

Invitation for Redevelopment Proposals for the
South Haymarket Park
Redevelopment Site
in Downtown Lincoln, Nebraska



August 30, 2022



Urban Development Department

South Haymarket Park Redevelopment Site

INVITATION FOR REDEVELOPMENT PROPOSALS

South Haymarket Park Redevelopment Site Introduction	1
Why Lincoln?	3
Downtown Lincoln	5
Why this Site?	8
Submittal Requirements.....	12
Selection Process.....	15



SOUTH HAYMARKET PARK REDEVELOPMENT SITE

INVITATION FOR REDEVELOPMENT PROPOSALS

The center of the nation's Silicon Prairie is seeking visionary developers to be a part of Downtown Lincoln's exciting future.

The South Haymarket Park Redevelopment Site is part of the redevelopment of an over six-acre Downtown Park. The 1.54 -acre site is also located at the south terminus of Canopy Street, the retail and event street along the four blocks leading to the Pinnacle Bank Arena.

In 2010, the residents of the City of Lincoln passed a bond issue in support of the construction of the Pinnacle Bank Arena, a \$340 million dollar investment in infrastructure, parking, and a more than 15,000-seat arena in Downtown Lincoln. The ground breaking for the Arena occurred in the summer of 2011 and the project was completed in September 2013. The project involved the relocation and elimination and consolidation of existing railroad tracks, completion of other site preparation activities and the construction of six parking facilities, street and utility improvements, streetscape, trails and walkways, pedestrian bridges, and other enhancements. In addition to the public investment, a substantial private investment in multiple mixed-use housing projects, entertainment venues, an Amtrak station, a hotel, and three substantial office headquarter buildings have been constructed on or adjacent to the four blocks immediately south of the Arena.

The project site is on “Block 5” or the fifth block south of the Arena. The project site will be located at the intersection of two significant public investments: the infrastructure installed to support the arena, including Canopy Street, Arena Drive, and N Street (including the protected bike lane), as well as the future South Haymarket Park to the west and south of the site. Additionally, a significant reinvestment is underway in the implementation of the Haymarket South Street and Streetscapes Plan, including signalization of 8th and N, LES substation beautification, undergrounding of overhead utilities, construction of surface parking, and construction of sidewalk and streetscape improvements along M and 7th Streets. The transformative public reinvestment in South Haymarket is expected to encourage substantial private investment over the next ten years.

This Invitation for Redevelopment Proposals is a rare opportunity to both help complete the redevelopment of a district and help set the stage for an emerging district.

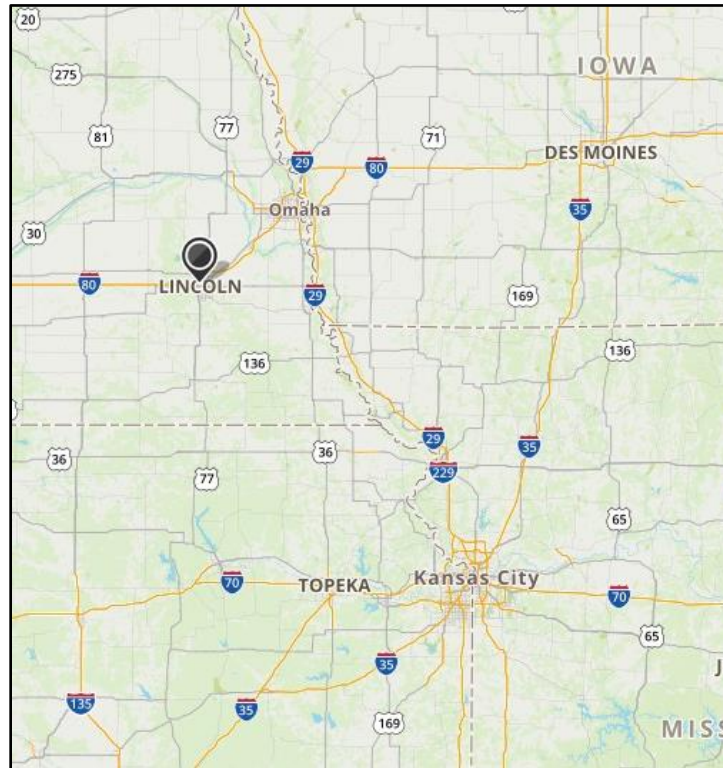


WHY LINCOLN?

Lincoln is a growing City of over 291,000, up over 12 percent from 2010. The City has enjoyed a steady annual growth rate of over one percent for the past 30 years.

Lincoln has a diversified economic base, excellent school system with high graduation rates, a burgeoning startup community, and access to multiple higher education opportunities. The City has targeted several goals to take advantage of its assets, including developing its workforce and talent, nurturing a globally competitive entrepreneurial ecosystem, and strengthening collaboration among key economic assets.

Lincoln is located on Interstate 80, midway between Denver and Chicago, and is part of the Silicon Prairie, due to its rapidly growing tech industry, connections to top ranked colleges and University of Nebraska Lincoln, and supportive entrepreneurial spirit.



The City consistently earns top national rankings for its quality of life and its economy. This State Capital and college town offers the excitement of a big city with the convenience and friendliness of small-town living. Residents are proud of the city's 131-mile trail network, excellent educational system, low crime rate, high-tech infrastructure, and great climate for job seekers and entrepreneurs.

Lincoln continues to rank high among cities in the United States for its economy, jobs, parks and trails, health, happiness, etc. The City of Lincoln has recently received a variety of national accolades, including

- The City is the 3rd most financially healthy City among the 75 most populous cities, [truthinaccounting.org](#), 2022
- Among state capitals, Lincoln ranks 5th for safety, well-being, etc., [Wallethub.com](#), 2022
- Lincoln ranks 6th as one the best places to remotely work, due to its broadband and greenspace access, [ownerly.com](#), 2022
- Lincoln is ranked 3rd among large cities with the "fastest internet speeds," [AdvisorSmith](#), 2021
- Among Small Metropolitan Areas with the Most Economic Growth, Lincoln ranked 8th, [Stessa.com](#), 2021
- Lincoln is ranked number 18 on a "Top 100 Best Places to Live" by [livability.com](#), 2021
- Lincoln ranked 1st among the Happiest Cities in America, [Men's Health](#), 2020

Not only is Lincoln a great place to live and invest, but Downtown Lincoln is central to Lincoln's success. Downtown Lincoln is the hub of Lincoln's employment and entertainment.



DOWNTOWN LINCOLN

Downtown Lincoln is envisioned as “The Center of Opportunity.” Lincoln’s Downtown is a thriving, mixed-use district with approximately 41,000 employees and 1,700 businesses. One-third of Downtown’s employees are in the public sector, including City, University and other State, and Federal employment. Lincoln is part of the “Silicon Prairie.” The community’s startup, tech, and innovation cluster is centered in Downtown Lincoln.

The City sees over two million visitors annually. There are eight hotels with 1,300 rooms in the Downtown area. Downtown is the City’s arts, cultural, and entertainment center, with sports and entertainment facilities, including UNL’s Memorial Stadium, Haymarket Park for college and professional baseball, Pinnacle Bank Arena, Breslow Ice Hockey Center, a 14-screen movie complex, the Lied Center for Performing Arts, numerous art galleries and other performance art venues, several museums, the Downtown main library, and a diverse mix of restaurants and bars. Downtown is the home to a substantial display of public art, as well and regular arts events, including the First-Friday Art Walk. The 14th and O area of the Downtown has a rich history of live music that is growing. The non-profit arts and culture sector generates approximately \$99 million per year in total economic activity and supports nearly 3,000 full-time equivalent jobs.

Downtown Lincoln has over 12,500 residents and has been growing at a faster pace (1.9%) than the City. Downtown has seen a 24 percent growth in housing units since 2010. Many of these units have been marketed to the growing student population. However, there is a healthy, burgeoning market for higher-end condominium units, as well.

The Downtown has several districts that surround its central business district. The Haymarket is on the west side of Downtown, home to many bars and restaurants, as well as the Arena and related redevelopment projects. The southern boundary includes the architecturally significant State Capitol building, as well as other state and local government campuses, and a historic residential neighborhood. The University of Nebraska-Lincoln Campus forms the northern boundary of the Downtown. On the east side of Downtown is a major \$200 million urban revitalization project, Antelope Valley, which has expanded the boundaries of Downtown with an adjacent mix of residential and commercial redevelopment, such as the Telegraph District.

Recently completed public and private reinvestment in Downtown Lincoln totals over \$1 billion. The Downtown Master Plan Background Report shows over 60 public, private, and joint projects that have recently been completed, with many more underway. Projects in the Haymarket Area include housing, office, light industrial, and mixed-use redevelopment projects, and many involve the rehabilitation of historic buildings, while others are newer structures built on the old rail and scrap yards.

The West Haymarket project is the largest public investment project ever completed in Downtown Lincoln, which met with significant private investment as well. The development of the 16,000 seat Pinnacle Bank Arena encouraged significant private reinvestment in the Downtown in the four blocks leading south from the arena. The first blocks south included the development of the Railyard Entertainment District and Canopy Lofts residential complex, as well as the Hobson Condominium Project with the Hyatt Place Hotel. The second and third blocks south of the arena saw an investment of over \$110 million in the construction of three commercial headquarter buildings. A project on Block Four is finishing up with the construction of the Canopy Park Residential Complex. The private investment on these four blocks is over \$250 million. Additionally, the West Haymarket Joint Public Agency and City invested in the construction of five parking garages on these blocks along arena drive. These garages, along with the Lumberworks Parking Garage, have supported new investment in both West and South Haymarket. Finally, the construction of the West Haymarket's District Energy Corporation has improved access to a heating and cooling alternative for the area's buildings.

RECENT PLANS & MARKET STUDIES

The City adopted the guiding document for Downtown, the 2018 City of Lincoln Downtown Master Plan, in December of 2018. The Plan, as well as the Background Report and Interactive Tour, can be found at [2018 Downtown Lincoln Master Plan](#). The Plan identifies the Park and its related redevelopment as one of the catalyst projects to be completed as part of the Downtown Lincoln Master Plan.

Design efforts for the South Haymarket Park is underway with a team of consultants including GGN and Olsson Associates. It is our expectation that the selected development team will work with the City and design team to integrate the private redevelopment with the public investment.

The 2015 South Haymarket Neighborhood Plan is the guiding Comprehensive Plan, subarea plan for the area surrounding the project site. The South Haymarket Neighborhood Plan was adopted to help encourage and guide redevelopment of the area between O Street, G Street, S. 4th Street, and S. 10th Street. The vision for the future of South Haymarket is a high-density residential and mixed-use area with well-defined streetscapes, open spaces, expanded commercial and office space, and adequate parking. The primary goals of the plan are to create an urban neighborhood, transition from heavy industrial uses, organize the streets and sidewalks, develop open space and trail connections, preserve historic resources, and provide for new parking opportunities.

The redevelopment site is generally identified as a high-density residential or mixed-use site. The plan for this site and surrounding area also includes building a connection between the N Street Cycle Track and Jamaica North Trail, which will be within the future South Haymarket Park, providing additional parking, expanding the public space and/or green space, which can generally happen within the utility easement adjacent to the site, and connecting outdoor spaces to the adjacent development. The site should be constructed with the context in mind and to the South Haymarket Design Standards. Additionally, with the development of the Park and this site come the opportunity to build additional connectivity to the surrounding area as proposed in the Haymarket South Streetscape Plan. Links to all these documents are provided below.

- [South Haymarket Neighborhood Plan](#)
- [South Haymarket Design Standards](#)
- [Haymarket South Streetscape Plan](#)
- [Lincoln-Lancaster County 2050 Comprehensive Plan](#)



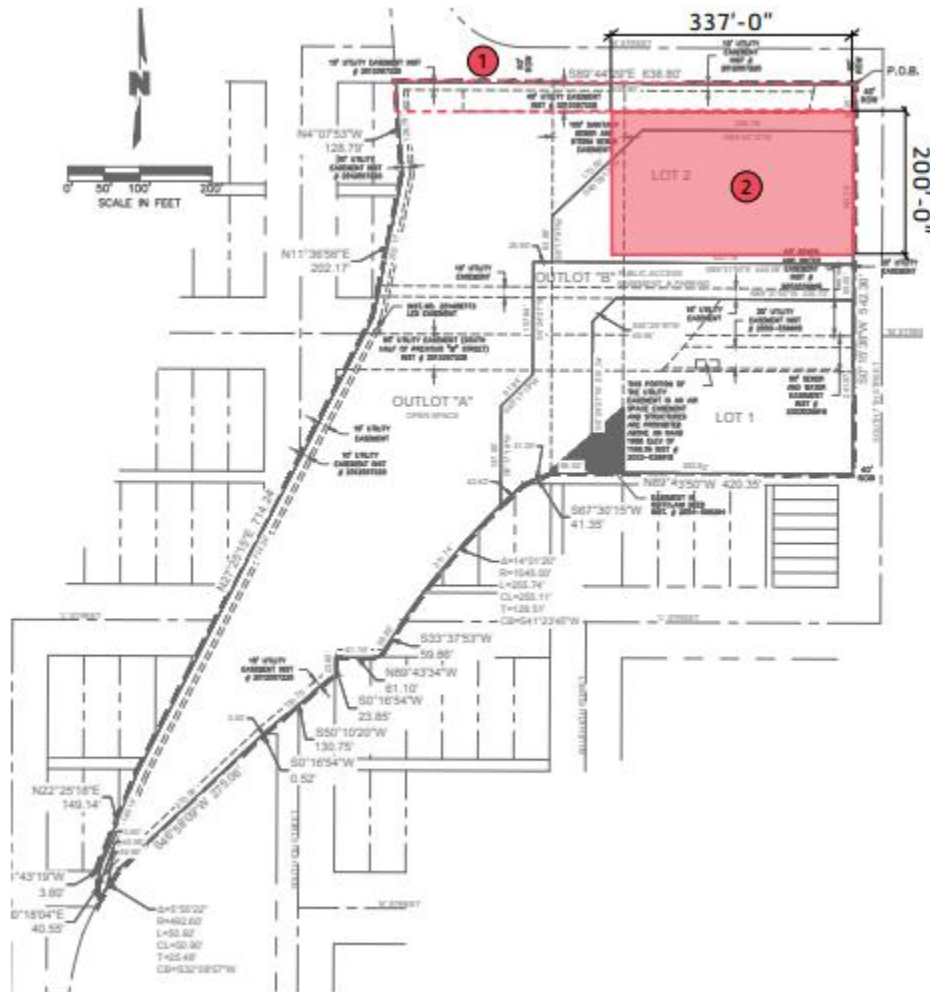
WHY THIS SITE?

As part of the 2018 Downtown Master Plan, the redevelopment of the South Haymarket Park and related redevelopment was identified as one the primary catalyst projects in creating the vision for Downtown Lincoln as The Center of Opportunity.

The Redevelopment Site is located at the convergence of several unique improvements and opportunities. The site is at the terminus of Canopy Street with a spectacular view of the newly constructed Pinnacle Bank Arena. This street is lined with new housing, headquarter office buildings, a hotel, an entertainment district, commercial services, and retail, including a full-service grocery store across from the site. The N Street Cycle Track runs along the north side of the site, bringing commuter and casual riders past the site. A more than six-acre park is planned to begin construction within the next two years. Some improvements related to the Park are underway, including relocation of utilities and design work for park infrastructure and facilities. While substantial funding has been raised, a major fundraising campaign for several key facilities will take place after the design has been completed.

The site has access to newer water and sanitary sewer mains. A new storm sewer runs west of the site. The site is within one block of the District Energy Corporation heating and cooling system. Inquiries into the use of district energy would need to include the West Haymarket JPA and District Energy Corporation. Electrical switch gears have recently been installed to serve this and nearby sites.

The South Haymarket Park Redevelopment Site is approximately 1.54 acres, with the dimensions of approximately 337 feet east west along N Street and 200 feet north south along 7th Street. There is a 40-foot electrical transmission easement on the north side of the parcel. Up to 25 feet of that easement may have limited public and/or private use. The size is zoned B-4 Lincoln Center Business District, which allows for a diversity of uses as well as a building of up to 75 feet at this location.



The site is located within the Lincoln Center Redevelopment Area. The area has been previously designated as extremely blighted and substandard. A Redevelopment Plan has been outlined for the area, making it eligible for the use of tax increment financing funds with up to a 20-year repayment period. To use tax increment financing, the project must meet the terms of the updated 2022 TIF Policy for the City of Lincoln, which can be found on the Urban Development Department, Redevelopment webpage: [Urban Development Department, Redevelopment](#).

The site is also within a Qualified Census Tract, Tract 21, under the Federal Opportunity Zones Program. Additional information about Opportunity Zones can be found on the IRS website at: <https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions>.

The South Haymarket Park Redevelopment block is within the “B-4” zoning district (Center Business District, which allows for a variety of uses. The zoning in this general area encourages “build to” development where the entire lot is built out to the property line.

Concept Plan



Legend

- | | |
|-----------------|---------------------|
| ① Canopy | ⑧ Dog Parks |
| ② Common Ground | ⑨ Vegetated Swale |
| ③ Activity Lawn | ⑩ Bridge |
| ④ Amphitheater | ⑪ Skate Park |
| ⑤ Forested Edge | ⑫ Rail Car |
| ⑥ Prairie | ⑬ Train Observation |
| ⑦ Playground | |

GGN South Haymarket Park

Concept Plan

The selected developer will have the opportunity to participate in the design process of the new Park to ensure that the private redevelopment is symbiotic with the park amenities. There are multiple opportunities for the shared uses of facilities to invigorate both the Park and private commercial or other activities.

Developers are invited to consider the wide range of possibilities for the South Haymarket Park Redevelopment Project Site and submit redevelopment proposals. The redevelopment of the site should:

- Support the use and programming of the park with related and/or active first floor uses, help to provide additional 24/7 “eyes” on the future Park, provide a front door to the Park, and allow for shared infrastructure to support the future Park (e.g., shared utilities, facilities, and parking).

- Enhance Downtown and goals of the Master Plan, the South Haymarket Neighborhood, and the future Park through compatible design and uses.
- Strengthen Downtown as the Residential/Employment/Entertainment/Cultural District of the City.
- Create opportunities for and encourage redevelopment of adjacent blocks, as a catalyst project.
- Provide for a long-lasting, high-density bookend to the Park with durable, high-quality building materials.

The South Haymarket Park Redevelopment Site and Park are one of six Catalyst Projects of the 2018 Downtown Master Plan. Proposed projects that create significant value for the immediate area, Downtown, and community will be the most welcome.

SUBMITTAL REQUIREMENTS

Each developer submitting a proposal for the South Haymarket Park Redevelopment Site must submit documentation as identified in the following material. The documentation submitted will be used to evaluate proposals and select the preferred developer(s) with whom the City intends to negotiate a land lease or purchase and/or negotiate a redevelopment agreement. Although it is understood that the nature and size of the project being proposed will affect the complexity of the submittal, the documentation should be at a level of detail that provides an opportunity for an accurate evaluation of the proposal.

In assembling the required documentation, reference should be made to the criteria that will be used in the selection process. Those criteria are outlined in this IFRP. The selected developer(s) will be required to provide more detailed information during the negotiation process.

A. THE DEVELOPER/DEVELOPMENT TEAM

A “developer” may include the traditional developer of property or may be the owner(s) of a business(es), director of a non-profit or public entity, or any combination of the above. The development team may include the developer, architecture firm, engineering firm, financial institution and/or funding entities, etc. The more defined the developer and the development team is before the submittal of the proposal, the greater the City’s ability to understand with whom we will negotiate. At some early stage of the negotiation process, a developer will typically select an attorney to assist with the negotiations on the developer’s behalf; however, this is not a requirement of the City.

As part of the proposal, clearly identify the developer(s), including all members of the team, roles, and background experience of members. Provide information on comparable successful projects completed by team members. Share only projects where the developer or team members played the primary or lead role.

B. PROJECT PLANS

The plans described in the proposal should include the following:

- Identification of proposed uses of the site and, as far as possible, quantification of proposed uses (e.g., number of square feet of each proposed use, number and size of units);
- Narrative description of design proposed and the manner in which the objectives of the IFRP, the design guidelines identified in the South Haymarket Design Standards, and the goals of the South Haymarket Neighborhood Plan and Downtown Master Plan will be addressed; and
- Preliminary schematic designs of the project, including site plan.

All proposals are subject to the Lincoln/Lancaster County Comprehensive Plan, City of Lincoln Downtown Master Plan, South Haymarket Design Standards, applicable City codes and ordinances, and other guidelines. If the developer expects or requires any variances to these plans, codes, or guidelines, please list them in the submittal. Each can be found on the City’s website at:

- [South Haymarket Neighborhood Plan](#)
- [South Haymarket Design Standards](#)
- [Haymarket South Streetscape Plan](#)
- [Lincoln-Lancaster County 2050 Comprehensive Plan](#)
- [Lincoln Municipal Code](#)

As part of the review process, the developer(s) may be required to submit additional architectural detail. Models are not a required component of the plan submittal.

C. PROJECT FINANCIAL PLAN

The following information is necessary for the City to evaluate the viability of the project and to analyze the developer's ability to complete and operate the project.

The project proposal should include a project proforma that provides a detailed preliminary financial statement, to the extent possible, of the projected development and future operating cash flows and fiscal impact of the project, as well as the requested public investment. At a minimum the proforma should include:

- a development summary identifying the hard and soft costs associated with the development;
- the financing structure of the development, including anticipated debt financing, both construction and permanent;
- the amount of equity (or financial contribution) and likely sources;
- the specific request of financial support from the City and other public support and sources of that assistance (e.g., tax increment financing, qualified opportunity zone tax deferment, low-income housing tax credits)
- the revenues and expenses expected from project operations (or expected operational budget); and,
- the return on investment for the developer with and without public investment (for private entities).

Other financial information that will provide the City with a better understanding of the proposed investment, including references, participating banks, or other information is welcomed.

Tax Increment Financing may be available if the developer(s) can clearly demonstrate that without the financial assistance from the City, the project would not be feasible. The use of Tax Increment Financing is at the discretion of the City. The proposal should include a specific explanation of the type of financial assistance the developer(s) is requesting from the City. If the City is being asked to finance construction of public improvements, then the estimated value of that commitment should be stated. For public investment, projects will need to show economic viability that insures repayment of debt service.

If additional financial support or public action is required to make the project feasible, the proposal should include a specific explanation of the type and amount of financial assistance requested, a justification for such assistance, and/or a description of the public action required.

Following the selection of the developer(s), updated financial projections may be required for the negotiation of a redevelopment agreement and prior to the execution of the agreement.

D. SCHEDULE OF PERFORMANCE

The developer(s) should be prepared to implement the project in an expeditious manner. A proposed performance schedule should be provided that includes design, securing equity and debt financing, construction, lease-up, and any other critical milestones. This information can be presented in a simple bar chart.

E. AFFIRMATIVE ACTION PLAN

As part of doing business with the City, the developer(s) will be asked to demonstrate a commitment to equitably use minority and women-owned businesses. Therefore, as part of this proposal, the developer(s) should provide an affirmative action plan that details the specific steps intended to ensure that contracting opportunities are made available to MBE/WBEs.

F. CONTINGENCIES OF DEVELOPER

The developer(s) should state explicitly in the proposal any qualifications or limitations of the proposal and all known and anticipated contingencies that might affect the ability of the developer(s) to perform under the terms of the proposal.

SELECTION PROCESS

PROCEDURE FOR SELECTION OF THE DEVELOPER(S)

In general, the City will use the following selection procedure:

Proposal Submission

The City will accept proposals at any time up to and including November 17 at noon (12:00 p.m.) Central Standard Time. The City has the right to extend the proposal submittal period at its discretion.

An electronic PDF copy of the file is required to be submitted either through email at hsalem@lincoln.ne.gov or a mailed USB device to Hallie Salem, Urban Development Department, City of Lincoln, 555 South 10th St., Suite 205, Lincoln, Nebraska 68508. The subject line on the email or marking on the outside of the mailing envelope should include the title "South Haymarket Park Redevelopment Proposal."

If the file is larger than 24 MBs and is being emailed, please submit your proposal in smaller segments, noting in the subject that the email is "one of two," etc. emails. Your proposal may not be considered submitted until you have received a confirmation. Please provide an email address to which we can send a confirmation receipt of the proposal.

Hard copies of the proposal will only be accepted as a supplement to the electronic submittal and are not required. Hard copies of the proposal should follow the same requirements and contain the same information as the electronic proposal. Please allow yourself enough time to send, mail, or deliver your proposal. The City is not responsible for delays in any chosen delivery system.

Preliminary Review

Upon receipt of a proposal, the City will conduct a preliminary review of all the materials submitted. If the proposal is incomplete, the City will determine whether to consider the proposal for continued review and whether any additional information is required to be submitted to continue with the process. Incomplete proposals may be disqualified from further review.

If the proposal contains the requested information, the City will perform preliminary due diligence on the developer(s) and submitted information and determine if further studies are required in conjunction with the project.

Selection Advisory Committee

The Mayor will appoint a Selection Advisory Committee to evaluate the proposal(s). The committee will use the selection criteria listed below to evaluate each proposal. The committee will be comprised of city staff and at least one community representative.

Interviews

The City, through the Selection Advisory Committee, may require that the developer(s) participate in on-site and/or remote interviews prior to recommending a developer for this

project.

Selection Recommendation

Once the developer(s) has addressed any outstanding issues or questions, the committee will make comments and a recommendation on the proposal(s) to the Mayor for her consideration.

The Mayor, upon receipt of the recommendations from the Selection Advisory Committee, may select a developer of record at her discretion.

POST-SUBMISSION CHANGES OR TRANSFERS

At any time after submission of a proposal for South Haymarket Park Redevelopment Site, the developer(s) may make substantial changes in the project or transfer or assign the proposal or any interest therein to another developer(s) with the written consent of the City. The City reserves the right to withhold consent or to impose conditions on such consent. As a condition to any consent, the original developer(s) of the project and the transferee may be required to demonstrate or certify to the City that, except for the reimbursement of out-of-pocket expenses incurred in connection with the submission of the proposal, no compensation, remuneration, transfer fee, or similar payment has been made in conjunction with such transfer or assignment.

AGREEMENT

If the City enters into a redevelopment and/or purchase agreement with the selected developer(s), the agreement may include provisions addressing the following:

- Description of the project and the City's rights regarding design approval and access;
- Design of the building, materials, and signage;
- Project construction and schedules of performance;
- The City's and the developer's financing;
- The City's fees and participating interest in the project;
- Continuing financial disclosure relating to the project;
- Easements;
- Insurance;
- Indemnification of the City;
- Anti-discrimination and affirmative action;
- Default and termination;
- Requirements of and restrictions on use;
- Restrictions on assignment and transfer; and,
- Other customary and appropriate provisions.

After notification of selection, the developer(s) will have exclusive negotiation rights for a period of up to one year to execute an agreement with the City. During the negotiation period, either the City or the developer(s) may withdraw from negotiations, if either party determines that a satisfactory agreement is not likely to be reached. The City may extend the negotiation period at its sole discretion.

CRITERIA FOR EVALUATING PROPOSALS

The City has established the following criteria upon which it will evaluate the proposals and will select the developer(s) and proposal(s) which best meets these criteria. The City's determination of satisfactory compliance with the selection criteria will be conclusive.

Relationship to General Objectives

- Manner in which the proposal conforms to the City's goals as described in this Invitation for Redevelopment Proposals;
- The way the proposal conforms to the objectives in the 2050 Lincoln/Lancaster Comprehensive Plan and the goals of the South Haymarket Neighborhood Plan and 2018 Downtown Master Plan; and,
- Conformance with all applicable building and zoning ordinances and all other applicable City ordinances.

Background and Experience of the Developer(s)

- Experience of the proposed developer(s) who will be responsible for the project;
- The success of the developer's past projects, especially projects which are similar to the proposed project;
- The overall architectural and design quality of prior projects of the developer;
- The developer's experience in working with public entities;
- The developer's history of the timeliness and completion of prior projects;
- The developer's history of completing and maintaining projects as originally proposed;
- The developer's property management experience including other similar projects; and,
- Status of any litigation regarding the developer's past projects.

Financial Capability of the Developer(s)

- The developer's ability to provide sufficient equity/financial support for the proposed project;
- The developer's ability to secure any necessary debt financing;
- Evidence of the developer's ability to fund the project until its completion; and,
- Closing of permanent financing and project stabilization.

Project Specific Criteria

- The overall architectural and design quality of the project;
- The relationship to the Downtown and South Haymarket Neighborhood;
- The exhibited conformance with the South Haymarket Design Standards;
- The extent to which the project will serve as a catalyst for other reinvestment in Downtown Lincoln and South Haymarket;
- The extent to which the project is symbiotic with the future South Haymarket Park;
- The type and extent of public support, investment, and/or involvement required of the project;
- The manner in which the proposed project responds to existing and future market/community needs;
- Anticipated success and viability of the proposed project;

- Projects similar to the proposed development in which the developer(s) was involved and the success of such projects; and,
- The extent to which the developer(s) exhibits a commitment to implementing the project in a timely manner.

Affirmative Action Criteria

The demonstrated willingness, ability, and commitment to involve minority- and women-owned businesses at all levels of the development process.

REJECTION OF THE PROPOSALS

Any and all proposals may be rejected at any time at the sole discretion of the City and the City's decision will be final. Automatic rejection will occur if the proposal has not been selected by the City within 180 days of the submission date. In addition, the proposal may be rejected for any of the following reasons:

- The proposal was incomplete upon submission; or,
- The City and the developer(s) fail to execute a redevelopment agreement within one year of the date the developer(s) is selected.

MISCELLANEOUS INFORMATION

The purpose of this document is solely to solicit proposals for the South Haymarket Park Redevelopment Site in Downtown Lincoln. The City does not agree to assume, pay or reimburse any cost, expense, or fees incurred by the developer(s) in connection with this solicitation.

THANK YOU

Thank you for your interest in this invitation and the South Haymarket Park Redevelopment Site. Questions concerning the proposal submittal should be directed to: Hallie Salem, Urban Development Department, City of Lincoln, 555 South 10th Street, Suite 205, Lincoln, Nebraska 68508. Questions will be accepted by Phone: (402) 441-7866 or e-mail: hsalem@lincoln.ne.gov. We look forward to hearing from you.