

CITY OF PAPIILLION
David P. Black, Mayor

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October 17, 2018

RE: Invitation for Redevelopment Proposals of City-Owned Parcels in 1-3 Phases in Downtown Papillion Redevelopment Area

Dear Potential Redeveloper of Downtown Papillion,

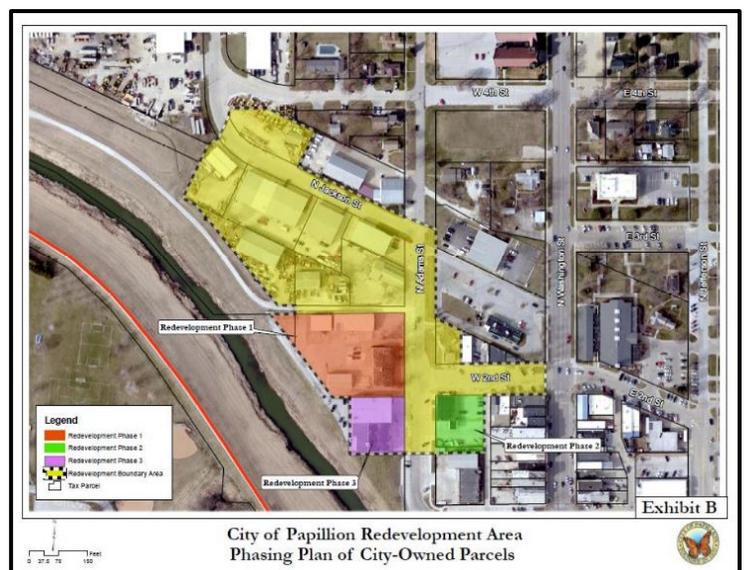
You may or may not be aware that the City of Papillion has been in the process of creating a Limited Community Redevelopment Authority (“Authority”) and a redevelopment plan for the redevelopment of specific parcels located within the downtown area, pursuant to the requirement outlined in Nebraska’s Community Development Law. It is my pleasure to inform you that the City Council adopted the *Downtown Papillion Redevelopment Plan* (“Redevelopment Plan”) on October 2, 2018. A copy of the adopted Redevelopment Plan and additional information can be found on the Downtown Papillion Redevelopment Area’s webpage at: www.papillion.org/redevelopment.

The Authority is now seeking Invitations for Redevelopment Proposals (“IFRP”) for the redevelopment of the four City-owned parcels within the Redevelopment Area through three redevelopment phases. The IFRP pertains only to the City’s parcels. Proposals for the redevelopment of the nine privately-owned parcels are not being sought as part of the IFRP.

The immediate redevelopment opportunity is to offer two City-owned parcels to encourage downtown development that does not change the characteristic of “downtown” while also supporting the specific goals of the Comprehensive Plan. Those goals includes: continued mixed-use development; self-sustaining business investments; downtown as a destination; neighborhood sensitivity and connections; creation of public spaces for memorable experiences; appropriate parking; and inter-business relationships through cooperation with the Downtown Business Association.

In addition to the Redevelopment Plan, copies of the IFRP for the City-owned parcels within the Downtown Papillion Redevelopment Area can also be accessed through the Downtown Papillion Redevelopment Area’s webpage. The IFRP fully details the three anticipated phases of the City-owned parcels and provides the submittal requirements for each IFRP. The three anticipated phases are briefly described below:

Phase 1 – Phase 1 is ready for immediate redevelopment. The developers and development teams submitting IFRP’s for the redevelopment of Phase 1 should be prepared to begin implementing the corresponding Redevelopment Projects in an expeditious manner if selected.



Phase 2 – Phase 2 is anticipated to be ready for redevelopment by approximately January 1, 2020. The developers and development teams submitting IFRP's for the redevelopment of Phase 2 should be prepared to begin implementing the proposed redevelopment projects by January 1, 2020, unless an extension is required to accommodate City operations or is otherwise requested by the developer or development teams and granted by the City.

Phase 3 – From a site availability perspective, it is unknown at this time when Phase 3 will be ready for redevelopment. The developers and development teams submitting IFRP's for the redevelopment of Phase 3 should be prepared to submit proposals that are not time-sensitive or in need of immediate implementation. Generally, the developers and development teams submitting initial Redevelopment Proposals for Phase 3 should be doing so as a way to show how they are looking at developing the Redevelopment Area in integrated phases, not just developing Phase 3 as a “stand alone” project. Proposals for Phase 3 will only be considered as part of a larger phased redevelopment master plan at this time. The City may consider proposals for only Phase 3 at a later date.

The Redevelopment Plan identifies public infrastructure improvements that may need to be made in order to support the redevelopment in the identified area. To further encourage redevelopment, Tax Increment Financing (“TIF”) may be considered to help fund the public infrastructure improvements identified by the Authority and listed in the redevelopment plan.

If you are interested in this exciting development opportunity, **the submittal deadline for the IFRP's is 4:00 p.m. on December 14, 2018.** All interested redevelopers or interested parties must e-mail a digital copy of their redevelopment project proposal(s) to: apowers@papillion.org **and** mail or deliver ten (10) hard copies of their proposals to: Amber Powers, City of Papillion, 122 E. Third St., Papillion, NE 68046. Further submittal information is located in the IFRP.

Additionally, please contact Assistant City Administrator Amber Powers directly at (402) 597-2032 or via e-mail at: apowers@papillion.org if you have any questions or if you would like to tour any of the City-owned parcels within the Redevelopment Area.

Thank you for your time and I look forward to hearing back from you.

Sincerely,



David P. Black
Mayor