BELLEVUE PLANNING COMMISSION
Thursday, September 24, 2026 6:00 PM
Bellevue City Hall
1500 Wall Street
Bellevue, NE 68005

1. CALL TO ORDER:
    a. Pledge of Allegiance
    b. Roll Call
    c. The Open Meetings Act location
    d. Approve Minutes of July 23, 2026 Regular Meeting
    e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.
2. CONSENT AGENDA/PUBLIC HEARINGS:
3. PUBLIC HEARINGS:
    a. Request to approve the Redevelopment Plan for Lot 2, Compass Hill, and Lot 21A, Old Orchard Place. Applicant: Excel Development Group. General location: Kasper St. & S. 9th St.
4. CURRENT BUSINESS
    a. Planning Department Updates
5. ADJOURNMENT

EXHIBIT
tabbies
1.d

MINUTE RECORD

The Bellevue Planning Commission held a regular meeting on Thursday, August 27, 2026, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Bennett, Taylor-Jones, Ackley, Burmeister, Hankins, Yoder, Herall, and Aerni. Absent was Commissioner Lasenburg. Also present was Tammi Palm, Planning Director, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Hankins announced a copy of the Open Meetings Act is posted on the rear wall of the City Council Chambers, and also on the information table just outside the Chambers.

Motion was made by Bennett , seconded by Yoder, to approve the minutes of the July 23, 2026, regular meeting as presented. Upon roll call, Bennett, Taylor-Jones, Ackley, Herall, Hankins, Yoder and Aerni voted yes; Burmeister abstained. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Taylor-Jones, seconded by Bennett, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to amend Sections 2.19 and 5.28, Zoning Ordinance, to add a definition of "pipeline transfer facility," and to allow for non-public entities to access and transfer commodities through existing infrastructure within the MH zoning district. Applicant: POET Biocarbon.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request.

Palm explained that POET Biocarbon has come forward to initiate this text amendment to add a definition into Article 2 of the zoning ordinance as well as a permitted use into the MH (Heavy Manufacturing) zoning district. POET desires to utilize existing pipeline infrastructure for the purpose of transferring a commodity. She explained that currently the MH zoning district allows for something similar, but only for public utilities, and POET is not considered a public utility. Staff worked together with POET and researched guidelines available. She said there are several statewide environmental regulations that regulate this type of operation, but not a lot of information available for local zoning jurisdictions. Palm stated staff found similar guidelines from northeast Nebraska and used that information to work with POET. Therefore, the resulting definition for a pipeline transfer facility would be, "a facility operated in conjunction with an existing pipeline system where commodities transported by pipeline are received, metered, compressed, regulated, stored in storage tanks or other above-ground storage facilities, or transferred to or from pipelines, trucks, or other transportation vehicles for shipment." She explained this definition would be added to the definitions section and pipeline transfer facility would be added as a permitted use in the MH zoning district. Staff agrees this would fit in MH as a permitted use. Palm stated MH allows the widest range of industrial operations, including salvage yards, warehousing, and temporary concrete plants. Therefore, the proposed use aligns with what would be permitted in MH.

Dillon Oaks, 4615 N Lewis Ave, Sioux Falls, South Dakota, was present on behalf of the applicant. Oaks introduced himself as the Director of Strategic Development with POET Biocarbon, and explained they worked closely with staff in collaboration on the project concept they would like to develop in the City of Bellevue. They recognized through that evaluation process that there is not currently a permitted use that clearly defined their activity or under which it fell. Based on staff recommendation, POET drafted and submitted the text amendment. Oaks explained that they are seeking approval for a pipeline transfer facility, and the intent is to connect or tie into the currently constructed Tall Grass system, where they would transport CO2 and inject that into the pipeline for transportation.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Hankins closed the public hearing.

Ackley questioned whether there was any history explaining why non-public utilities had not previously been included. He asked whether historically only public entities transported utilities or commodities.

Palm confirmed the language in the zoning ordinance goes back to 1965. Palm stated at that time that was likely commonplace practice, and no one has asked for anything different since that time. Palm stated when POET came forward, staff recognized POET is not a public utility, and therefore staff did not have anything in the current ordinance that adequately defined this use, which is what brought POET forward tonight.

Ackley asked whether, since pipelines are underground and the commodity travels underground, there is any reason the ordinance restricts storage to above-ground once it reaches the destination, rather than allowing underground storage tanks. Palm responded staff looked at the current language and based it on what POET is proposing, and stated staff could revise the language if the Planning Commission wanted to do so. Ackley stated it was a curiosity question and that he did not know whether underground storage was safer environmentally. He invited POET representatives to respond. Oaks responded that the only contemplated storage for POET would be above-ground storage. He stated there would be no underground storage activity. He explained the Tall Grass system transports the CO2 to underground storage reservoirs in Wyoming. He stated POET would not contemplate underground storage in the City of Bellevue. Palm added that if the storage cannot be seen, it may not carry zoning impact. Ackley added he thought perhaps there was an environmental reason storage was kept above ground even though the commodity travels underground.

Yoder questioned whether, by passing the amendment, other regulations would restrict POET or others from hazardous materials, and asked whether state guidelines would govern the materials being transported. He asked whether the amendment inadvertently allows transport of hazardous materials. Palm confirmed there are several state-regulated guidelines on this type of use or anything similar and stated those guidelines would supersede anything in the zoning ordinance. She stated POET would have to abide by whatever state or federal regulations exist environmentally. Palm added staff could revise the language if the Commission desired to.

Aerni added a question for staff. He stated the definition of pipeline transfer facility is good, but asked whether commodities should also be defined. He stated the term "commodities" is not commonly used, and noted commodities can include water, natural gas, crude oil, refined fuels, slurries, or similar materials. He asked whether commodities should be defined and whether the city is comfortable allowing any commodity to be transported, or only specific ones. He stated CO2 is what POET intends to transport, but asked whether the City needs to clarify what commodities it is comfortable with allowing, given that the facility would operate in Bellevue.

Ackley added that perhaps part of the question relates to what commodities are regulated for transport through pipelines, and stated that if the pipeline exists, it has already passed regulatory review. He asked whether POET tapping into the pipeline and leasing it would be subject to those regulations.
Aerni stated he believes regulations are likely already set. He stated his concern is that while crude oil traveling underground may not bother anyone, if a facility is allowed to transfer crude oil into trucks, that activity occurring above ground raises concerns. He stated that is why he questions what constitutes commodities. Taylor-Jones added that she had similar questions. She asked whether the state guidelines previously mentioned use the term commodities. Palm confirmed commodities is standard language. She stated these pipelines cross state lines. Palm stated she does not know where Tall Grass ultimately terminates, but it goes through Iowa, through Sarpy County, through Cass County, and continues. She stated federal and state regulations govern the use because the pipelines are transcontinental.

Aerni questioned whether other transfer facilities exist in the region. Oaks responded that refined fuel terminal facilities already exist in the city today, such as Magellan on Cornhusker Road. He stated those types of activities occur currently. He stated many of the questions raised fall under various DOT (U.S. Department of Transportation) handling requirements. He stated POET trucks would move CO2, noting POET has over 150 trucks already transporting CO2 for beverage use, wastewater treatment facilities, protein processing, and other uses. He stated that is core to POET's business. He added that injection and similar activities have various OSHA (Occupational Safety and Health Administration) and state requirements and process-safety regulations governing them.

Bennett clarified, since the pipeline already exists and already has CO2 running through it, POET is simply tapping into it. He asked whether POET intends to tap into some CO2, pay for it, load it in trucks, and resell it. Oaks responded that was correct. He stated POET wants to inject into the pipeline and use it as a transportation mechanism. He stated Tall Grass is not planning to run their pipeline to POET's facility, and POET wants to access the pipeline to create an opportunity. Ackley asked whether there is a pipeline at the location POET is considering. Oaks confirmed the pipeline is installed. He stated the location he is considering is east of Highway 75 on Highway 34, in rural agricultural land

MINUTE RECORD

zoned Heavy Industrial, close to where a nitrogen facility previously existed. Palm clarified the location is just south of Harlan Lewis and Highway 34. She stated the Tall Grass pipeline was recently constructed and is existing. Ackley added that to the extent POET must run another pipeline to tap into Tall Grass, POET would have to follow all regulatory and safety requirements depending on what material is transported. Palm confirmed that is correct. Oaks added that pipeline hazards fall under the federal office responsible for pipeline safety, and Tall Grass, as the pipeline operator, would be responsible. Palm added that one thing to point out is that public utilities generally do not have to follow city regulations. She stated a public utility can essentially operate without local zoning regulation, so there is little oversight the city would have over a public utility.

MOTION was made by Aerni , seconded by Ackley to recommend APPROVAL of request to amend Sections 2.19 and 5.28, Zoning Ordinance, to add a definition of "pipeline transfer facility," and to allow for non-public entities to access and transfer commodities through existing infrastructure within the MH zoning district. Applicant: POET Biocarbon. APPROVAL of the amendment as presented. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on October 6, 2026.

Palm provided a staff update stating that the Active Mobility Plan surveys are now live for the Bellevue community and encouraged Commissioners to complete the survey and share it with others.

Meeting adjourned at 6:21 p.m.

Jenna Lance

Jenna Lance
Planning/Permit Technician

City of Bellevue
Planning Department
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

3.a.

To: Planning Commission
From: Angela Curry, Assistant Planning Manager
Date: September 16, 2026
Subject: Proposed Redevelopment Plan for Lot 2, Compass Hill and Lot 21A, Old Orchard Place

Attached for your review and recommendation is the Redevelopment Plan for Orchard Place. The proposed redevelopment includes Lot 2, Compass Hill and Lot 21A, Old Orchard Place. The properties were previously designated as blighted and substandard by the City Council pursuant to Resolution 2022-26, which was approved on September 20, 2022. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The project site is approximately 14.75 acres and is currently vacant and covered with patches of dense trees and vegetation. Lot 21A is currently zoned AG-Agriculture and Lot 2 is zoned RD-60 residential. The applicant proposes to rezone the property as a Planned Subdivision (PS) incorporating RG-20, RG-28, and modified RD-60 zoning designations.

The applicant, Excel Development Group, LLC, on behalf of Habitat for Humanity Omaha, proposes to develop the property as a mixed-income residential development known as Orchard Place. The project is proposed to include approximately 140 residential dwelling units, with approximately 55 units (40%) retained as rental housing and approximately 85 units (60%) sold as owner-occupied housing. The development will include a mix of Orchard Flats (36-units market and 19-units Low Income Housing Tax Credit), Avenue Homes (14-units), Park Townhomes (16-units), Court Cottages (20-units), and Orchard Manors (35-units). The project will also include a central community green space, playground, fruit tree orchard, and formal and natural walking paths.

The applicant anticipates constructing approximately 40 units in 2027 (Part A), 48 units in 2028 (Parts B, C), and 52 units in 2029 (Parts D, E), with infrastructure construction beginning in 2027. The project is anticipated to provide housing for approximately 546 Bellevue residents. Approximately 346 parking spaces are proposed through a combination of parking lots, garages, driveways, and on-street parking.

The applicant is estimating the property's valuation to be approximately $29,080,000 upon full build-out of the site.

The Redevelopment Plan states there is approximately $9,178,323 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The applicant is proposing the use of TIF to fund $5,454,752 of these expenses. The breakdown of costs and data supporting the payback of TIF expenditure is attached to the Redevelopment Plan for your review.

The City Attorney and Finance Director have reviewed the Plan and found it acceptable regarding legal content and the proposed interest rate.

The Planning Department believes this project will be a benefit to the city through the improvement of a blighted and substandard area that has remained vacant and underutilized.

The Redevelopment Plan meets the requirements of Section 18-2111 of Nebraska State Statutes concerning required plan contents. As required by Nebraska State Statutes, the Planning Department advertised the public hearing on this application twice in local publications and sent notification to the governing bodies of Sarpy County, the Papio-Missouri River NRD, Metropolitan Community College, ESU #3, and the Bellevue Public School District.

Staff has identified an error in Exhibit B of the applicant's redevelopment plan documents regarding the number of multi-family units (The Flats at Orchard Place) proposed. Exhibit B currently identifies 36 flats; however, the correct proposed number is 55 flats.

The applicant shall correct Exhibit B to reflect the correct count of 55 flats prior to the Redevelopment Plan being forwarded to the City Council. The corrected exhibit should be included with the materials presented to the City Council to ensure that the development proposal and associated documentation accurately reflect the proposed number of dwelling units.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the Orchard Place Redevelopment Plan based on conformance with the Comprehensive Plan, elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment.

RECEIVED
AUG 1 8 2026
PLANNING DEPT.

TAX INCREMENT FINANCING REDEVELOPMENT PLAN

FOR

ORCHARD PLACE

LOT 21A, OLD ORCHARD PLACE AND LOT 2, COMPASS HILL
BELLEVUE, NEBRASKA

SUBMITTED: July 24, 2026

Submitted to:

Chairman and Members of the Planning Board

Submitted by:

Applicant: On behalf of Habitat for Humanity Omaha
Excel Development Group, LLC
Attn: Wayne Mortensen
8551 Lexington Ave.
Lincoln, NE 68505

Attorney for Applicant: Andrew R. Willis
Cline Williams Wright Johnson & Oldfather, L.L.P.
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Project Description

Background:

The project site is located generally near South 9th Street and Kasper Street. The project site presently consists of: Lot 21A, Old Orchard Place Addition, Sarpy County, Nebraska (Parcel ID # 010425217), and Lot 2, Compass Hill, Sarpy County, Nebraska (Parcel ID # 0116144982), and is approximately 14.75 acres (642,510 square feet).

The project site is designated as a "blighted and substandard" area by the City of Bellevue. Redevelopment of the property will support the City of Bellevue's elimination of blighted and substandard areas within its boundaries as well as provide needed additional housing in the City.

Redevelopment of this site is anticipated to begin in 2027 with the grading and the construction of the infrastructure (Phase One). The construction of the approximately 140 residential dwelling units will begin in mid-2027 (Phase Two) with the first sales occurring in late 2027. It is anticipated that the construction of the homes in the project will be completed in 2029.

Existing Land Use and Conditions of the Redevelopment Site:

The aerial picture of the Project Site is attached as Exhibit "A". The Project Site is owned by Habitat for Humanity Omaha, Inc., and is undeveloped and covered by patches of dense trees and vegetation. The Project Site is being subdivided and replatted to create the lots necessary for this Project. As the redevelopment project and final plat are approved by the City, owner will convey the Project Site to the Applicant in stages.

Lot 21A is currently zoned AG-Agriculture and Lot 2 is zoned RD-60 residential.

The site has been declared to be blighted and substandard by the City of Bellevue pursuant to the standards of the Community Development Law, Neb. Rev. Stat.§ 18-2101, et. seq.

Proposed Use and Project Details:

The Preliminary Site Plan for the Project is attached as Exhibit "B". The Applicant proposes to develop the land into a mixed-income residential development to be known as "Orchard Place". The entire development is projected to include approximately 140 residential dwelling units.

The Applicant anticipates completing the construction of approximately 40 units in 2027 (Part A), 48 units in 2028 (Parts B,C), and 52 units in 2029 (Parts D,E).

Phase One

Phase One of Orchard Place shall consist of the construction of all required infrastructure.

Phase Two, Part A – 168 people

Part A of Orchard Place shall consist of approximately 40 residential units, including:

- 7 detached single-family homes | 1,325 SF | 2 stories | 2 parking
- 4 duplexes (8 dwelling units total) | 1,770 SF | 2 stories | 2 parking
- 8 attached single-family townhomes | 1,409 SF | 2^ stories (50% bsmt) | 2-4 parking
- 17 attached single-family | 1,465 SF | 2* stories | 2 parking

<u>Phase Two, Part B – 113 people</u>

Part B of Orchard Place shall consist of approximately 29 residential units:

- 6 duplexes (12 dwelling units total) | 1,770 SF | 2 stories | 2 parking
- 8 attached single-family townhomes | 1,409 SF | 2^ stories (50% bsmt) | 2-4 parking
- 9 attached single-family | 1,465 SF | 2* stories | 2 parking

<u>Phase Two, Part C – 81 people</u>

Part C of Orchard Place shall consist of approximately 19 residential units:

- 19 multi-family units | 1,033 SF | 2-3 stories | 1 parking/bedroom

<u>Phase Two, Part D – 72 people</u>

Part D of Orchard Place shall consist of approximately 16 residential units:

- 7 detached single-family homes | 1,325 SF | 2 stories | 2 parking
- 9 attached single-family | 1,465 SF | 2* stories | 2 parking

<u>Phase Two, Part E – 112 people</u>

Part E of Orchard Place shall consist of approximately 36 residential units:

- 36 multi-family units | 1,033 SF | 2-3 stories | 0.5 parking/bedroom

^ half of units have occupiable basement
** all units have occupiable basement*

The Phase Two Site is depicted below:

For reference, the detached single-family homes in the Site Plan are called the "Avenue Homes", the duplexes are called "Court Cottages", the attached single-family homes are called the "Park Townhomes" and "Orchard Manors", and the multi-family units are called "The Flats at Orchard Place".

The Project Site is proposed to be rezoned as a planned subdivision incorporating both RG-20, RG-28, and RD-60 modified zoning designations in order to accommodate 140 residential units in a traditional layout on the approximately 14.75 acres. The Applicant anticipates beginning grading and installation of necessary infrastructure in Phase One in spring 2027.

In addition to the residential dwelling units, the Project Site shall include a central community green space, playground, fruit tree orchard, and formal and natural walking path amenities.

The Project Site shall be conveyed to and developed by several affiliated entities of the Applicant. Approximately fifty-five (55) units (40%) will be owned by said affiliates as rental housing and approximately eighty-five (85) units (60%) shall be sold to third-party homeowners as owner-occupied housing. Construction of all residential structures will be coordinated by NEXUS Construction. Engineering services are provided by Insinger Engineering and Crouch Engineering.

Project Population

This residential development is provide a home for 546 Bellevue residents with an average household size of four. This slightly larger household size is projected based on the project's home types and demographic (middle-income) targets. A breakdown of population by unit type is shown below.

House Types	Bedrooms	BR Total	Per BR	Population	HH Size
Orchard Flats, LIHTC	2.84	54	1.50	81	4.26
Orchard Flats, Market	2.50	90	1.25	113	3.13
Avenue Homes	3.00	42	1.50	63	4.50
Park Townhomes	3.00	48	1.50	72	4.50
Court Cottages	3.00	60	1.00	60	3.00
Orchard Manors	4.50	158	1.00	158	4.50
		451		546	4.00

Parking Plan for Proposed Project:

The project is anticipated to include approximately 346 parking spaces for residents and community visitors. This will be completed in a combination of parking lots, garages, driveways, and on-street parking, as shown on the Site Plan attached as Exhibit B. The Project will meet the Bellevue Zoning Ordinance Parking requirements.

ANALYSIS:

The project site is located within a Community Redevelopment Area, meets the requirements of the Community Development Law, and qualifies for the submission of an application for the utilization of Tax Increment Financing ("TIF") to cover costs associated with project development, as submitted for approval through the TIF process. The project will be in compliance with the City's zoning requirements, the City's Master Plan, and applicable ordinances and development regulations.

This development project serves to expand housing availability for multiple income levels in Bellevue—including workforce housing, low-income housing, and market-rate housing—and eliminates an area of blight with no recent development. The project will provide the needed site preparation, utility connections, and infrastructure necessary to develop a location that has stagnated due to the lack of necessary infrastructure for a comprehensive development. The difficulties and the additional costs involved in installing infrastructure and connecting utilities are challenges that further support the necessity of TIF assistance for this project.

This project would not be feasible without the assistance of the TIF, as shown by the return on investment calculation with and without TIF funds attached hereto as Exhibit "C". Without TIF, construction costs would be higher than acceptable and would require sales prices and rental prices higher than the market could support, particularly for the homes targeted for lower-income and workforce buyers. A reasonable investor would not find the return on investment to be sufficient without the assistance of the TIF funds and would not invest in developing the property. Accordingly, TIF funds are necessary for this project to go forward.

Project Finance Summary

The Finance summary provided below is preliminary and subject to change.

Orchard Place
Bellevue, Nebraska

Sources + Uses

SOURCES	$	44,416,401	NOTES
Homebuyer Equity	$	24,785,000	Home Sales
Conventional Financing	$	8,000,000	Commercial Note(s)
Tax Increment Financing	$	5,454,752	15-Year TIF Note
Tax Credit Equity	$	3,228,930	Federal Tax Credits
Nebraska Affordable Housing Tax Credits	$	1,454,746	LIHTC Structure
Conventional Financing	$	992,973	LIHTC Structure
Deferred Developer Fee	$	350,000	Market Rate Apartments
Deferred Developer Fee	$	150,000	LIHTC Structure

USES	$	44,378,864	NOTES
Orchard Manor Construction	$	9,912,662	Estimate
Orchard Flats Construction, Market Rate	$	7,700,000	Estimate
Orchard Flats Construction, LIHTC	$	5,951,649	Bid
Court Cottage Construction	$	4,241,471	Estimate
Park Townhome Construction	$	3,877,077	Estimate
Site Improvement, Hard Costs	$	3,724,803	See Budget
Avenue Home Construction	$	3,251,118	Estimate
Broker and Transaction Fees	$	1,734,950	Projection
Developer Fee	$	1,275,000	Projected (At-Risk)
Land Acquisition	$	1,100,000	Habitat Omaha Purchase Option
Consulting	$	720,650	Bid
Municipal Fees	$	467,139	Estimate
Debt Service, Construction Loan	$	216,117	Horizon Bank
Debt Service, Construction Loan	$	206,228	Middle Income Workforce Housing Fund

Total Sources	$	44,416,401
Total Uses	$	44,378,864
	$	**37,537**

Final Valuation Discussion

The current assessed valuation for Lot 21A is $171,265. The current assessed valuation for Lot 2 is $76,168. The total current assessed valuation of the project site is $247,433.

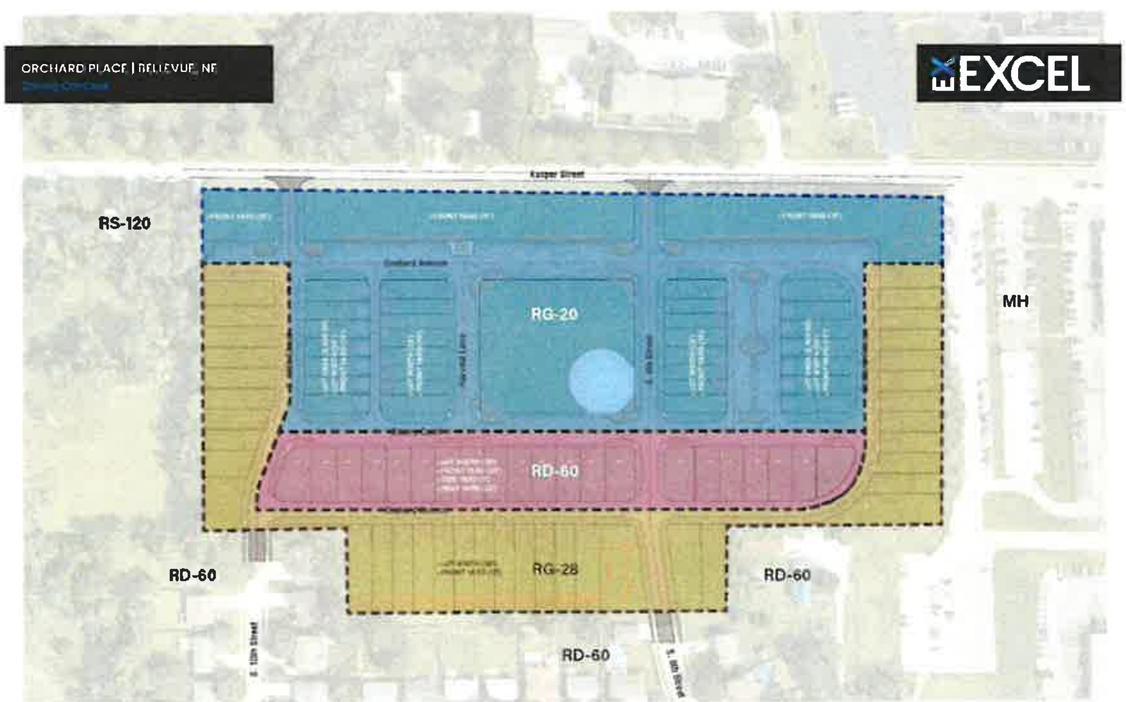
The applicant estimates a range of average assessed valuations of residential units based on unit type. Based upon these projected final valuations, the anticipated final valuation of the Project is $29,080,000 upon full buildout, as set forth below:

Projected Valuation

Unit Type	Assessed Value	Total Units	Total Valuation
Orchard Flats, LIHTC	$65,000	19	$1,235,000
Orchard Flats, Market	$85,000	36	$3,060,000
Avenue Homes	$275,000	14	$3,850,000
Park Townhomes	$285,000	16	$4,560,000
Court Cottages	$250,000	20	$5,000,000
Orchard Manors	$325,000	35	$11,375,000
		140	$29,080,000

Land Use and Zoning

Lot 21A is zoned AG-Agriculture and Lot 2 is zoned RD-60 residential. The project site will be rezoned as a planned subdivision (PS) incorporating RG-20, RG-28, and RD-60 modified zoning designations, as depicted below:



Utilities and Public Improvements

The project will require regrading and installation of roads, sidewalks, curbing, gutters, hydrants, stormwater retention, and other stormwater and landscape improvements within the project area.

The project will include significant investment in street infrastructure to support the new residential community and improved regional connectivity. Ninth and tenth streets will be extended from the south to connect with Kasper. All streets boast at least 44' rights-of-way (ROW) that include generous tree lawns (6'), public sidewalks (4'), and overhead lighting--all built to city standards. Ninth and Tenth Streets are planned to be dedicated back to the City after construction, while the Orchard Place HOA will provide basic services, including common area maintenance and snow removal, for sidewalks and planned private streets. A "new urbanist" community layout emphasizes pedestrian safety and connection by creating an interconnected street grid with pedestrian-only frontages along Ninth and Tenth Streets, Harvest Lane (47' ROW), and Cherry Court. The vehicular segregation is made possible with rear access alleyways (16'), an internalized parking court, and a U-shaped neighborhood collector in Orchard Avenue. With two new entrances from the north, a pedestrian-friendly internal street network, and street and guest parking, the circulation layout for the new development will ably serve new residents and improve access from existing neighborhoods to the larger area

The Project will require extension of all public utilities to serve the property. Stormwater detention improvements will also be required on the Project Site. The projected TIF Uses set forth on the attached Exhibit D include the projected TIF Uses and estimated costs. The proposed utility improvements and other public improvements are described in the projected TIF Uses chart.

Historical Status

Not applicable.

Evaluation Criteria: Mandatory Criteria

1. **The project must be located within a blighted area or an area eligible for a designation of blighted as required and set forth by Nebraska statute.**

   The properties were previously designated by the City of Bellevue as substandard and blighted in accordance with Community Development Law, Neb. Rev. Stat.§ 18-2101, et. seq.

2. **The project must further the objectives of the City's Master Plan.**

   The project will result in the development of approximately 14.75 acres of vacant and underutilized land south of Kasper Street near 9th Street and in Bellevue, NE. Once completed, the development will offer 140 new residential units to support the continued growth and housing needs of the Bellevue community. This medium-density residential development conforms to the general plan for the City as a whole because it is consistent with the medium-density residential uses south of the project site and those called for in the city's comprehensive plan. Additionally, the project furthers the City's goal of adding residential development to the area in a manner that is economically feasible.

   According to the findings of the Sarpy County & Communities, Nebraska County-Wide Housing Study with Strategies for Housing Affordability report, a majority of the 399 lost housing units in Sarpy County due to the 2019 disaster--an estimated 340 units--were in areas occupied by low- and moderate-income individuals and families. This includes an estimated 200 manufactured, modular, and mobile homes in the City of Bellevue. The Housing Study specifically states that "of the 5,579 total units in demand for Sarpy County, an estimated 2,897 units (1,786 owner, 1,111 rental) should be developed as 'workforce housing' for local employees, both new and existing." The estimated workforce housing demand for the City of Bellevue is 424 owner-occupied and 270 rental workforce housing units.

This residential development conforms to the general plan for the City as a whole because it is consistent with the residential uses east and south of the Project Site. Additionally, the project furthers the City's goals of adding residential development to the area in a manner that is economically feasible. Furthermore, Goal 2.2 in the Housing Study specifically supports the use of TIF to assist with workforce housing projects:

> "**Action Step 1:** Encourage housing developers to pursue securing any and all available tools of financing assistance in the development of new housing projects throughout Sarpy County. This could include the use of Tax Increment Financing (TIF) to assist in financing the development of workforce housing."

3. **The use of TIF for the project will not result in a loss of pre-existing tax revenues to the City and other taxing jurisdictions.**

   The Tax Increment Financing request proposes to utilize only the increase in property taxes resulting from the improvements made by the developer. Existing tax revenues will continue to accrue to the benefit of the City of Bellevue and other taxing jurisdictions within which the property lies. This property is currently undeveloped, and the development of the property will add to the future tax base of the City. The City and other taxing authorities will continue to receive taxes at the current assessed value for the base year and will receive a significant increase in taxes on the increased taxable value upon completion of the TIF payments.

4. **The developer is able to demonstrate that the project would not be economically feasible without the use of Tax Increment Financing. In addition, if the project has site alternatives, the proposal must demonstrate that it would not occur in the area without TIF. Return on investment assists in determining the economic feasibility of the project.**

   Without the assistance of Tax Increment Financing, the project would post a loss of $5,417,215

Cost-Benefit Analysis

1. **Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147 (of the Community Development Law):**

   There are no anticipated tax shifts resulting from this project. The current taxing authorities will continue to receive taxes on the property at the current assessed value determined for the base year. The project would not occur and no new ad valorem taxes would be created on the project site without TIF.

2. **Public infrastructure and community public service needs impacts and local tax impacts arising from projects receiving incentives:**

   Public infrastructure currently exists adjacent to the project site. The project will provide the necessary infrastructure within the site as well as sidewalks, curbs, and gutters along the south side of Kasper Street, adjacent to the site. There will be four street entrances into the project. Two entrances from Kasper Street on the north and an entrance from both 9th and 10th Streets on the south. These entrances will provide for improved circulation of traffic for the neighborhood to the south. Currently, this site is underutilized as vacant land and contributes to the blight of the area. In the long term, the project will provide a significant increase in local property tax revenues based upon the increased value of the developed site after repayment of the TIF funds. Because the project will provide 140 new housing units to the area, any impact upon the community public services already provided in the area is outweighed by the increased future tax revenue to be provided by the development.

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

During redevelopment and construction, the project will create jobs, and local businesses are likely to be patronized by workers. Upon completion of the project, the project will create housing availability for new and existing residents of the Bellevue community. Having available housing for the city's workforce is crucial for any employer looking to locate or grow in the area, because without affordable housing, there is no way to fill the jobs needed for new and expanding businesses. The project will further benefit local businesses by increasing the residents in the area who will be likely to patronize nearby Bellevue businesses.

4. **Impacts on businesses within the area:**

This project will bring 140 additional households to the community of Bellevue. Those residents will support local retail businesses, service businesses, and restaurants. The project will also provide new housing options for those working at businesses in the area or for those looking to work for Bellevue businesses.

5. **Impacts on students' populations and school districts within the project area:**

This project will likely bring families with students into the school districts serving the area. According to the Comprehensive Plan, the City is anticipating 5.25% growth without net migration by 2030. The City is planning for growth, and the schools should be anticipating growth as well. Infill development helps keep resources from spreading too thin due to outward expansion of the area of the town.

The Bellevue Public School (BPS) District serves approximately 10,000 students; there are 2 high schools, 3 middle schools, 15 elementary schools, 1 alternative school, and a career and technical education center in the BPS District serving Pre K-12th grade. There are additionally multiple private k-12 schools in Bellevue. Student population would be assumed to be spread across grade levels. Overall, the impact on the school district is anticipated to be manageable and not create any material adverse effects.

6. **Any other impacts relevant to the consideration of costs and benefits arising from the development project:**

This project will bring new housing into an area that has not seen development for many years and will hopefully act as a catalyst for other developments and the revitalization of surrounding properties.

EXHIBIT A - PROJECT SITE

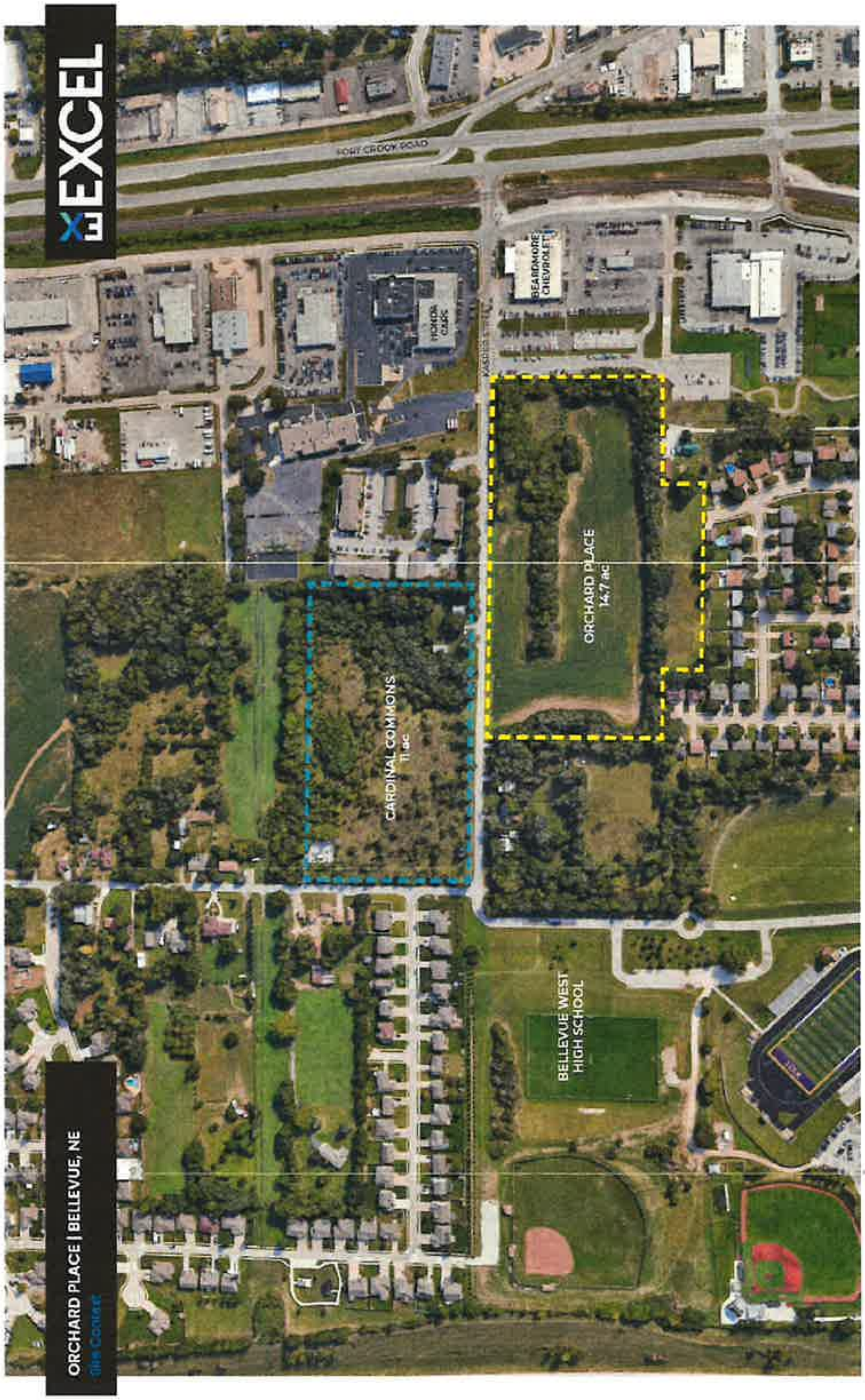


EXHIBIT B - SITE PLAN

TIF Request

The total TIF request is for $5,454,752, plus accrued interest. This request would be spread across the completion of three separate parts of the project's residential implementation Phase (Phase Two). Redeveloper requests the issuance of five (5) TIF Notes, aligning with parts A-C of Phase Two's single-family build-out and one (1) note each for multifamily parts D and E, as described above, which shall equal the total TIF request in the aggregate. The TIF amount is 12.3% of the total project cost and will be used to offset TIF-eligible costs such as land acquisition, site prep work, architectural and engineering fees, and public improvements as required. The TIF Eligible Expenses are shown in detail on Exhibit D. The total estimated project cost is $44,378,864. The final assessed increased valuation upon completion of the project of $29,080,000 will support the TIF request with interest at the rate of 7.5% per annum as shown by the Amortization Schedule attached as Exhibit E.

EXHIBIT C - RETURN ON INVESTMENT ANALYSIS

EXCEL

July 24, 2026

City of Bellevue
Planning Department
1510 Wall Street
Bellevue, NE 68005

RE: TAX INCREMENT ROI ANALYSIS (ORCHARD PLACE)

Partners:

Thank you for your careful review of our application for tax increment financing (TIF). The materials we have shared in our application illustrate our intention to develop "Orchard Place" a mixed-income, mixed-ownership model community for an array of Bellevue households. The 140-unit development will create opportunities for renters and homebuyers with household incomes as low as 30% of Area Median Income (AMI) and 60% AMI, respectively, to middle-income and workforce households. The project lies on 15 acres of unimproved land on the south side of Kasper Street, between Fort Crook Road and 13th Street in central Bellevue. Despite it being surrounded by mature development, the untouched nature of the former fruit orchard site necessitates significant investment to extend and connect municipal and public utilities, roadways, pedestrian infrastructure, and stormwater facilities.

These costs account for more than $6Mn (14%) of the project's projected $44Mn price tag. Such costly site improvements are intimidating to anyone who eyes the site, but particularly for mixed-income residential projects. In the absence of TIF, the project would face a deficit of more than $5.4Mn and fail to secure the financing it needs to proceed at the price points expected by both the landowner and City staff. Specifically, home prices (and rental rates) would have to increase by 21.3% overall to cover project expenses. This would eliminate access to the community for all but market-rate buyers in a housing market already experiencing an affordability crisis.

Sources		Uses	
Homebuyer Equity	$24,785,000 (56%)	Construction	$38,658,780 (87%)
Conventional Financing	$ 8,992,973 (20%)	Broker/Transaction Fees	$ 3,009,950 (7%)
Tax Increment Financing	$ 5,454,721 (12%)	Land Acquisition	$ 1,100,000 (3%)
Tax Credits & Equity	$ 4,683,676 (11%)	Consulting	$ 720,650 (2%)
Deferred Developer Fee	$ 500,000 (1%)	Municipal Fees	$ 467,139 (1%)
		Debt Service	$ 422,345 (1%)

Without TIF in the equation, Orchard Place will not proceed, and the proposed site will likely remain fallow for the foreseeable future. We appreciate your consideration and look forward to speaking with you further.

Wayne Mortensen
Vice President of Development

EXHIBIT D - TIF SOURCES AND USES

TIF Sources

1. Assumptions

Tax Levy	2.122212		
Interest Rate	7.50%		
Number of Years	15		

Base Valuation	Lot 21A	$171,265	
	Lot 2	$76,168	
		$247,433	Total

Final Valuation

Unit Type	Assessed Value	Total Units	Total Valuation
Orchard Flats, LIHTC	$65,000	19	$1,235,000
Orchard Flats, Market	$85,000	36	$3,060,000
Avenue Homes	$275,000	14	$3,850,000
Park Townhomes	$285,000	16	$4,560,000
Court Cottages	$250,000	20	$5,000,000
Orchard Manors	$325,000	35	$11,375,000
		140	$29,080,000

2. TIF Calculations – Entire Project

	Assessed Value	Estimated Taxes
Pre-Project	$247,433	$5,251
Completed Project	$29,080,000	$617,139
	$28,832,567	$611,888

Annual TIF Amount	$615,782
Total TIF	$9,178,323
TIF Indebtedness Amount	$5,454,752

The Total TIF Indebtedness Amount shall be issued in up to five (5) TIF Notes, which TIF Notes shall not exceed the TIF Indebtedness Amount in the Aggregate.

TIF Uses

The projected TIF Uses listed below are preliminary in nature and subject to change. However, the costs of the eligible TIF uses for this Project, $6,012,592, far exceed the requested $5,454,752 TIF amount.

Orchard Place
Bellevue, Nebraska

Site Improvement Budget 140 Units

Soft Costs	Qty/LF	Acres/SF	Rate	Subtotal	Cost per Door	Notes
Land Acquisition	1		$ 1,100,000	$ 1,100,000	$ 7,857	Habitat for Humanity Omaha
Consulting				$ 720,650	$ 5,148	
Engineering	1		$ 225,650	$ 225,650	$ 1,612	Insinger (Civil), Crouch (Traffic) Engineering
Traffic Analysis	1		$ 15,000	$ 15,000	$ 107	Olsson Engineering
Architecture	1		$ 100,000	$ 100,000	$ 714	Peace Studio/DAA
Survey	1		$ 25,000	$ 25,000	$ 179	TBD
Platting	1		$ -	$ -	$ -	Incl in Engineering
Energy Distribution	1		$ 120,000	$ 120,000	$ 857	OPPD (compulsory)
Water Extension	1		$ 40,000	$ 40,000	$ 286	MUD (compulsory)
Legal	1		$ 150,000	$ 150,000	$ 1,071	Cline Williams
Geotech Allowance	1		$ 45,000	$ 45,000	$ 321	Incl work Previously Performed by Olsson
Municipal Fees				$ 467,139	$ 3,337	
Tax Increment Financing				$ 46,000	$ 329	
Application	1		$ 3,500	$ 3,500	$ 25	Application and Processing
Admin 1	0.015		$ 1,500,000	$ 22,500	$ 161	$500,000 to $2,000,000 (no charge below)
Admin 2	0.01		$ 2,000,000	$ 20,000	$ 143	$2,000,000 to $4,000,000 (no charge above)
Arterial Street Improvement Program				$ 139,377	$ 996	
Single Family	65		$ 1,500	$ 127,500		per Master Fee Schedule
Multifamily		2.38	$ 5,000	$ 11,877		$5k per MF Acre
Building Permits				$ 110,187	$ 787	
Single Family	65		$ 1,122	$ 95,370		per Master Fee Schedule
Multifamily	3		$ 4,939	$ 14,817		per Master Fee Schedule
Zoning + Platting				$ 4,400	$ 31	
Zoning Revisions	1		$ 1,300	$ 1,300	$ 9	Change of Zone ($550), Zoning Text ($500), Subdivision Text ($250)
Platting, Prelim	100		$ 10	$ 2,000	$ 14	$1,000 + $10/lot
Platting, Final	100		$ 5	$ 1,100	$ 8	$600 + $5/lot
Sewer Connections				$ 167,175	$ 1,194	
Single Family	65		$ 1,165	$ 75,725	$ 541	per Master Fee Schedule
Duplex	20		$ 2,070	$ 41,400	$ 296	per Master Fee Schedule
Multifamily	55		$ 910	$ 50,050	$ 358	per Master Fee Schedule
Soft Cost Subtotal				**$ 2,287,789**	**$ 16,341.35**	

Hard Costs	Qty/LF	Acres/SF	Rate	Subtotal	Cost per Door	Notes
Clearing – Grading		642,510	$ 0.85	$ 546,134	$ 3,901	Estimate based on Traditional Urban Layout
Fill Dirt + Hauling	250		$ 30.00	$ 7,500	$ 54	Estimate based on Projected Tons of Fill
Utilities		642,510	$ 1.50	$ 963,765	$ 6,884	Allowance
Streets		642,510	$ 1.35	$ 867,389	$ 6,196	Estimate based on Traditional Urban Layout
Sidewalks		642,510	$ 0.40	$ 257,004	$ 1,836	Estimate based on Traditional Urban Layout
Street Lighting		642,510	$ 0.35	$ 224,879	$ 1,606	Estimate based on Traditional Urban Layout
Stormwater Detention		642,510	$ 0.50	$ 321,255	$ 2,295	Allowance
Landscaping		642,510	$ 0.15	$ 96,377	$ 688	Allowance
SWPPP		642,510	$ 0.20	$ 128,502	$ 918	Erosion Control
Kasper Street	1,120.00		$ 225.00	$ 252,000	$ 1,800	Allowance for Curbing, Gutter, and Sidewalk along South Side adj. to Site
Stormwater Tie-In	1		$ 60,000.00	$ 60,000	$ 429	Allowance for Stormwater Connect at Base of Hill
Hard Cost Subtotal			**$ 5.30**	**$ 3,724,803**	**$ 26,606**	
				$ 2,287,789	$ 16,341	Soft Cost Subtotal
				$ 3,724,803	$ 26,606	Hard Cost Subtotal
				$ 6,012,592	**$ 42,947**	**Total Budgeted Amount**

EXHIBIT E - AMORTIZATION SCHEDULE

The amortization schedule below shows the amortization of the entire TIF amount, assuming the Project would be completed in a single phase. The actual amortization of the TIF Indebtedness will be different, because the TIF Indebtedness will be issued in three phases. However, the overall tax shift and repayment shall equal the amortization presented in this Exhibit, only spread out over three phases:

					Debt Service Payments			
TIF Year	Total Taxable Valuation	Less Base Valuation	TIF Taxable Valuation	Tax Revenues	**Principal**	**Interest 7.50%**	**Total**	Loan Balance
0								$5,489,400
0.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 102,038	$205,853	$307,891	$5,387,362
1	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 105,865	$202,026	$307,891	$5,281,497
1.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 109,835	$198,056	$307,891	$5,171,662
2	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 113,954	$193,937	$307,891	$5,057,708
2.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 118,227	$189,664	$307,891	$4,939,481
3	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 122,660	$185,231	$307,891	$4,816,821
3.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 127,260	$180,631	$307,891	$4,689,561
4	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 132,032	$175,859	$307,891	$4,557,529
4.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 136,984	$170,907	$307,891	$4,420,545
5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 142,121	$165,770	$307,891	$4,278,424
5.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 147,450	$160,441	$307,891	$4,130,974
6	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 152,979	$154,912	$307,891	$3,977,995
6.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 158,716	$149,175	$307,891	$3,819,279
7	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 164,668	$143,223	$307,891	$3,654,611
7.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 170,843	$137,048	$307,891	$3,483,768
8	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 177,250	$130,641	$307,891	$3,306,518
8.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 183,897	$123,994	$307,891	$3,122,621
9	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 190,793	$117,098	$307,891	$2,931,828
9.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 197,947	$109,944	$307,891	$2,733,881
10	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 205,370	$102,521	$307,891	$2,528,511
10.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 213,072	$94,819	$307,891	$2,315,439
11	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 221,062	$86,829	$307,891	$2,094,377
11.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 229,352	$78,539	$307,891	$1,865,025
12	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 237,953	$69,938	$307,891	$1,627,072
12.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 246,876	$61,015	$307,891	$1,380,196
13	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 256,134	$51,757	$307,891	$1,124,062
13.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 265,739	$42,152	$307,891	$858,323
14	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 275,704	$32,187	$307,891	$582,619
14.5	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 286,043	$21,848	$307,891	$296,576
15	$ 29,263,500	$247,433	$ 29,016,067	$ 307,891	$ 296,769	$11,122	$307,891	($193)
				$9,236,730	$5,489,593	$3,747,137	$9,236,730	

Original Loan Amount $5,489,400

Loan Balance Remaining **($193)**

ASSUMPTIONS:

1. Loan Amt:	$5,489,400
2. Int. Rate:	7.50%
3. Base Val:	$247,433
4. Final Val:	$29,263,500
5. Tax Levy	2.122212