

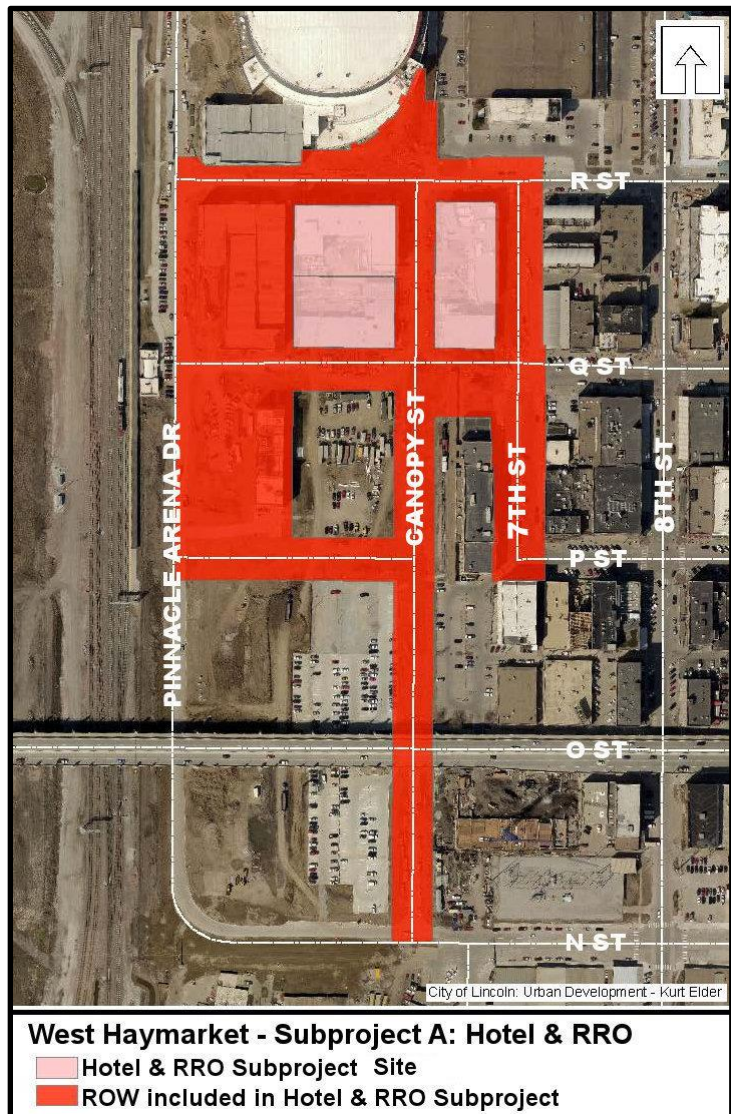
The following subprojects are developments that occurred as part of the West Haymarket Redevelopment Project, which is itself part of the Lincoln Center Redevelopment Plan. This summary provides basic information about each subproject. For more details, please see the separate redevelopment agreements in the City Clerk's records at <https://www.lincoln.ne.gov.aspx/city/clerk/docman.aspx>.



West Haymarket Subproject A – Hotel and RRO

The Hotel and RRO Subproject proposes the construction of 92,500 square feet of residential (approximately 70) units; 15,000 square feet of office space, and 49,500 square feet of retail space, including the area around “the Yard;” and the construction of a 6-story building with a 110-room hotel, first floor retail, and two floors of residential condo or office space.

The estimated total cost to complete the project is \$50 million. The estimated TIF to be generated from the private investment is \$7.4 million. TIF funds will be used toward public utilities, plaza improvements, public market improvements, streetscape improvements, and façade and energy efficiency enhancements, and other related improvements or enhancements.



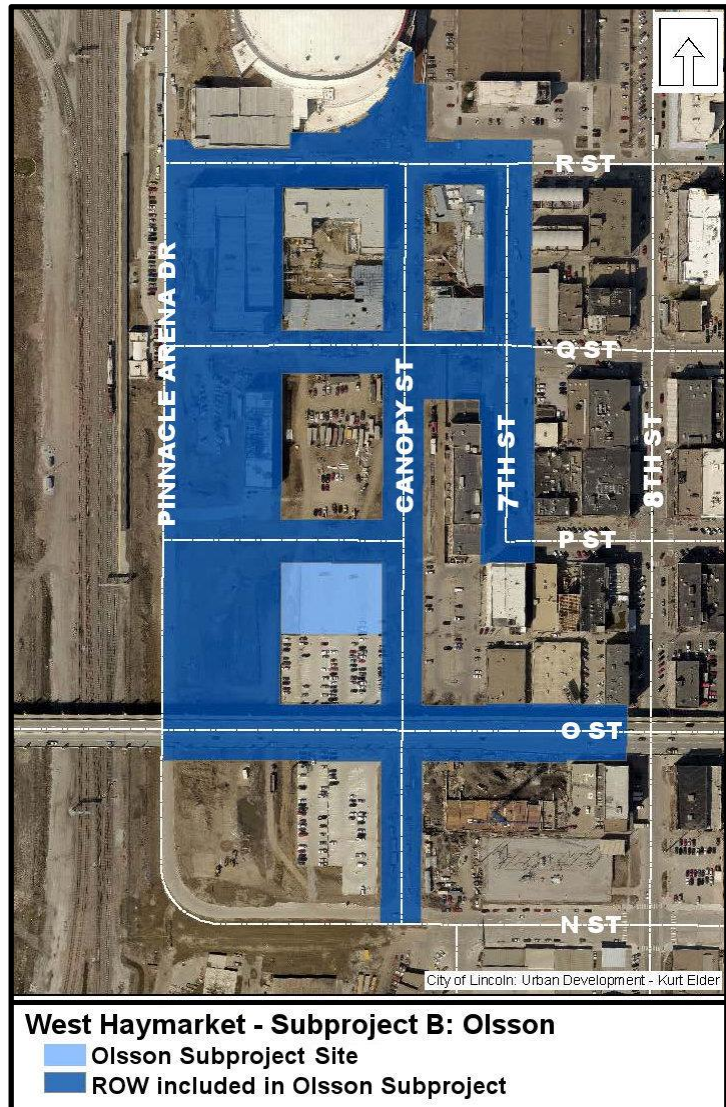
Search for document number **A-86740** at

www.lincoln.ne.gov/aspx/city/clerk/docman.aspx

West Haymarket Subproject B - Olsson

The Olsson Subproject proposed the construction of a five-story mixed-use building with 80,000 square feet of office space and 9,900 square feet of retail space.

The estimated TIF to be generated from the private investment is \$2.25 million. TIF will be used to assist the developer in purchasing the building site from the JPA. Publicly funded improvements include public plaza enhancements, streetscape improvements, façade enhancements, energy efficiency enhancements, and other TIF eligible improvements and/or enhancements.



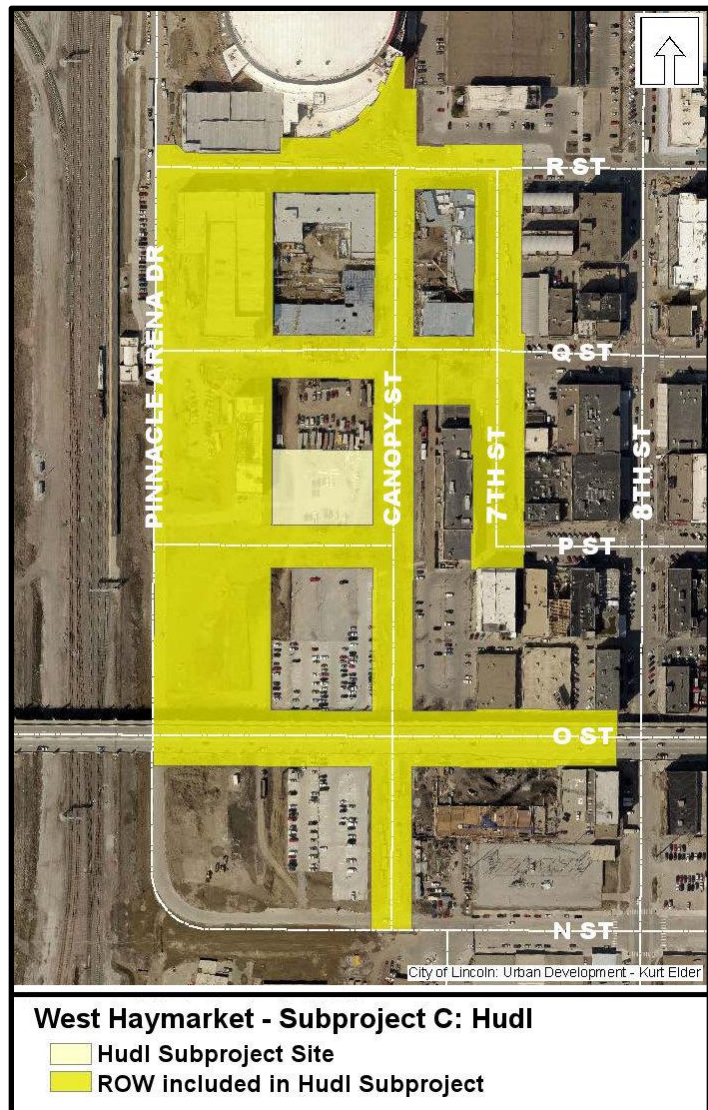
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www.lincoln.ne.gov.aspx/city/clerk/docman.aspx

West Haymarket Subproject C - Hudl

The Hudl Subproject proposed the construction of a seven-story building containing approximately 140,000 square feet of office space, and approximately 10,000 square feet of retail space and/or enclosed commercial recreational facility.

The estimated TIF to be generated from the private investment is \$6 million. TIF will be used to assist the developer in purchasing the building site from the JPA. Publicly funded improvements include land and parking rights acquisition, plaza enhancements, streetscape improvements, façade enhancements, energy efficiency enhancements, and other TIF eligible improvements and/or enhancements. Additional public support is expected to be in the form of Fast Forward funds used to construct a skywalk bridge and impact fee reimbursement.

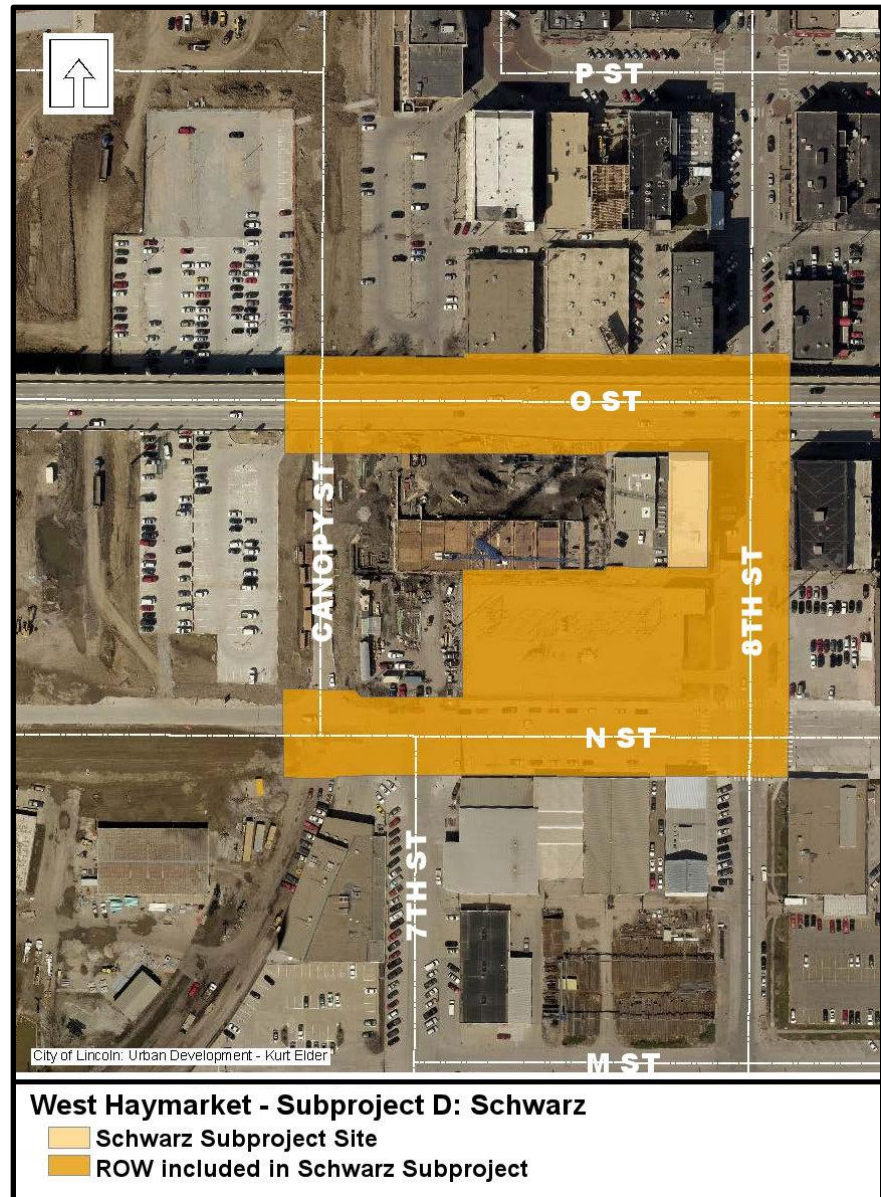


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www.lincoln.ne.gov/asp/city/clerk/docman.aspx

West Haymarket Subproject D - Schwarz

The Schwarz Subproject proposed the redevelopment of a four-story historic building into approximately 28,800 square feet of commercial and residential improvements, including the demolition of an addition to the building and construction of a new four-story addition on the south side of the existing building.

The estimated total cost to implement the public improvements related to the private redevelopment is approximately \$533,354 in TIF to be generated from the estimated \$4.2 million private investment within the project area. TIF funds will be used toward public improvements on the block, façade enhancements, and right of way improvements, as well as administrative, issuance, and financing costs.



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www.lincoln.ne.gov.aspx/city/clerk/docman.aspx

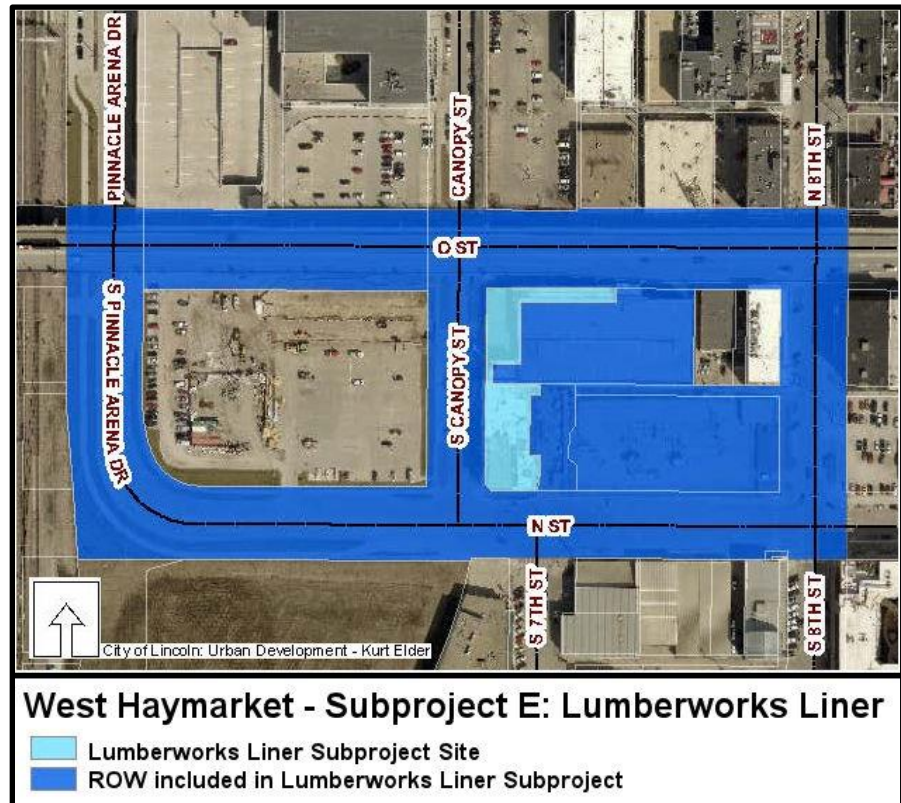
West Haymarket Subproject E – Lumberworks Liner

The Lumberworks Liner Subproject proposed construction of a new four-story building that wraps around the north and west sides of the existing City of Lincoln Lumberworks Parking Garage. The building will be approximately 75,000 square feet with first floor retail, including grocery space, along with office space and 53 residential units on the remaining floors. The proposed project will enhance the corridor of Canopy Street, connect Historic Haymarket with South Haymarket, create new housing opportunities, and encourage further reinvestment in South Haymarket.

Estimated cost of the Lumberworks Liner subproject is \$12.8 million.

The subproject will generate \$2,041,096 in TIF funding which the Redevelopment Agreement specifies will be used for acquisition, streetscape and ROW improvements, facade upgrades, District Energy Corporation connection fees and costs, utility relocation, demolition and site preparation, and environmental clean-up on the property and in the adjacent rights of way.

The proposed uses of the first floor are consistent the *Downtown Master Plan*, which identifies the subproject area as part of a restaurant/entertainment area. Because the subproject extends the canopy south along Canopy Street, it is also consistent with the West Haymarket integrated development plan. In addition, materials used on the building façade are consistent with and complimentary to Historic Haymarket.



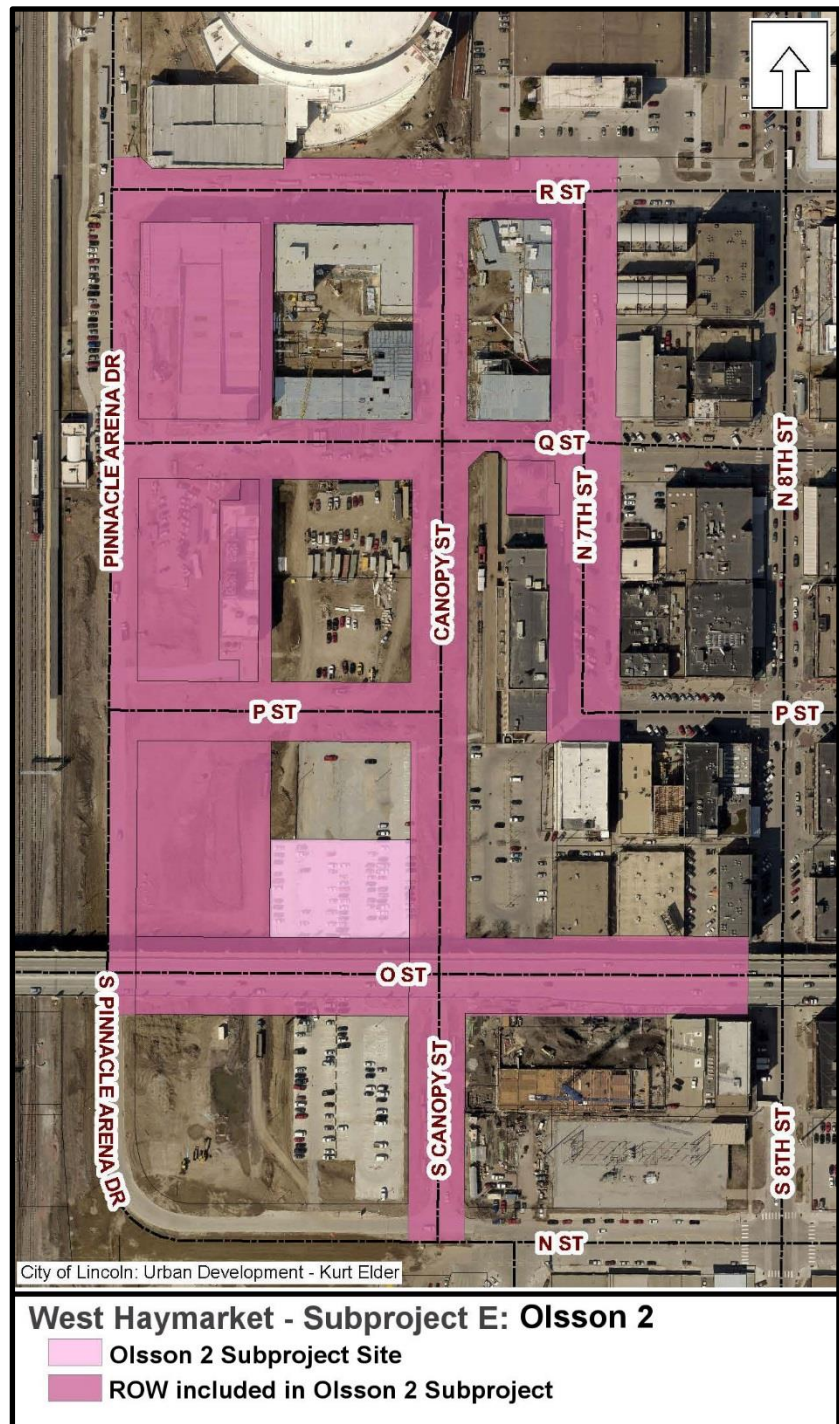
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www.lincoln.ne.gov/asp/city/clerk/docman.aspx

West Haymarket Subproject F – Olsson 2

The Olsson 2 Subproject proposes construction of a four-story building containing approximately 67,000 square feet of office space and 5,800 square feet of retail use. Exterior improvements will include 18 surface parking stalls, a skywalk bridge connecting the new building to the JPA Blue 3 Parking Garage, and streetscape improvements. Streetscape improvements may include decorative hardscape, landscaping, and pedestrian lighting.

The estimated total cost to complete the Olsson 2 subproject is \$16 million. The private investment in the subproject will generate an estimated \$2,805,000 in TIF, which will be used for site acquisition, streetscape improvements, façade and energy efficiency enhancements, and other related costs.



Search for document number **A-91288** at
www.lincoln.ne.gov/aspx/city/clerk/docman.aspx
AKA "O Street & Canopy Street" and "Oscar 2.0"

West Haymarket Subproject G – Canopy Park

The Canopy Park Subproject proposes the design and construction of three multi-story buildings. The three buildings will include approximately 254 residential units, of which 41 will be affordable to those with incomes of 60 percent or less of the Area Median Income, and approximately 12,186 square feet of commercial space. To the west of these three buildings, the City will construct a six-level public parking garage to which building residents and employees will have access.

The estimated total cost to complete the Canopy Park subproject is \$46.1 million. The private investment in the subproject will generate an estimated \$7.1 million in TIF, which will be used for a variety of public improvements as allowed by NE Community Development Law, including: site acquisition, site preparation, streetscape improvements, the park plaza, and façade & energy efficiency enhancements.



Search for document number **A-91602** at
www.lincoln.ne.gov.aspx/city/clerk/docman.aspx