

Phase IV - Crossroads House Sub Project

1. Revitalization Project Description

The Crossroads House Sub Project involves Lots 4 through 15, Block 42, (Exhibit IV-20), which contains the vacant former Clayton House Hotel and Boomer's Printing, and will include the following activities/improvements:

Crossroads House - A seven-story, approximately 43,000 square foot, excluding basement level, and three-story parking garage with 115 spaces, hotel building that is being converted/rehabilitated by private developers to house office/retail space on the first level and basement level, and 58 units of rental housing on floors two through seven.

Boomer's Printing Company - The building is a one-story (approximately 13,800 sq. ft.) accepted renovated structure.

Vault Areas - Existing vault areas including sidewalk above outside building edge will be reconstructed/repaired.

Parking Garage - The existing three level parking garage (approximately 115 spaces) may be replaced by a new 91-space parking garage. "O" Street access entry ceiling (soffit) and lighting maybe reconstructed to provide for additional commercial space.

Public Improvements Utilities Curbs/Streets/Alleys - Installation, construction, or reconstruction including necessary intersection/property access traffic improvements, alley, streets, curb/gutters, drives and related utility/drainage improvements may be included. Existing telephone line under/within existing garage will be relocated.

Pedestrian Amenities - Existing landscaping and amenities such as benches, bike racks, and trash receptacles may be replaced, if and where deemed necessary. Other amenities may include installation and construction of public spaces, lighting, landscaping and other public improvements as necessary.

Air Rights. Only under special circumstances will air rights over public rights-of-way be available for development.

A map of the Crossroads House Sub Project and the site improvements are presented in Exhibit IV-22 .

2. Statutory Elements

(a) Property Acquisition, Relocation, Demolition and Disposal

Accomplishing the Phase IV Crossroads House Sub Project may require public action on a portion of Block 42 indicated on Exhibits IV-21 and 23, in particular, Condo Units No. 3, No. 4, and No. 5; including such easements and property rights necessary for: (a) general access of common ground areas, and (b) removal, relocation, or reconstruction of Condo Unit No. 4 ATM space, "O" Street vault reconstruction by the Lincoln Housing Authority, and related utility and streetscape amenities the City of Lincoln.

- (i) Acquisition - (Exhibits IV-21 and 23). The City of Lincoln/Lincoln Housing Authority may acquire the following portion of the indicated block:

Condo Units No. 3, No. 4, and No. 5, of Lots 9 through 15, Block 42, Original Plat

- (ii) Relocation - Relocation may involve the temporary/permanent relocation of a commercial ATM facility while undertaking demolition and/or reconstruction of the parking facility.
- (iii) Demolition - After the City of Lincoln/Lincoln Housing Authority has acquired the property rights on Block 42 indicated above, it will prepare the site (removal of parking structure and commercial space) for construction including securing insurance and bonds, and taking other necessary measures to protect citizens, and, project and surrounding properties.
- (iv) Disposition - No land disposition by the City of Lincoln will take place as part of the sub project.

(b) Population Density.

The existing development on Lots 4 through 15, Block 42, contains no residential units. Through building conversion/renovation/rehabilitation, 58 units of rental housing will be provided and thereby the population density in the sub project area will increase.

(c) Land Coverage.

The present land coverage and building density will remain the same.

(d) Traffic Flow, Street Layouts and Street Grades.

It is anticipated that the pedestrian and automobile traffic for the redevelopment activities contemplated on Block 42 will be generally the same as presently exists.

The street layout and grades in the area will remain as is.

(e) Parking.

Sufficient parking will be available on site to serve the needs of the intended residential (senior housing units) and office/commercial occupants, including the surrounding area. The Lincoln Housing Authority proposes construction of an approximately 91-space parking facility; approximately 73 spaces for public parking.

(f) Zoning, Building Codes and Ordinances.

The present zoning in the Downtown area is B-4 zoning, which allows for the type of development proposed. Likewise, the City's adoption of the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Building Code and their specific City amendments will properly protect the public health, safety and welfare of the

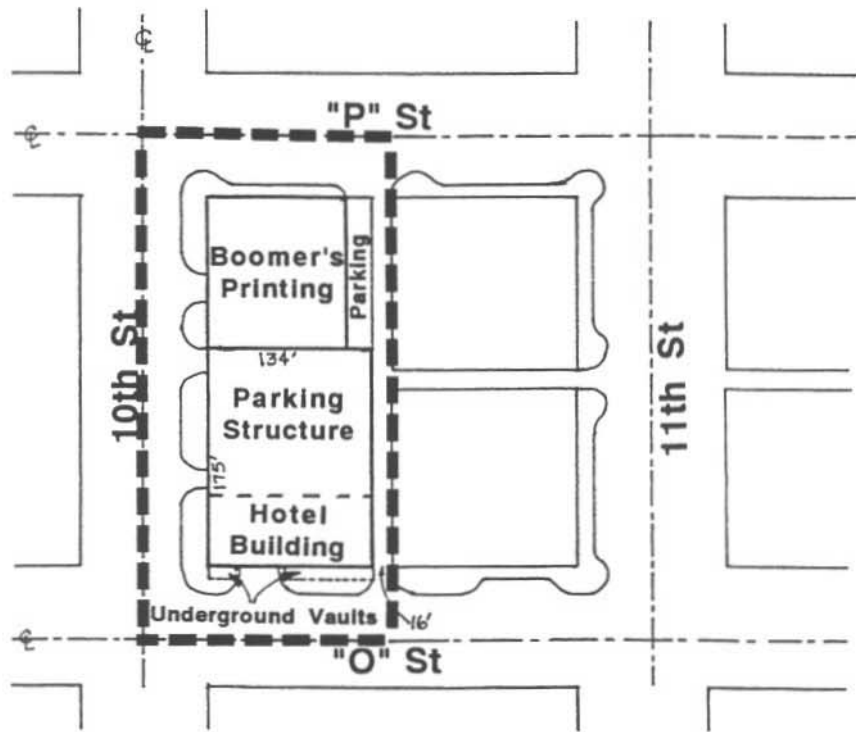


Exhibit IV-20
Existing Site Plan

■ ■ ■ Sub-Project Boundary -- Crossroads

Lincoln Center
Redevelopment Plan



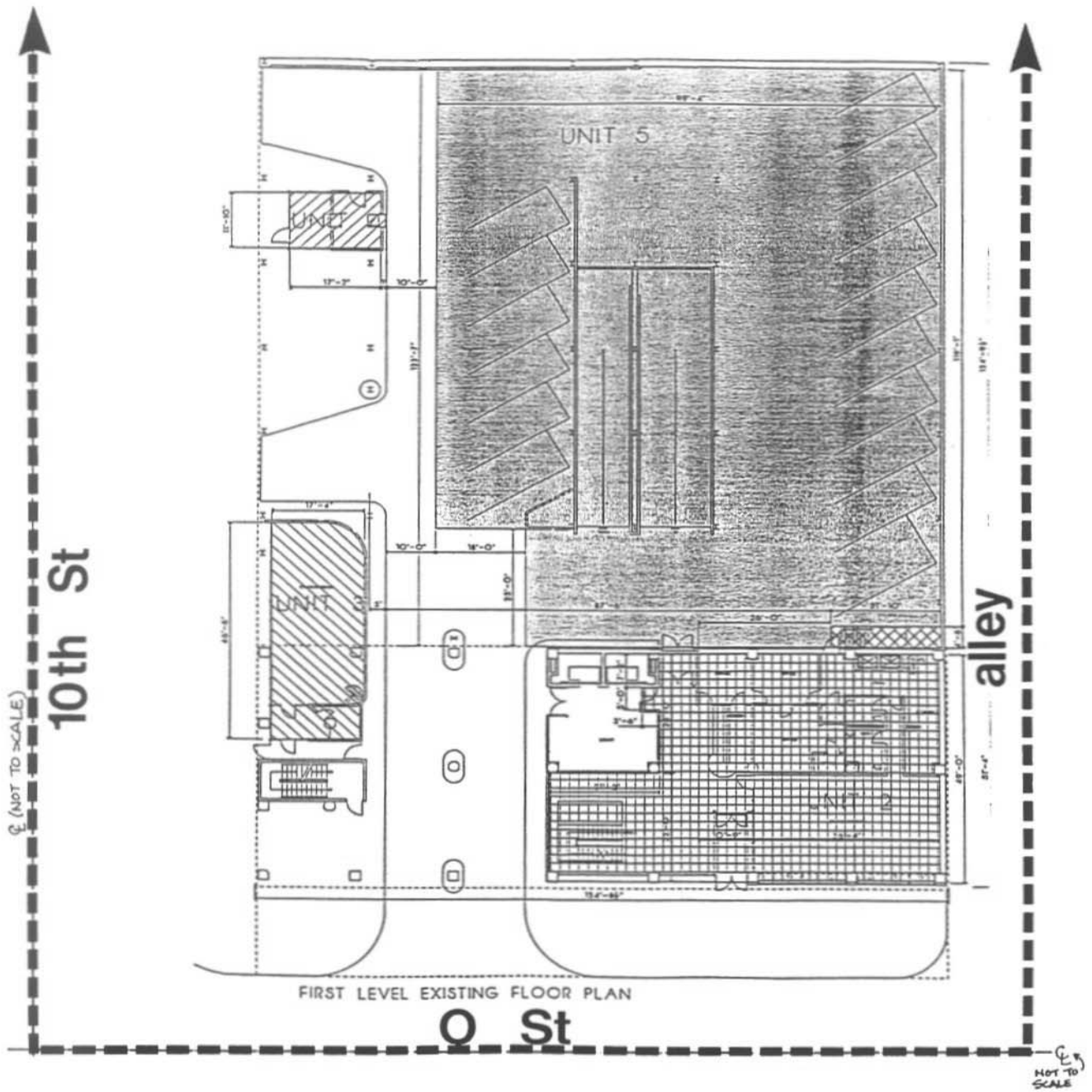
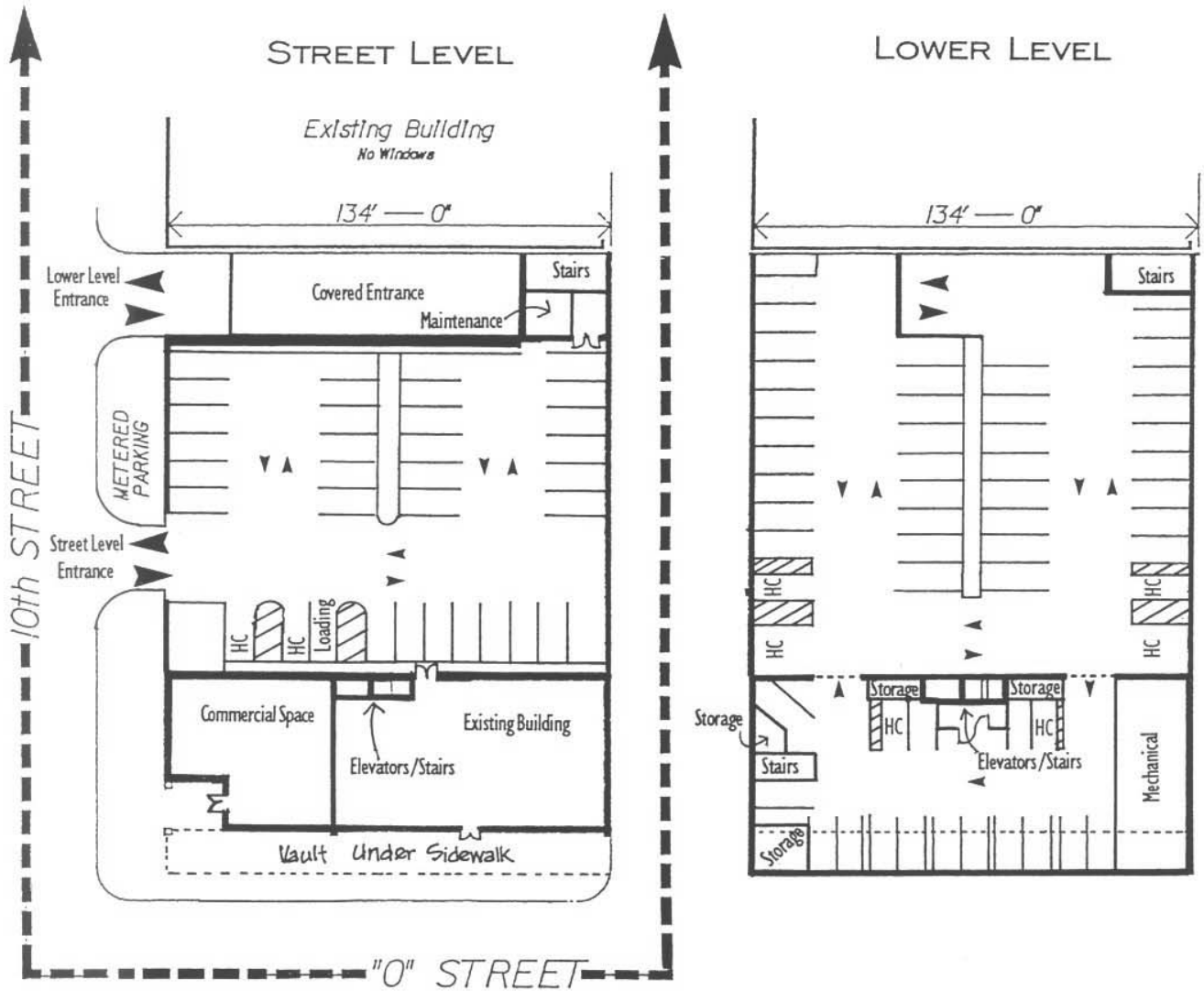


Exhibit IV-21
Detail of Existing Site Plan

— — — Project Boundary - Crossroads House

Lincoln Center
Redevelopment Plan





CROSSROADS
PARKING FACILITY
91 TOTAL SPACES

Exhibit IV-22
Site Plan - Preferred

■ ■ ■ Sub-Project Boundary – Crossroads House

Lincoln Center
Redevelopment Plan





Exhibit IV-23
Existing Plat Map

-----Sub-Project Boundary - Crossroads House

Lincoln Center Redevelopment Plan



community/area. At this time, there are no contemplated changes in the City's zoning laws or buildings codes needed to implement this project. It may be necessary, however, to adopt ordinances to issue special assessment and community improvement financing bonds for curb/street/alley, pedestrian amenities, vault area/sidewalks, and other improvements.

3. Proposed Cost and Financing of Crossroads House Sub Project

Total cost for the Crossroads House Sub Project is estimated to be \$5,708,000. This includes \$3,000,000 (private) for the rehabilitation/construction of the building and \$508,000/2,200,000 public involvement by the City of Lincoln and Lincoln Housing Authority, respectively. Exhibit IV-24 contains a breakdown of the public's and developer's estimated expenditures.

The rehabilitation of Crossroads House (housing unit) will be financed from private developer sources, with assistance from the increased property taxes (Community Improvement Financing) generated by these private improvements, including CIF funding from the North Haymarket Redevelopment Sub Project being utilized to fund the public improvements: streetscape, vaults, and parking facility.

On Lots 4 through 15, Block 42, the existing property produces an annual ad valorem tax of approximately \$29,837. With the housing conversion, office/retail and parking facility rehabilitation/construction completed, there will be a net increase of \$14,032 a year in taxes generated by the sub project portion of Block 42.

Therefore, parking facility demolition/reconstruction, and demolition and construction/ reconstruction of the vault area/sidewalks, street and alley improvements, pedestrian and other amenities will be funded to the limit available by the public using the following sources:

- (a) Any ad valorem tax levied upon real property in the sub project on Lots 4 through 15, Block 42, for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of such provision by the governing body as follows:
 - (i) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment activity valuation shall be paid into the funds of each public body in the same proportion as are all other taxes collected by or for the body; and
 - (ii) That portion of the ad valorem tax on real property in the sub project in excess of such amount, if any, shall be allotted to and, when collected, paid into a special fund of the authority to pay principal of, and interest on, and any premiums due in connection with the bonds of loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise such development for financing or refinancing, in whole or in part, a redevelopment/sub project. When such bonds, loans, notes, advances of money, or indebtedness, including interest in premiums due, have been paid, the authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon taxable real property in such sub project shall be paid into the funds of the respective public bodies.

(b) Community Improvement Financing from the North Haymarket Redevelopment Sub Project.

The Crossroads House Sub Project financing, including expenditures and funding, is summarized in Exhibit IV-24.

The effective date for the Community Improvement Financing provisions of the Crossroads House Sub Project is declared to be the 28th day of February, 1994.

4. Implementation Steps

The Crossroads House Sub Project is an example of what can be accomplished when the private sector and government work together towards a common redevelopment goal.

Under the Community Development Law, the first step in redeveloping an area is for the City to declare the area blighted and in need of redevelopment. The Lincoln City Council completed this first step by declaring the Downtown Area blighted on October 22, 1984 and affirmed by resolution in 1987 the area as "blighted and substandard" and further amended thereafter. The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight Resolutions, Appendix 1 and Appendix 9).

The implementation steps for the Crossroads House Sub Project include:

- Issue and sell community development notes or bonds.
- Acquire a construction easement and other necessary property rights in the area adjacent to the underground vault, necessary for construction of public improvements.
- Negotiate redevelopment and operating agreements with developers.
- Select architects and engineers to design the reconstruction/public improvements. Use private developers architect services offered.
- Approve the public facilities and improvements design.
- Competitively select contractors to construct public facilities and improvements.
- Construct public and private facilities and improvements.

EXHIBIT IV-24

PHASE IV - CROSSROADS HOUSE SUB PROJECT

<u>Public Expenditures - City</u>	<u>91 Spaces</u>
1. Property Easement Acquisition	\$ 1
2. Sidewalks, Streetscape Amenities, Utility and Vault Area Demolition and Construction	120,000
3. Parking Facility Demolition and Construction (Contribution to Lincoln Housing Authority)	400,000
TOTAL	\$ 520,000
 <u>Developer's Cost</u>	
1. Housing Conversion (Lincoln Senior Center Foundation)	\$3,000,000
2. Housing Authority (Office, Commercial, & Parking Facility Development)	<u>2,200,000</u>
TOTAL	\$ 5,200,000
 Senior Center Commission (HOME Funding/CDBG \$420,000)	
Grand Total of Expenditures	\$5,708,000

Public Funding Sources

Parking Facility:

CIF (\$400,000 North Haymarket) \$400,000

Vault Area and Streetscape Amenities/Improvements:

Community Improvement Financing (North Haymarket Sub Project) 42,500
Community Improvement Financing (Crossroads House Sub Project) 77,500

TOTAL **\$ 520,000**

Note: Construction of Sidewalk, streetscape amenities, utilities and vault area; and related expenses will be to the limit of available Public Community Improvement Financing funds from Crossroads House Sub Project

EXHIBIT IV-25

CROSSROADS HOUSE SUB PROJECT COMMUNITY IMPROVEMENT FINANCING

Community Improvement Financing Bonds

Future Assessment Value (\$1,150,000 + 410,000)	\$1,560,000
Present Assessment Value (\$760,000 + 325,000)	1,085,000
Assessment Increase	\$ 475,000
Tax Rate	x .029542
Tax Increment	\$ 14,032
Debt Service (1.25 Coverage)	\$ 11,225
Bond Issue (6.5% @ 13 years)	\$ 96,540
Less Issue Expenses/Capitalized Interest/Bond Reserve (1 Year), Etc.	- \$ 18,971
	\$77,569
Estimate for Construction Use	\$ 77,500