for ALL,

Yours Truly

Bcc'd: SoS Office, Hamilton County Clerk, misc "friends"

subject: PAIUU UUUU

Date: March 14, 2022 at 12:29:05 PM CDT

To: "Gregg Kremer" <gk@hamilton.net>

Gregg,

It is against state law to hand count the ballots unless the counting machine is not working. Even in that even we would send in a technician or another scanner to complete the count.

Hope this helps

Wayne Bena
Deputy Secretary of State of Nebraska
Elections Division