

**AGENDA**  
**VALLEY CITY COUNCIL**  
Tuesday, September 9, 2025  
City Hall  
203 North Spruce  
Valley, NE 68064  
7:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Proof of Publication**
4. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so; but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Council to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes. The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

5. **Approval of Agenda**
6. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Council Members. Any individual item may be removed by a council member for special discussion and consideration.

6.A. Approve Minutes of August 12, 2025 Meeting

7. **Resolution No. CDA 2025-02 consideration and action to recommend the Champion Shores Redevelopment Plan to the Planning Commission**
8. **Adjourn**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.



## Public Notice Placement Confirmation

Please notify us of any changes ASAP at [legals@omahadailyrecord.com](mailto:legals@omahadailyrecord.com)

Scheduled Publication

9/4, 9/11, 9/18

**NOTICE OF MEETING**

**CITY OF VALLEY**

**Tuesday, September 9, 2025, 7:00 P.M.**

**Valley City Hall**

**203 N. Spruce Street, Valley, NE**

Notice is hereby given that a meeting of the Community Development Agency of the City of Valley, Nebraska will be held on **Tuesday, September 9, 2025, at 7:00 p.m.** at **Valley City Hall**.

An agenda kept continuously current shall be available for public inspection at Valley City Hall (203 N. Spruce Street).

Christie Donnermeyer, City Clerk

9/3

ZNEZ

All notice submissions, changes and cancellations must be made by 12 p.m. two weekdays prior to publication, or by earlier deadlines noted in your confirmation email in advance of court holidays. Please note the The Daily Record reserves the right to delay publication if we are unable to reach you to resolve questions or concerns.

**MINUTES**  
**COMMUNITY DEVELOPMENT AGENCY**  
**August 12, 2025**

**1. and 2. Call to Order and Roll Call** Chairperson Grove called the meeting to order at 7:00 p.m. Present were chair Cindy Grove, agency members, John Batcher, Linda Lewis, Jake Lewis, Melanie Hayden and Secretary Christie Donnermeyer. Also present: City Attorneys Jeff Farnham and Andrea Griffin, City Administrator Cameron Gales, and City Building Inspector Rune van den Boogaart, and Deputy Clerk Jonathan Barnhart.

Chairperson Grove noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

**3. Proof of Publication** the proof of publication was on the desk.

**4. Visitors/Correspondence**

Jamie Hansen, 49 Ginger Woods Rd., addressed the Members with her concerns regarding the division in the community, the leadership of Council, specific questions she would like to have addressed and answered, and moving forward in a positive manner.

Brent Thiessen, 400 S Park Ave. stated he spoke with City Administrator Gales and City Engineer Perry regarding the equipment that was parked on his driveway. He stated he was told an eight-foot approach would be poured but instead a six-foot approach was poured. He would like a guarantee his driveway will be good moving forward. He would also like someone to assist with this issue.

Jim Thiessen Jr., 7506 N 285<sup>th</sup> Circle. addressed the Members regarding the conversation he had with members of the Legion Board about moving batting cages closer to the ballfield. This would free up space in the park. He asked about the retention ponds at the park and referenced kids playing in them. He questioned the City's liability if something were to happen. He stated that the current City offices could be remodeled instead of building a new City Hall.

Dorren Nestander, 28437 Laurel Circle, addressed the Members stating she voted for everyone on Council and was concerned about some of the Facebook posts she has seen. She stated her concerns about the pool and reminded Council members of their representation of Valley citizens. She stated she would like to know where the Council stood on the fourplexes proposed for Champion Shores.

Wendy Deane, 207 N Spruce St. addressed the Members stating she wanted the pool to stay in the Park. She is not against the building of a new City Hall because the current building would create more room for new businesses downtown, which she feels is a current need. She is concerned that the current owners of downtown buildings are not willing to sell nor willing to attract new business.

Marian Perkins, 400 W Main St, stated the pools needs to stay in the Park. She made a reference to paying the YMCA \$30,000 a month for management of the pool. She questions what the YMCA managed if they did not keep up the maintenance. She stated children do not have any place to go due to the recent activities she has witnessed. She stated the pool needs to stay in the City Park, managed by the City, and create opportunities for the youth to work at the Pool.

Ryan Kephart, 314 South West St. addressed the Members with questions about the City Park renovation. He referenced both City Pool concepts of the pool either moving to the YMCA or staying in the City Park. He stated if the plan is to keep the pool in the City Park, there are problems with staffing and what the Council is doing to address it. He asked about the proposed route, it appeared to remove mature trees out of the dog park. He asked if there were any plans to provide shade trees at the dog park.


5. **Approval of agenda** Agency Member Batcher moved to approve the agenda. J. Lewis seconded. YES: Batcher, L. Lewis, J. Lewis and Hayden. NO: no one, motion carried.

6. **Consent Agenda** Agency Member Batcher moved to approve the consent agenda. J. Lewis seconded. YES: Batcher, L. Lewis, J. Lewis and Hayden. NO: no one, motion carried. Items on the consent agenda were Community Development meeting minutes July 8, 2025.

7. **Discussion** TIF issues and policies. City Attorney Farnam addressed the Members regarding the TIF ask from Champion Shores. Champion Shores is proposing \$2 million of the TIF ask funds help to fund the City Pool. City Attorney Farnham has questions about the use of TIF funds for the pool, whether it can be legally done and proper procedure. He referenced the streetcar in Omaha and how TIF funds were used for that particular project. He wants to ensure that if it can be done it is done properly and will seek input from Mike Rogers.

8. **Adjourn** Agency Member Batcher moved to adjourn as the Community Development Agency. J. Lewis seconded. Batcher, L. Lewis, J. Lewis and Hayden voted YES. NO: no one. Motion carried. The meeting adjourned at 7:18 p.m.

  
Cindy Grove, Chairperson

  
Christie Donnermeyer, Secretary

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

**RESOLUTION NO. CDA 2025-02**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA, SITTING AS THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY, DIRECTING THAT THE REDEVELOPMENT PLAN PREPARED BY HEIMANN VENTURES, III, LLC A NEBRASKA LIMITED LIABILITY COMPANY, (THE “**REDEVELOPER**”) FOR A PORTION OF THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW BE REFERRED TO THE PLANNING COMMISSION FOR ITS REVIEW AND RECOMMENDATION AS TO CONFORMITY WITH THE GENERAL PLAN FOR DEVELOPMENT OF THE CITY AS A WHOLE; AND NOTIFYING THE CITY COUNCIL OF THE RECEIPT OF SUCH PLAN

WHEREAS, it is desirable and in the public interest that the City of Valley, Nebraska, (the “**City**”) a municipal corporation and city of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, Chapter 18, Article 21, Nebraska Revised Statutes, as amended, known as the Community Development Law, (the “**Community Development Law**”) is the Urban Renewal and Redevelopment Law for the State of Nebraska and prescribes the requirements and procedures for the planning and implementation of urban redevelopment projects; and

WHEREAS, the City in accordance with the laws of the State of Nebraska, applicable to cities of the second class has duly prepared and approved a general plan for the development of the City known as its Comprehensive Plan, all as required by Section 18-2110 of the Community Development Law; and

WHEREAS, the Redeveloper has submitted to the Community Development Agency of the City, (the “**Agency**”) a redevelopment plan for an area of the City; and

WHEREAS, Section 18-2112 of the Community Development Law, as amended, requires that, prior to the preparation by the City of a redevelopment plan for a redevelopment project, this Council, sitting as the Agency, of the City, should submit a proposed redevelopment plan to the Planning Commission of the City for its review and recommendation for conformity to the general plan for the development of the City; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Valley, Nebraska, sitting as the Community Development Agency of the City, as follows:

1. The City Clerk is hereby directed to forward the redevelopment plan prepared by the Redeveloper, a copy of which is attached hereto as Exhibit “A”, to the Valley Planning Commission for its review and recommendation as to conformity with the general plan for development of the City.
2. The City Clerk is hereby directed to notify the Mayor and City Council of the

receipt of the redevelopment plan by forwarding the redevelopment plan prepared by the Redeveloper, a copy of which is attached hereto as Exhibit "A", to the Mayor and City Council.

IN WITNESS WHEREOF, the undersigned hereby certify that the Members of the Community Development Agency of the City of Valley, Nebraska passed and adopted this Resolution, and caused these presents to be signed in its name and behalf by its Chairman and to be attested by its Secretary, on the date first above written.

PASSED AND APPROVED THIS 9<sup>TH</sup> DAY OF SEPTEMBER, 2025.

COMMUNITY DEVELOPMENT AGENCY  
OF VALLEY, NEBRASKA

By: \_\_\_\_\_  
Cindy Grove, Chairman

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, Secretary

**Redevelopment Plan  
28333 Ida Street, Valley, Nebraska Redevelopment Area 2025**

**Heimann Ventures III, LLC (the “Redeveloper”)** intends to acquire, redevelop, and improve the area, described in this Plan, pursuant to the Nebraska Community Development Law (Sections 18-2101 to 18-2144 and 18-2147 to 18-2153, R.R.S. Neb. 2012, as amended, the “Act”) by the development of residential property as a redevelopment project generally bounded by Ida Street on the North, 288<sup>th</sup> Street on the West, West Valley Street on the South, and Pleasure Lakes Plaza on the East, and generally located at 28333 Ida Street, Valley, Nebraska (the “Project”).

**A. General Project Description**

THE ACQUISITION AND REDEVELOPMENT OF APPROXIMATELY 227.9 ACRES OF VACANT GROUND; AND SUBDIVISION OF SUCH LAND INTO 137 SINGLE FAMILY LOTS; SITE PREPARATION, DREDGING, AND INFILL WORK; STORM AND SANITARY SEWERS; AND PUBLIC RIGHTS-OF-WAY, INCLUDING A PUBLIC TRAIL.

Described on Exhibit “1” attached to this Plan is the legal description of the real estate (the “Project Area”) which the Redeveloper intends to redevelop, which plan details the development plan for the Project Area. The subdivision platting, building and street and utility configuration may be revised as the Project develops in phases. The final platting, street and parking configurations will depend upon subdivision and other local governmental approvals.

The Redevelopment of the Project Area is not economically feasible to implement without assistance from tax increment financing because the current layout of the ground requires significant expenditures for acquisition, site preparation, and public improvements. The Project would not occur in the Project Area without the use of tax-increment financing. The Redeveloper believes that the redevelopment of the Project Area will provide the City and its surrounding area with significant new commercial activity, expanding both the tax base and employment opportunities.

**B. Boundaries of Project Area and Existing Conditions and Uses**

Exhibit “1” shows the outer boundaries of the Project Area. The existing use of the property within the Project Area is a private lake, after the completion of a sand and gravel mining operation.

The Project Area has significant topographical challenges and will require a substantial amount of dredging in order to create residential lots of the appropriate elevation. This topography makes development difficult and adds a large expense for redevelopment of the Project Area. Substantial excavation and fill will be required to prepare the Project Area for redevelopment.

No electrical utilities, water or sanitary or storm sewer facilities are located within the Project Area. No street improvements have been installed. In connection with the final planning for the Project Area, it may be necessary to provide for alterations in the platting. It will also be necessary to provide for appropriate easements for water and sewer service to serve the City connections.

### **C. Land Use Planning Show Proposed Uses**

Exhibit “2” shows the proposed layout for the Project Area. The actual development of the Project Area on the proposed schedule will ultimately depend on the ever changing market conditions.

### **D. Information Concerning Population Densities, Land Coverage and Building Intensities**

The Project Area currently has no residents. Under this Plan, all of the Project Area is intended at full development to provide various residential housing opportunities. No families will be displaced in connection with redevelopment of the Project Area. Building densities will not exceed such densities as are permitted under local regulations.

### **E. Statement as to Proposed Changes in Zoning, Street Layout, Street Levels or Grades.**

The Project Area is currently zoned as Industrial/Residential (I-2 & R-3). A change in such zoning to make the entire Project Area R-3 is required. Approval is subject to City ordinances. All construction will be subject to applicable building codes and ordinances. The street layout and street levels will depend upon the finalized construction development plans. Streets interior to the project are intended to be private streets with public access.

### **F. Site Plan for the Project Area**

Exhibit “2” shows the site plan for the area.

### **G. Statement as to Kind and Number of Additional Public Facilities**

Water, sanitary and storm sewer main extensions throughout the Project Area will be provided in accordance with specifications and requirements of the City. The location and sizing of sewer lines will depend upon building configuration within the Project Area, which will in turn depend upon marketing requirements. The Redeveloper will be responsible for all on-site utility infrastructure installation. The Redeveloper will be responsible for obtaining appropriate gas and electric service. The Redeveloper will be responsible for the construction of approximately two miles of public trail.

### **H. Implementation of Plan**

No project redevelopment contract or agreement between the Agency and the Redeveloper will be entered into until the Redeveloper has provided evidence of a financing commitment from a recognized financial institution acceptable to the Agency for financing of the Redeveloper’s costs, including an undertaking to purchase any tax increment revenue bonds proposed to be issued by the Agency in accordance with the terms of this Plan.

### **I. Description of Redevelopment Project**

The Redeveloper intends to develop a residential lake community, with public amenities that will be available to all residents of the City of Valley. Initial site development will encompass additional dredging and grading of the Project Area, and then the Redeveloper will undertake the construction of the public infrastructure and the public amenities.

The Redeveloper expects a valuation upon completion of \$162,000,000.00, and will commence in the Summer of 2025, once all required City approvals are received. Buildable lots are anticipated to be ready by Spring of 2027.

## **J. Plan of Finance**

The overall estimated costs for the entire Champion Shores Project are estimated to be \$31,275,571.00 (\$13,375,571 in site development and public infrastructure costs, and \$4,400,000 in public amenity construction costs). The total valuation of the Project upon completion is estimated to be \$162,000,000.00. The current base value for the entire Project Area is \$4,006,200.00, resulting in an overall increase of valuation of \$157,993,800.00.

The Redeveloper seeks assistance from the Community Development Agency of the City of Valley (the "Agency") to overcome the site development, infrastructure, construction, and certain other tax increment eligible expenses (which are estimated at \$26,076,341.00) for the Champion Shores Project. While the Redeveloper will occur over \$26,076,341.00 in TIF Eligible expenses, the Redeveloper is only requesting a grant for the Champion Shores Project to be provided for from the issuance of community development revenue bonds to be issued by the Agency in the amount of \$3,000,000.00 in order to offset the costs of the public amenities, off-site public pump station, dredging, the costs for the right-of-way and sewer improvements along North 288<sup>th</sup> Street.

The parties contemplate that this. Redevelopment Plan and the Redevelopment Contract may be amended in the future to provide \$2,000,000.00 in community development revenue bonds, the proceeds of which would be used to contribute to the cost of constructing a new public swimming pool in the Valley City Park, located in close proximity to the Project Area; these bonds would be separate and distinct from the \$3,000,000.00 in community development revenue bonds related to the Champion Shores Project and would not be issued unless and until the requirements set forth in paragraphs M.1. through M.9. of this Redevelopment Plan (and any corresponding paragraphs in the Redevelopment Contract) were satisfied, and all necessary approvals and authorizations were obtained from the Community Development Authority of the City of Valley and the Valley City Council.

The incremental ad valorem tax revenues for the Project (the increase in real property taxes based upon the resulting increase in taxable valuation) for a period of up to fifteen years after a designated effective date as determined by the Redeveloper with written notice to the Agency to notify the County Assessor of Douglas County to initiate a division of taxes pursuant to Section 18-2147 of the Act to pay debt service on the Indebtedness. The Redeveloper is to have full responsibility for the (i) the purchasing of the Indebtedness from the Agency, or (ii) arranging for the purchase of the Indebtedness from the Agency. Any issuance of the Indebtedness is to be upon the basis of a private placement with the purchaser signing and delivering an investment letter satisfactory in form to the Agency.

## **K. Description of Project Area**

TAX INCREMENT REVENUES TO PAY THE INDEBTEDNESS IS TO COME FROM THE FOLLOWING REAL PROPERTY (as such property may be replatted:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, Douglas County, Nebraska. Exhibit "2" shows the boundaries of the area constituting the Project Area. Improvements related to the Project Area may be constructed and installed both inside and outside of the Project Area in order to serve the Project Area.

The tax increment revenues are to be allocated under the terms of Section 18-2147(1)(b) of the Act for those tax years for which the payments become delinquent in the 15-year period commencing on the effective date established in the Redevelopment Contract, and, if collected on or before the end of such fifteen-year period, may also be allocated to the Agency and applied to payment of principal and interest on the Indebtedness. The effective date for such allocations shall be set forth in a project Redevelopment Contract and/or bond resolution and shall be noticed to the County Assessor of Douglas County in accordance with the terms of Section 18-2147(b)(3) of the Act.

The real property ad valorem taxes on the current taxable valuation for the year prior to redevelopment in accordance with this Plan and the Act will continue to be paid to the effective date established in the Redevelopment Contract applicable taxing bodies in accordance with the terms of Section 18-2147(1)(a) of the Act.

#### **L. Statutory Pledge of Taxes**

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision. ***Such effective date under this Plan shall be set forth in the Redevelopment Contract (anticipated to be January 1, 2027. Such effective date may be confirmed and restated in the resolution authorizing the Indebtedness and/or in the Project Redevelopment Contract to be entered into between the Agency and the Redeveloper.***

References to “authority” in such Section 18-2147 of the Act, include the Agency in accordance with Section 18-2101.01 of the Act. Pursuant to Section 18-2147(b) of the Act, the ad valorem tax so divided is to be pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed or otherwise, by the Agency to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

***The Indebtedness shall be payable solely from the tax increment revenues available under Section 18-2147 and shall not otherwise constitute indebtedness of the Agency or the City. Neither the City nor the Agency shall be liable for any portion of the indebtedness.***

#### **M. Redevelopment Plan Complies with the Act:**

The Community Development Law requires that a redevelopment plan and project consider and comply with a number of requirements. This Plan meets the statutory qualifications as set forth below.

##### **1. The project must be in an area declared blighted and substandard. [Section 18-2109]**

The Project Area has been declared blighted and substandard by action of the Mayor and Council of the City prior to the adoption and approval of this Plan. [Section 18-2109] Public

hearing was August 12, 2025. Resolution No. \_\_\_\_, adopted by City Council on August 12, 2025.

**2. Conformance to the general plan for the municipality as a whole. [Section 18-2103(13)(a) and Section 18-2110]**

The City of Valley has adopted the Valley Comprehensive Plan 2018 adopted on March 13, 2018 by Ordinance No. 708, as amended from time to time (the “Comprehensive Plan”). This Plan is in conformance with the Comprehensive Plan.

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [Section 18-2103(13)(b) and Section 18-2111]**

- a. Land Acquisition:** The Project Area for the Champion Shores Project has or will be acquired by the Redeveloper, by private purchase.
- b. Demolition and Removal of Structures:** The project to be implemented under this Plan for the Champion Shores Project does not include rehabilitation of any existing structures. No building will be required to be removed or demolished. However, substantial dirt removal and relocation, including infill placement will be required to make the site useful for the planned development. Elevations and street and sewer plans will be provided to the City Planning Department for approval prior to commencement of construction.
- c. Future Land Use Plan:** See the attached map (Exhibit “2”) for the proposed development land use. See the attached map (Exhibit “2”) for the proposed development land use. The attached maps also show an accurate site plan of the area after redevelopment of the Redevelopment Project, all depending upon market conditions. Such building layouts may vary depending on final design implementation.
- d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.** The area is zoned I-3 & R-3; provided, however, the Redeveloper will request a rezoning to all R-3. The proposed street layouts, depending upon marketing terms, are shown on Exhibit “2”. Streets within the project boundaries will be dedicated public streets. No changes are anticipated in building codes or ordinances. Re-platting is contemplated..
- e. Site Coverage and Intensity of Use.** The Project as fully developed will encompass 137 single-family lots. The actual development of the Project Area will take place in two phases, with the first phase consisting of the development of 127 single family lots, and the second phase consisting of 10 single family lots directly abutting West Valley Street.
- f. Additional Public Facilities or Utilities.** Water, storm and sanitary sewer connections to the city mains will be required, along with a contribution to the City for impacts to existing City infrastructure and public amenities.

4. **The Act requires that a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** There are no residents or operating businesses currently located in the Project Area and no relocation requirements apply or are contemplated.
5. **Conflicts of interest by an Agency member must be disclosed.** No member of the governing body of the Agency nor any employee of the City or the Agency holds any interest in any property located in the Project Area
6. **The Act requires that the Agency consider:**
  - a. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.** The Redeveloper will acquire the property located in the Project Area (other than portions thereof currently or subsequently dedicated for public streets) using its own resources. There will be no acquiring of property by the Agency and therefore Section 18-2119 of the Act requiring publication of notice for contract proposals does not apply. The Agency may enter into a project redevelopment contract with the Redeveloper having such undertakings as the Agency determines appropriate. Because all of the real property within the Project Area (other than portions thereof currently or subsequently dedicated for public streets) will be privately owned the requirements of Section 18-2118 of the Act relating to transfers of property by the Agency do not apply. The Redeveloper intends to develop the Project Area with a resulting investment up to \$162,000,000.00 of funds from grant proceeds as provided for in this Plan and from private resources (including bank or other financing). A grant or grants to the Redeveloper to provide for contributions by the Redeveloper in aid of construction are expected to be needed and applied in order to complete the Redevelopment Project.
  - b. **Statement of proposed method of financing the redevelopment project.** This Plan contemplates that the Agency may issue its Indebtedness (development revenue bond or bonds) in an amount sufficient to provide a grant from the Agency, not to exceed \$3,000,000.00 for the Champion Shores Project (after payment of the Agency's incurred costs) to the Redeveloper to bear interest at a rate of 5.0%. The Indebtedness shall be held by the Redeveloper or privately placed to obtain the proceeds needed to make the grant. The Redeveloper will purchase or cause the Indebtedness to be purchased. Application of the proceeds of the Indebtedness will be supervised by or on behalf of the Agency. The Indebtedness shall be repaid from the tax increment revenues generated from the Project Area during the period described in Paragraph J above.
  - c. **Statement of feasible method of relocating displaced families.** No families will be displaced as a result of this plan and therefore no statement of feasible relocation is required.

7. **Statutory considerations prior to recommending a redevelopment plan.** Section 18-2113 of the Act requires that the governing body of an Agency observe certain considerations prior to recommending a Plan: In connection with the adoption of this Plan and prior to recommending it to the Mayor and Council, the governing body of the Agency shall consider whether the proposed land uses and building requirements in the redevelopment project area (as to this Plan, the Project Area) are designed with the general purpose of accomplishing, in conformance with the general plan (the City's Comprehensive Plan), a coordinated, adjusted, and harmonious development of the City and its environs which 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, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight. The Agency shall undertake to make such considerations and findings prior to its recommending of this Plan by a resolution separate from this Plan.
8. **Cost Benefit Analysis.** This Plan for the Champion Shores Project, when presented for recommendation and approval shall be accompanied by a cost benefit analysis. Such analysis pursuant to Section 18-2113 of the Act is as follows:
  - a. Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147: Possible increase student load for the school system could result from the project development. However, implementation of the full project will take a number of years. Development of this portion of the Project will not result in an influx of students. Any increase will be spread over the entire class range provided by the Valley School District.
  - b. Public infrastructure and public service needs: The plan requires the Redeveloper to pay for and install all infrastructure.
  - c. Impacts on employers and employees within the project area: None exist. Therefore, no impact is expected.
  - d. Impacts on employers and employees in the city, but not in the project area: The construction of the facility will increase temporarily employment through the construction process. The additional housing resulting from the full project may have the effect of providing an additional employee pool for employers.
  - e. Other impacts: No significant negative additional impacts are anticipated. However the project will invite population growth with its attendant spending and investment in the community.

9. **Time Frame for Development.** 18-24 months, and will commence in the Summer of 2025.

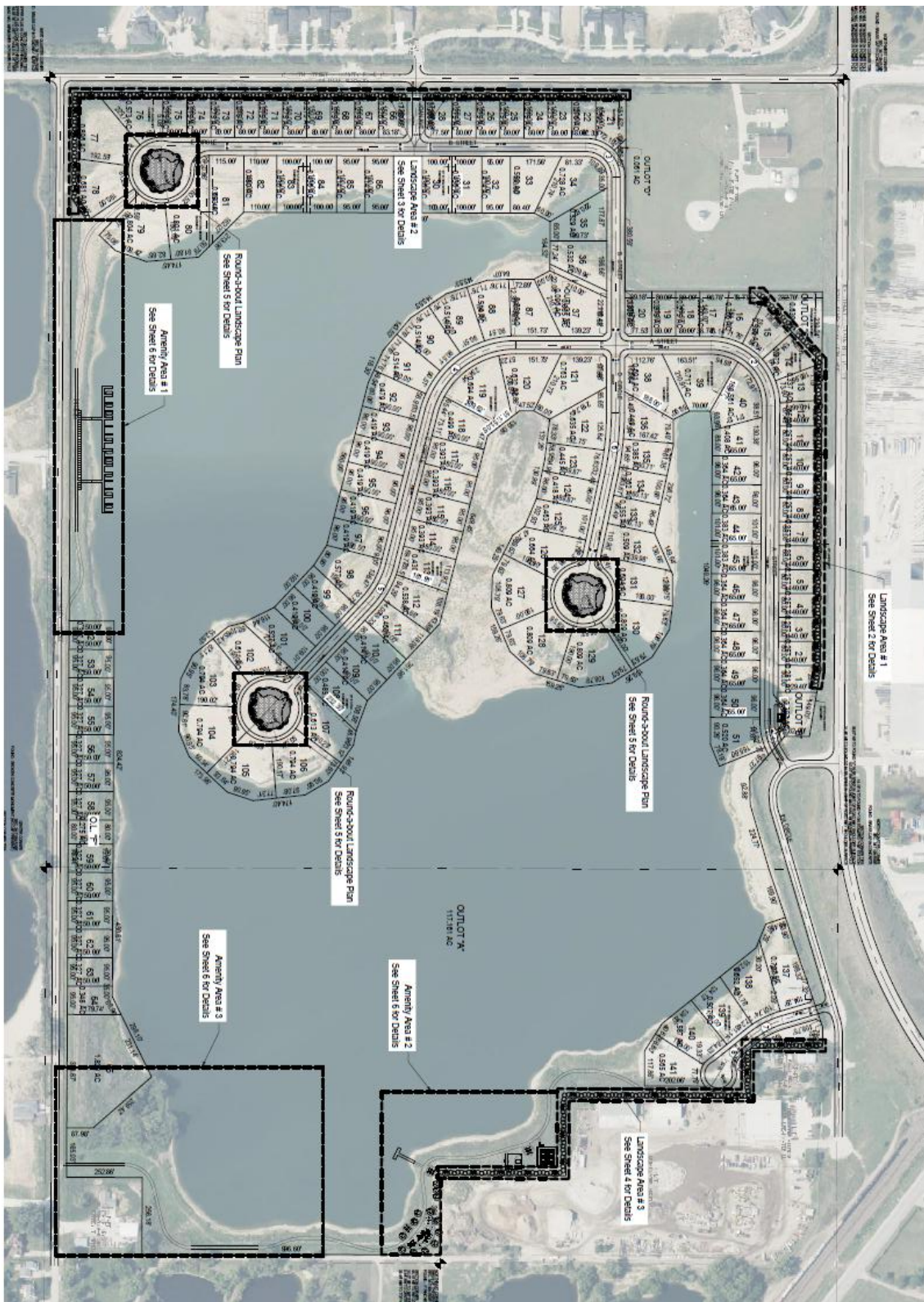
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## Exhibit 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, Douglas County, Nebraska.



## Exhibit 2 Proposed Site Layout



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