

Community Development Agency Meeting
Tuesday, December 12, 2023 6:30 PM

Hickman Community Center/City Hall 115
Locust Street, Room 128 Hickman, Nebraska

1. Call to Order
 - 1.A. This is an Open Meeting of the Hickman Nebraska Governing Body. The City of Hickman abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office, U-Stop Market and the City of Hickman website.
2. Roll Call
3. Presentation of Redevelopment Area #2 Redevelopment Plan by Andrew Willis of Cline Williams
4. Resolution CDA2023-01, Recommending Approval of a Redevelopment Plan for Redevelopment Area #2 in the City of Hickman, Nebraska to the City Council of the City of Hickman, Nebraska and Adopting a Cost Benefit
5. Adjournment

CITY OF HICKMAN, NEBRASKA



REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA #2

I. Introduction

This Redevelopment Plan for Redevelopment Area #2 in the City of Hickman, Nebraska (“Redevelopment Plan”) is a guide for redevelopment activities undertaken to remove or eliminate blighted and substandard conditions within the redevelopment area established in the City of Hickman, Nebraska (the “City”).

The Redevelopment Plan has been established in conformity with the Nebraska Community Development Law, NEB. REV. STAT. §§ 18-2101 through 18-2155, as amended (the “Act”) and the Comprehensive Development Plan of the City to define the redevelopment activities on the Redevelopment Area identified herein. The Redevelopment Plan shall indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, as required by the Act.

Pursuant to the Act, the City has created the Community Development Authority of the City of Hickman (“CDA”), which will administer the Redevelopment Plan for the City.

II. Statutory Requirements

The Act defines a “redevelopment plan” as “a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.” NEB. REV. STAT. §18-2103(27).

The Act further sets forth the required contents of a redevelopment plan:

A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to: (a) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (b) a land-use plan showing proposed uses of the area; (c) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment; (d) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (e) a site plan of the area; and (f) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment. Any redevelopment plan may include a proposal for the designation of an enhanced employment area.

Neb. Rev. Stat. §18-2111. The Act also states that a redevelopment plan may contain a provision authorizing Tax Increment Financing (“TIF”). Neb. Rev. Stat § 18-2147.

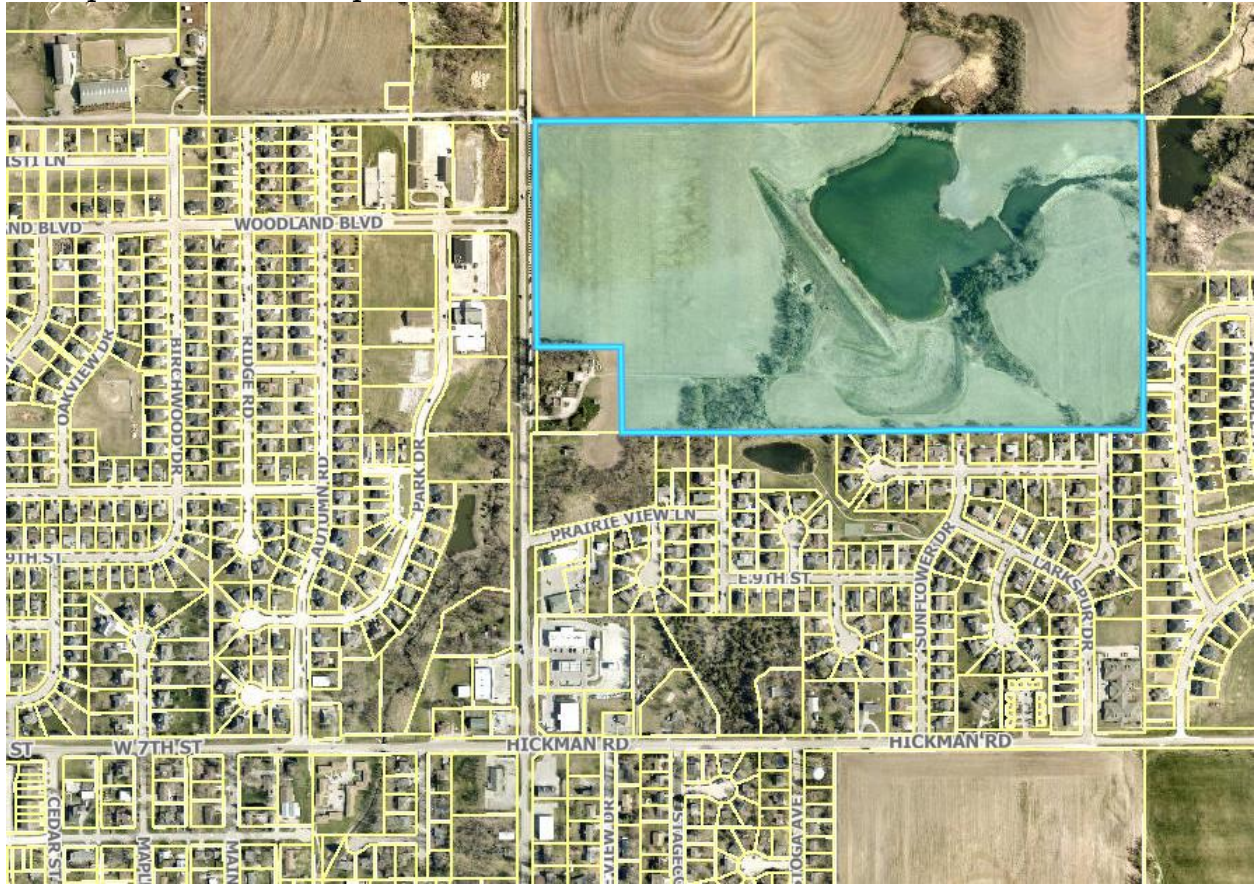
III. Redevelopment Area

The real property included in the boundaries of the redevelopment area subject to this Redevelopment Plan includes the property identified as Parcel ID: 1527321002000 and legally described as follows:

Lot 2, Wizkidz Addition, City of Hickman, Nebraska

(the “Redevelopment Area” and/or the “Project Site”).

A map of the Redevelopment Area is set forth below:



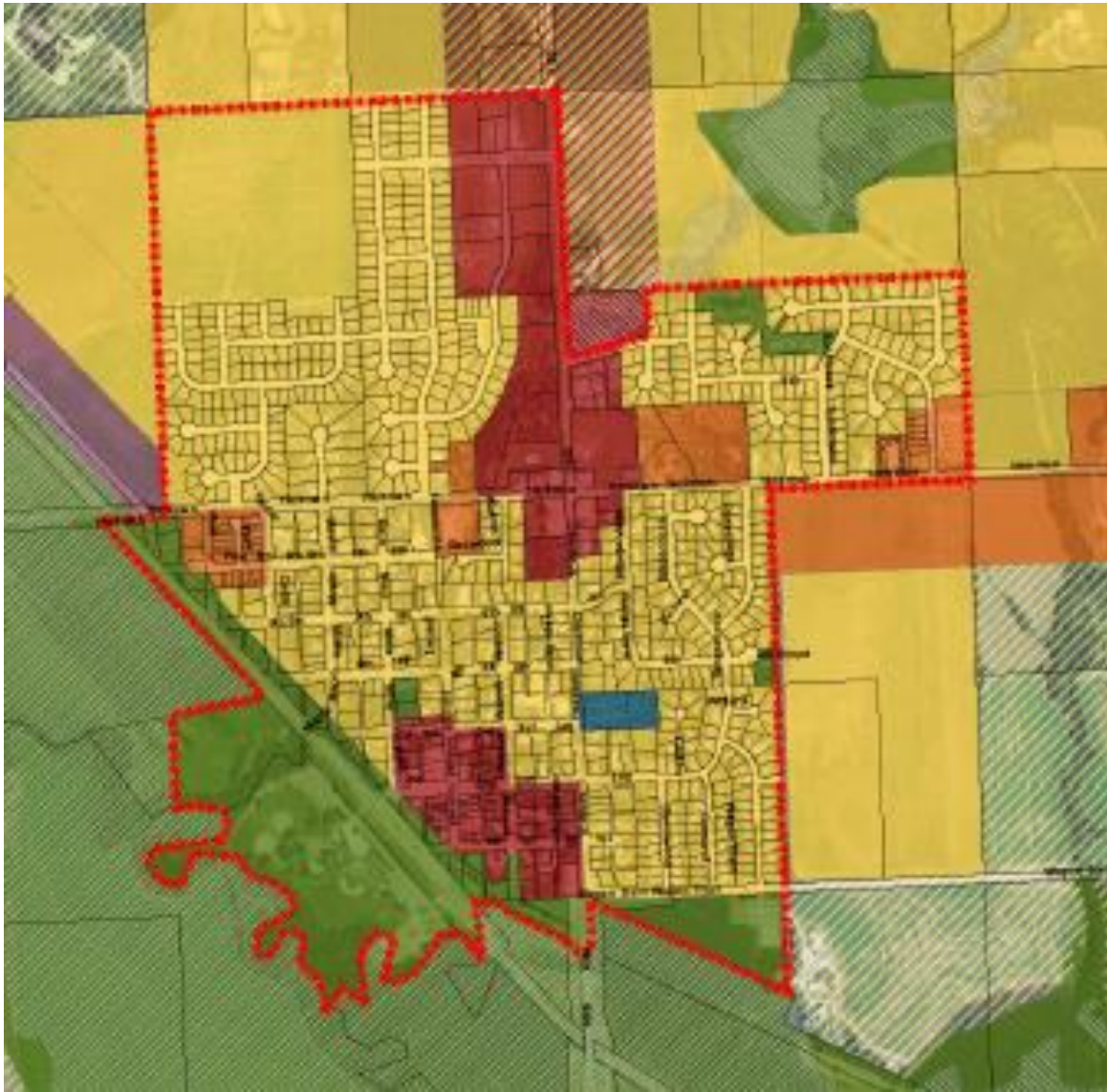
The Redevelopment Area was declared blighted and substandard by the City of Hickman on [REDACTED], based upon, inter alia, a Blight and Substandard Determination Study created by Hanna:Keelan Associates, P.C., dated June, 2023.

The Project (as defined herein) has been proposed as a potential redevelopment project to decrease blight and substandard conditions and further the plan of redevelopment for the City.



IV. Land Use Plan

The Redevelopment Plan generally adopts and incorporates the Land Use Plan as set forth in the “Land Use and Development” chapter of the Hickman, Nebraska Comprehensive Plan adopted December 13, 2016 as Ordinance 2016-27 (“Comprehensive Plan”) as it relates to the Redevelopment Area. A map showing the existing uses of the real property in the Redevelopment Area, is set forth below. The existing land use of the Redevelopment Area is agricultural use.

The Future Land Use Map is set forth below. The future land use of the Redevelopment Area is identified for future use as mixed use and medium density residential:






Legend

-  Corporate Limits
-  Extraterritorial Jurisdiction

Floodplain

-  A
-  AE

Future Land Use

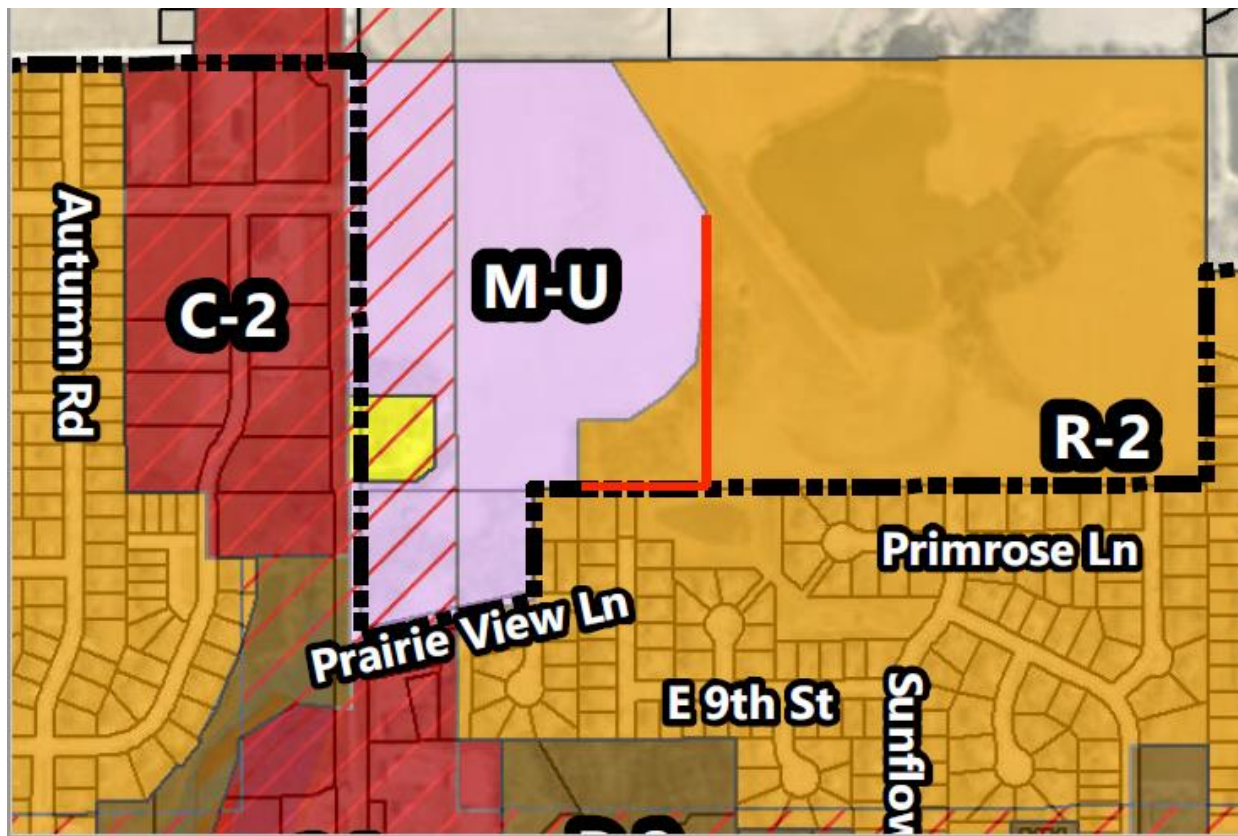
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial

-  Mixed Use
-  Light Industrial
-  Parks and Recreation
-  Public/Quasi-Public

Close up view of the Redevelopment Area in the Future Land Use Map:



The Project site is currently zoned partially M-U mixed use zoning district and partially R-2 Residential zoning district, with the portion of the M-U zoning district adjacent to 68th Street located in the CO Corridor Overlay District:



V. Tax Increment Financing

The City contemplates the use of Tax Increment Financing (“TIF”) for redevelopment projects identified in this Redevelopment Plan, as amended from time to time. TIF is authorized under section 18-2147 of the Act, which states that any ad valorem tax levied upon real property in a redevelopment project

shall be divided, for a period not to exceed fifteen years after the effective date as identified in the project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) 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 project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to as the “Incremental Tax Amount”) shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the 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 authority for financing or refinancing, in whole or in part, the redevelopment project.

The redevelopment of the Redevelopment Area will utilize TIF. For any redevelopment of the Redevelopment Area not identified in this Redevelopment Plan, an amendment of this Redevelopment Plan shall be drafted to identify the additional TIF project or phase and shall provide sufficient information to support a determination that: (i) the redevelopment project as designed would not be economically feasible without the use of TIF; (ii) the redevelopment project as designed would not occur in the Redevelopment Area without the use of TIF; and (iii) the costs and benefits of the redevelopment project are in the long-term best interest of the City.

VI. Redevelopment Projects

The purpose of this section of the Redevelopment Plan is to identify and describe the specific redevelopment project that shall be undertaken with respect to the Redevelopment Area.

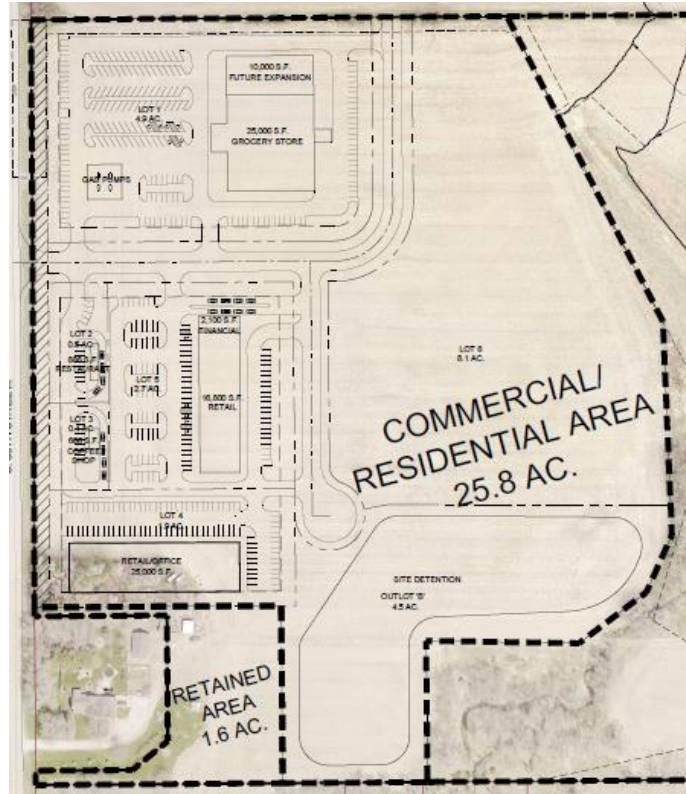
The Redevelopment Area shall be subdivided into separate buildable lots for development in multiple phases. The Redevelopment Area will be developed in approximately four phases. The current plans, which are preliminary and subject to change, show that the western approximately 25.8 acres will be developed as a mixed-use development and the eastern approximately 10.4 acres will be developed as a residential development. The central approximately 39.5 acres is non-buildable and will be potentially used for public recreation space. The preliminary site plan for the Redevelopment Area is depicted on the attached and incorporated Exhibit A.

The Redevelopment Area is underdeveloped and does not have the utilities and infrastructure necessary to develop the lots. In order to support private development, the Redevelopment Area is in need of site preparation and utility infrastructure improvements, among other necessary improvements. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight. Without public infrastructure improvements, the Redevelopment Area cannot be fully developed into the proposed subdivision, and the necessary public infrastructure improvements are cost-prohibitive based on the price for which each lot could be sold.

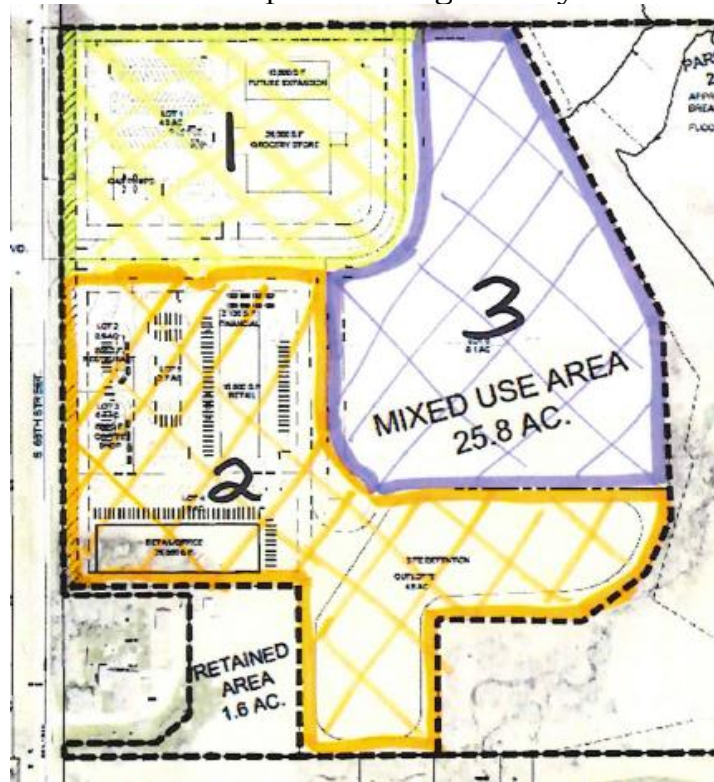
The Redevelopment Area is vacant land that was previously used for agricultural purposes. The majority of the Project Site does not currently have the necessary infrastructure and utilities to be developed for any use. The Project Site is currently located partially in the M-U Mixed Use zoning district and partially in the R-2 Residential zoning district. The proposed future land use for the Project Site identified in the Comprehensive Plan is designated for mixed use and medium density residential. The project areas described below align the mixed-use and residential components of the proposed redevelopment project with the current zoning and future land use designations.

A. Description of the Mixed-Use Redevelopment Project (Phases One, Two, and Three)

The first three phases of redevelopment of the Redevelopment Area shall occur on the western approximately 25.8 acres (“Mixed-Use Project Site”) that will be redeveloped as a mixed-use site with commercial and residential uses. The Mixed-Use Project Site shall be subdivided and replatted and the redevelopment shall occur in phases. The preliminary conceptual plan for the Mixed-Use Project Site is set forth below:



The proposed phases for redevelopment are generally identified below:



The Mixed-Use Project Site is currently anticipated to be developed into approximately 5 commercial lots and one lot for approximately 150-175 multifamily residential dwelling units, which shall include construction of the necessary public infrastructure to support the development (the “Mixed-Use Project”). The Mixed-Use Project shall include Phase One, Phase Two, and Phase Three of the overall redevelopment of the Redevelopment Area. The breakdown of lots and specific uses is subject to change, based on economic and market conditions and any identified changing needs of the community, but the phases are generally identified as follows:

- Phase One: construction of a grocery store on the northwest corner lot of the Mixed-Use Project Site identified as area #1 on the map above.
- Phase Two: construction of the commercial retail center on the portion of the Mixed-Use Project Site identified as area #2 on the map above.
- Phase Three: construction of the multi-family residential buildings on the portion of the Mixed-Use Project Site identified as area #3 on the map above.

Any permitted structure in the applicable zoning district may be allowed by the CDA as part of the development of the Mixed-Use Project Site. When the public infrastructure is installed and the lots in the Mixed-Use Project Site are in a buildable condition, the Redeveloper may sell the lots other than the grocery store (Phase One) to third parties for construction of the private improvements.

B. Description of the Residential Redevelopment Project (Phase Four)

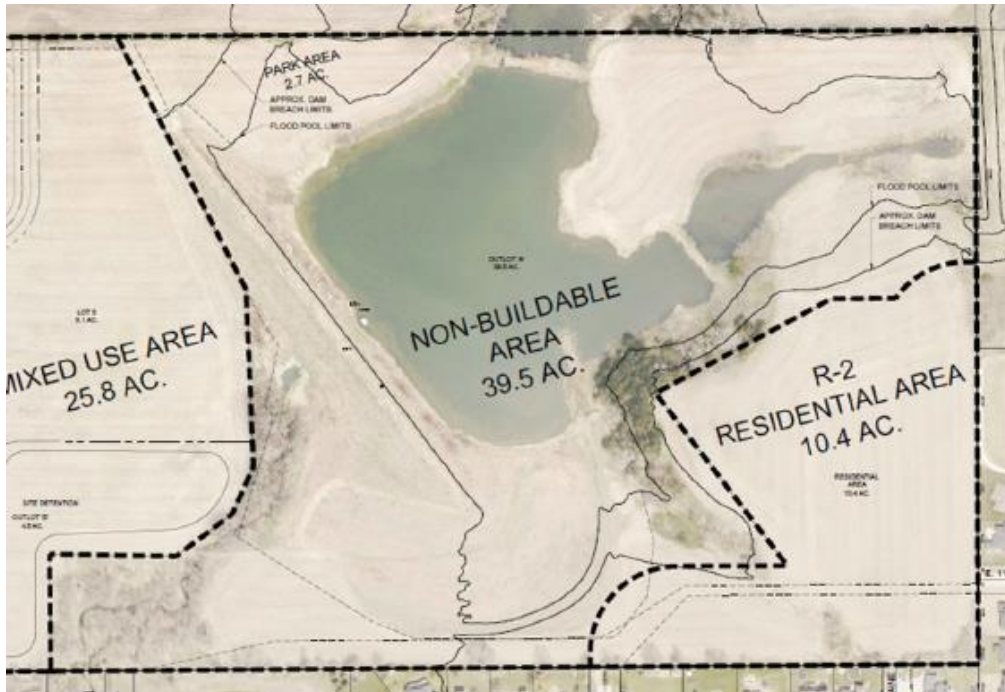
The fourth phase of redevelopment of the Redevelopment Area shall consist of the eastern approximately 10.4 acres (“Residential Project Site”) that will be redeveloped as a residential subdivision uses. The Residential Project Site shall be subdivided and replatted and the redevelopment of the Residential Project Site shall occur in phases. The conceptual plan for the Residential Project Site is set forth below:



The Residential Project Site is currently anticipated to be developed into approximately 50-80 dwelling units permitted in the R-2 zoning district, and shall include construction of the necessary public infrastructure to support the development (the “Residential Project” or “Phase Four”). The current owner anticipates conveying the Residential Project Site to a housing developer that will implement and develop the Residential Project as the Redeveloper of the Residential Project. The intent of the Residential Project is to create medium density affordable housing in the City. The Residential Project shall be implemented in a number of phases, to be determined in the redevelopment agreement for this phase.

C. Recreational Property

The central approximately 39.5 acres is non-buildable property that includes a reservoir and significant floodplain and NRD restrictions (“Recreational Property”). This portion of the Redevelopment Area provides a potential benefit to the community and the area because of the natural features and potential recreational opportunities with the lake, possible trail connections, and large green available open space. However, the same features and conditions that make the Recreational Property a potential benefit for the community make the property a hindrance to redevelopment of the Redevelopment Area. The Recreational Property is indicated as the Non-Buildable Area on the Site Plan and depicted below:



Redeveloper desires to convey this portion of the Redevelopment Area to the City for use as a public park/recreation area, or other public property, subject to the approval of the City. If the City does not approve the conveyance, the Recreational Property shall be retained as an unbuildable outlot and there will be no public access allowed.

The Mixed-Use Project Site, the Residential Project Site, and the Recreational Property are referred to collectively as the “Project Site.” Phase One, Phase Two, and Phase Three are collectively referred to as the “Mixed-Use Project.” The Mixed-Use Project and the Residential Project are referred to collectively as the “Project.” As applicable, the term Redeveloper shall refer to the applicable redeveloper for the Mixed-Use Project and the Residential Project, and any successor redevelopers for specific phases of each aspect of the Project.

D. Implementation of the Project.

The Redeveloper will utilize tax increment financing for site acquisition and construction of the public improvements for the Project. Such public improvements may include, but are not limited to: site preparation, grading, street improvements, water and sewer improvements, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. The list of preliminary proposed public improvements and cost estimates necessary to support the private improvements for the Project are attached and

incorporated as Exhibit “B”. The CDA acknowledges that all amounts provided above are estimates, and the actual cost will be determined upon receipt of construction bids. The specific eligible uses for each phase of the Project shall be set forth in the Redevelopment Agreement for each phase of the Project. However, the public improvements and eligible uses for the entire Project shall be considered as a single Project, because the redevelopment of the Project Site requires significant upfront improvements that are necessary for all phases, and the anticipated use of tax increment financing from each phase of the Project is necessary for Redeveloper to proceed with Phase One of the Project.¹

The Project will be implemented in approximately four phases, and each phase may have multiple subphases, as set forth in the applicable redevelopment agreement. Completing the Project in phases will allow the Redeveloper to maximize the TIF available for the public improvements. The implementation of each phase of the Project will depend on market conditions and the construction schedule for each lot. As a result, the number of residential units and/or commercial buildings constructed as part of each phase and the timing of completion of each phase is subject to adjustment. Each phase or subphase may have a separate effective date for the division of taxes. The CDA may enter into separate redevelopment agreements for each phase or any combination thereof, and said redevelopment agreements shall include the details of the phasing requirements, as well as all other customary and necessary terms to implement a redevelopment project.

Construction of the public improvements for the Project is anticipated to commence in 2024 or 2025. The following construction timeline is preliminary and subject to change, but the current anticipated schedule for the project is as follows:

- Phase One: construction commences in 2025, construction completed in 2026.
- Phase Two: construction commences in 2026, construction completed in 2027.
- Phase Three: construction commences in 2025 or 2026, construction completed in 2028.
- Phase Four: construction commences in 2026 or 2027, construction completed in 2031.

As part of the Project, the CDA shall capture the available tax increment generated by the construction of the private improvements on the Project Site to assist in payment for the public improvements. The use of TIF to assist with the costs of the public improvements will make the Project feasible. The private

¹Even though all phases of the Project shall be considered a single redevelopment project for the certification of TIF-eligible uses, each phase still requires approval of a redevelopment agreement to implement said phase of the project.

improvements cannot be constructed without the public improvements, and the public improvements require the use of TIF to assist with the costs. The Redeveloper and/or the City does not have the funds to construct the necessary public improvements without the use of tax increment financing. The redevelopment of the Project Site pursuant to the Project identified in this Redevelopment Plan will eliminate the current blight and substandard conditions of the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. As described above, the project envisions the capture of the incremental taxes created by the Project on the Site to assist with payment for those eligible expenditures as set forth in the Act.

Tax Increment Financing

As part of the Project, the CDA shall capture available tax increment from the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Section 18-2147 of the Act authorizes the use of TIF, and the general division of taxes as set forth in Section 18-2147 is described in Section V, above.

With respect to the Project, the actual base tax year and Base Tax Amount for each phase of the Project Site will be set forth in the redevelopment agreement. It is anticipated that the CDA will issue two or more TIF notes for the entire Project. Notwithstanding any provision herein to the contrary, all incremental tax revenues resulting from the Project shall only be divided and allocated for no more than the applicable 15-year increment period provided by the Act. As stated above, each lot in the Project may be treated as a different phase of the Project and may have a separate effective date and 15-year increment period.

The CDA's intent is to authorize TIF in the amount up to \$9,900,000 (the "Project TIF Amount") for the Project to assist in the repayment of the cost of the public improvements.² The preliminary TIF Sources and Uses supporting this TIF amount are set forth in more detail on the attached and incorporated Exhibit "B". The amount of TIF for each project and related terms and conditions shall be set forth in the redevelopment agreements for the Project.

Pursuant to Neb. Rev. Stat. § 18-2115, the CDA has the authority to make minor modifications to the Redevelopment Plan, but additional public hearings are required for a substantial modification of the Redevelopment Plan. A modification is only a substantial modification if it: (a) materially alter or reduce existing areas or structures otherwise available for public use or access; (b) substantially alter the use of the community redevelopment area as

² The projected \$9,900,000 in TIF is based on a projected total valuation of the Project exceeding \$55,000,000 (total projected valuation of the Mixed-Use Project exceeding \$36,000,000 and total projected valuation of the Residential Project exceeding \$19,000,000).

contemplated in the redevelopment plan; or (c) increase the amount of ad valorem taxes pledged for the Project by more than 5.0%. Accordingly, any authorization of a TIF amount greater than the Project TIF Amount shall require an amendment to this Redevelopment Plan. However, only a proposed increase in the TIF amount to an amount that is more than 5% greater than the Project TIF Amount shall constitute a substantial modification of the Redevelopment Plan and require additional public hearings. Any proposed changes to the timing and phasing of the Project, or any specific details of the project that are not contrary to the intent of this Redevelopment Plan shall not constitute a substantial modification.

Statutory Elements

The use of TIF to assist with the costs of the eligible public improvements will make the Project as designed feasible. Each lot may be a separate phase of the Project and have its own effective date for the purposes of tax increment financing. This section addresses the consideration of the statutory elements under the Nebraska Community Development Law for a project utilizing TIF.

A. Property Acquisition, Demolition and Disposal

No disposition of public property or relocation of families or businesses is necessary to accomplish the Project. There is an opportunity for acquisition of the Recreational Property by the City as part of the Project, subject to City Council approval. The terms and conditions of the City's acquisition of the Recreational Property, if approved, shall be included in a redevelopment agreement for the Project or in a separate agreement between the City and the Redeveloper. If the City determines that it does not want to acquire the Recreational Property and/or the terms cannot be agreed upon, the Redeveloper shall retain the Recreational Property for private use.

B. Population Density

The proposed development at the project site includes the construction of approximately 150-175 residential units in the Mixed-Use Project and approximately 50-80 units in the Residential Project. The Project will increase the population density in the project area. However, this growth is desired by the City and conforms to the Comprehensive Plan. The construction of residential dwelling units addressing a need for additional housing in the City. In particular, the Project is targeting the construction of affordable housing, which is a needed housing segment in the City.

C. Land Coverage

The Project will meet the applicable land-coverage ratios and zoning requirements as required by the City of Hickman. The Project Site shall be

replatted prior to the commencement of the Project and Redeveloper shall be required to meet all subdivision ordinance and other City requirements. Redeveloper or its successors and assigns shall be required to obtain building permits in compliance with local zoning regulations prior to the construction of any private improvements. Approval of this Redevelopment Plan shall not be construed as approval of any otherwise needed permit or governmental approval.

D. Traffic Flow, Street Layouts, and Street Grades

The Project Site does not currently have any streets, but the Project will include the construction of all necessary streets and street improvements required to support the Project, including an access point to the Mixed-Use Project Site off of S. 68th Street and all related street improvements. The exact details and requirements of the street improvements and other public improvements shall be determined as part of the City's normal subdivision and permitting process. These public improvements shall provide a material benefit to the Redevelopment Area that would not occur without this Project. Because of the location of the Recreational Property between the Mixed-Use Project Site and the Residential Project Site, there is no direct connectivity anticipated between the Mixed-Use Project Site and the Residential Project Site. Accordingly, there will not be any direct access to the Mixed-Use Project Site from the existing residential area adjacent to the Residential Project Site. This should minimize any potential concerns from residents about additional commercial traffic in the existing residential areas of the City.

E. Parking

The Project will be required to meet or exceed the parking requirements set forth in the applicable zoning districts.

F. Zoning, Building Code, and Ordinances

The Project Site is located in the M-U Mixed Use and R-2 Residential zoning districts. A portion of the Mixed-Use Project Site is also located in the CO Corridor Overlay District, which extends generally 300 to 600 feet from the right-of-way line on either side of 68th Street and Hickman Road. The proposed Project will consist of permitted uses in the applicable zoning districts. As stated above, the Project Site shall be subdivided to facilitate the Project. Approval of this Redevelopment Plan shall not be construed as approval of any otherwise needed permit or governmental approval.

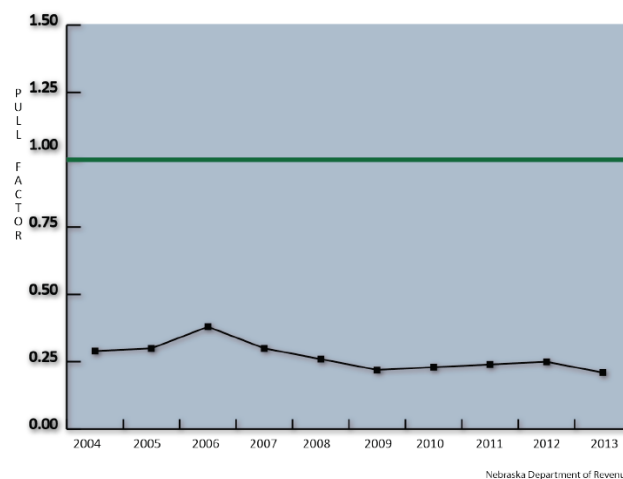
Comprehensive Plan

The Project conforms to the Comprehensive Plan. This section is not a comprehensive analysis of the Project's conformance with the Comprehensive Plan but is meant to highlight and summarize the key points on this topic.

The Comprehensive Plan supports the proposed commercial development:

- The City of Hickman’s “pull factor”, or measure of dollars spent inside the city compared to outside the city, demonstrates a leakage of local dollars to other communities.

Figure 17: Hickman Pull Factor



- Additional local retail opportunities should be pursued. This provides an opportunity for an additional tax revenue stream as well as provide quality of life and convenience amenities locally for Hickman residents.

The Economic Development and Parks and Recreation Focus Group section of the Comprehensive Plan both also note the lack of stores and restaurants as a community weakness.

The Economic Development Goal in the Comprehensive Plan states:

- The city should develop activities that support the needs of present and future residents by making the local economy stable and diverse.

The Comprehensive Plan broadly supports additional housing:

- Over the past 50 years, Hickman has seen nothing short of rapid growth.
- Establishing additional quality and affordable rental opportunities is recommended to provide a diverse housing supply, catering to a wider demographic.
- To facilitate the population growth projections in the City, the Comprehensive Plan states that Hickman must supply just over 100 new owner-occupied units and over 30 renter-occupied units every five years.

The Housing Focus Group section of the Comprehensive Plan notes that perceived barriers to housing development include, among other things: lack of

retail opportunities, including a larger grocery store; no viable location for multi-family housing; lack of local commercial development, and retail centers.

The Housing Goal in the Comprehensive Plan states:

- A diverse housing stock, including affordable housing and various housing types, should be densely distributed throughout each neighborhood to provide for a diverse population and economic base.

The Housing objectives and actions steps include, among other things: providing different housing types and choices, including affordable and workforce housing, throughout each neighborhood to provide for a diverse population and economic base, and encouraging a mix of housing types in individual developments.

The Comprehensive Plan also supports “utilizing tax increment financing (TIF) to incentivize and stimulate under-served housing development, prioritizing affordability and special needs housing.”

The Comprehensive Plan supports the development and the public recreational use of the Recreational Property:

- Hickman has approximately 40 acres of dedicated parks space within its corporate limits. Standards determine that 2.5 acres of park land be dedicated for every 100 persons in a community’s population. Hickman’s estimated 2014 population of 1,850 would require approximately 46 acres in dedicated park space.

The Recreation Goal in the Comprehensive Plan states:

- The city should ensure prominent park and recreation opportunities for local residents and visitors. These facilities should combine the expansion and improvement of existing facilities and the establishment of newer facilities.

The recreation goal objectives and action steps include encouraging private developers to actively contribute to the city’s park, recreation and open space system and city acquisition of additional park property.

While this section of the Redevelopment Plan only presents selections from the Comprehensive Plan, it is clear that the Project meets and furthers goals set forth in the Comprehensive Plan and is thus in conformance with the Comprehensive Plan.

Cost Benefit Analysis

Pursuant to section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-

Benefit Analysis for the Project is attached hereto as Exhibit “C” and incorporated by this reference.

Additional Project Information from the Redeveloper

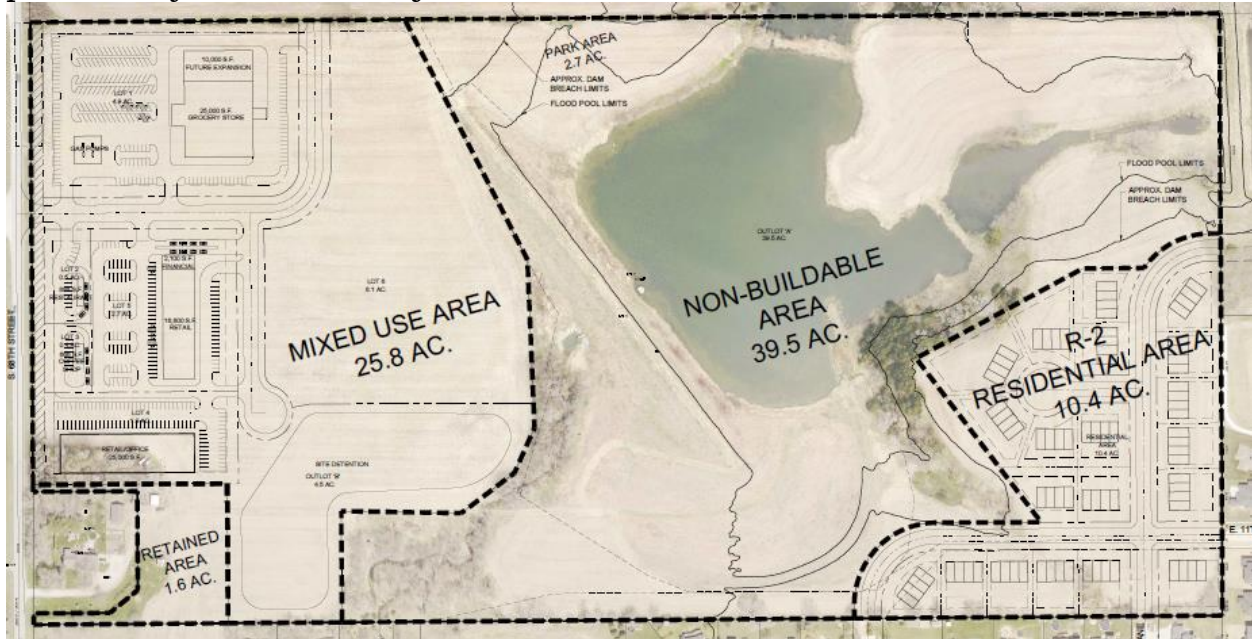
Redeveloper has represented that: (i) without the use of TIF, this Project would not be feasible and the Redeveloper could not develop this Project on the Project Site; (ii) no families will be displaced or relocated from the Project Site based upon this Project, and (iii) Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the Imagine Act.

Exhibit A Project Site

The Project Site shall be defined as:

Lot 2, Wizkidz Addition, City of Hickman, Nebraska.

Said Project Site will be subdivided and replatted in connection with development of the Project, so the legal description will change. Preliminary site plan and possible layout for the Project Site is set forth below:



The anticipated phases of redevelopment of the Project Site are depicted below:

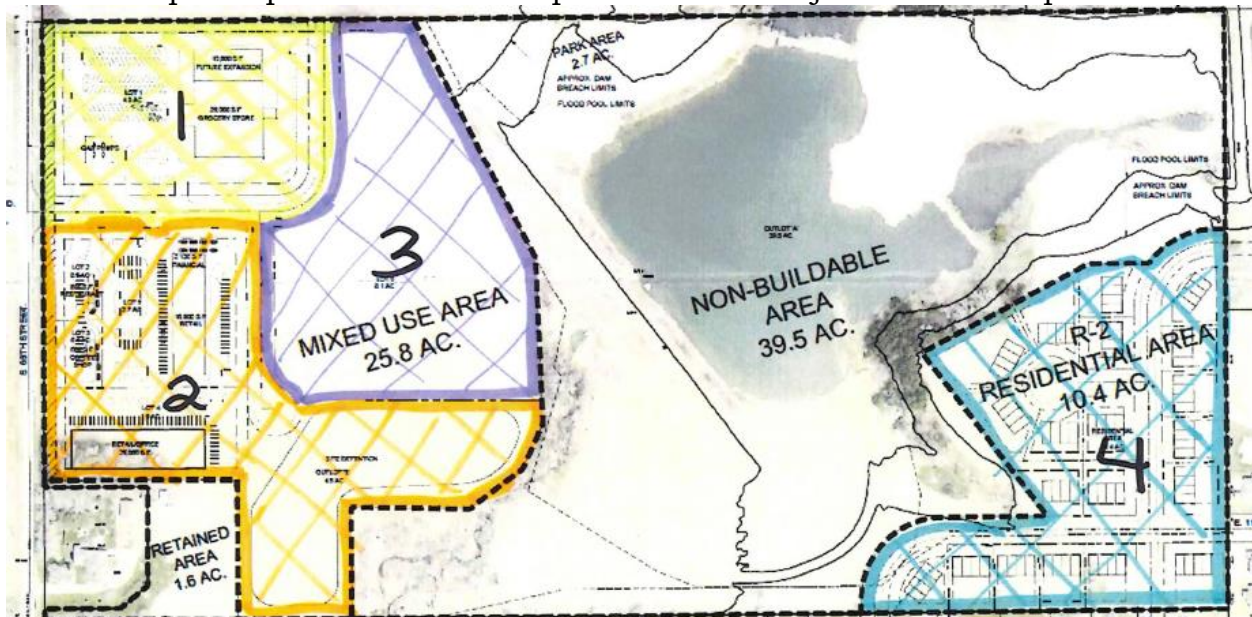


Exhibit "B"
Projected TIF Sources and Uses

General Assumptions:

levy	2.269348
Interest Rate	6%
Base Land Value - Commercial	\$100,000/acre
Base Land Value - Residential	\$55,000/lot

Mixed Use Project TIF Projections (Phases One, Two, and Three)

	Phase One 35,000 sf grocery store		Phase Two 21,952 sf commercial uses		Phase Three 175 units multifamily	
	Assessed Val	Est. Taxes	Assessed Val	Est. Taxes	Assessed Val	Est. Taxes
Base Value	\$490,000	\$11,120	\$550,000	\$12,481	\$810,000	\$18,382
Final Value	\$5,474,503	\$124,236	\$5,058,493	\$114,795	\$25,507,537	\$578,855
Increment	\$4,984,503	\$113,116	\$4,508,493	\$102,313	\$24,697,537	\$560,473
annual tax increment		\$113,116		\$102,313		\$560,473
total tax increment		\$1,696,736		\$1,534,701		\$8,407,096
Present Value		\$1,108,559		\$1,002,694		\$5,492,760
Rounded		\$1,108,500		\$1,002,700		\$5,492,800

Calculated TIF PV - Mixed Use Project	\$7,604,000
Total TIF Authorized- Mixed Use Project	\$7,600,000

Residential Project TIF Projections (Phase Four)

Residential Project Valuation

# Units	Base Value/unit	Ave. \$/unit	Est. Base Value	Est. Final Value
80	\$55,000	\$240,000	\$4,400,000	\$19,200,000

	Assessed Val	Est. Taxes
Base Value	\$4,400,000	\$99,851
Final Value	\$19,200,000	\$435,715
Increment	\$14,800,000	\$335,864
annual tax increment		\$335,864
total tax increment		\$5,037,953
Present Value		\$3,291,536

Calculated TIF PV - Residential Project	\$3,291,536
Total TIF Authorized- Residential Project	\$2,300,000

Total Maximum TIF Sources for all Phases: \$9,900,000

PROJECTED TIF USES:

A. MIXED USE PROJECT TIF USES	
	TIF Cost
1. Site Acquisition	\$ 2,250,000
2. Preliminary Studies	\$ 10,450
3. Site Preparation	\$ 676,390
4. 68th Street Improvements	\$ 444,197
5. Streets and Utilities	\$ 1,315,299
6. Energy Efficiency Enhancements	\$ 2,900,000
7. Professional Fees	\$ 527,000
8. Other uses and site enhancements	TBD
TOTAL	\$ 8,123,336
TIF Amount not to exceed:	\$ 7,600,000

B. RESIDENTIAL PROJECT TIF USES	
	TIF Cost
1. Site Preparation	\$ 286,165
2. Streets and Utilities	\$ 2,013,627
3. Professional Fees	TBD
4. Other uses and site enhancements	TBD
TOTAL	\$ 2,299,792
TIF Amount not to exceed:	\$ 2,300,000

All TIF uses are preliminary estimates based on current costs. The actual TIF uses shall be determined after bidding out the project and will be confirmed and certified to the CDA upon construction completion. In no case whatsoever shall the TIF dollars utilized for the Project exceed the total eligible TIF Uses certified to the CDA.

The Energy Efficiency Enhancements include improvements to the grocery store that exceed the minimum building code requirements and will provide improved energy efficiency and reduced load on the City utilities. The eligible energy efficiency enhancements are the costs of such improvements that exceed the minimum code requirements, which specific amounts shall be certified by the project architect or engineer as part of the TIF cost certification for the project. The energy efficiency enhancements and current estimated cost above minimum code requirements include, but are not limited to, the following:

Energy Efficiency Enhancement:	Estimated cost above minimum code requirements:
Roof upgrades to provide a greater R factor for greater insulation efficiencies that decrease natural gas usage.	\$68,000
Installation of upgraded HVAC Systems with variable speed motors to cycle on and off as need arises so the motors are not running constantly.	\$290,000
Installation of upgraded Refrigeration protocol systems stationed strategically throughout store managing specific sectors of refrigerated cases, requiring less freon and less copper with greater efficiencies. In addition, reducing freon loss.	\$360,000
Installation of upgraded Refrigeration Cases with doors and LED lighting reducing electrical energy consumption by 70% keeping product and cases with consistent temperatures.	\$2,800,000
Installation of internal and external LED lighting to reduce energy consumption.	\$349,000
Additional insulation on all exterior walls for increased insulation values to retain heat and cooling and reducing heating an cooling costs by approximately 50%.	\$378,000

Total Energy Efficiency Enhancement Costs	\$4,245,000
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Redeveloper has stated that it has implemented similar energy efficiency enhancements in other stores and has seen energy usage drop to as much as 50%. This reduces the load on City utilities and lessens the environmental impact of the project.

Exhibit C
Cost Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)

The cost-benefit analysis for the Project, as described in the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The Project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. §18-2147.

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

There are no negative tax shifts resulting from this Project. The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Additionally, the base value of the Project Site, which will continue to be allocated between taxing jurisdictions, is anticipated to increase from the current valuation based on the subdivision and replatting of the Project Site. This will result in additional ad valorem taxes collected by each taxing jurisdiction during the 15-year TIF period.

Initial Tax Shift (increase in base value):

a.	Current Project Site Valuation:	\$263,700
b.	Anticipated Valuation after subdivision:	\$6,250,000
c.	Increase in Project Site Valuation:	\$5,987,000
d.	Project Tax Increase for base value during TIF period:	\$135,866

Only the incremental taxes created by the Project after the increase in base valuation will be captured to pay eligible public expenditures. It is anticipated that the Project will create approximately \$55,000,000 of new valuation. Because the Project Site does not have the necessary infrastructure for any development, there will not be any increase in valuation on the Project Site without the Project. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years of each phase. For the purposes of illustrating the incremental taxes used for TIF, all of the phases are first assumed to occur simultaneously, yielding the following 15-year tax shift:

Mixed-Use Project Tax Shift:

a.	Redevelopment Project Valuation:	\$1,855,000
b.	Projected Completed Assessed Valuation:	\$36,040,533
c.	Projected Tax Increment:	\$35,777,733
d.	Estimated Tax Levy:	2.269348
e.	Annual Projected Tax Shift:	\$811,917

Residential Project Tax Shift:

a.	Redevelopment Project Valuation:	\$4,400,000
b.	Projected Completed Assessed Valuation:	\$19,200,000
c.	Projected Tax Increment Base:	\$14,800,000
d.	Estimated Tax Levy:	2.269348
e.	Annual Projected Tax Shift:	\$335,864

Because of the phased nature of the Project, the annual tax shift of the Project as set forth above will be expanded over a number of effective dates for the division of taxes. Based on the projected tax shifts above, without accounting for the phasing of the Project, the Project will create an immediate annual increase in real estate taxes to the taxing jurisdictions of approximately \$135,866. Additionally, after the applicable 15-year TIF periods for each phase, the project will create an additional annual tax increase of approximately \$1,147,781.

Notes: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2022 levy rate. There has been no accounting for incremental growth or change in the tax levy over the 15-year TIF period. The Redevelopment Project Valuation per lot is an estimated value because the Project Site will be subdivided into separate buildable lots and those lot values have not been established at this time.

The projected housing unit valuations are based on a projected unrestricted assessed valuation for the units projected to be constructed. If the units are construction utilizing low-income housing tax credits, the valuations may be reduced pursuant to Neb. Rev. Stat. § 77-1333, which would decrease the overall tax shift projections set forth above. If less units are built it would also necessarily decrease the overall tax shift projections set forth above. These projections show a high end/maximum projected potential tax shift for the Project.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. Infrastructure improvements are included in the TIF uses for this Project, and said improvements shall positively impact the City. The Project will include improvements to 68th Street, construction of new local streets in the Redevelopment Area, and extension of public utility

infrastructure in the Redevelopment Area. These infrastructure improvements will not occur without the use of TIF. The public improvements will benefit not only the Project Site, but should also benefit potential development on adjacent property in the City as well. All the public improvement costs are TIF-eligible uses under the Community Development Law. TIF will be utilized to assist with the payment of a portion of these TIF-eligible costs but, except as provided in the redevelopment agreement or other agreements, Redeveloper shall be responsible for any portion of the costs of the public improvements not covered by TIF. Therefore, the use of TIF is leveraging additional public infrastructure in the City.

The Project is not anticipated to have a material adverse effect on any community public services. Electric, water and sewer capacities are generally sufficient to support the Project when the public improvements of the Project are considered.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The subdivision and platting of the Project Site into buildable lots will increase the base value of the Project Site prior to the division of taxes. This increase would not occur without the implementation of the Project. The City should realize revenue from sales taxes paid by the occupants of the residences on the Project Site. The commercial businesses will generate sales tax for the City. The private improvements constructed on the Project Site will also require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, and the City will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create commercial and retail opportunities, including a grocery store, and additional housing units in the City. These are viewed as positive impacts for employers. As stated in the Comprehensive Plan, there is a need for additional commercial amenities in the City. Commercial options such as a local grocery store, will benefit the community and create a better environment for recruiting new employees to the City. Additional housing is also needed in the City for employees. Without an adequate housing stock, businesses are unlikely to expand or relocate to the area. The Project may also create additional businesses in the City. While the

exact commercial uses are unknown at this time, the benefit of this project is creating buildable lots that could support new businesses. Without the use of TIF, the Project Site will remain vacant because there will be no infrastructure to support any development.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. In addition to the general benefits of the Project enhancements already mentioned, the Project should also generally increase the need for services and products from existing businesses as the new residents will require typical goods and services from local businesses. The Project will create additional lots that are viable for new businesses or expansion of existing businesses. Having local options for groceries and other retail will reduce the necessity of residents traveling to Lincoln for their general shopping needs, and this should result in keeping more business in the community. Without the Project, it is unlikely that there will be any new growth in this area.

5. Impacts on the student populations of school districts within the City:

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. The Project is intended to increase the population of the City, and therefore likely increase the population in the schools, but this growth is a desired result.

The Comprehensive Plan highlights the key relationship between the school district and population growth:

With peak population points in young adult and children age groups, Hickman is positioned to see continued natural population growth through time. The attraction of these age groups is largely based on the excellent performance of the Norris School District. Population growth will continue to increase demand on both the community and school district. An annual evaluation of the capacity in these areas will help maintain a positive attraction from young families to the Hickman area.

...

Hickman's growth in specific age demographics is largely fueling its growth. Young families have been attracted to the Norris School

District and move to the Hickman area while commuting to Lincoln for employment. In order to maintain this level of growth while providing a high quality of life for residents, Hickman will need to focus on quality of life amenities targeted towards schooled children and young adults alike.

Figure 4: Hickman Age Cohort

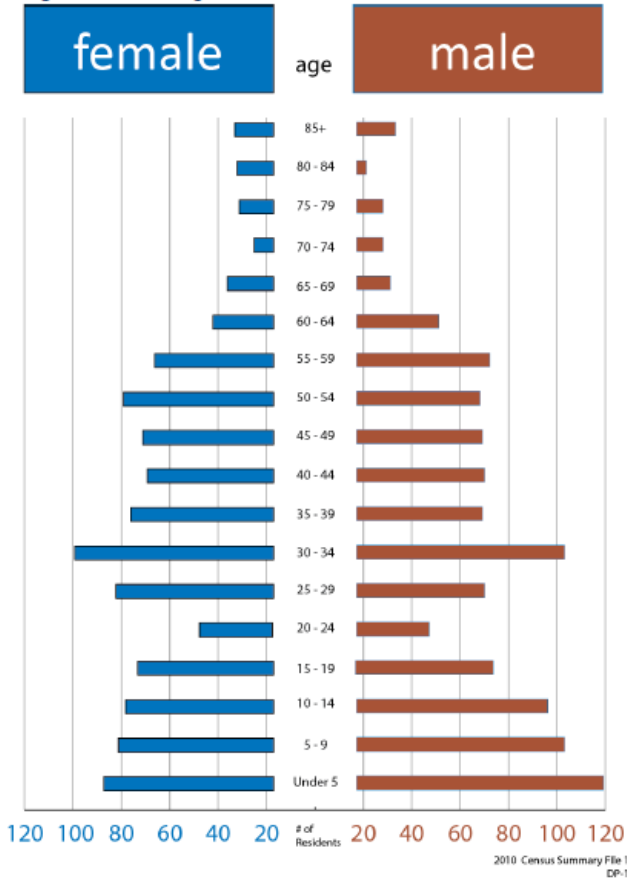
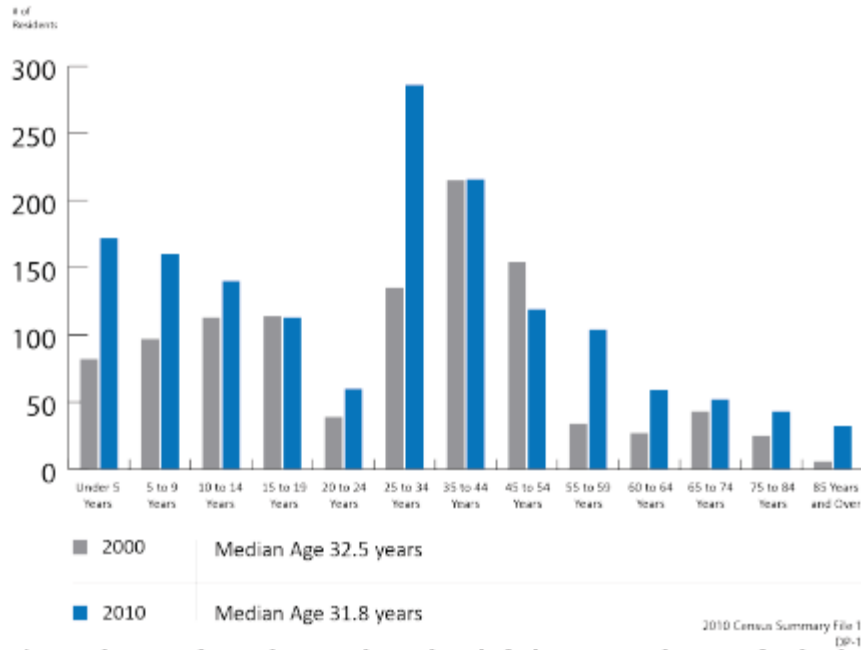


Figure 5: Hickman Age Cohort Trends



The Project will include approximately 200-255 new residential units. This will be a mixture of multifamily units, townhomes, single family units, and/or other permitted housing types. While it is anticipated that these units will most likely be predominantly smaller units that are less suitable for the needs of larger families, at this point it is difficult to project the overall effect of the Project on future school populations. There is a fine balance between desired growth of student populations and ensuring the school district has adequate facilities and fundings to support the necessary operations. Notice of the public hearings for this Redevelopment Plan was sent to the school district, so the school district would have the opportunity to review the proposed growth and the proposed tax shift associated with the Project.

6. Other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project will create additional infrastructure that will not only benefit the Project, but the future development in adjacent areas of the Redevelopment Area. Therefore, the Project also has a positive multiplying effect of being necessary to potentially create even more additional development in the City. The Project will allow the City the opportunity to acquire more public park property and increase the stock of public recreational area in the City.

7. Summary of Findings:

The Project will increase the City's tax base, without material adverse effect on either public or private entities. The Project will increase property tax revenue

in the long-term. The Project will facilitate the development of a blighted and substandard area of the City. The benefits outweigh the costs of the proposed Project.

4880-0112-0914, v. 1

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF HICKMAN, NEBRASKA**

RESOLUTION CDA2023-01
(Redevelopment Plan–Redevelopment Area #2)

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN
FOR REDEVELOPMENT AREA #2 OF THE CITY OF HICKMAN, NEBRASKA, TO THE
CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA AND ADOPTING A COST
BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT IN THE
REDEVELOPMENT PLAN.**

RECITALS

- A. In furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2155, as amended, (the “Act”), a Redevelopment Plan in the form attached as Exhibit “A” (“Redevelopment Plan”) has been prepared.
- B. The Redevelopment Plan would create a redevelopment project in Redevelopment Area #2 as described in the Redevelopment Plan (the “Project”).
- C. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the costs of certain eligible public improvements authorized by the Act and more particularly set forth in the Redevelopment Plan.
- D. The Community Development Agency of the City of Hickman, Nebraska (“CDA”) is required under Section 18-2113(2) of the Act to conduct a cost benefit analysis for a redevelopment project which will use Tax Increment Financing.
- E. The CDA has conducted a cost benefit analysis for the Project and said cost benefit analysis is attached to the Redevelopment Plan as Exhibit “C” (the “Project Cost Benefit Analysis”).
- F. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.
- G. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan and the Project Cost Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the CDA, as follows:

1. The cost and benefits set forth in the Project Cost Benefit Analysis have been found to be in the long-term best interest of the City.

2. The CDA hereby approves the Project Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. The Redevelopment Plan is in conformance with the General Comprehensive Plan of the City of Hickman.

2. The Redevelopment Plan will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the City of Hickman.

3. The Redevelopment Plan is in conformance with the Act.

4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.

5. The CDA hereby approves the Redevelopment Plan and recommends approval and adoption by the City Council of the City of Hickman.

IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 12th day of December, 2023.

COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF HICKMAN, NEBRASKA

Chairperson

ATTEST:

Secretary