

CITY OF LA VISTA
LA VISTA COMMUNITY DEVELOPMENT AGENCY REPORT
MARCH 3, 2020 AGENDA

Subject:	Type:	Submitted By:
REDEVELOPMENT PLAN FOR THE 84TH STREET REDEVELOPMENT AREA – AMENDMENT No. 2	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled with respect to the proposed Redevelopment Plan for the 84th Street Redevelopment Area - Amendment No. 2 (“Amendment No. 2”). A proposed resolution is presented for the La Vista Community Development Agency (“Agency”) to recommend Amendment No. 2 to the City Council for approval.

FISCAL IMPACT

Funds are budgeted.

RECOMMENDATION

Approval, subject to City Council adoption of a proposed amendment to the Comprehensive Development Plan to incorporate Amendment No. 2 into the Comprehensive Plan.

BACKGROUND

The Mayor and City Council in 2012 after satisfying all applicable requirements declared the 84th Street Redevelopment Area as a substandard and blighted area in need of redevelopment (“Redevelopment Area”). To eliminate and prevent recurrence of the substandard and blighted area and with Planning Commission recommendations, the Agency in 2013 recommended approval of the *Redevelopment Plan for the 84th Street Redevelopment Area* (“Initial Redevelopment Plan”), and the City Council subsequently approved the Initial Redevelopment Plan. In 2016 with Planning Commission and Agency recommendations, the City Council approved the *Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 1* (the Initial Redevelopment Plan, as amended by Amendment No. 1, is referred to in this council report as “Redevelopment Plan”), which among other things included a mixed use redevelopment project and a public improvement redevelopment project within the Redevelopment Area. The Comprehensive Development Plan (“Comprehensive Plan”), which is the general plan for development of the City as a whole, was amended in 2013 and 2016 to incorporate the Initial Redevelopment Plan and Amendment No. 1.

An additional proposed amendment to the Redevelopment Plan, titled “Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 2” (“Amendment No. 2”) is presented at this meeting to among other things provide further specification with respect to certain improvements of the mixed use redevelopment project and public improvement redevelopment project, including the indoor/outdoor event center and public improvements, and related redevelopment plan provisions. A proposed amendment to the Comprehensive Plan

also is presented at this meeting that would incorporate Amendment No. 2 into the Comprehensive Plan (“Comprehensive Plan Amendment”).

The Planning Commission after notice and public hearing on February 20, 2020 reviewed and voted unanimously to recommend to the Agency and governing body of the City Amendment No. 2 as in conformity, and conformity of the Redevelopment Plan as amended by Amendment No. 2, with the Comprehensive Plan, subject to, among other things, City Council adoption of an amendment to the Comprehensive Plan to incorporate Amendment No. 2 into the Comprehensive Plan. The Planning Commission after notice and public hearing on February 20, 2020 also voted unanimously to recommend City Council approval of the Comprehensive Plan Amendment to incorporate Amendment No. 2, subject to, among other things, City Council adoption of Amendment No. 2. Such recommendations of the Planning Commission are on file with the Agency and City Council pursuant to a Certificate of the Chairman of the Planning Commission.

A proposed resolution is presented for the Agency to recommend Amendment No. 2 to the City Council for approval

RESOLUTION NO.

A RESOLUTION OF THE LA VISTA COMMUNITY DEVELOPMENT AGENCY ADOPTING AND RECOMMENDING AMENDMENT NO. 2 TO THE REDEVELOPMENT PLAN FOR THE 84TH STREET REDEVELOPMENT AREA PURSUANT TO NEBRASKA STATUTES, SECTIONS 18-2101 THROUGH 18-2154.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council, as the governing body of the La Vista Community Development Agency, ("Agency") do hereby find, determine, declare and approve as follows:

- I. **FINDINGS.** The Mayor and City Council hereby find and determine as follows:
 - A. A general plan for the development of the City as a whole currently exists as the La Vista Comprehensive Plan, Updated December 2018, as amended February 4, 2020 ("Comprehensive Development Plan" or "Comprehensive Plan").
 - B. The Mayor and City Council, on behalf of the City and after review and recommendation of the Planning Commission and satisfying all notice, public hearing and other applicable requirements, by Resolution No.12-011 declared the 84th Street Redevelopment Area as a substandard and blighted area in need of redevelopment.
 - C. The City, upon recommendations of the Agency and Planning Commission, on July 16, 2013 approved a Redevelopment Plan "84th Street Redevelopment Area" ("2013 Redevelopment Plan") and on August 2, 2016 approved Amendment No. 1 ("Amendment No. 1") to said Redevelopment Plan (such 2013 Redevelopment Plan, as amended by Amendment No. 1, is referred to herein as "Redevelopment Plan" unless otherwise expressly provided), which Redevelopment Plan included a Mixed Use Redevelopment Project and Public Improvement Redevelopment Project primarily to eliminate and prevent recurrence of the substandard and blighted area.
 - D. Amendment No. 2 to the Redevelopment Plan is presented at this meeting as prepared or caused to be prepared by the Agency ("Amendment No. 2"), which Amendment No. 2 provides further specification with respect to certain improvements of the Mixed Use Redevelopment Project and related tax increment financing as proposed in supplements to the original redeveloper application, and of the Public Improvement Redevelopment Project, including without limitation the event center ("Event Venue") and anchor office building ("Office Building"), and public improvements described in Amendment No. 2. Amendment No. 2 shall supersede and control over any provisions of the Redevelopment Plan to the extent any provision of such Redevelopment Plan is inconsistent with Amendment No. 2, and all provisions of such Redevelopment Plan are deemed revised, modified, and amended to be consistent with the provisions of Amendment No. 2. Terms and conditions of the Redevelopment Plan shall continue in effect except as modified by Amendment No. 2.
 - E. The Agency, in recommending and adopting the 2013 Redevelopment Plan, designated the substandard and blighted 84th Street Redevelopment Area as appropriate for one or more renewal projects, which designation the Agency ratified and affirmed in

recommending and adopting Amendment No. 1 and hereby ratifies and affirms in connection with recommendation and adoption of Amendment No. 2. Accordingly, the 84th Street Redevelopment Area is a community redevelopment area. All works and undertakings in such Area pursuant to Amendment No. 2, the Redevelopment Plan, Mixed Use Redevelopment Project, Public Improvement Redevelopment Project, or Neb. Rev. Stat. Sections 18-2101 through 18-2154 ("Community Development Law") constitute one or more redevelopment projects. Furthermore, the Agency, in recommending and adopting Amendment No. 1, designated the 84th Street Redevelopment Area, which does not exceed 600 acres, as eligible for imposition of an occupation tax, which designation the Agency hereby ratifies and affirms in connection with recommendation and adoption of Amendment No. 2 and may be carried out from time to time in one or more actions, enhanced employment area(s), and occupation taxes as determined and approved by the City.

- F. City Staff proposes by separate action of the Mayor and City Council on behalf of the City an amendment to the Comprehensive Development Plan to incorporate Amendment No. 2, as finally approved, into the City's Comprehensive Development Plan ("Proposed Comprehensive Plan Amendment").
- G. The proposed modification of the Redevelopment Plan as represented in Amendment No. 2 and Redevelopment Plan as amended:
 - 1. Is for one or more community redevelopment areas, or redevelopment projects, which conforms to the general plan for the development of the City as a whole, as set forth in the City's Comprehensive Development Plan, subject to City Council approval of the Proposed Comprehensive Plan Amendment, and 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, and
 - 2. Is 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 each redevelopment project area, and
 - 3. Includes among other things:
 - a. The boundaries of each 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 each area,
 - c. Information regarding standards of population densities, land coverage and building intensities in each 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 ordinance.

- e. A site plan of each area,
- 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 each area after redevelopment, and
- g. Proposal for the designation of an enhanced employment area.

H. The Agency submitted said Amendment No. 2 to the Planning Commission of the City of La Vista for review and recommendations as to its conformity with the general plan for development of the City as a whole as set forth in the Comprehensive Development Plan of the City. The Planning Commission, after required notice, held a public hearing on proposed Amendment No. 2. The Planning Commission after said hearing reviewed proposed Amendment No. 2 and, taking into consideration all relevant factors including the Proposed Comprehensive Plan Amendment and any public comments at the public hearing, made findings and written recommendations with respect to proposed Amendment No. 2, including that proposed Amendment No. 2 (and the Redevelopment Plan as amended by Amendment No. 2) is in conformity with the general plan for the development of the City as a whole as set forth in the Comprehensive Development Plan of the City, which findings and written recommendations were subject to various conditions including City Council adoption of the Proposed Comprehensive Plan Amendment, and the Planning Commission recommended Amendment No. 2 for approval. The findings and written recommendations were submitted and presented to the Agency, as well as to the City Council with proposed Amendment No. 2, as on file with the City Clerk. The Planning Commission also considered and recommended the Proposed Comprehensive Plan Amendment for approval.

I. The Agency, before recommending Amendment No. 2 to the City Council for approval, considered, and in making such recommendation determined, the following in connection with the additions, subtractions, and modifications made by said amendment, and the Redevelopment Plan, as amended by Amendment No. 2: Whether the proposed land uses and building requirements in each redevelopment project area are designed with the general purpose of accomplishing, in conformance with the City's general plan as set forth in the City's Comprehensive Development Plan (subject to City Council adoption of the Proposed Comprehensive Plan Amendment), a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the 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. Factors considered include, without limitation, the following:

1. Proposed public improvements, including without limitation public street, intersection, and offstreet parking improvements, will make adequate provision for traffic and vehicular parking.
2. Buildings and other improvements will be designed and constructed in accordance with applicable fire and safety codes, which will promote safety from fire, panic, and other dangers.
3. Planned public and private recreational, entertainment, and community areas and facilities, and placement of buildings of the Mixed Use Redevelopment Project will be designed to provide for light and air, and promote healthful and convenient distribution of population.
4. The type of mixed use redevelopment and its proximity to Nebraska State Highway 85 (84th Street), Harrison Street, Giles Road, and connectivity to other major streets and I-80 is anticipated to facilitate commuting and traffic flow, and enhance the opportunity for further development and use of public transportation for residents and visitors to and from the area and other parts of the metro area. The Mixed Use Redevelopment Project also will include adequate water, sewerage, and other public utilities. The projects will be located in close proximity to area schools, and all La Vista residents will be able to enjoy improvements in the vicinity of the former La Vista Falls golf course and other recreational areas.
5. The proposed projects provide and promote sound design and arrangement of public and private facilities and improvements that will benefit all La Vista residents.
6. Expenditures of public funds and proposed works and improvements will be wise and efficient in eliminating and preventing recurrence of substandard, blighted, insanitary and unsafe accommodations, conditions, facilities, and areas.

Provisions of Amendment No. 2 involving the Mixed Use Redevelopment Project include the division of taxes as provided in Neb. Rev. Stat. Section 18-2147 ("TIF") and an incremental cost-benefit analysis was conducted with respect to such provisions using a cost-benefit model developed for use by local projects which considered and analyzed the following factors:

1. Tax shifts resulting from the division of taxes as provided in Neb. Rev. Stat. Section 18-2147,
2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of such provisions of the redevelopment project,
3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project as described in Amendment No. 2,
4. Impacts on other employers and employees within the City and the immediate area that are located outside the boundaries of the area of the redevelopment project as described in Amendment No. 2,
5. Impacts on the student populations of the school districts within the City; and

6. Any other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from provisions of the redevelopment project as described in Amendment No. 2.

Such cost-benefit analysis shall supplement the cost-benefit analysis originally conducted in connection with Amendment No. 1, based on improvements and increases in the Maximum Redevelopment Loan Amount pursuant to Amendment No. 2, and the original cost-benefit analysis as supplemented shall be and be deemed to constitute the cost-benefit analysis for the Mixed Use Redevelopment Project. Because the cost-benefit analysis for the Mixed Use Redevelopment Project is based on a Maximum Redevelopment Loan Amount to which all Individual Mixed Use Redevelopment Projects comprising the Mixed Use Redevelopment Project are subject, it shall be and be deemed to constitute the cost-benefit analysis for each Individual Mixed Use Redevelopment Project. The City Administrator or her designee on behalf of the CDA shall be authorized to conduct any additional cost-benefit or other analysis from time to time as she determines in her discretion necessary or appropriate in connection with any proposed TIF.

- K. All applicable requirements of the Agency with respect to proposed Amendment No. 2, including any notice or hearing requirements, have been satisfied.

II. RECOMMENDATION OF AMENDMENT NO. 2. Based on the foregoing and all other relevant factors, including any public comment at the public hearing, the Agency adopts and recommends Amendment No. 2 to the City Council for approval, subject to City Council adoption of the Proposed Comprehensive Plan Amendment, and further subject to satisfaction of all applicable requirements as the City Administrator or City Administrator's designee determines necessary or appropriate to carry out provisions of Amendment No. 2, including without limitation, any required notices, hearings, authorizations, rights, conditions, or approvals with respect to Second Amendment to Redevelopment Agreement or Second Amendment to Subdivision Agreement, or with respect to any proposed or required platting or zoning action, permit, economic development program grant, Vehicle Off-Street Parking District No. 2 additional improvements, general business occupation taxes, financing, or property conveyances. This recommendation includes the following:

- A. The recommendation of the Planning Commission concerning Amendment No. 2; and
- B. The following statements:
 1. The proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area(s) described in Amendment No. 2 and estimated proceeds or revenue from its disposal to redevelopers shall be as provided in Amendment No. 2 and follows:
 - a. Proposed method and estimated cost of the acquisition and preparation for redevelopment of redevelopment project area(s) described in Amendment No. 2:
 - i. Additional Property for Public Improvements within the Public Improvement Redevelopment Project Area as described in Amendment No. 2 shall be acquired by negotiated agreement and

voluntary exchange of surplus property of the City in the vicinity of northern parts of La Vista City Centre and southwestern slope of the former golf course, delivery of funds, or some combination of property and funds at closing. Total estimated cost of Additional Property for Public Improvements within the Public Improvement Redevelopment Project Area as described in Amendment No. 2 and additional City or Agency work or improvements within the Public Improvement Redevelopment Project Area under Amendment No. 2: approximately \$25.5 million, including acquisition of Additional Property for Public Improvements having an estimated value of \$1.1 million, and a preliminarily estimated \$600,000 in connection with potential preparation of property for redevelopment.

- b. Additional Property for Public Improvements acquired by the City in exchange of equivalent surplus property of the City in the vicinity of northern parts of La Vista City Centre and southwestern slope of the former golf course or other consideration will be retained for Additional Public Improvements and will not be conveyed to redevelopers. Surplus property conveyed to the event venue redeveloper in exchange for Additional Property for Public Improvements shall be incorporated into the Mixed Use Redevelopment Project Area and used to develop the Event Venue. Estimated proceeds or revenues from disposal of surplus property to redevelopers is anticipated to approximate the value of Additional Property for Public Improvements above. Property within the Mixed Use Redevelopment Project Area currently identified for the Office Building is redeveloper owned.
- 2. The proposed method of financing portions of the redevelopment projects described in Amendment No. 2 is provided in the Redevelopment Plan as amended by Amendment No. 2, to include without limitation:
 - a. Event Venue and Office Building improvements within the Mixed Use Redevelopment Project Area will be paid or reimbursed by redeveloper from redeveloper funds, bank or other private financing, tax increment financing, City economic development program grant in connection with the Event Venue, and any other available funds.
 - b. Additional Public Improvements paid or reimbursed by some or all of the proceeds of the additional one-half cent sales tax levied for the 84th Street Redevelopment Area, general business occupation taxes, other occupation or general taxes or funds, or City or Agency bonds; and
- 3. A method proposed for the relocation of families to be displaced from the redevelopment project areas, if any, is provided in the Redevelopment Plan as amended by Amendment No. 2, which is hereby found to be feasible. No relocation of families is expected.
- C. By recommending Amendment No. 2, the Agency agrees with the City Council for the imposition of one or more occupation taxes for one or more enhanced employment areas within the 84th Street Redevelopment Area as the City Council from time to time determines in its sole discretion.

III. FURTHER ACTIONS. The Mayor or City Administrator, or his or her designee, in addition to any other person specified in Amendment No. 2, the Redevelopment Plan, as amended, any redevelopment contract, applicable law, or otherwise, is hereby authorized to take such further actions on behalf of the Agency as are necessary or appropriate to implement Amendment No. 2 or the Redevelopment Plan as amended, or to carry out the actions approved in this Resolution.

PASSED AND APPROVED THIS 3RD DAY OF MARCH, 2020.

LA VISTA COMMUNITY
DEVELOPMENT AGENCY

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

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Street - CDA Resolution - Redevelopment Plan Amend No 2
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CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 3, 2020 AGENDA

Subject:	Type:	Submitted By:
REDEVELOPMENT PLAN FOR THE 84TH STREET REDEVELOPMENT AREA – AMENDMENT No. 2	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled with respect the proposed Redevelopment Plan for the 84th Street Redevelopment Area - Amendment No. 2 (“Amendment No. 2”). A proposed resolution is presented for the City Council to approve Amendment No. 2.

FISCAL IMPACT

Funds are budgeted.

RECOMMENDATION

Approval, subject to City Council adoption of a proposed amendment to the Comprehensive Development Plan to incorporate Amendment No. 2 into the Comprehensive Plan.

BACKGROUND

The Mayor and City Council in 2012 after satisfying all applicable requirements declared the 84th Street Redevelopment Area as a substandard and blighted area in need of redevelopment (“Redevelopment Area”). To eliminate and prevent recurrence of the substandard and blighted area and with Planning Commission recommendations, the La Vista Community Development Agency (“Agency”) in 2013 recommended approval of the *Redevelopment Plan for the 84th Street Redevelopment Area* (“Initial Redevelopment Plan”), and the City Council subsequently approved the Initial Redevelopment Plan. In 2016 with Planning Commission and Agency recommendations, the City Council approved the *Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 1* (the Initial Redevelopment Plan, as amended by Amendment No. 1, is referred to in this council report as “Redevelopment Plan”), which among other things included a mixed use redevelopment project and a public improvement redevelopment project within the Redevelopment Area. The Comprehensive Development Plan (“Comprehensive Plan”), which is the general plan for development of the City as a whole, was amended in 2013 and 2016 to incorporate the Initial Redevelopment Plan and Amendment No. 1.

An additional proposed amendment to the Redevelopment Plan, titled “Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 2” (“Amendment No. 2”) is presented at this meeting to among other things provide further specification with respect to certain improvements of the mixed use redevelopment project and public improvement redevelopment project, including the indoor/outdoor event center and public improvements, and related redevelopment plan provisions. A proposed amendment to the Comprehensive Plan

also is presented at this meeting that would incorporate Amendment No. 2 into the Comprehensive Plan (“Comprehensive Plan Amendment”).

The Planning Commission after notice and public hearing on February 20, 2020 reviewed and voted unanimously to recommend to the Agency and governing body of the City Amendment No. 2 as in conformity, and conformity of the Redevelopment Plan as amended by Amendment No. 2, with the Comprehensive Plan, subject to, among other things, City Council adoption of an amendment to the Comprehensive Plan to incorporate Amendment No. 2 into the Comprehensive Plan. The Planning Commission after notice and public hearing on February 20, 2020 also voted unanimously to recommend City Council approval of the Comprehensive Plan Amendment to incorporate Amendment No. 2, subject to, among other things, City Council adoption of Amendment No. 2. Such recommendations of the Planning Commission are on file with the Agency and City Council pursuant to a Certificate of the Chairman of the Planning Commission.

A proposed resolution is presented for the City Council to approve Amendment No. 2.

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING AMENDMENT NO. 2 TO THE REDEVELOPMENT PLAN FOR THE 84TH STREET REDEVELOPMENT AREA IN ACCORDANCE WITH NEBRASKA STATUTES, SECTIONS 18-2101 THROUGH 18-2154.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of La Vista, Nebraska does hereby find, determine, declare and approve as follows:

I. FINDINGS. The City Council of the City of La Vista finds and determines as follows:

- A. The findings and actions of the Agency as set forth in the resolution recommending Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area ("Amendment No. 2") to the City Council for approval ("Agency Resolution"), incorporated herein by reference, are ratified, adopted, affirmed and approved.
- B. All applicable requirements with respect to the actions taken or approved in this Resolution, including notice and hearing requirements, have been satisfied.
- C. Proposed Amendment No. 2 (and Redevelopment Plan as amended) is a workable program for utilizing appropriate private and public resources, powers, and actions to redevelop, eliminate, and prevent recurrence or spread of the substandard and blighted area.
- D. In exercising its powers under Neb. Rev. Stat. Sections 18-2101 through 18-2154 ("Community Development Law") with respect to the matters approved in this Resolution, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the City, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements, the City Council has given consideration to the following objective:

The City Council, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the City as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises.

Proposed Amendment No. 2 (and Redevelopment Plan as amended), (i) is feasible, as provided in analysis and reporting of Hunden Strategic Partners incorporated herein by reference, which analysis and reporting is adopted and approved ("Hunden Analysis"), and in conformity with the general plan for the

development of the City as a whole, as set forth in the Comprehensive Development Plan of the City subject to adoption of the Proposed Comprehensive Plan Amendment described in the Agency Resolution, and (ii) in conformity with the legislative declarations and determinations set forth in the Community Development Law, including without limitation, the determination of the City Council of the necessity of eliminating and preventing recurrence of the substandard and blighted Area and related liabilities and harmful effects to the City as a matter of public uses, purposes, policy, interest, concern, powers, and authority for which public action shall be taken and public money shall be expended in accordance with such Amendment No. 2 (and Redevelopment Plan as amended).

- E. As documented in analysis and reporting of such Hunden Analysis on behalf of the City or Agency, proposed Amendment No. 2 (and Redevelopment Plan as amended), and specifically provisions of Amendment No. 2 involving the Mixed Use Redevelopment Project and related redevelopment plan provisions using funds authorized by Neb. Rev. Stat. Section 18-2147 ("TIF"), that the following conditions are satisfied:
 - 1. Such provisions of the Mixed Use Redevelopment Project in such Amendment No. 2 would not be economically feasible without the use of TIF,
 - 2. Such provisions of the Mixed Use Redevelopment Project would not occur in the community redevelopment area without use of TIF, and
 - 3. The costs and benefits of such provisions of the Mixed Use Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community and demand for public and private services have been analyzed by the City Council and found to be in the long-term best interest of the community impacted by the redevelopment project.
- F. Proposed Amendment No. 2 includes designation of an initial enhanced employment area; and it is determined that new investment within such enhanced employment area will result in new employees and new investment satisfying applicable requirements of Neb. Rev. Stat. Section 18-2116(2).

- II. **APPROVAL OF REDEVELOPMENT PLAN AMENDMENT NO. 2.** Based on the foregoing and all relevant factors, including any public comment at the public hearing, the City Council of the City of La Vista hereby approves proposed Amendment No. 2, subject to adoption of the Proposed Comprehensive Plan Amendment, and further subject to satisfaction of all applicable requirements as the City Administrator or City Administrator's designee determines necessary or appropriate to carry out provisions of Amendment No. 2, including without limitation, any required notices, hearings, authorizations, rights, conditions, or approvals with respect to Second Amendment to Redevelopment Agreement or Second Amendment to Subdivision Agreement, or with respect to any proposed or required

platting or zoning action, permit, economic development program grant, Vehicle Off-Street Parking District No. 2 additional improvements, general business occupation taxes, financing, or property conveyances.

III. FURTHER ACTIONS. The Mayor or City Administrator, or his or her designee, in addition to any other person specified in Amendment No. 2, Redevelopment Plan, as amended, or any redevelopment contract or otherwise, is hereby authorized to take such further actions as are necessary or appropriate to implement Amendment No. 2, the Redevelopment Plan as amended, or carry out the actions approved in this Resolution on behalf of the City.

PASSED AND APPROVED THIS 3RD DAY OF MARCH, 2020.

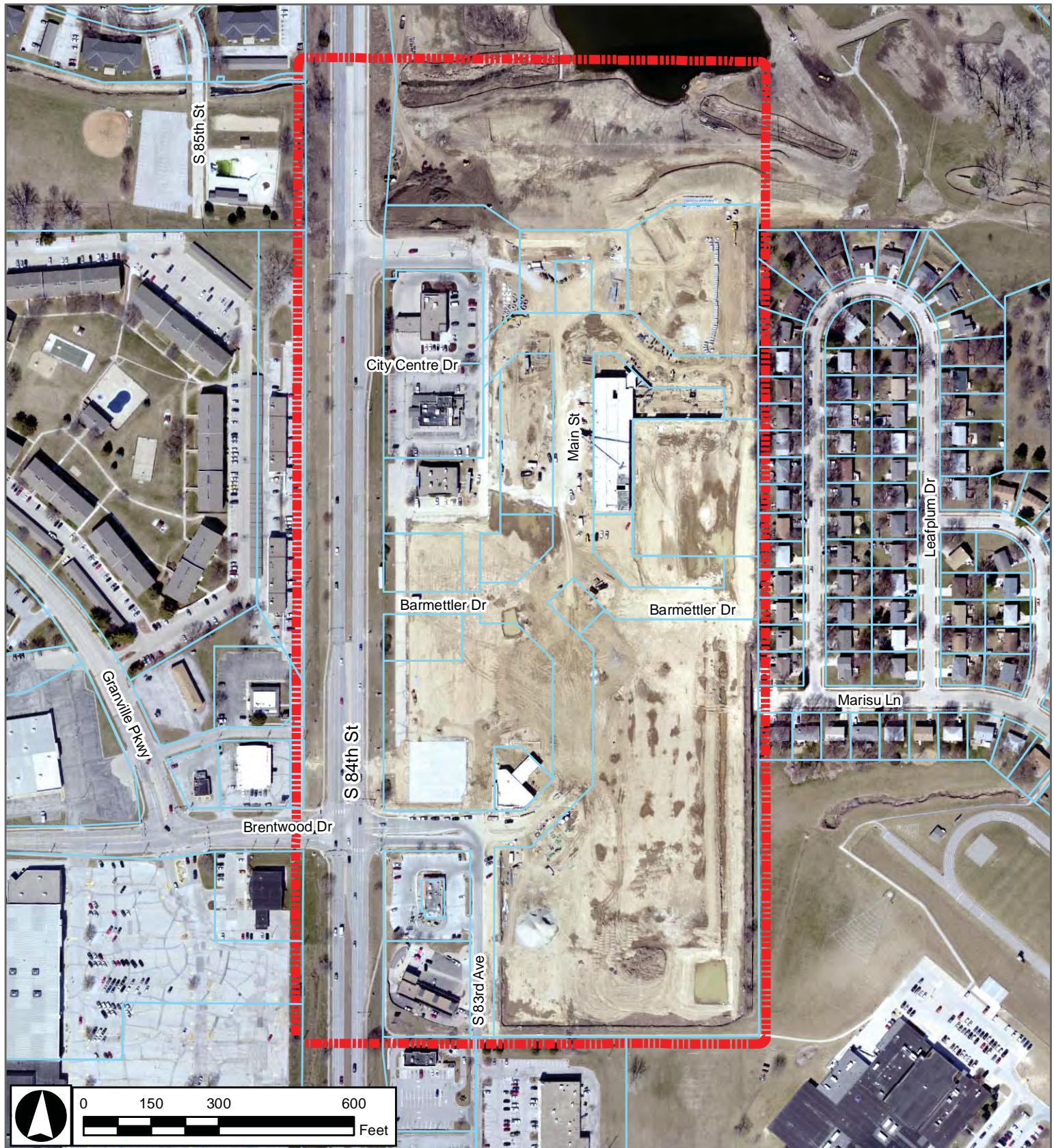
CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

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Street - CC Resolution - Redevelopment Plan Amend No 2
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Project Vicinity Map



**Amendment No. 2 to the Redevelopment Plan
for the 84th Street Redevelopment Area**

2/11/2020



CITY+VENTURES



TAX INCREMENT FINANCING APPLICATION

(Supplement November 2019)

for

La Vista City Centre

Supplement to Application to the La Vista Community Development Agency
by

La Vista City Centre, LLC
7885 S 84th Street
La Vista, NE

**Tax Increment Financing Application
(Supplement - November 2019)**

This document and attached exhibits supplement the 2016 Tax Increment Financing Application for La Vista City Centre (“Original Application”), included in Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area (“Redevelopment Plan”).

Project Name: La Vista City Centre

Project Legal Description:

As described on the Survey submitted with the Original Application, subject to such modifications, conveyances or boundary adjustments as appropriate to carry out the Original Application, this Supplement, or redevelopment projects under the Redevelopment Plan, as amended from time to time.

Project Address: 7885 S 84th Street

Property Owner/Applicant: La Vista City Centre, LLC **Owner Address:** P.O. Box 428, Boys Town, NE 68010

Estimated Total Project Cost: \$245,608,000.00
Increase per this Supplement: \$10,908,000.00

TIF Request: \$39,958,422.00
Increase per this Supplement: \$2,529,922.00

New Construction: Yes (yes or no)

Proposed Project Size:
1,090,000 (est)* Gross SF Buildings
40,000 (est)* Gross SF Increase per this Supplement

Rehabilitation: No (yes or no)

34.31 of Acres
1,494,456 SF Lot/Parcel Size as described in the Original Application, subject to such modifications, conveyances or boundary adjustments as appropriate to carry out the Original Application, this Supplement, or redevelopment projects under the Redevelopment Plan, as amended from time to time.

LIHTC Project No (yes or no)

Market-Rate Project Yes (yes or no)

Historic Tax Credit Project No (yes or no)

Current Use: General Retail Building & Parking Lots, substantially cleared and construction commenced pursuant to the Redevelopment Plan

Proposed Use: Mixed-Use Development

Current Zoning: C-1, rezoned MU-CC in connection with Redevelopment Plan Amendment No. 1

Proposed Zoning: MU-CC, including additional parcels in connection with this Supplement

Current Annual Real Estate Taxes (2016 tax year): \$241,062.00

Current Assessed Tax Valuation (2016 tax year): \$10,848,676.00

NARRATIVE

I. EXISTING CONDITIONS

Applicant purchased real property generally known as 7885 S 84th Street, La Vista, Nebraska (the "Property") and legally described on the Survey as shown in Exhibit "B" of the Original Application and replatted pursuant to the Original Application and Redevelopment Plan as La Vista City Centre. For purposes of improvements described in this Supplement the Property would include parts of the former La Vista Falls Golf Course conveyed to Applicant in exchange for parcels the City requires for additional public improvements.

The Property is located just south of the former La Vista Falls Golf Course and consisted of aging buildings, and underutilized parking lots. Before the purchase, the Property was owned by an absentee owner and largely vacant. The entire Property is located within an area previously designated as blighted and substandard and, in its purchased condition was a large, underutilized parcel that was not being utilized to its full potential. The underutilized parking lots and vacant buildings were a target for loitering and vandalism.

II. PROJECT DESCRIPTION

To eliminate and prevent recurrence of the substandard and blighted area, the Mayor and City Council adopted the Redevelopment Plan, consisting of the Redevelopment Plan - 84th Street Redevelopment Area in 2013, as amended by Amendment No. 1 in 2016 in part in response to the Original Application of Redeveloper with CDA, and providing for a Mixed Use Redevelopment Project and tax increment financing ("TIF") within the Mixed Use Redevelopment Project Area, and a Public Improvement Redevelopment Project within the Public Improvement Redevelopment Project Area, which Redevelopment Plan included indoor and outdoor event center, amphitheater, and other private and public improvements ("Redevelopment Plan"). A redevelopment agreement, as amended ("Redevelopment Agreement") and Subdivision Agreement, as amended ("Subdivision Agreement") also were adopted and executed.

Applicant, pursuant to the Redevelopment Plan and Redevelopment Agreement, is in the process of redeveloping the Property for the purposes of constructing the Mixed Use Redevelopment Project in a flexible urban block format which is anticipated to occur over multiple phases and is intended to serve as a revitalized downtown area for the City of La Vista (in the Application and this Supplement referred to as the "Project"). The north end of the Project will interface with the new civic park being developed by the City of La Vista (the "City").

The entire Project is planned to consist of up to 285,000 square feet of retail space, up to 310,000 square feet of office space, approximately 384 market rate multi-family units, and an approximate 120 key hotel. Phase I of the Project ("Phase I") shall include approximately 81,000 square feet of retail space, 23,400 square feet of office space, 384 Market Rate Multi-Family Units, and a to-be-determined number of private structured parking spaces.

This Supplement provides further specification with respect to certain proposed improvements and related TIF, including without limitation in Phase I a state of the art indoor and outdoor, best in market specialty performance event venue and related improvements developed by Applicant on portions of portions of Lot 13 and Outlot A, La Vista City Centre (to be replatted and subsequently known as Lot 3, La Vista City Centre Replat 4) (the "Event Venue"), and adjacent parcels exchanged for parcels needed by the City for public improvements. The Event Venue will be larger than preliminarily projected, including a 56,157 square foot venue building and surrounding outdoor live performance venue, approximately 2,400 indoor seats, and approximately 5,000 outdoor seats, and will be operated in a manner to draw new performers to the market. The Event Venue will provide up to 150 events (music, comedy and other live entertainment) per year.

All improvements shall comply with the Design Guidelines vested in the Redevelopment and Subdivision Agreements. Also, consistent with the Redevelopment and Subdivision Agreements, the Property is being demolished and graded by the La Vista Community Development Agency and the City of La Vista shall install the primary public infrastructure including, but not limited to, the public streets, utilities, street lighting but specifically excluding the sidewalks, street furniture, and sidewalk landscaping. The Applicant shall install the sidewalks, street furniture, and sidewalk landscaping with the development of its buildings consistent with a Master Streetscape Plan provided by the Applicant.

In conjunction with the development of Phase I, the City constructed a public offstreet parking garage on Lot 2, La Vista City Centre Replat 2 consisting of approximately 465 spaces and provides public offstreet surface parking on Lot 7, La Vista City Centre Replat 3.

As Phase I (as updated by this Supplement) continues to develop, the City will continue construction of public improvements, including without limitation, infrastructure and retaining walls, public restroom, concession, pedestrian, plaza, and emergency vehicle facilities and areas and landscaping in connection with the transformation of the former City golf course, and public offstreet parking facilities, including a public offstreet parking garage on Lot 7, La Vista City Centre Replat 3, consisting of approximately 485 spaces and public offstreet surface parking on Lot 12, La Vista City Centre Replat 3, consisting of approximately 500 parking spaces.

The preliminary proposed site plan for the overall Project as well as preliminary floorplans and elevations for Phase I of the Project were attached as Exhibit "A" to the Original Application. The preliminary proposed site plan for the Event Venue and related improvements as updated by this Supplement, are attached hereto as Exhibit "A" and incorporated herein by this reference. The Applicant has contracted with TACK Architects, for architectural and engineering service, and Olsson Associates for civil, survey, & public improvement design and construction administration for the Event Venue and related improvements updated by this Supplement. The Applicant shall bid General Contracting services and select a qualified bidder prior to construction.

CURRENT TAX BASE

The current base valuation of the Property at the time of the original application was approximately \$10,848,676.00 with annual tax revenue of \$241,062.00 as indicated on the Sarpy County Assessor's website.

The original projected taxable valuation of the overall Project was approximately \$175,800,000.00 at full buildout. With the plans for the Event Venue, the new projected, revised taxable valuation of the overall Project is expected to increase by approximately \$10,908,000.00 over the original amounts projected in connection with the Redevelopment Plan for a new projected taxable valuation of approximately \$186,708,000.00 at full buildout. At the current mill levy, the projected annual tax revenue at full buildout would increase by approximately \$242,436.00 over the amount originally projected in connection with the Redevelopment Plan for approximately \$4,073,132.00 in annual tax revenue on taxable valuation.

III. ZONING

Currently the Property is Mixed-Use City Centre ("MU-CC") zoning. This Supplement proposes that such zoning would be extended to include any adjacent parcels received by Applicant in exchange for property the City requires for public improvements. In addition, any issues of outdoor events at the Event Venue will be addressed through issuance of a conditional use permit by the City. The initial replat for the Event Venue and related improvements that has been submitted and is currently working through the process is included in Exhibit "A" for reference.

IV. UTILITIES & INFRASTRUCTURE

The City shall bring new streets, utilities, street lighting, drainage infrastructure, through the Property as required as well as construct on-street parking, public parking structures, the perimeter landscaping, and internal public parks. The Applicant shall install sidewalks, sidewalk landscaping, and street furniture as required to accommodate the Project.

V. PROJECT COSTS & TIF ALLOWABLE EXPENSES

The site and building construction cost breakdown includes preconstruction, site development costs, and acquisition costs. The revised total private costs for the Project are estimated to be approximately \$245,608,000.00, an increase of \$10,908,000.00 over the total private costs estimated in the Original Application. The Phase I total project costs in connection with the Event Venue and related improvements are estimated to be approximately \$19,979,371.00 and are in the Project Sources & Uses of Funds attached hereto as Exhibit "C" and by this reference made a part hereof.

Estimated TIF Eligible Expenses in connection with the Event Venue and related improvements are also included in Exhibit "C" and by this reference made a part hereof.

VI. PUBLIC IMPROVEMENTS

The Property is part of the blighted and substandard 84th Street Redevelopment Area. The Applicant wishes to work with the Agency and City with respect to new public improvements along with the Project, including:

Applicant shall construct façade improvements which meet the intent of the Design Guidelines being vested with the Redevelopment Agreement (City and Agency acknowledge that said façade is a significant enhancement above the minimum required improvements within the City). Additionally, Applicant shall construct sidewalks, sidewalk landscaping, install street furniture, and architectural lighting as per the Master Streetscape Plan provided by the Applicant.

City shall construct the primary infrastructure within the Redevelopment Project Area including, but not limited to sanitary sewer, potable water, primary data, primary power, primary gas, storm sewer, roadways, curb & gutter, on-street parking, as well as public offstreet parking facilities.

VII. SOURCES & USES/TOTAL PROJECT COSTS (November 2019 Supplement - Event Venue and related improvements)

The Applicant intends to obtain a construction loan to finance the cost of the construction of the improvements for the Event Venue and related improvements of Phase I of the Property shown in the site plan attached hereto as Exhibit "A". The financing necessary to complete this portion of Project is outlined in the Sources & Uses of Funds attached hereto as Exhibit "C".

VIII. PROJECT TIMELINE

The City's demolition is complete and Phase I buildings commenced in the fall of 2017 and are anticipated to be substantially completed in 2020. The Event Venue and related improvements are expected to commence in the spring of 2020 and be substantially complete around the end of 2021.

IX. PRO-FORMA - PROFIT/LOSS AND CASH FLOW STATEMENTS (November 2019 Supplement - Event Venue and related improvements)

Phase I Project costs in connection with the Event Venue and related improvements are projected as set forth in the Sources & Uses of Funds attached hereto as Exhibit "C". An Income Statement for this part of Phase I of the Project is also included herein as Exhibit "D".

X. ROI ANALYSIS – STATEMENT OF NEED (November 2019 Supplement - Event Venue and related improvements)

Attached hereto as Exhibit "D" is an investment analysis which outlines the projected return on invested capital (ROI) with respect to the proposed Event Venue and related improvements. The Applicant's ROI without TIF financing for this portion of Phase I would be 4.49%, causing this portion of Phase I of the Project to be financially infeasible to the Applicant. With the proposed Tax Increment Financing, the Applicant's ROI with respect to this portion of the Project would be 9.22%, realizing an acceptable return for the Applicant. The Applicant hereby requests Tax Increment Financing for the overall Project, including two (2) years of capitalized interest, be revised to a principal amount up to Thirty-Nine Million, Nine Hundred Fifty Eight Thousand, Four Hundred Twenty Two Dollars (\$39,958,422.00), an increase of \$2,529,922 over the amount requested in the Original Application. Included within the aforementioned request for Tax Increment Financing is the Tax Increment Financing for the proposed Event Venue and related improvements is two (2) years of capitalized interest in the amount of Two Million, Nine Hundred Thirty One Thousand, One Hundred Fifty Three Dollars (\$2,931,153.00). The receipt of such TIF proceeds will enhance the returns to an acceptable level as shown herein and illustrated in Exhibit "D".

XI. EVALUATION CRITERIA: MANDATORY CRITERIA

1. The proposed Event Venue and related improvements are located within a blighted area as defined in the Nebraska Statutes.
2. This portion of the Project furthers the objectives of the City's Comprehensive Plan.
3. The use of Tax Increment Financing will not result in a loss of pre-existing tax revenues to the City and other taxing jurisdictions. All of the revenue, which will be utilized to pay the redevelopment note, will come from additional valuation on the Property resulting from the improvements to be constructed on the Property. None of the existing tax base will be utilized to fund the redevelopment note.
4. As set forth above, this portion of the Project would not be economically feasible without the use of Tax Increment Financing. Further, based upon the projection set forth above, this portion of the Project will not occur in this community redevelopment area without the use of TIF.

XII. COST-BENEFIT ANALYSIS

1. The use of Tax Increment Financing will not result in tax shifts. The current level of taxes will continue to flow to the current taxing entities and only the increased value of revenues resulting from the improvements will be applied to the cost of the improvement.

2. Applicant understands the City has for some time recognized the potential need for the City to make public improvements to eliminate and prevent recurrence of the 84th Street substandard and blighted area. The redevelopment plan included such provisions. The City is in the process of constructing public improvements within the mixed use redevelopment project area and other parts of the 84th Street Redevelopment Area, including public street, recreational areas and off-street parking pursuant to the Redevelopment Plan. The Project begins the process of eliminating and preventing recurrence of the substandard and blighted 84th Street Redevelopment Project Area, which will be beneficial to the City and all its residents. Applicant, using TIF, would provide additional public improvements, such as enhanced facades, sidewalk landscaping and sidewalk furniture. General business occupation taxes are being proposed in connection with the Project, which taxes are agreeable to Applicant and would be limited to the

applicable Project area. Applicant does not expect significant additional public infrastructure or community public service needs impacts or local total tax impacts beyond those described above as a result of the Project. The proposed TIF will be used to help offset public infrastructure improvement cost.

3. The development will positively impact the neighborhood within the redevelopment area by providing quality residential housing, new retail, and new employment which will support the existing businesses as well as help spur future developments and improvements within the redevelopment area.

4. The Project, including the Event Venue and related improvements, will positively impact other businesses, employers, and employees of firms locating or expanding within the area of the Project, as well as the immediate area outside of the boundaries of the area of the redevelopment Project, by providing additional quality residential housing, employment, restaurant, shopping, and entertainment alternatives and attracting visitors, resulting in a new employment base within the redevelopment area, and providing for more options and a larger pool of qualified potential employees and customers for the employers and employees locating or expanding in the area of the redevelopment Project or within the City and the immediate area outside of the boundaries of the area of the redevelopment Project.

5. The Redevelopment Project is part of the initial steps to eliminate and prevent recurrence of the substandard and blighted 84th Street Redevelopment Area which particularly benefits student populations of school districts within the City by eliminating and preventing recurrence of vacant, dilapidated buildings and areas that can contribute to delinquency, vagrancy, and vandalism. In addition, it is anticipated that the redevelopment Project ultimately will have a positive impact on the level of economic activity, property values, and revenues of public bodies within the Project area, including school districts, thereby benefiting student populations of school districts within the City.

6. The elimination of the substandard and blight conditions in this area will bring needed economic opportunities to this area of the community. The revitalization will cause an increase in traffic in the area. The long-term benefits resulting from the elimination of the substandard and blight condition and the increase in the tax base resulting from the development are other valid justifications to provide assistance to the Project, which increase is expected to be more than 40 additional employment opportunities. Applicant certifies that (i) the Redeveloper has not and does not currently intend to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act for a project located or to be located within the redevelopment project area, (ii) an application has not been filed, and none currently is intended, under the Nebraska Advantage Act that would include as one of the tax incentives a refund of the city's local option sales tax revenue, and (iii) no such application has been approved under the Nebraska Advantage Act.

XII. EMPLOYMENT INFORMATION

The redevelopment of the Property will result in the retention of the existing employees located on the Property (Chili's, First National Bank of Omaha and McDonalds), which Applicant believes may not occur without redevelopment of the Property. In addition, while it is difficult to ascertain estimates at this stage of the redevelopment, the redevelopment of the Property will result in a significant increase in new full-time and part-time positions available at the site following construction as well as temporary construction positions during the buildout.

Respectfully submitted,

**La Vista City Centre, LLC, a Nebraska
Limited Liability Company**

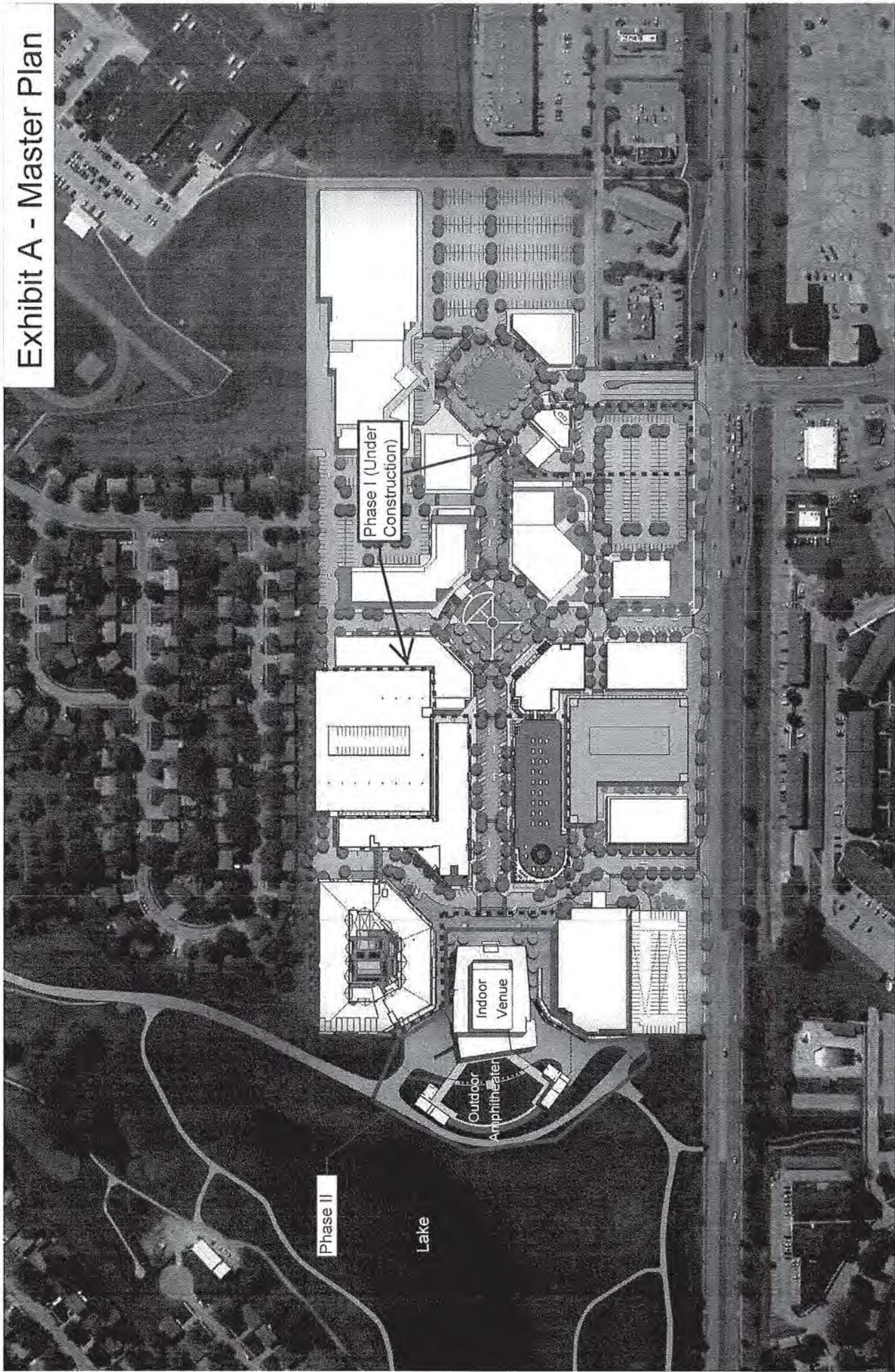
**APPLICATION ATTACHMENTS
(Supplement - November 2019):**

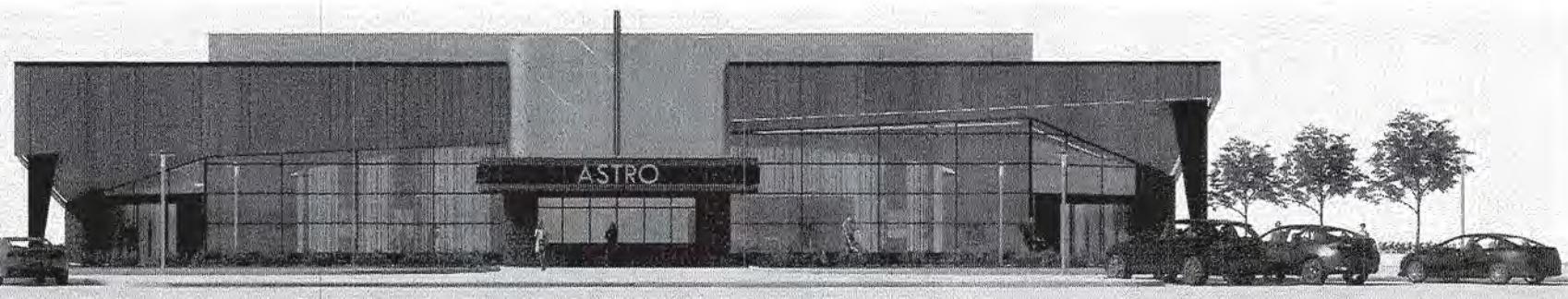
- A. Preliminary Proposed Site Plans, Replat & Elevations - Event Venue and related improvements
- B. Alta Survey (site specific - proposed Event Venue)
- C. Estimated Sources & Uses of Funds / Construction Budget / TIF Eligible Expenses - Event Venue and related improvements
- D. Estimated Pro Forma - Event Venue and related improvements
- E. ROI Analysis- Event Venue and related improvements

Exhibit "A"
Site Plans and Elevations

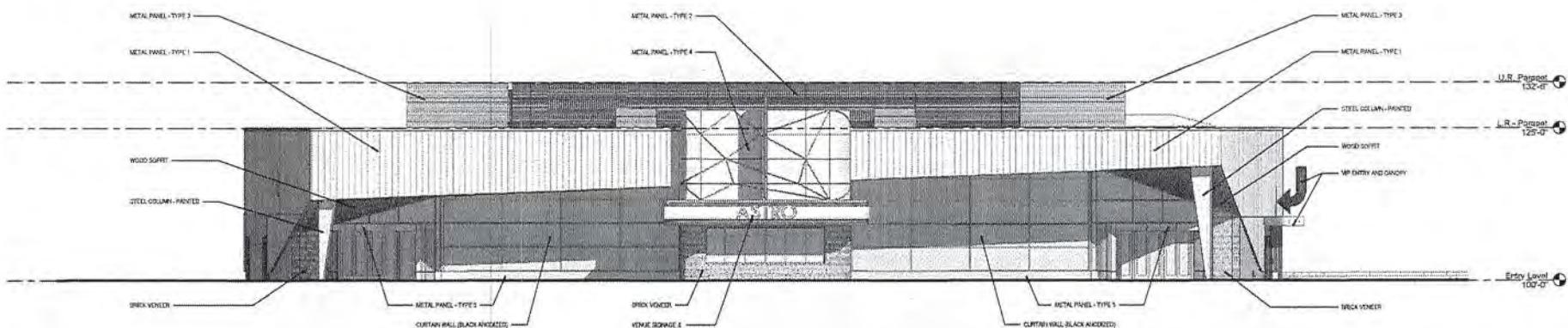
Attached.

Exhibit A - Master Plan





SOUTH ELEVATION - COLORED



SOUTH ELEVATION

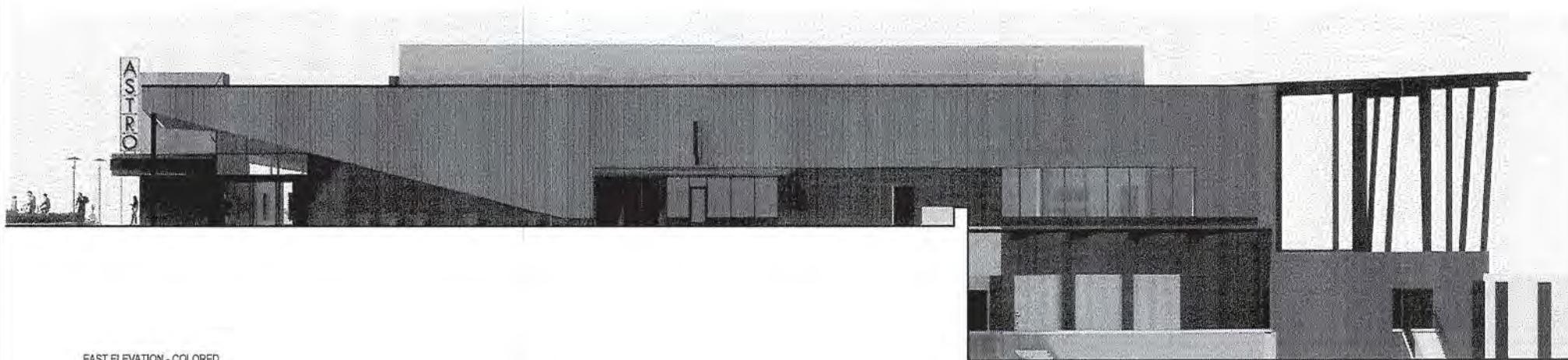
SCROLL DOWN • 73



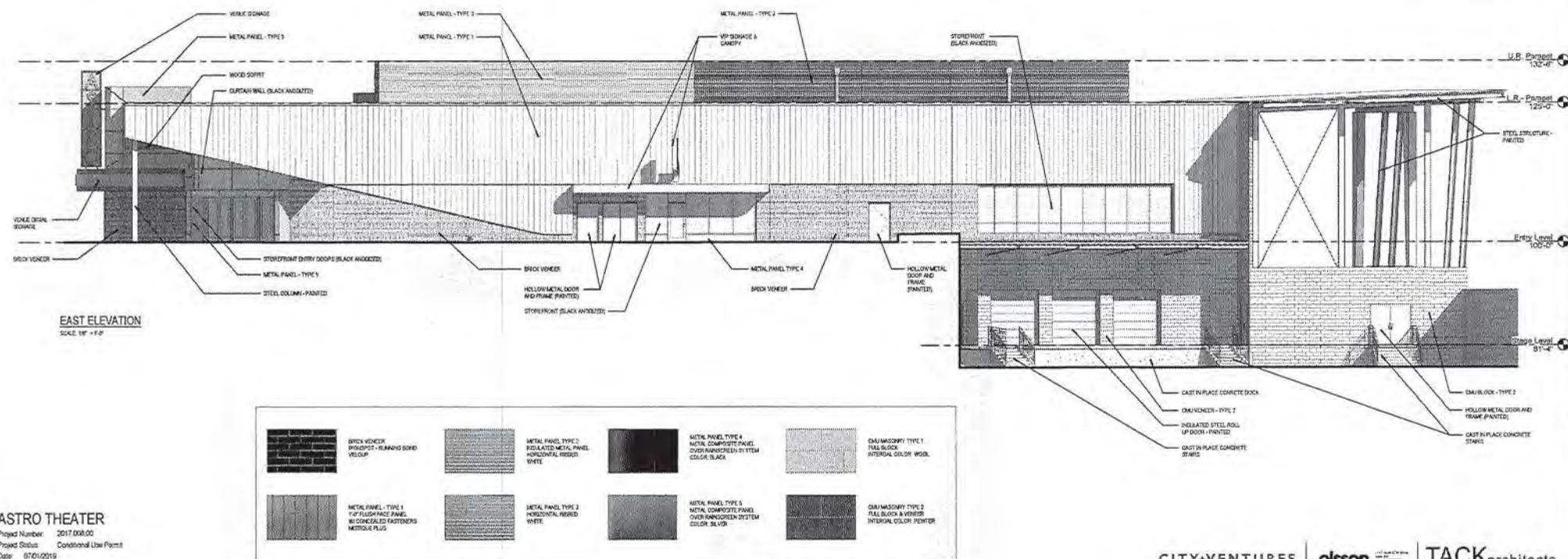
ASTRO THEATER

Project Number: 2017.008.00
Project Status: Conditional Use Permit
Date: 07/01/2019

CITY+VENTURES | olsson TACKarchitects



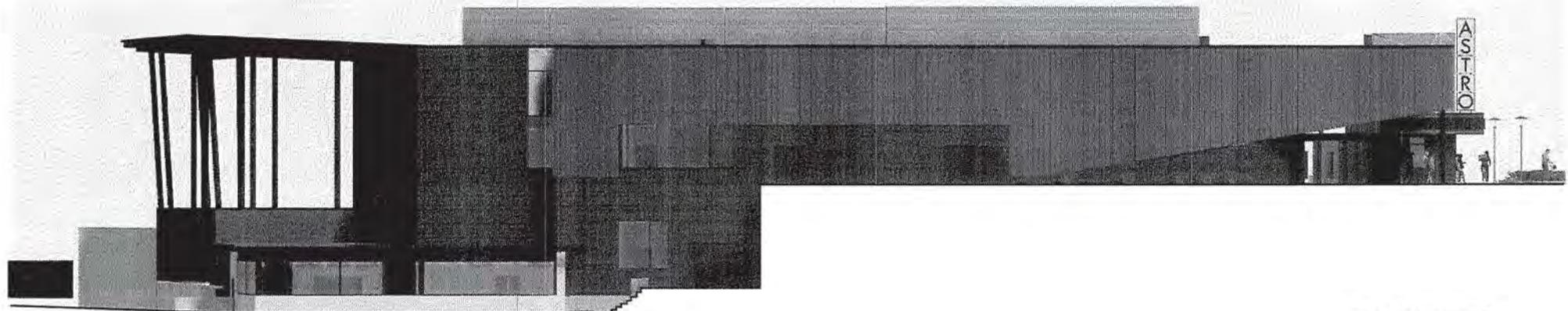
EAST ELEVATION - COLORED



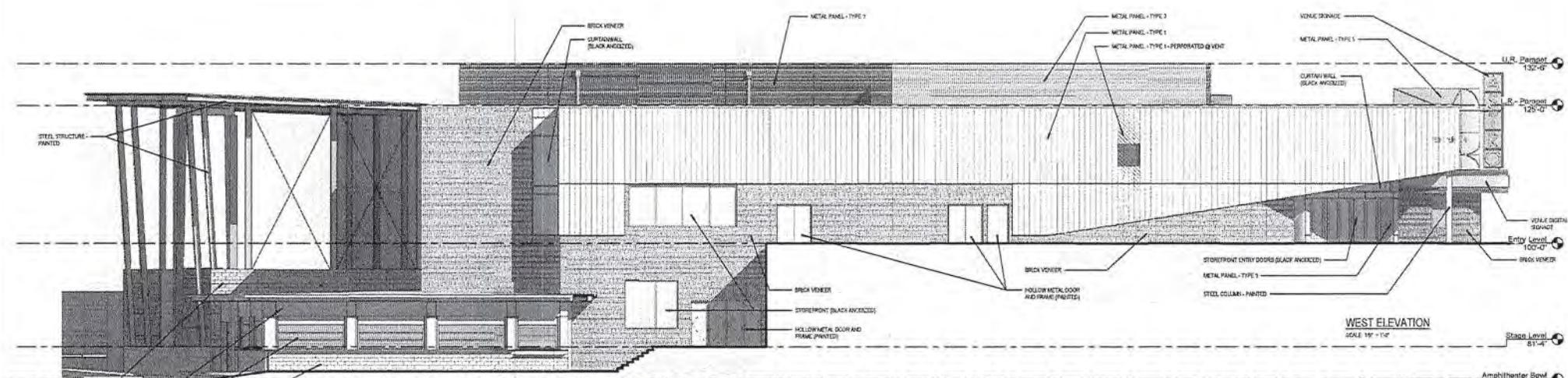
ASTRO THEATER

Project Number: 2017.008.00
Project Status: Conditional Use Permit
Date: 07/01/2019

CITY+VENTURES olsson TACKarchitects



WEST ELEVATION - COLORED

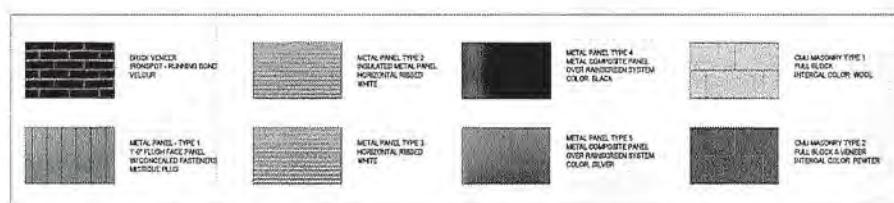


WEST ELEVATION

SCALE 10'-0"

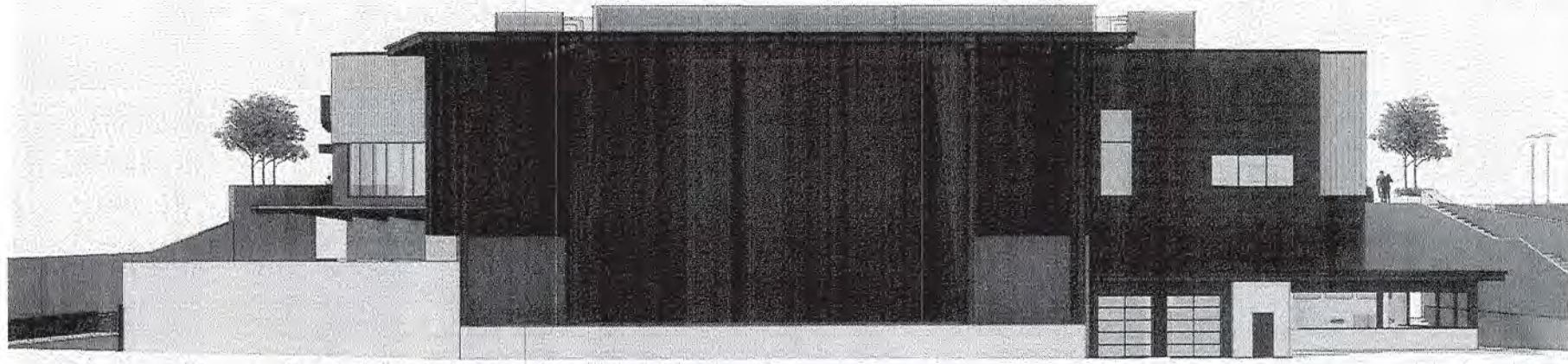
Stage Level 81'-4"

Amphitheater Bowl 75'-4"

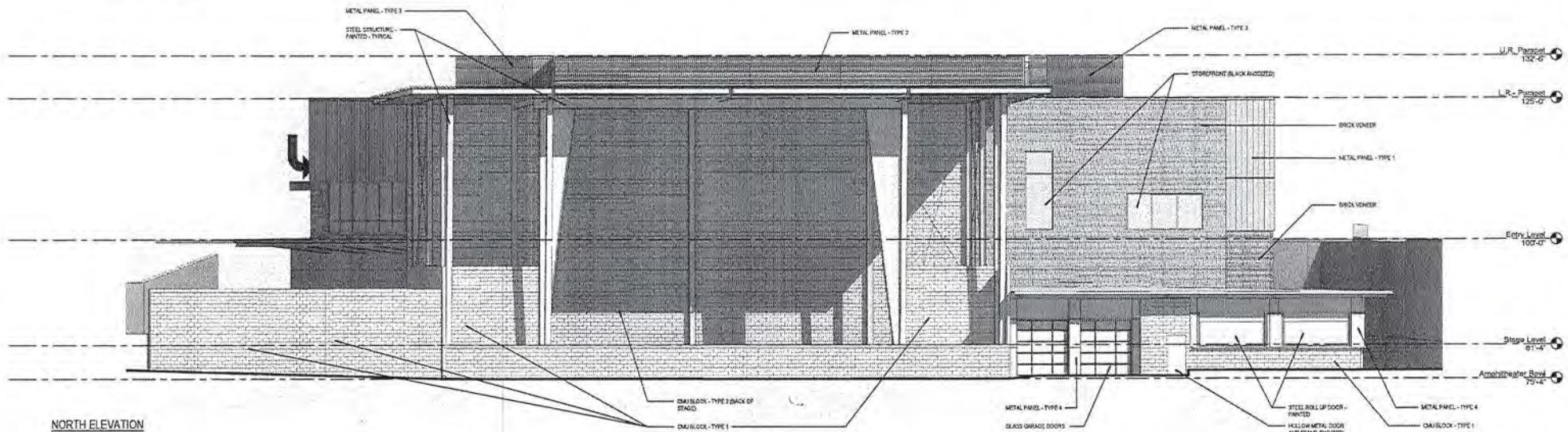


ASTRO THEATER

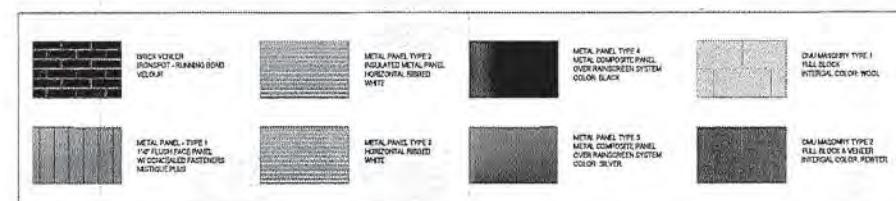
Project Number 2017.008.00
 Project Status Conditional Use Permit
 Date 07/01/2019



NORTH ELEVATION - COLORED



NORTH ELEVATION



ASTRO THEATER

Project Number 2017.008.00
 Project Status Conditional Use Permit
 Date 07/01/2019

Exhibit "B"
ALTA Survey

Attached.

Exhibit "C"

Sources & Uses of Funds / Construction Budget / TIF Eligible Expenses

Attached.



CITY+
VENTURES

La Vista City Centre
Astro Theater

Exhibit "C"

2/4/2020

by CLE

Sources & Uses of Funds

Sources of Funds		Uses of Funds				
Equity		Acquisition				
Cash	\$3,708,668	Land Acquisition from LVCC	88,779 SF	\$13.13	\$1,166,000	
PACE	\$1,460,123	Closing Costs		3.0%	\$34,980	
Debt		Acquisition Total				
	\$11,500,000			5%	\$1,200,980	
Incentives		Hard Costs				
City Economic Development Financing	\$3,000,000	Building Construction	48,000 SF	\$272	\$13,063,276	
TIF	\$2,931,153	Amphitheater Construction	1 LS		\$500,000	
		Building Signage			\$150,000	
		FF&E - Furniture, Audio, Lighting, Chairs			\$2,500,000	
		Hard Cost Total		72%	\$16,213,276	
Total Sources of Funds		Soft Costs				
	\$22,599,944	Design - A / E / I			\$1,085,062	
		Working Capital			\$500,000	
		Construction Interest			\$575,000	
		PACE/TIF Costs & Capitalized Interest			\$340,276	
		Financing Fees (Senior)			\$57,500	
		Legal & Accounting			\$50,000	
		Builders Risk			\$52,253	
		Development Fee			\$1,204,461	
		Contingency			\$1,321,136	
		Soft Cost Total		23%	\$5,185,688	
		Total Uses of Funds				
		\$22,599,944				

Uses of Funds

TIF Eligible Expenses

Phase 1

Acquisition

Land & Structures \$1,166,000

Hard Costs

Façade Enhancements, Additional Glazing, Upgraded Windows \$500,000

Public Impr. - Sidewalks, Sidewalk Landscaping, Street Furniture \$50,000

Sitework - Site Utilities \$75,000

Soft Costs

TIF Capitalized Interest \$137,153

Contractor Fee \$575,000

Contingency \$1,158,799

Design - Architecture / Engineering \$920,000

Developer Fee \$1,065,315

Total TIF Eligible Expenses	\$5,647,269
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Exhibit "D"
Pro Forma

Attached.



La Vista City Centre
Astro Theatre

Exhibit "D"

1/21/2020
By CYE
Income Statement

Operating Income	Description	Year 1	Year 2	Year 3
Revenue				
Admissions	\$27.20	201,877	\$1,600,745	\$2,712,087
Fees / Concessions	\$9.50	210,761	\$2,045,353	\$2,001,173
Sales Tax Revenue			\$720,348	\$651,513
Occupation Tax Revenue			\$226,249	\$180,774
Refunds			\$185,730	\$121,389
Facility Rental			\$240,000	\$240,000
Gross Revenue			\$8,232,133	\$9,617,469
Direct Costs				
Admissions	\$3.87	\$4,693,000	\$4,792,763	\$4,826,447
Sales / Occup Tax		\$786,797	\$812,732	\$815,897
Direct Costs			\$5,485,797	\$5,605,595
Gross Profit			\$3,737,336	\$3,812,162
Operating Expenses				
Production				
Labor		\$319,479	\$315,818	\$332,334
Catering		\$212,720	\$216,770	\$222,106
Blachine		\$13,620	\$13,323	\$14,201
Equipment Rental		\$14,577	\$17,271	\$16,519
Runner		\$30,103	\$30,763	\$31,384
Transportation / Lodging		\$12,637	\$13,108	\$13,170
Electrical		\$30,703	\$31,114	\$31,347
Misc		\$18,913	\$16,193	\$16,877
Production Total			\$697,301	\$741,272
Operation				
Administrative Wages		\$179,000	\$175,341	\$181,070
Labor		\$504,032	\$510,115	\$515,211
Cleaning		\$14,326	\$14,813	\$16,305
Fire Marshals		\$28,242	\$28,597	\$29,382
Medical Equipment		\$17,705	\$18,021	\$18,443
Portable Toilets		\$18,120	\$18,344	\$18,514
Security		\$73,623	\$77,038	\$76,393
Police / Sheriff		\$12,175	\$12,415	\$12,687
Wardrobe / Uniforms		\$104,863	\$107,562	\$110,121
Administrative		\$345,126	\$343,030	\$346,090
ASCAP/SESAC		\$95,167	\$101,120	\$101,173
Permits		\$120,000	\$122,400	\$124,542
Business Insurance		\$43,000	\$43,300	\$46,010
GL / Event Insurance		\$120,677	\$123,670	\$126,744
Real Estate Expenses		\$170,000	\$171,000	\$170,000
Real Estate Taxes		\$30,12489	\$307,955	\$314,443
Misc		\$2,713	\$2,759	\$2,825
Operation Total			\$2,860,731	\$2,900,347
Total Expenses			\$2,858,632	\$3,811,792
	Net Operating Income	\$129,065	\$200,369	\$224,777

*The event venue is a joint project of Astro Theatre, LLC and City Centre Music Venue, LLC. Event venue revenues will be the principal source of income of the parties, including City Centre Music Venue, LLC via lease payments used to pay event venue construction financing in a substantially equivalent amount, its principal expense.

Exhibit “E”
ROI Analysis

Attached.

Uses of Funds

Description	Value
Net Operating Income + Real Estate Expenses	\$1,049,005
Annual Debt Service (ADS) / Real Estate Expenses	(\$870,000)
Cash Flow Before Taxes (CFBT)	\$179,005

ROI Analysis - Statement of Need

Description	Project With TIF	Project Without TIF
TIF Proceeds	\$2,931,153	\$0
Debt	\$11,500,000	\$11,500,000
Equity	\$3,708,668	\$6,639,821
Total Project	\$18,139,821	\$18,139,821
 Cash Flow Before Taxes	 \$179,005	 \$179,005
Return on Investment	4.83%	2.70%

Memorandum

To: City Council

From: Christopher Solberg, Deputy Community Development
Director

Date: 2/27/2020

Re: Updated La Vista City Centre Mixed Use
Redevelopment Project TIF Analysis



A copy of the Updated La Vista City Centre Mixed Use Redevelopment Project TIF Analysis is on file with the La Vista City Clerk's office.

REDEVELOPMENT PLAN

"84th Street Redevelopment Area"

Amendment #2

LA VISTA CITY CENTRE



Presented to La Vista City Council
March 3, 2020

Redevelopment Plan for the 84th Street Redevelopment Area Amendment No. 2

The Redevelopment Plan for the 84th Street Redevelopment Area (“Redevelopment Area”) originally adopted on July 16, 2013 by the City Council of the City of La Vista, Nebraska and subsequently amended on August 2, 2016 by Amendment No. 1, (such Redevelopment Plan for the 84th Street Redevelopment Area, as amended by Amendment No. 1, is referred to herein as “Redevelopment Plan”) is hereby further amended by this Amendment No. 2 to add, subtract, modify or provide further specifications with respect to certain improvements and applicable provisions of the Mixed Use Redevelopment Project and the Public Improvement Redevelopment Project within the Redevelopment Area, and related redevelopment plan provisions (“Amendment”).

Preliminary Statement

Before adopting the Redevelopment Plan for the 84th Street Redevelopment Area, the entire Redevelopment Area was declared in 2012 by City Council Resolution No. 12-011, in accordance with all applicable statutory requirements, substandard and blighted and in need of redevelopment. The substandard and blighted Redevelopment Area is a threat to the stability and vitality of the City.

The Redevelopment Plan for the 84th Street Redevelopment Area was adopted in 2013. Amendment No. 1 to the Redevelopment Plan, and related Redevelopment Agreement and Subdivision Agreement, were adopted in 2016, among other things, to provide for a Mixed Use Redevelopment Project and a Public Improvement Redevelopment Project in the Redevelopment Area and eliminating and preventing recurrence of the substandard and blighted area. The Redevelopment Agreement subsequently was amended by Amendment No. 1 in 2017 (the Redevelopment Agreement, as amended by Amendment No. 1, is referred to herein as “Redevelopment Agreement”). The Subdivision Agreement subsequently was amended by a First Amendment to Subdivision Agreement in 2020 (the Subdivision Agreement, as amended by the First Amendment, is referred to herein as “Subdivision Agreement”).

The CDA, in initially recommending and adopting the Redevelopment Plan for the 84th Street Redevelopment Area, designated the substandard and blighted Redevelopment Area as appropriate for one or more renewal projects, which designation the CDA ratified and affirmed in recommending and adopting Amendment No. 1, and hereby ratifies and affirms in connection with recommendation and adoption of this Amendment. Accordingly, the Redevelopment Area is a community redevelopment area. All works or undertakings pursuant to this Amendment or the Redevelopment Plan, Mixed Use Redevelopment Project, or Public Improvement Redevelopment Project, as amended, or otherwise in accordance with the Community Development Law constitute redevelopment projects under Neb. Rev. Stat. Section 18-2103. The CDA, in recommending and adopting Amendment No. 1, also designated the 84th Street Redevelopment Area, which does not exceed 600 acres, as eligible for imposition of an occupation tax, which designation the CDA hereby ratifies and affirms in connection with recommendation and adoption of this Amendment and may be carried out from time to time in one or more

actions, enhanced employment area(s), and occupation taxes as determined and approved by the City.

CDA and City desire to further amend the Redevelopment Plan to add, subtract, modify or provide further specifications with respect to certain improvements and applicable provisions of the Mixed Use Redevelopment Project and the Public Improvement Redevelopment Project within the 84th Street Redevelopment Area, and related redevelopment plan provisions. The Redevelopment Plan, Mixed Use Redevelopment Project, Public Improvement Redevelopment Project, and related redevelopment plan provisions are revised as provided in this Amendment. In addition to, and not in limitation of, any other finding or determination of the CDA or City, the CDA and City by recommending and adopting this Amendment find and determine that public and private actions, improvements, works, and resources as provided in this Amendment are in the public interest and necessary to eliminate and prevent recurrence of the substandard and blighted area. The projects provided in this Amendment have the potential to be catalysts for other projects to eliminate and prevent recurrence of the substandard and blighted Redevelopment Area, and to enhance or provide new residential, employment, shopping, recreational, restaurant, tourism, and entertainment options and amenities of and to the City and its residents, and additional tax revenues to the City.

Section 1. City Centre Mixed Use Redevelopment Project.

A Second Amendment to the Redevelopment Agreement (“Second Amendment” or “Second Amendment to Redevelopment Agreement”) is presented with this Amendment or on file with the City Clerk. Such Second Amendment, substantially in form and content set forth in an exhibit to this Amendment, subject to any additions, subtractions, or modifications as the City Administrator or her designee determines necessary or advisable, and the Redevelopment Agreement as amended by the Second Amendment, are incorporated into this Amendment by reference (the Redevelopment Agreement as amended by the Second Amendment to Redevelopment Agreement is referred to in this Amendment as the “Amended Redevelopment Agreement”), and the Mixed Use Redevelopment Project and all Redevelopment Plan provisions are amended in accordance with such Second Amendment and Amended Redevelopment Agreement.

The Redevelopment Plan, among other things, provided for Mixed Use Improvements pursuant to the Mixed Use Redevelopment Project constructed and paid for by Redeveloper, including use of tax increment financing (“TIF”) for Eligible Expenses. The CDA or its designee conducted a Cost-Benefit Analysis for the Mixed Use Redevelopment Project whose Redevelopment Plan included the use of funds authorized by Neb. Rev. Stat. Section 18-2147 based on all phases and the Maximum Redevelopment Loan Amount and using a model satisfactory to the City Administrator or her designee on behalf of the CDA for use by local projects and considering and analyzing applicable factors, including factors specified in Neb. Rev. Stat. Section 18-2113(2). The Cost-Benefit Analysis constitutes the cost-benefit analysis for the Mixed Use Redevelopment Project and, because it is based on a Maximum Redevelopment Loan Amount to which all Individual Mixed Use Redevelopment Projects comprising the Mixed Use Redevelopment Project are subject, constitutes the cost-benefit analysis for each Individual Mixed Use Redevelopment Project. The CDA or its designee, in recommending this

Amendment to the governing body of the City, updated the prior analysis for the incremental affects of proposed additions, subtractions, or changes to the Mixed Use Redevelopment Project whose Redevelopment Plan, as amended by this Amendment, includes the use of funds authorized by Neb. Rev. Stat. Section 18-2147. In conducting the cost-benefit analysis, a cost-benefit model developed for use by local projects considered and analyzed the following factors (“Updated Cost-Benefit Analysis”):

- (a) Tax shifts resulting from the division of taxes as provided in Neb. Rev. Stat. Section 18-2147;
- (b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of such provisions of the redevelopment project;
- (c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- (d) Impacts on other employers and employees within the City and the immediate areas that are located outside the boundaries of the area of the redevelopment project;
- (e) Impacts on the student populations of the school districts within the City; and
- (f) Any other impacts determined by the CDA to be relevant to the consideration of costs and benefits arising from the redevelopment project.

The Updated Cost-Benefit Analysis shall be and be deemed to constitute the cost-benefit analysis for the Mixed Use Redevelopment Project, as amended by this Amendment, and, because it is based on a Maximum Redevelopment Loan Amount, as amended by the Second Amendment to Redevelopment Agreement, to which all Individual Mixed Use Redevelopment Projects comprising the Mixed Use Redevelopment Project are subject, shall be and be deemed to constitute the cost-benefit analysis for each Individual Mixed Use Redevelopment Project. The City Administrator or her designee on behalf of the CDA shall be authorized to conduct or have conducted any additional cost-benefit or other analysis from time to time as such City Administrator or designee determines in her or his discretion necessary or appropriate with respect to any proposed TIF.

Section 2. Public Improvement Redevelopment Project.

The Second Amendment to Subdivision Agreement (“Second Amendment” or “Second Amendment to Subdivision Agreement”) is presented with this Amendment or on file with the City Clerk. Such Second Amendment, substantially in form and content set forth in an exhibit to this Amendment, subject to any additions, subtractions, or modifications as the City Administrator or her designee determines necessary or advisable, and the Subdivision Agreement as amended by the Second Amendment, are incorporated into this Amendment by reference (the Subdivision Agreement as amended by the Second Amendment to Subdivision Agreement is

referred to herein as “Amended Subdivision Agreement”), and the Public Improvement Redevelopment Project and all related Redevelopment Plan provisions are amended in accordance with such Second Amendment and Amended Subdivision Agreement.

Section 3. Other

A. This Amendment shall be conditional on execution and recording of the Second Amendment to Redevelopment Agreement and Second Amendment to Subdivision Agreement substantially in form and content set forth in exhibits to this Amendment, subject to any additions, subtractions, or modifications as the City Administrator or her designee determines necessary or advisable.

B. All improvements and all acquisitions and conveyances of all real property and interests therein of the City or CDA as the City, CDA, City Administrator, or City Engineer from time to time determines necessary or appropriate to carry out this Amendment or the Redevelopment Plan, as amended by this Amendment, or otherwise for public purposes in or benefiting the 84th Street Redevelopment Area, are authorized and approved, including, without limitation, Additional Property for Public Improvements, Surplus Property, or other property or interests as determined or agreed by the City or CDA, subject to such surveys, requirements, consideration, and terms and conditions as the City or CDA determines necessary or advisable.

C. At the option of the City or CDA, parcels or improvements described in this Amendment may be financed (including, without limitation, financing pursuant to Neb. Rev. Stat. Section 18-2147), developed, or constructed together with, or separately from, one or more other parcels or improvements under the Redevelopment Plan as amended by this Amendment; and any of which done separately shall constitute a separate redevelopment project and plan that shall be carried out in accordance with the Redevelopment Plan as amended by this Amendment and any applicable redevelopment contract, subdivision agreement, or other agreements, documents, or instruments. To the extent that a redevelopment plan authorizes the division of ad valorem taxes levied upon only a portion of the real property included in such redevelopment plan, any improvements funded by such division of taxes shall be related to, determined, and carried out in accordance with the redevelopment plan that authorizes such division of taxes.

D. Notwithstanding anything in this Amendment or the Redevelopment Plan as amended by this Amendment to the contrary, the City, in addition to authority under the Community Development Law, has independent statutory powers and authority to finance, fund, or pay for improvements or work pursuant to other provisions of the Nebraska Statutes, including without limitation redevelopment and public infrastructure projects, work or improvements pursuant to Neb. Rev. Stat. Sections 19-3301 et seq, 66-4,101, and 77-27,142, the Community Development Law, and various provisions of Chapters 13, 16, 18, or 19. The City intends and shall be authorized to exercise its statutory powers and authority, independently or in conjunction with any powers or authority of the City under the Community Development Law, to the fullest extent as it determines necessary or appropriate to finance, construct or pay for facilities, improvements, works, costs, or expenses, or to facilitate, assist, perform, or otherwise carry out this Amendment, the Redevelopment Plan as amended by this Amendment, or otherwise for public purposes in or benefiting the 84th Street Redevelopment Area. The CDA

also shall be authorized to exercise all applicable statutory powers and authority to carry out this Amendment, the Redevelopment Plan as amended by this Amendment, or otherwise for public purposes in or benefiting the 84th Street Redevelopment Area. CDA's role, if any, in financing or paying any costs or expenses shall be as approved by the CDA, subject to such review and approval of the City as may be specified from time to time by the City Council, if any. Not in limitation of the foregoing or any powers pursuant to applicable law, City or CDA shall be authorized to issue bonds stating or pledging occupation taxes described in Neb. Rev. Stat. Section 18-2142.02, or any other revenues or sources, as an available source of payment, and to pay or reimburse any prior or future costs or expenses of City or CDA pursuant to this Amendment or the Redevelopment Plan as amended by this Amendment, or any subsequent amendment, on such terms and conditions as the City or CDA determines satisfactory in accordance with applicable laws. Any such bond is authorized by the City or CDA to facilitate, aid in financing, finance, or fund the redevelopment projects, improvements, works, costs, or expenses under this Amendment and the Redevelopment Plan as amended by this Amendment.

E. The general plan for development of the City as a whole is the City's Comprehensive Plan. The Comprehensive Plan incorporates the Redevelopment Plan, and in conjunction with consideration of this Amendment is amended to incorporate this Amendment. Accordingly, CDA in recommending this Amendment finds and determines that this Amendment, and the Redevelopment Plan as amended by this Amendment, is in conformity with the general plan for development of the City as a whole as set forth in the City's Comprehensive Plan.

F. CDA approval and recommendation of this Amendment to the City, and City approval of this Amendment and any City Comprehensive Plan amendment incorporating this Amendment, among other things, shall constitute and be deemed to be:

1. Findings and determinations that this Amendment, and the Redevelopment Plan as amended by this Amendment, 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; and 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 areas; and
2. Following the hearings required under Neb. Rev. Stat. Section 18-2115, findings and documentation in writing by the governing body of the City that this Amendment, and the Redevelopment Plan as amended by this Amendment, is feasible and in conformity with the general plan for development of the City as a whole as set forth in the City's Comprehensive Plan, as amended by incorporation of this Amendment, and in conformity with the legislative declarations and determinations set forth in the Community Development Law.

G. Approval of this Amendment, including without limitation this subsection G, by the governing body of the City following the hearings prescribed by Neb. Rev. Stat. Section 18-2115, among other things shall constitute and be deemed to be findings and documentation in writing by the governing body of the City with respect to parts of the Mixed Use Redevelopment Project and related redevelopment plan provisions in this Amendment using funds authorized by Neb. Rev. Stat. Section 18-2147, that:

1. The such parts of the Mixed Use Redevelopment Project in the Redevelopment Plan as amended by this Amendment would not be economically feasible without the use of tax-increment financing,

2. The such parts of the Mixed Use Redevelopment Project would not occur in the community redevelopment area without the use of tax-increment financing, and

3. The costs and benefits of such parts of the Mixed Use Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and have been found to be in the long-term best interest of the community impacted by the redevelopment project.

H. Applicable provisions of Nebraska Legislative Bill 874 (2018) ("LB 874") are incorporated into this Amendment by reference and provisions of the Redevelopment Plan, as amended by this Amendment, shall be deemed modified to be consistent with LB 874 (2018), as of the effective date of such Bill.

I. The City or CDA from time to time shall be authorized, but not required, to issue, sell, purchase, or undertake all types of warrants, notes, bonds, refunding bonds, certificates, debentures, indebtedness or other obligations secured or payable by or from all permitted receipts, funds or sources, and to exercise or take all rights, authority, powers, discretion and actions, on such terms or conditions as it determines necessary or appropriate, to carry out this Amendment, or the Redevelopment Plan as amended by this Amendment, or otherwise for public purposes in or benefiting the Redevelopment Area, including without limitation, issuing, selling, purchasing, or undertaking any warrants, notes, bonds, refunding bonds, certificates, debentures, indebtedness or other obligations, or exercising any rights, authority, powers, or discretion, or taking any action, pursuant to applicable provisions of the Community Development Law, Neb. Rev. Stat. Section 18-2142.02, 19-3301 et seq., 66-4,101, or 77-27,142, Chapter 13, 16, 18, or 19 or any other provisions of Nebraska Statutes, or any other applicable laws, regulations, or guidance.

J. Notwithstanding anything in this Amendment or the Redevelopment Plan as amended by this Amendment to the contrary, any past, present, or future cost, expense, or requirement of this Amendment or the Redevelopment Plan as amended by this Amendment, at the election of the City or CDA, may be financed, funded, paid, reimbursed, or carried out by the City or CDA based on any authority and utilizing any taxes, funds, receipts, proceeds, sources, resources, authority, or structures whatsoever now or hereafter of or available to the City or CDA under the Community Development Law or any other applicable laws or regulations.

K. Each right, authority, power, or discretion of City or CDA pursuant to this Amendment, the Redevelopment Plan as amended by this Amendment, or under applicable laws,

regulations, or other guidance, unless otherwise expressly provided therein to the contrary, shall be considered full, complete, independent, additional and supplemental to, and shall not be considered amendatory to or limited by, any other right, authority, power, or discretion. All such laws, regulations, or other guidance, and all grants of rights, authority, powers, and discretion to the City or CDA, shall be liberally construed, and the City and CDA each shall have all incidental rights and powers necessary or appropriate to carry into effect such Amendment, the Redevelopment Plan as amended by this Amendment, laws, regulations, other guidance, rights, authority, powers, or discretion.

L. Recitals at the beginning of this Amendment and all documents, instruments, and exhibits referenced in this Amendment are hereby incorporated into and made part of this Amendment by reference. Except as otherwise expressly provided, drawings, plans, works, boundaries, improvements, and requirements of the Mixed Use Redevelopment Project or Public Improvement Redevelopment Project, as amended by this Amendment, are preliminary and conceptual, the final form and content of which shall be subject to any additions, subtractions, or modifications as the City Administrator, City Engineer, or her or his designee determines necessary or appropriate, and final approval of the City or CDA as the case may be.

M. This Amendment supersedes and controls over any provisions of the Redevelopment Plan to the extent contrary to or inconsistent with this Amendment, and all provisions of such Redevelopment Plan shall be deemed revised, modified, and amended to be consistent with the provisions of this Amendment. Except as modified by this Amendment, terms and conditions of the Redevelopment Plan shall continue in effect.

N. In addition to any express provisions of this Amendment or the Redevelopment Plan as amended by this Amendment, City and CDA in implementing or carrying out this Amendment or the Redevelopment Plan as amended by this Amendment each shall have and in its discretion shall be authorized to exercise all powers and authority granted by applicable Nebraska law, including without limitation, all powers and authority under Chapters 13, 16, 18, 19, 66, and 77 of Nebraska Statutes.

O. Terms and conditions of this Amendment and the Redevelopment Plan as amended by this Amendment or otherwise from time to time shall be construed and interpreted in accordance with Nebraska Statutes, as amended from time to time, and any such terms or conditions shall be deemed amended for any changes in any such statutes to the extent required by legislation enacting the changes. In the event any clause or provision of this Amendment or the Redevelopment Plan, as amended, is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, or by other governmental authority with jurisdiction thereof, the remaining portion of this Amendment or the Redevelopment Plan, as amended, shall not be affected thereby.

P. Headings are for convenience only and shall not be used in construing meaning of provisions of this Amendment.

Q. Unless the context otherwise requires or this Amendment otherwise provides (i) terms used in this Amendment shall have the meanings as provided in the Redevelopment Plan, and (ii) references to "Redevelopment Plan" in the Redevelopment Plan or Amendment No. 1

shall be deemed modified to mean the Redevelopment Plan, as amended by Amendment No. 1 and this Amendment.

R. By recommending and approving this Amendment, the CDA and City Council designate and agree to the designation of the entire Redevelopment Area pursuant to Neb. Rev. Stat. Section 18-2103(22) as eligible for imposition of occupation taxes under Neb. Rev. Stat. Section 18-2142.02, and agree to the designation of some or all of the 84th Street Redevelopment Area from time to time as one or more enhanced employment areas and to the imposition of one or more occupation taxes therein as the City Council from time to time determines in its sole discretion, and specifically that the City shall be authorized to periodically specify and adjust the boundaries of any enhanced employment areas within the Redevelopment Area, to include up to the entire Redevelopment Area in one or more enhanced employment areas, and to levy occupation taxes therein from time to time pursuant to section 18-2142.02, determine or adjust the rates of such occupation taxes, and collect, modify, revoke, or relevy such occupation taxes without any notice or consent required to or of CDA. Not in limitation of the foregoing provisions of this subsection "R," all enhanced employment areas or occupation taxes specified in the Second Amendment to Subdivision Agreement or Second Amendment to Redevelopment Agreement in form and content approved by City or CDA are hereby approved. Approval of this Amendment by the governing body of the City shall constitute and be deemed to be a determination by such governing body that the requirements of Neb. Rev. Stat. Section 18-2116(2) are satisfied based on any written undertakings by any redeveloper in connection with any application or approval.

S. Not in limitation of anything in this Amendment or the Redevelopment Plan as amended by this Amendment to the contrary, the CDA in recommending this Amendment authorizes the City Council, City Administrator, City Engineer or City Treasurer to authorize, approve, and make expenditures, payments, orders, warrants, requisitions, or disbursements of any funds on behalf of the CDA. Any action taken by the City Council, City Administrator, City Engineer, or City Treasurer on behalf of the City also shall constitute authorization and approval on behalf of the CDA to the extent such authorization or approval is required. Notwithstanding the foregoing, the City and CDA do not anticipate any transfer of funds from the City to the CDA. Rather, the City and CDA, with possible exception of tax increment financing or as otherwise required by the circumstances or authorized by the City Council or City Administrator, intend that the City will retain custody and control of all receipts and funds, and by agreement, specific authorization, approval, or otherwise directly pay any amount, cost, or expense connected with performance described in this Amendment or the Redevelopment Plan as amended by this Amendment.

T. Any agreement at any time entered by the City or CDA reciting in substance that it has been entered into by the City or CDA to provide financing for an approved redevelopment project shall be conclusively deemed to have been entered into for such purpose and such project shall be conclusively deemed to have been planned, located, and carried out in accordance with the purposes and provisions of the Community Development Law. For this purpose and all such agreements, "financing" shall mean any obligation to pay, pay for, or reimburse costs, expenses or improvements.

U. Approval of this Amendment shall be deemed to constitute approval of the Redevelopment Plan as amended by this Amendment, and approval of each redevelopment project and related plan provisions.

V. Displacement of families from the Mixed Use Redevelopment Project Area or Public Improvement Redevelopment Project Area is not expected, though if it were to occur, any relocation of families would be carried out in accordance with the requirements of applicable law.

W. All authority and rights granted by this Amendment or the Redevelopment Plan as amended by this Amendment shall include, without limitation, acquiring, obtaining, exercising, conveying, or providing all property, rights and interests, taking or performing all actions, and entering, adopting, or executing all agreements, documents and instruments as the City or CDA or its designee determines necessary or appropriate; and approving, issuing, undertaking, paying for, or otherwise obtaining all improvements, works, funds, or obligations in connection with this Amendment or the Redevelopment Plan as amended by this Amendment, or any redevelopment contracts or projects, or as the governing body of the City, CDA, or its designee from time to time determines necessary or appropriate in connection with eliminating or preventing recurrence of the substandard and blighted 84th Street Redevelopment Area, to carry out this Amendment or the Redevelopment Plan as amended by this Amendment, or for redevelopment of the 84th Street Redevelopment Area.

X. It is anticipated that cooperation and coordination of the CDA and City with each other or other parties might be necessary or appropriate to facilitate implementation of this Amendment or the Redevelopment Plan as amended by this Amendment, or any redevelopment project, and such cooperation or coordination as determined by the City Administrator or her designee is authorized to the fullest extent permitted by applicable law. Not in limitation of the foregoing, City and CDA each shall have authority to assign, delegate, assume, undertake, or carry out to, from, or for the other or otherwise assist with any performance or action pursuant to this Amendment or the Redevelopment Plan as amended by this Amendment, or any redevelopment project or contract, or as otherwise necessary or appropriate to carry out any redevelopment project or contract.

EXHIBIT A

Second Amendment to Redevelopment Agreement

EXHIBIT B

Second Amendment to Subdivision Agreement

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT

This Second Amendment to Redevelopment Agreement (the “Amendment”) is entered into as of the Effective Date specified in Section 5gg below by and between the La Vista Community Development Agency, a community development agency created pursuant to Neb. Rev. Stat. Section 18-2101.01 by Ordinance No. 1167 adopted by the City of La Vista, a Nebraska municipal corporation in Sarpy County, Nebraska, on February 12, 2012 (“CDA”), La Vista City Centre, LLC, a Nebraska limited liability company, (“Developer”), One Percent Productions, L.L.C., a Nebraska limited liability company, (“One Percent”), Mammoth, Inc., a Kansas corporation authorized to do business in Nebraska, (“Mammoth”) (together Developer, One Percent, and Mammoth sometimes are referred to herein as “Event Venue Developer”), La Vista Car Wash LLC, a Nebraska limited liability company (“Car Wash”), City Centre I, LLC, a Nebraska limited liability company, (“City Centre I”), and E&W Holdings, LLC, a Nebraska limited liability company (“E&W”).

Recitals. The parties find, determine, and agree as follows:

A. The Mayor and City Council in 2012 declared the 84th Street Redevelopment Area substandard and blighted and in need of redevelopment. To eliminate and prevent recurrence of the substandard and blighted area, the Mayor and City Council in 2013 adopted the Redevelopment Plan - 84th Street Redevelopment Area, as amended in 2016 by Amendment No. 1 and providing for a Mixed Use Redevelopment Project and tax increment financing (“TIF”) in response to a redevelopment application (“Redevelopment Application”) submitted by Developer with CDA, and a Public Improvement Redevelopment Project within the Public Improvement Redevelopment Project Area, (“Redevelopment Plan”), which Redevelopment Plan included indoor and outdoor event center, amphitheater, and other private and public improvements.

B. La Vista City Centre was initially platted in 2016 as Lots 1 through 17 and Outlots A through C, La Vista City Centre. Lots 3 and 4 subsequently were replatted as Lots 1 and

Upon Recording Please Return To:

Fitzgerald Schorr PC LLO
Attn: Tom McKeon
10050 Regency Circle
Omaha, NE 68114

2, La Vista City Centre Replat 1 (“Replat 1”); Lots 16 and 17 subsequently were replatted as Lots 1 and 2, La Vista City Centre Replat 2 (“Replat 2”); and Lots 5 - 12, La Vista City Centre and Lot 1, La Vista City Centre Replat 1, were subsequently replatted as Lots 1 - 12, La Vista City Centre Replat 3 (“Replat 3”). Lot ownership is as follows:

- (i) La Vista Car Wash, as successor of LVCC, owns Lot 1, La Vista City Centre,
- (ii) Redeveloper owns:
 - Lots 2 and 13 and Outlot C, La Vista City Centre,
 - Lot 1, La Vista City Centre Replat 2, and
 - Lots 1, 2, 3, 4, 5, 6, 8, 9, 11 and 12, La Vista City Centre Replat 3. E&W owns the building and other improvements on Lot 8, La Vista City Centre Replat 3, and
- (iii) City Centre I, as successor of LVCC, owns:
 - Lots 14 and 15, La Vista City Centre,
 - Lot 2, La Vista City Centre Replat 1, and
 - Lot 10, La Vista City Centre Replat 3 (lots described in subsections “i” through “iii” together are referred to herein as “City Centre Property”); and
- (iv) The City of La Vista owns:
 - Outlots A and B, La Vista City Centre,
 - Lot 2, La Vista City Centre Replat 2, and
 - Lot 7, La Vista City Centre Replat 3.

C. Redeveloper and CDA, pursuant to the Redevelopment Plan entered into a Redevelopment Agreement, dated November 29, 2016 and recorded with the Register of Deeds of Sarpy County, Nebraska on December 2, 2016 as Instrument No. 2016-31245 (the “Initial Redevelopment Agreement”) with respect to the Mixed Use Redevelopment Project and TIF within the Mixed Use Redevelopment Project Area, as amended by a First Amendment dated September 19, 2017, (the Initial Redevelopment Agreement as amended by the First Amendment together are referred herein to as the “Redevelopment Agreement”).

D. La Vista City Centre, LLC and City pursuant to the Redevelopment Plan entered into a Subdivision Agreement dated December 1, 2016 with respect to the Public Improvement Redevelopment Project within the Public Improvement Redevelopment Project Area (“Original Subdivision Agreement”), as amended by the First Amendment to Subdivision Agreement dated on or about _____ (“First Amendment”) (the Original Subdivision Agreement as amended by the First Amendment together are referred to herein as “Subdivision Agreement”).

E. The Mayor and City Council on or about March 3, 2020 adopted Amendment No. 2 to the Redevelopment Plan to provide further specification with respect to certain improvements of the Mixed Use Redevelopment Project and related TIF as proposed in supplements to the Redevelopment Application, and of the Public Improvement Redevelopment Project, including without limitation public improvements and indoor and outdoor event venue and anchor office building described in this Amendment (the

Redevelopment Plan, as previously amended, together with Amendment No. 2 are referred to herein as the “Amended Redevelopment Plan”), which Amended Redevelopment Plan as on file with the La Vista City Clerk is incorporated into this Amendment by reference and shall be binding on all Event Venue Property (defined infra) and on all City Centre Property, and all rights or interests therein, and on Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, and E&W, and each of them and their respective successors and assigns.

F. La Vista City Centre, LLC, One Percent, Mammoth, and City pursuant to the Amended Redevelopment Plan entered a Second Amendment to Subdivision Agreement dated on or about even date with this Amendment with respect to certain public improvements of the Public Improvement Redevelopment Project (the Subdivision Agreement as amended by the Second Amendment to Subdivision Agreement together are referred to herein as “Amended Subdivision Agreement”). City found and determined that such public improvements, in the interests of public health, safety, welfare, necessity and convenience, shall be constructed, owned and operated by the City, including, but not limited to, recreational facilities, public right of way, and public off-street parking, for public purposes including the advancement of redevelopment within the 84th Street Redevelopment Area, eliminating and preventing recurrence of the substandard and blighted Area, promoting safe and uncongested traffic flows through, in and around Nebraska State Highway 85 (84th Street), Harrison Street, Giles Road, and connectivity to I-80 and other parts of the metropolitan area, and providing public amenities for use of the general public, which findings, CDA hereby ratifies, affirms, and approves. Provisions of the Amended Subdivision Agreement are incorporated herein by this reference and the parties shall be bound by them.

G. Redeveloper, One Percent, Mammoth, and CDA, pursuant to the Amended Redevelopment Plan, desire to enter this Second Amendment to Redevelopment Agreement to provide further specification with respect to such Improvements of Redeveloper and Event Venue Redeveloper pursuant to the Mixed Use Redevelopment Project and TIF within the Mixed Use Redevelopment Project Area, as modified pursuant to this Amendment, including without limitation, the state of the art indoor and outdoor, best in market specialty performance event venue and related improvements by Event Venue Redeveloper on part of Lot 13, La Vista City Centre, and such other parcels as described in or determined in accordance with the Amended Subdivision Agreement (together such part of Lot 13 and parcels referred to as “Event Venue Property”), at a scale and operated in a manner to draw new performers to the market, an anchor Class A office building, preliminarily projected to have at least 90,000 square feet of leasable tenant office space, and related improvements by Redeveloper on Lot 1, La Vista City Centre Replat 3 (“Office Building”), and such other Improvements or matters approved by City. CDA, in the interests of public health, safety, welfare, necessity and convenience, finds and determines that such improvements advance public purposes of redevelopment and eliminating and preventing recurrence of the substandard and blighted Area, and serve additional public purposes of attracting visitors to the 84th Street Redevelopment Area and City, expanding the array of entertainment and employment opportunities to the City and its residents, and enhancing the possibility of additional tax revenues for supporting costs of public services. Additionally, Redeveloper, One Percent, and Mammoth, together with Car Wash, City Centre I and E&W, desire to consent with respect to designation of such Area as an enhanced employment area pursuant

to Neb. Rev. Stat. Section 18-2101 et seq. The CDA determines that the Mixed Use Redevelopment Project and Public Improvement Redevelopment Project, as amended pursuant to this Amendment or pursuant to the Second Amendment to Subdivision Agreement, are in the interests of public health, safety, welfare, necessity and convenience and the best interests of the community, CDA, City, and its residents.

NOW, THEREFORE, in consideration of the foregoing recitals, the terms, provisions, agreements and covenants contained in this Amendment, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties hereto and intending to be legally bound hereby, the parties amend the Redevelopment Agreement and agree as follows:

1. Definitions. Unless otherwise specified in this Amendment or clearly indicated by the context, capitalized terms will have the meaning set forth in the Redevelopment Agreement.
2. Mixed Use Redevelopment Project. As part of the Mixed Use Redevelopment Project, the following shall be provided.
 - a. Event Venue. As part of Phase I Improvements, Event Venue Redeveloper, at its cost, will design, finance, fund, acquire, construct, equip, own, manage, operate, maintain, replace, and repair on property owned by the Event Venue Redeveloper within the Mixed Use Redevelopment Project Area, as such Area is modified by subsection 2c below, a state of the art indoor and outdoor, best in market specialty performance event venue and related improvements, at a scale and operated in a manner to draw new performers to the market and any Redeveloper Public Improvements ("Event Venue"). A preliminary site plan, rendering and/or description of the Event Venue are attached as Exhibit 2. Final layout, facilities, improvements, and features of such improvements will be set forth in final Plats, renderings, and site plans approved by the City in accordance with applicable requirements, subject to any subsequent additions, subtractions, or changes approved by the City. The principal facilities, uses and purposes of the Event Venue shall not be materially changed, except as agreed by CDA.
 - b. Office Building. Redeveloper, at its cost, will design, finance, fund, acquire, construct, equip, own, manage, operate, maintain, replace, and repair on property owned by Redeveloper an anchor Class A Office Building preliminarily described or depicted in Exhibit 2, and any Redeveloper Public Improvements. Final layout, facilities, improvements, and features of such improvements will be set forth in final Plats, renderings, and site plans approved by the City in accordance with applicable requirements, subject to any subsequent additions, subtractions, or changes approved by the City.
 - c. Mixed Use Redevelopment, Property, Project, and Area. The northern boundary of the Entire Redevelopment Property or Redevelopment Property under the Redevelopment Agreement is hereby extended and established as preliminarily described or depicted in Exhibit 2c, subject to any addition, subtraction, or modification as the City Administrator or City Engineer or any designee of the City Administrator or City Engineer

determines necessary or advisable; and the northern boundary of the Redevelopment Area and Mixed Use Redevelopment Project Area, as those terms are used in the Redevelopment Agreement, is extended and established accordingly. Additionally, the northern boundary of the Mixed Use Redevelopment Project Area specified in the Redevelopment Plan shall be extended as preliminarily described or depicted in Exhibit 2c, subject to any addition, subtraction, or modification as the City Administrator or City Engineer or any designee of the City Administrator or City Engineer determines necessary or advisable. Except as modified herein, the boundaries of such areas shall remain as originally approved in the Redevelopment Agreement or Redevelopment Plan in 2016.

d. Design and Timing. Design, schedules, timing, construction and completion of Improvements described in this Amendment will satisfy applicable requirements of the Redevelopment Agreement, Amended Subdivision Agreement, laws, or regulations, as amended from time to time.

e. Replots and Final Plans. A proposed replat in connection with improvements described in this Amendment is attached hereto as Exhibit 2e. Improvements described in this Amendment shall be subject to one or more Subsequent Replots as the City Engineer determines necessary or appropriate and approved by the City Council. Replots, final site plans and designs, boundaries, dimensions, components, and features in connection with the Event Venue, Office Building, or other improvements shall be subject to such reviews, approvals or requirements as provided in applicable provisions of this Amendment, the Redevelopment Agreement as amended by this Amendment, the Amended Subdivision Agreement, or applicable subdivision laws or regulations, as such Amendment, Redevelopment Agreement, Amended Subdivision Agreement, or subdivision laws or regulations might be amended from time to time. Improvements described in this Amendment or the Amended Subdivision Agreement shall be subject to closing on all real property conveyances in accordance with applicable laws, as Redeveloper, Event Venue Redeveloper, and City Engineer determine necessary or appropriate. Notwithstanding anything this Amendment to the contrary, replats, site plans and designs, boundaries, dimensions, components, and features of improvements are preliminarily described in this Amendment and shall be subject to adjustment and finalization as the City Engineer determines necessary or appropriate to carry out the Amended Redevelopment Plan.

f. Tax Increment Financing. Event Venue Redeveloper, in connection with the Event Venue, and Redeveloper, in connection with the Office Building, shall be authorized to utilize, and CDA shall be authorized to facilitate and participate in, TIF, Redevelopment Loans, and tax increment financing to finance or pay costs of site-specific TIF Eligible Expenses in connection with such Projects. TIF related amounts or projections in connection with the Amendment No. 1 to the Redevelopment Plan - 84th Street Redevelopment Area or Initial Redevelopment Agreement included the Office Building. Effects of the expanded Event Venue, in total, are estimated as follows: Total assessed valuation was approximately \$10,848,676 and ad valorem taxes were approximately \$241,062 for the 2016 tax year. Total assessed valuation upon completion of planned improvements including the expanded Event Venue is projected to be \$186,708,000 (representing an increase of approximately \$10,908,000), with an estimated \$4,314,194 in annual ad valorem taxes and \$4,073,132 in annual ad valorem taxes in

excess of ad valorem taxes on the redevelopment project valuation (representing an increase of approximately \$242,436) based on an estimated \$2.31 tax levy. Redeveloper and Event Venue Redeveloper propose one or more phases and supportable TIF loans to pay Eligible Expenses in connection with development and improvements described in this Section 2. The Maximum Redevelopment Loan Amount shall be increased to \$39,958,422 (representing an increase of approximately \$2,529,922), and shall constitute the cumulative limit on all Redevelopment Loan Amounts of all Redevelopment Loans issued in connection with the Mixed Use Redevelopment Project and all Projects within the Mixed Use Redevelopment Project Area, as modified pursuant to this Amendment, including without limitation, Redevelopment Loan Amounts for Redevelopment Loans connected with Improvements described in this Amendment, subject to any potential subsequent increase and Adjusted Maximum Redevelopment Loan Amount in accordance with the Redevelopment Agreement or Amended Redevelopment Plan. The Maximum Redevelopment Loan Amount set forth in this subsection 2f shall supersede the Maximum Redevelopment Loan Amount set forth in the Initial Redevelopment Agreement or Redevelopment Plan. Any Aggregate Phase I Minimum shall be adjusted by CDA. Eligible Expenses shall include without limitation TIF issuance costs and fees of the CDA or City.

3. **Taxes.** CDA in prior actions including Resolution No. 16-084 and Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area (“Amendment No. 1”), found, determined, and designated such Area, which includes without limitation the Mixed Use Redevelopment Project Area and does not exceed 600 acres, as appropriate for one or more renewal projects, a community redevelopment area, and eligible for imposition of an occupation tax, to be carried out by the City in one or more actions or phases from time to time to specify enhanced employment area boundaries and levies therein, which findings, determinations, and designations CDA hereby ratifies, affirms and approves. CDA and City intend that ultimately each area of the 84th Street Redevelopment Area will be within boundaries of one or more designated enhanced employment areas, with the designations to occur in one or more phases or actions determined by the City in its sole discretion. An initial enhanced employment area as designated in the Second Amendment to Subdivision Agreement is approved (“84th Street Enhanced Employment Area 1”), which area includes without limitation the City Centre Property and Event Venue Property. Not in limitation of the foregoing, Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, and E&W, each with respect to all real property or interests that it now or hereafter directly or indirectly has or owns or shall have or own within such 84th Street Enhanced Employment Area 1, hereby consents and agrees to the designation of boundaries and to designation of 84th Street Enhanced Employment Area 1 as an enhanced employment area. The parties further consent and agree to the classifications of businesses, users of space, or kinds of transactions as reasonable and to the impositions and levies of general business occupation taxes within 84th Street Enhanced Employment Area 1 as set forth in the Second Amendment to Subdivision Agreement (“84th Street Enhanced Employment Area 1 GBOT” or “Area 1 GBOT”) for the purpose of paying all or any part of the costs and expenses of any redevelopment project as approved or modified from time to time within 84th Street Enhanced Employment Area 1, including without limitation, all costs and expenses of the City or CDA in connection with payment, funding, refunding, reimbursing,

financing, or refinancing of any costs or expenses previously, currently, or in the future incurred or paid by the City or CDA in connection with planning, designing, engineering, legal services, financing, capitalized interest, demolition, development, site acquisition, grading, preparation, utilities, relocations, improvements, construction, maintenance, operations, repairs, replacements, or any other works, expenditures, or undertakings with respect to the Mixed Use Redevelopment Project or Public Improvement Redevelopment Project, as amended from time to time. Proceeds of any such taxes shall be pledged or used in such manner as specified or approved from time to time by the City Council or City Administrator, or its or her designee. Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, and E&W each agrees that (i) further notice or consent of any such party pursuant to Neb. Rev. Stat. section 18-2119(2) or otherwise shall not be required before or otherwise in connection with any action of the City or CDA to adopt, implement or carry out 84th Street Enhanced Employment Area 1, the Area 1 GBOT, or this Section 3, including without limitation, any action to designate the enhanced employment area or to adopt, implement, levy, collect, pledge, apply, or use proceeds of general business occupation taxes, and (ii) it shall not directly or indirectly challenge or contest, or support or encourage any other person or entity to challenge or contest, 84th Street Enhanced Employment Area 1, the Area 1 GBOT, or any such action of City or CDA. Approval of this Amendment by CDA and approval of the Second Amendment to Subdivision Agreement by City shall be deemed an agreement of CDA and City as to designation of 84th Street Enhanced Employment Area 1 and imposition and levy of the Area 1 GBOT therein, among the other matters set forth in the respective amendments.

City Council of City, in connection with approval of Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, determined that applicable requirements of Neb. Rev. Stat. Section 18-2116(2) were satisfied, which determination the parties hereby ratify, affirm, and approve in connection with this Amendment and designation of 84th Street Enhanced Employment Area 1, based on the following as Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, and E&W each represents and warrants to the CDA, effective as of the date of this Amendment through its recordation with the Sarpy County Register of Deeds:

- a. Together they hold fee title and all other interests of or to all real property within 84th Street Enhanced Employment Area 1, with the exception of utility easements of record, public right of way, or real property owned by the City of La Vista;
- b. New investment within such 84th Street Enhanced Employment Area 1 will result in at least twenty new employees and new investment of at least five million dollars, or otherwise satisfy applicable requirements of Neb. Rev. Stat. Section 18-2116(2); and
- c. Any business within the area described in subsection "a" above that has one hundred thirty-five thousand square feet or more and annual gross sales of ten million dollars or more shall provide an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours per week or more on average and have been employed at least six months.

Except to the limited extent expressly provided in the Initial Redevelopment Agreement with respect to tax increment financing, Redeveloper, One Percent, Mammoth, Car Wash,

City Centre I, and E&W each agrees that it shall not directly or indirectly challenge or contest, or encourage any other person or entity to challenge or contest, any property tax valuation in the 84th Street Redevelopment Area or City taxes or revenues, including without limitation any general business or other occupation taxes, property taxes, or local option sales taxes. This Section 3 shall supersede and replace subsection 3.9.1 of the Initial Redevelopment Agreement in its entirety, and this Amendment shall be recorded, shall survive all closings, and shall be binding on all City Centre Property and Event Venue Property, and all rights or interests therein, and on Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, and E&W, and each of them and their respective successors and assigns.

4. Further Actions. The parties will cooperate in such conveyances, replats, and other actions with respect to real property, improvements, and matters described in this Amendment, on terms satisfactory to the parties involved in the conveyances and other actions, and satisfaction of the City with respect to any replats, and in accordance with applicable laws and regulations, with any conveyances of real property to be by equivalent exchanges or other sufficient consideration as agreed, subject to satisfaction of any applicable statutory procedures, conditions, or other requirements.

5. Other.

a. All provisions of the Redevelopment Agreement shall be deemed revised, modified, and amended to be consistent with the provisions of this Amendment, and the provisions of this Amendment supersede and control over any provisions of the Redevelopment Agreement that are contrary to or inconsistent with this Amendment. Except as modified by this Amendment, terms and conditions of the Redevelopment Agreement shall continue in effect. In the event of any inconsistencies between the terms of this Amendment and any terms of the Redevelopment Agreement, the terms of this Amendment shall govern and control.

b. “Lot” or “Lots” shall mean and refer to Lots 1 through 17 and Outlots A through C, La Vista City Centre, as originally platted, or as subsequently replatted pursuant to Replat 1, Replat 2, Replat 3, or any further replats from time to time approved by the City and recorded in Sarpy County.

c. Notwithstanding anything in this Amendment, Amended Redevelopment Plan or Amended Subdivision Agreement to the contrary, all improvements and all acquisitions and conveyances of all real property and interests therein as the CDA determines necessary or appropriate to carry out this Amendment, the Amended Redevelopment Plan or Amended Subdivision Agreement are authorized and approved, including, without limitation, acquisitions and conveyances of Additional Property for Public Improvements, Surplus Property, or other property or interests as determined or agreed by the City or CDA, subject to such surveys, requirements, consideration, and terms and conditions as the City or CDA determines necessary or advisable.

d. Phase I Improvements are deemed modified consistent with this Amendment.

e. All modifications, additions, and subtractions of and to the Mixed Use Redevelopment Project and corresponding redevelopment plan for the Mixed Use Redevelopment Project Area, and contemplating and including all actions and participation of the City or CDA as provided herein or subsequently determined by the City or CDA necessary or appropriate to carry out the project or plan, to the fullest extent permitted by applicable law, are hereby made, authorized and approved. Not in limitation of the foregoing, CDA and City, for itself or on behalf of the other, each shall be authorized to take any action as necessary or appropriate for the Mixed Use Redevelopment Project, including without limitation, any Demolition and Site Preparation or funding within the Mixed Use Redevelopment Project Area. Any easements granted by any party under or pursuant to the Redevelopment Agreement or Original Subdivision Agreement shall be deemed modified, amended, and extended to include such easements with respect to such property within the Mixed Use Redevelopment Project Area or Public Improvement Redevelopment Project Area as the parties determine necessary to carry out this Amendment, the Amended Subdivision Agreement, Amended Subdivision Agreement, or Amended Redevelopment Plan.

f. Boundaries of the Mixed Use Redevelopment Project Area. Boundaries of the Mixed Use Redevelopment Project Area are modified to incorporate additional areas in connection with Improvements described in this Amendment. As modified, boundaries of the Mixed Use Redevelopment Project Area are depicted in Exhibit 2(c), and shall include such other areas in the vicinity that the City Engineer or his designee determines necessary or appropriate for such improvements.

g. Map Showing Existing Conditions and Uses. A map and description of existing conditions and uses of real property in the Mixed Use Redevelopment Project Area are provided in the Redevelopment Plan, the parts of which that are involved in the Event Venue, Office Building, and other improvements pursuant to this Amendment are set forth in Exhibit 5(g) and generally include areas recently cleared of obsolete and deteriorating improvements pursuant to Amendment No. 1 in the vicinity of northern areas of the former Brentwood Crossing shopping center and southern portions of the former City golf course to be exchanged in consideration for parcels needed for public improvements, which portions shall be part of the Mixed Use Redevelopment Project Area and used for the Mixed Use Redevelopment Project.

h. Land-Use Plan Showing Proposed Uses of the Area. A preliminary land-use plan showing potential uses of the Mixed Use Redevelopment Project Area after redevelopment is contained in the Redevelopment Plan. A preliminary land-use plan showing proposed uses of parts of the Mixed Use Redevelopment Project Area involved in this Amendment is provided in Exhibit 5(h). The uses, as modified by this Amendment, will be consistent with the vision and long term plans of the City, and the type of mixed use redevelopment project, as modified by this Amendment, and its proximity to Nebraska State Highway 85, Harrison Street, Giles Road, and connectivity to other major streets and I-80 will facilitate commuting and enhance the opportunity for further development and use of public transportation for residents and visitors to and from the area and other parts of the metro area. The final land-use plan and uses of such areas, including any additions, subtractions,

or changes from time to time, shall be as approved by the City or CDA or its designee.

i. Standards of Population Densities, Land Coverage, and Building Intensities. Standards of population densities, land coverage and building requirements, intensities, and densities in the Mixed Use Redevelopment Project Area after redevelopment, including without limitation parts of the Mixed Use Redevelopment Project Area involved in this Amendment, to the extent not specified elsewhere in the Amended Redevelopment Plan or this Amendment, will be defined and enforced by, and in accordance with the Zoning and Subdivision Regulations of the City of La Vista, as periodically amended, which are incorporated herein by this reference.

j. Statement of Proposed Changes in Zoning, Streets, or Building Codes. The proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes or ordinances, or planning changes are preliminarily projected in the Redevelopment Plan. Proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes or ordinances, or planning changes in connection with the Event Venue, Office Building, or this Amendment are preliminarily projected to include the changes described or depicted in Exhibit 5(j). Except as may be provided elsewhere in this Amendment, the Amended Redevelopment Plan, or by agreement of the CDA and Redeveloper in a redevelopment contract, or by the City in any other agreement or action, additional changes are not otherwise being proposed at this time to building codes or ordinances or planning. That being said, if any changes subsequently are determined by the City or CDA to be necessary or appropriate to carry out this Amendment and parts of the projects approved herein, the City or CDA would take such actions as necessary or appropriate to make the changes. All final changes with respect to matters described in this subsection (j), or any subsequent additions, subtractions, or changes from time to time, will be subject to approval of the City or CDA or its designee.

k. Site Plan of Mixed Use Redevelopment Project Area. A preliminary site plan of the Mixed Use Redevelopment Project Area is contained in the Redevelopment Plan. A preliminary site plan including parts of the Mixed Use Redevelopment Project Area involved in this Amendment is contained in Exhibit 2. The final site plan, including any additions, subtractions, or changes from time to time, will be subject to approval of the City or CDA or its designee.

l. Statement of Additional Public Facilities or Utilities. The kind and number of additional public facilities or utilities which will be required to support the new land uses in the Mixed Use Redevelopment Project Area after redevelopment are preliminarily projected in the Redevelopment Plan. The kind and number of additional public facilities or utilities which will be required to support the new land uses in parts of the Mixed Use Redevelopment Project Area involved in this Amendment after redevelopment are preliminarily projected to include facilities and utilities described or depicted in Exhibit 5(l). The final public facilities or utilities will be subject any additions, subtractions, or changes as the City Administrator, City Engineer, or her or his designee from time to time determines necessary or appropriate.

m. Building requirements. Except as otherwise provided by agreement of the

CDA and Redeveloper in accordance with this Amendment or any other redevelopment contract, building requirements applicable to the project shall be as set forth in zoning and subdivision regulations and building and other codes of the City of La Vista, as enacted or amended from time to time.

n. Subject to any changes to zoning or the future zoning map described in or in connection with this Amendment, the Amended Subdivision Agreement, or Amended Redevelopment Plan, zoning of the Property is consistent with the Future Zoning Map and accommodates the Mixed Use Redevelopment Project, as modified by this Amendment, and the Future Zoning Map generally is in conformance with the Comprehensive Plan and specifically the Future Land Use Map, subject to adoption of an amendment incorporating Redevelopment Plan Amendment No. 2.

o. Certifications. Event Venue Redeveloper, Redeveloper, Car Wash, City Centre I, and E&W each hereby certifies the following to the CDA:

- i. It has not filed and does not intend to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act for a project located or to be located within the redevelopment project area;
- ii. No such application includes or will include, as one of the tax incentives, a refund of the city's local option sales tax revenue; and
- iii. No such application has been approved under the Nebraska Advantage Act.

p. Document Retention. Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, and E&W consent to the Amended Redevelopment Plan and each shall retain copies of all supporting documents that are associated with the Amended Redevelopment Plan or Mixed Use Redevelopment Project and that are received or generated by it for three years following the end of the last fiscal year in which ad valorem taxes are divided and provide such copies to the City of La Vista as needed to comply with the City's retention requirements under Neb. Rev. Stat. section [18-2117.04](#). For purposes of this subsection, supporting document includes any cost-benefit analysis conducted pursuant to Neb. Rev. Stat. section [18-2113](#) and any invoice, receipt, claim, or contract received or generated by the Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, or E&W, as the case may be, that provides support for receipts or payments associated with the division of taxes.

q. All ad valorem taxes levied upon real property in the Mixed Use Redevelopment Project Area, as amended from time to time, shall be paid before the taxes become delinquent in order for the Mixed Use Redevelopment Project to receive funds from the division of taxes, except the City Administrator or her designee in his or her sole discretion may waive the requirement upon finding that a delinquency was for good and sufficient cause beyond the control of Redeveloper.

r. This Amendment describes one or more Redevelopment Projects and shall constitute a redevelopment contract for redevelopment within the Mixed Use Redevelopment Project Area, as amended from time to time, in conformity with the Amended Redevelopment Plan,

which shall include the acquisition, financing and construction by Event Venue Redeveloper and Redeveloper of the improvements described herein.

s. A redevelopment project that includes the division of taxes as provided in Neb. Rev. Stat. Section [18-2147](#) shall not provide for the reimbursement of costs incurred prior to approval of the redevelopment project, except for costs relating to:

- (1) The preparation of materials and applications related to the redevelopment project;
- (2) The preparation of a cost-benefit analysis conducted pursuant to section [18-2113](#);
- (3) The preparation of a redevelopment contract;
- (4) The preparation of bond and other financing instruments;
- (5) Land acquisition and related due diligence activities, including, but not limited to, surveys and environmental studies; and
- (6) Site demolition and preparation.

t. This Amendment shall be subject to and carried out in accordance with the Amended Redevelopment Plan.

u. Improvements described in this Amendment shall be in addition to other improvements described in the Redevelopment Agreement.

v. This Amendment shall be subject to definitive documents satisfactory to the parties to such documents, and conditioned on:

- (1) Grant of \$3.0 million or such other amount determined by the City, awarded and distributed under the City's Economic Development Program in such form and on such terms and conditions as approved by the City, to or for the benefit of Event Venue Redeveloper or any related entity for the Event Venue, subject to compliance with any applicable procedural or other requirements and a perpetual right of City or its designee to use Event Venue each calendar year on days that events are not previously scheduled for events of Event Venue Redeveloper, for a total of not less than ten days per year, fully staffed by Event Venue Redeveloper and at no cost or expense to City or its designee, except actual costs of entertainment and labor, and no markup or profit. If ticket services are used for such events, Event Venue Redeveloper will provide ticket services at no cost or additional charge to City, its designee, or attendees. Such right of use by the City or its designee will be subject to any additional requirements specified in connection with the grant or as agreed in writing by the City and Event Venue Redeveloper. Designated representatives of Event Venue Redeveloper and City, no later than thirty days after this Amendment is executed, will develop a process for identifying and reserving dates of use each year pursuant to this subsection that is satisfactory to such representatives, which process will be subject to revision from time to time as the representatives mutually agree; and
- (2) Satisfaction of applicable processes and requirements of applicable laws and regulations with respect to the matters described in this Amendment.

w. Notwithstanding anything this Amendment to the contrary:

- (1) Locations, parcels, replats, site plans and designs, boundaries, dimensions, components, requirements, specifications, and features of property or improvements described in this Amendment are preliminary and shall be subject to additions, subtractions, modifications, and finalization and approval as the City Administrator, City Engineer or her or his designee determines necessary or appropriate to carry out this Amendment, the Amended Subdivision Agreement, or the Amended Redevelopment Plan; and
- (2) The City, in addition to authority under the Community Development Law, has independent statutory powers and authority to finance, fund, or pay for improvements or work pursuant to other provisions of the Nebraska Statutes, including without limitation redevelopment and public infrastructure projects, work or improvements pursuant to Neb. Rev. Stat. Section 19-3301 et seq, 66-4,101, and 77-27,142, the Community Development Law, and provisions of Chapters 13, 16, 18, or 19. The City intends and shall be authorized to exercise its statutory powers and authority, independently or in conjunction with any powers or authority of the City under the Community Development Law, to the fullest extent as it determines necessary or appropriate to finance, construct or pay for facilities, improvements, costs, or expenses, or to facilitate, assist, perform, or otherwise carry out this Amendment, the Amended Redevelopment Plan, or otherwise for public purposes in or benefiting the 84th Street Redevelopment Area. The CDA also shall be authorized to exercise all statutory powers and authority to carry out this Amendment, the Amended Redevelopment Plan, or otherwise for public purposes in or benefiting the 84th Street Redevelopment Area. CDA's role, if any, in financing or paying any costs or expenses shall be as approved by the CDA, subject to such review and approval of the City as may be specified from time to time by the City Council. Not in limitation of the foregoing or any powers pursuant to applicable law, City or CDA shall be authorized to issue bonds stating or pledging occupation taxes described in Neb. Rev. Stat. Section 18-2142.02, or any other revenues or sources, as an available sources of payment, and to pay or reimburse any prior or future costs or expenses of City or CDA pursuant to this Amendment or the Amended Redevelopment Plan, Redevelopment Agreement (as amended), or Amended Subdivision Agreement, as amended from time to time, on such terms and conditions as the City or CDA determines satisfactory in accordance with applicable laws. Any such bond is authorized by the City or CDA to facilitate, aid in financing, finance, reimburse, or fund any redevelopment projects, improvements, works, costs, or expenses under this Amendment or the Amended Redevelopment Plan, Amended Subdivision Agreement, or Redevelopment Agreement, as amended from time to time

x. This Amendment has been authorized, issued, and entered into by the CDA to provide or aid in financing for an approved redevelopment project. For purposes of the preceding sentence, "financing" includes without limitation funding.

y. This Amendment and the agreements and understandings herein constitute covenants running with the land, shall survive all closings, and shall be binding upon the parties and their respective successors, heirs and assigns, lenders, mortgagees, tenants, transferees or any other person or entity gaining or claiming any interest or lien within the Mixed Use Redevelopment Project Area or Public Improvement Redevelopment Project Area, including without limitation City Centre Property and Event Venue Property, as either Area shall be modified pursuant to this Amendment, the Amended Subdivision Agreement, Amended Redevelopment Plan, or otherwise from time to time. Immediately after this Amendment is executed, Redeveloper shall record it with the Sarpy County Register of Deeds with respect to all real property or interests therein then or thereafter directly or indirectly owned, held, or controlled by Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, or E&W, or by any affiliated person or entity, within the Mixed Use Redevelopment Project Area or Public Improvement Redevelopment Project Area, as modified pursuant to this Amendment or the Amended Subdivision Agreement, including without limitation City Centre Property and Event Venue Property.

z. Recitals at the beginning of this Amendment and all documents, instruments, and Exhibits referenced in this Amendment are incorporated into this Amendment by reference.

aa. Headings are for convenience only and shall not be used in construing meaning.

bb. Redeveloper, One Percent, Mammoth, Car Wash, City Centre I, and E&W each consents and agrees to, and agrees to be bound by, this Amendment and the Redevelopment Agreement as modified by this Amendment, as well as the Amended Redevelopment Plan and the Amended Subdivision Agreement.

cc. This Amendment may be executed in any number of counterparts, each of which shall be an original and all of which counterparts together shall constitute one and the same instrument.

dd. Redeveloper, One Percent, Mammoth and any entities formed in connection with the Event Venue shall be jointly and severally liable with respect to obligations, requirements, and performance applicable to Event Venue or Event Venue Redeveloper.

ee. This Amendment shall be subject to consent of all tenants and holders of security or other interests with respect to any party's interest in any City Centre Property or Event Venue Property, substantially in form and content of the Tenant/Secured Party Consent below, unless otherwise determined by the City Administrator of the City of La Vista or her designee.

ff. Authorized Representative - Event Venue Redeveloper. The authorized representative and address of Event Venue Redeveloper for purposes of notice shall be Redeveloper at the address specified in the Redevelopment Agreement.

gg. Effective Date. This Amendment shall be effective on the date of the last party to execute it ("Effective Date").

hh. Improvements described in this Amendment or in the Second Amendment to Subdivision Agreement shall be additional and supplemental and shall not reduce, restrict, or limit other improvements prescribed within the Mixed Use Redevelopment Project Area or the Public Improvement Redevelopment Project Area.

**[Remainder of Page Intentionally Left Blank.
Signature Pages to Follow.]**

LA VISTA COMMUNITY DEVELOPMENT AGENCY:

Douglas Kindig, Mayor
City of La Vista

ATTEST:

Pamela A. Buethe, City Clerk, CMC

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

On this ____ day of _____, ____ , before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista and authorized to act on behalf of the La Vista Community Development Agency, and the identical persons whose names are affixed to the foregoing Amendment, and acknowledged the execution thereof on behalf of the Agency to be their voluntary act and deed and the voluntary act and deed of said Agency.

[Seal]

Notary Public

LA VISTA CITY CENTRE, LLC,
a Nebraska limited liability company

By: _____
Christopher L. Erickson, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by Christopher L. Erickson, Manager of La Vista City Centre, LLC,
a Nebraska limited liability company, on behalf of said limited liability company.

[Seal]

Notary Public

ONE PERCENT PRODUCTIONS, LLC,
a Nebraska limited liability company

By: _____

Name: _____

Its: _____

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by _____, _____ of One Percent
Productions, LLC, a Nebraska limited liability company, on behalf of said limited liability
company.

[Seal]

Notary Public

MAMMOTH, INC.,
a Kansas corporation

By: _____

Name: _____

Its: _____

The foregoing Amendment was acknowledged before me this ____ day of _____, ____ by _____, _____ of Mammoth, Inc., a Kansas corporation, on behalf of said corporation.

[Seal]

Notary Public

LA VISTA CAR WASH LLC,
a Nebraska limited liability company

By: _____
Christopher L. Erickson, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by Christopher L. Erickson, Manager of La Vista Car Wash LLC,
a Nebraska limited liability company, on behalf of said limited liability company.

[Seal]

Notary Public

CITY CENTRE I, LLC,
a Nebraska limited liability company

By: _____
Christopher L. Erickson, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by Christopher L. Erickson, Manager of City Centre I, LLC, a
Nebraska limited liability company, on behalf of said limited liability company.

[Seal]

Notary Public

E&W HOLDINGS, LLC,
a Nebraska limited liability company

La Vista City Centre, LLC, a Nebraska
limited liability company, Sole Member

By: _____
Christopher L. Erickson, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by Christopher L. Erickson, Manager of La Vista City Centre, LLC,
a Nebraska limited liability company, and the identical person whose name is affixed to the
foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed,
and the voluntary act and deed of La Vista City Centre, LLC.

[Seal]

Notary Public

TENANT/SECURED PARTY CONSENT

The undersigned, as the holder of a tenant interest or lien (“Tenant/Security Interest”) on property within the Mixed Use Redevelopment Project Area, as modified pursuant to the Second Amendment to Redevelopment Agreement above, (“Leased/Secured Property”), for itself and for all of its successors and assigns, hereby consents and agrees to the Second Amendment to Redevelopment Agreement above and execution thereof by the parties, and further consents and agrees that the Tenant/Security Interest and Leased/Secured Property shall be subject to such Second Amendment to Redevelopment Agreement.

Dated this _____ day of _____, _____.

_____, a _____

By _____
Its _____

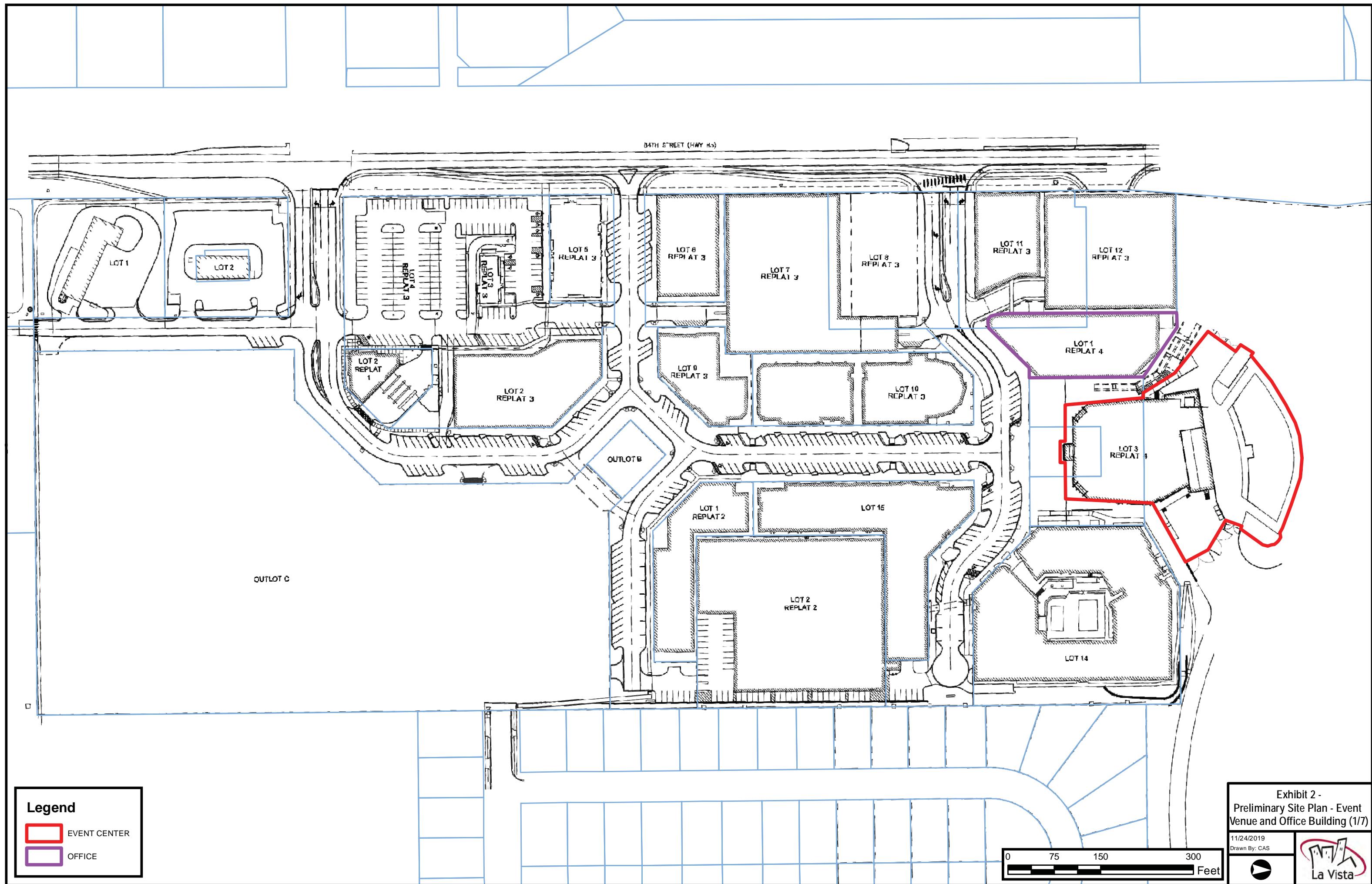
The foregoing Tenant/Secured Party Consent was acknowledged before me this ____ day
of _____, ____ by _____, _____ of
_____, a _____, on behalf of said _____.

Notary Public

Mixed Use Redevelopment Project

Event Venue

Exhibit 2



Mixed Use Redevelopment Project

Event Venue

Additional Description

The Event Venue at a minimum shall have dimensions and features as described below, and an indoor capacity of approximately 2,400 persons and outdoor capacity of approximately 5,000 persons.

The Event Venue shall be available for use of the City or its designee for various City events. More specifically:

1. The City or its designee in perpetuity will have the option each calendar year, to use the Event Venue and related parking on days when other events are not previously scheduled for events of the Event Venue Redeveloper, for a total of not less than (10) days each year (together "City Events"). Use of the Event Venue for City Events will be provided fully staffed by the Event Venue Redeveloper and at no cost or expense to the City or its designee, except for actual costs of entertainment and labor, with no markup or profit; and
2. If tickets are used for City Events, Event Venue Redeveloper would provide ticket services, including ticket orders, sales, issuance, processing, and customer service, at no cost or additional charge to the City, its designee, or attendees.

Any acoustics or other issues of outdoor events at the Event Venue will be addressed in a conditional use permit, if required, or other manner satisfactory to the City of La Vista. Operating parameters for outdoor events will be established by the City, including without limitation the number of events, times, and decibel levels permitted. For example, the following ending times are preliminarily proposed for outdoor events:

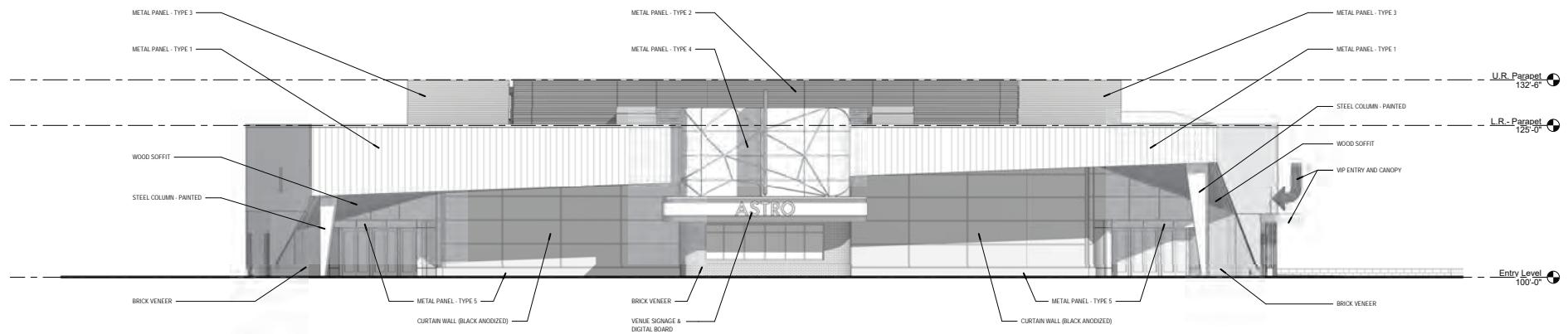
- a. Sunday through Thursday Nights: Ending all amplified sound by 10:30 pm.
- b. Friday and Saturday Nights: Ending all amplified sound by 11pm.

Exhibit 2

Exhibit 2
(2/7)

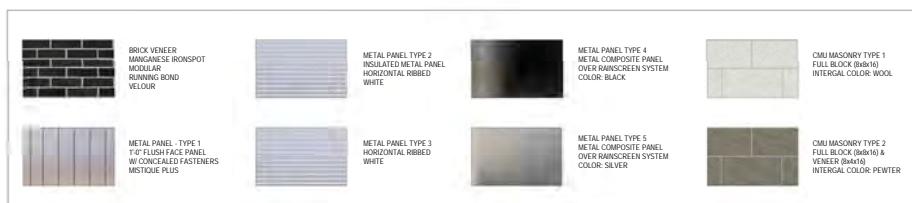


SOUTH ELEVATION - COLORED



SOUTH ELEVATION

SCALE: 1'0" - 1'-0"



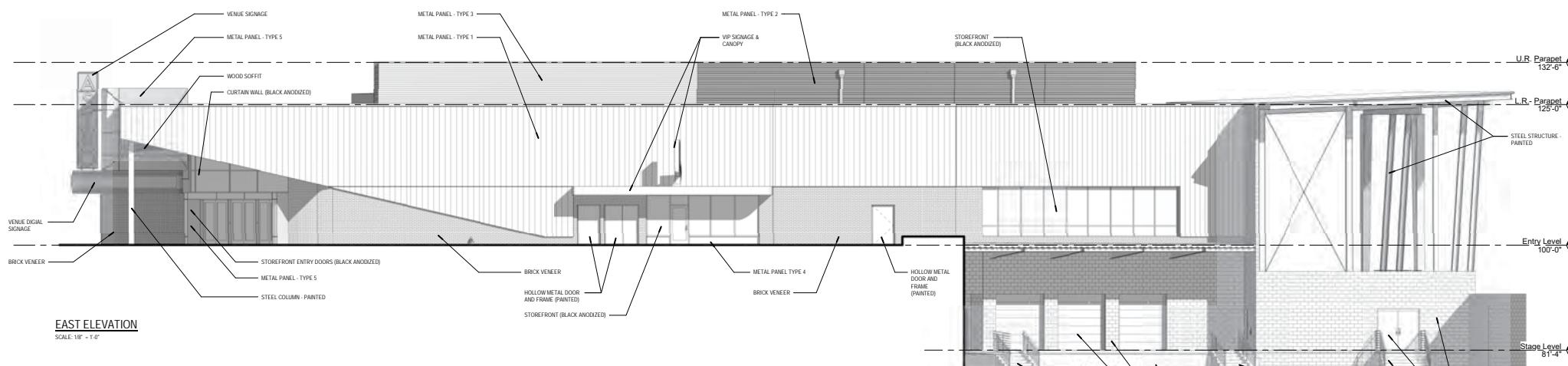
ASTRO THEATER

Project Number: 2017.008.00
Project Status: Design Review
Date: 07/02/2019

Exhibit 2
(3/7)



EAST ELEVATION - COLORED



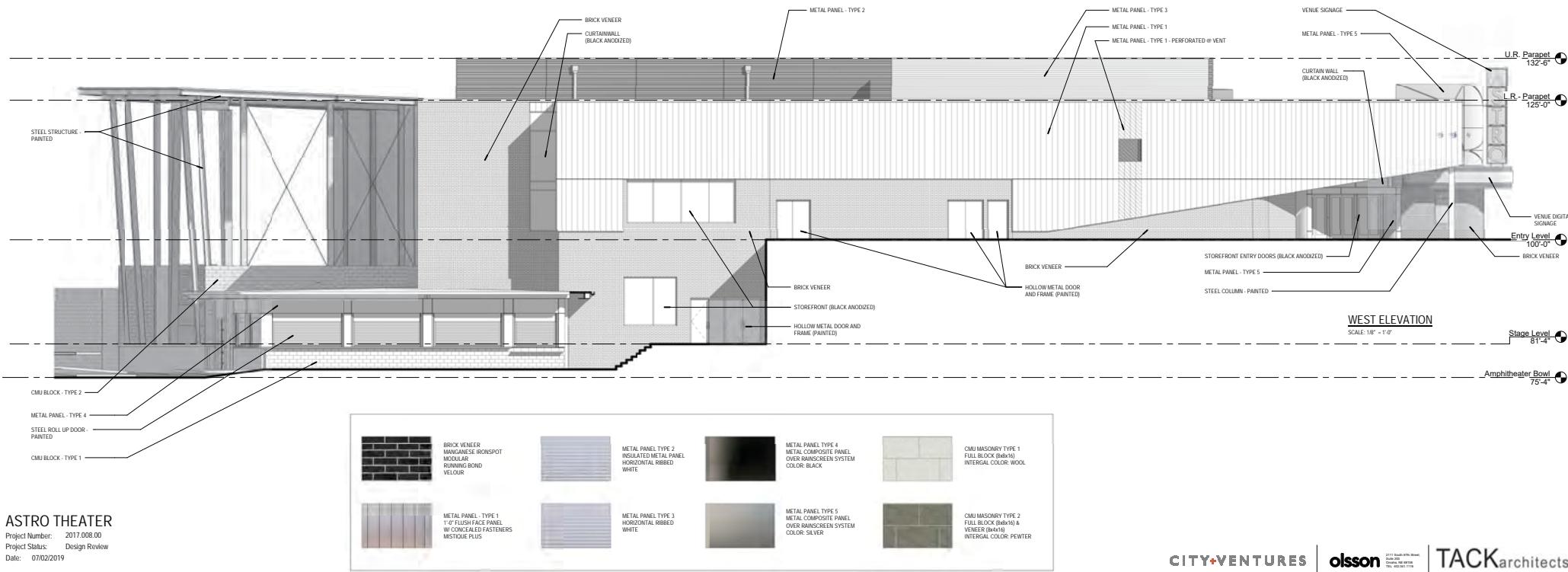
ASTRO THEATER

Project Number: 2017.008.00
Project Status: Design Review
Date: 07/02/2019

Exhibit 2 (4/7)



WEST ELEVATION - COLORED



WEST ELEVATION

SCALE: 1

one level.

Les Roux

ASTRO THEATER

Project Number: 2017.008.00

Project Status: Design Review

Date: 07/02/2019



CITYVENTURES

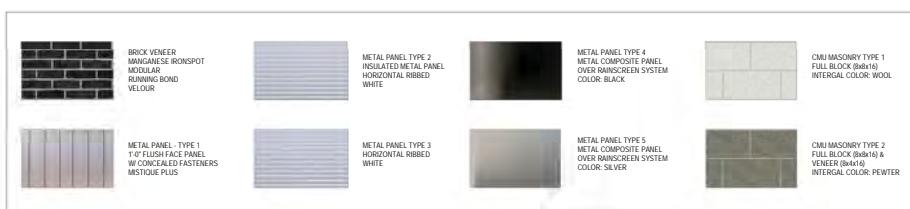
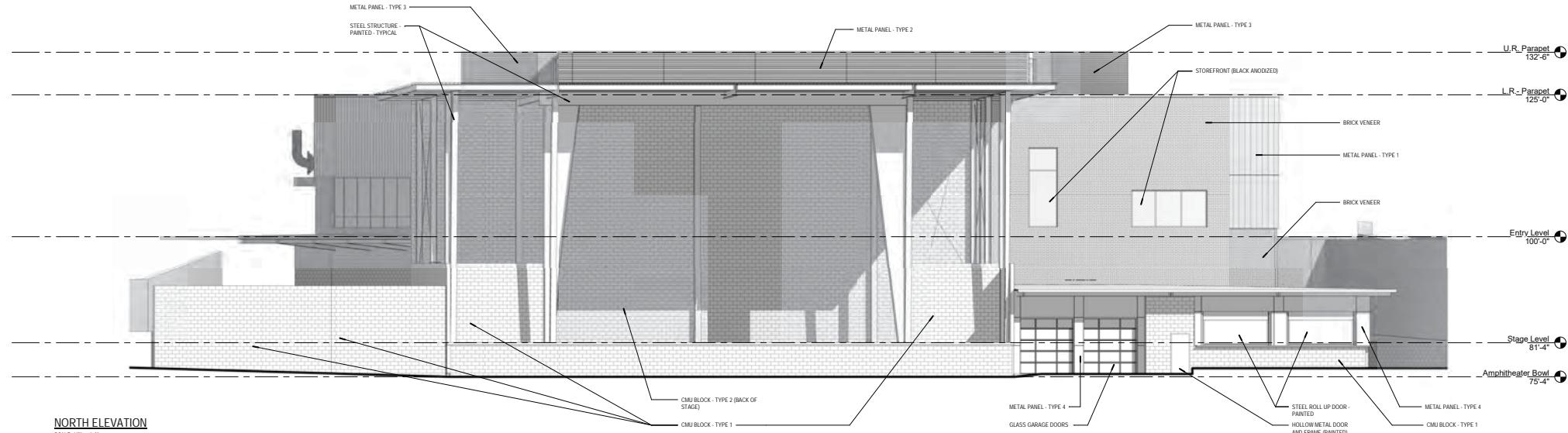
olsson

© TACK architects

Exhibit 2
(5/7)



NORTH ELEVATION - COLORED



ASTRO THEATER

Project Number: 2017.008.00
Project Status: Design Review
Date: 07/02/2019

Exhibit 2 (6/7)



ASTRO THEATER

Project Number: 2017.008.00
Project Status: Design Review
Date: 07/02/2019

Office Building Site

Exhibit 2



Exhibit 2
Office Building Rendering
(7/7)

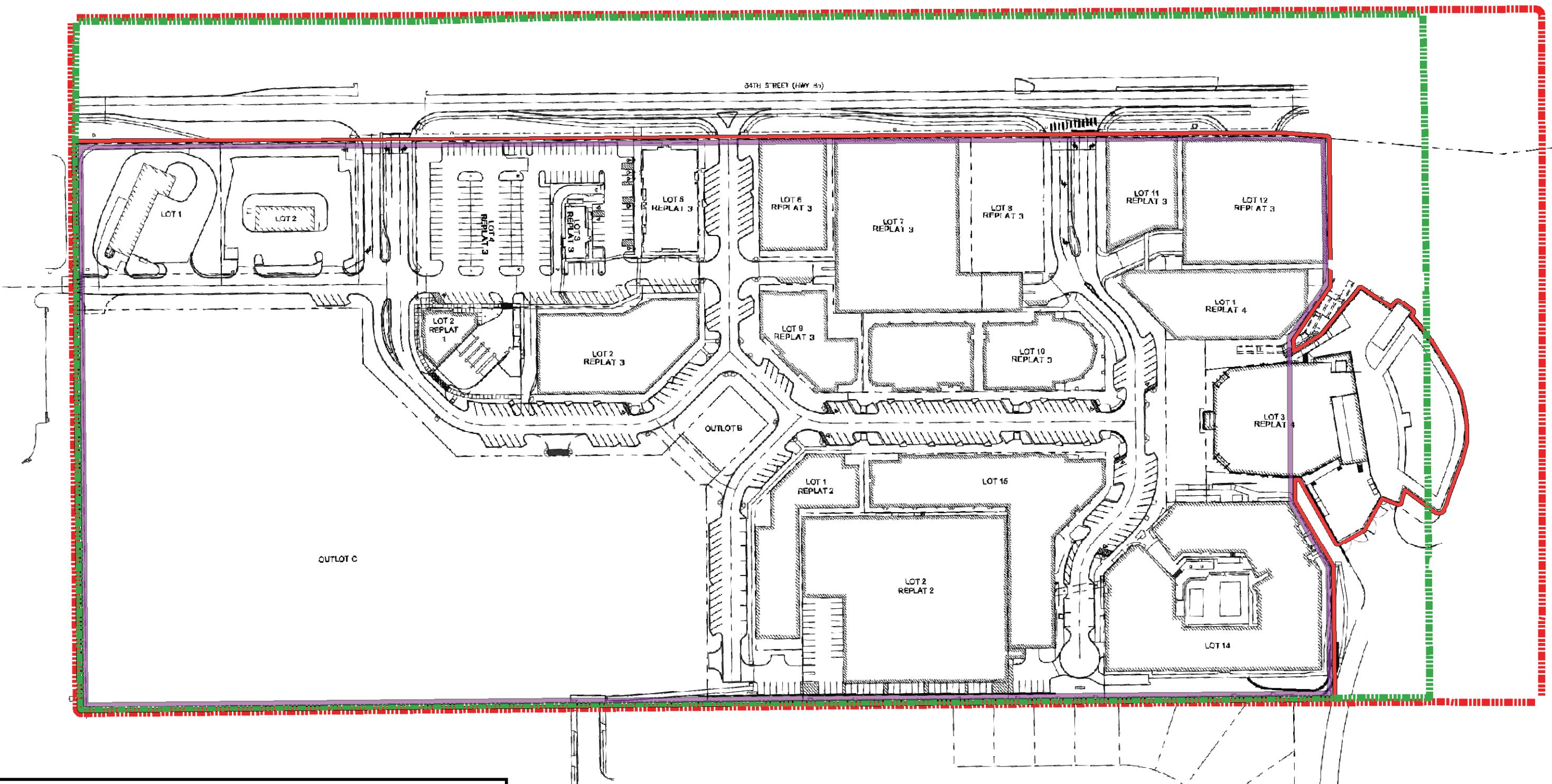
11/24/2019
Drawn By: CAS



**Mixed Use Redevelopment Project Area Boundaries, as Adjusted Pursuant to Second
Amendment to Redevelopment Agreement**

Adjusted boundaries of the Mixed Use Redevelopment Project Area pursuant to this Amendment No. 2 are preliminarily described below, provided, however, final boundaries shall be determined by survey and final design of such Event Venue, Office Building, and Transition Area Public Improvements, and adjusted and finalized as the City Engineer determines in his discretion necessary or appropriate to carry out the Amended Redevelopment Plan.

Exhibit 2c



Legend

- Entire Redevelopment Property - 2016 Redevelopment Agreement
- Mixed Use Redevelopment Project Area - 2016 Redevelopment Plan Amendment No. 1
- Entire Redevelopment Property - 2nd Amendment Redevelopment Agreement
- Mixed Use Redevelopment Project Area - 2nd Amendment Redevelopment Agreement & Plan

0 75 150 300
Feet

Exhibit 2c -
Mixed Use Redevelopment,
Property, Project, and/or Area

12/3/2019
Drawn By: CAS



Proposed Replat

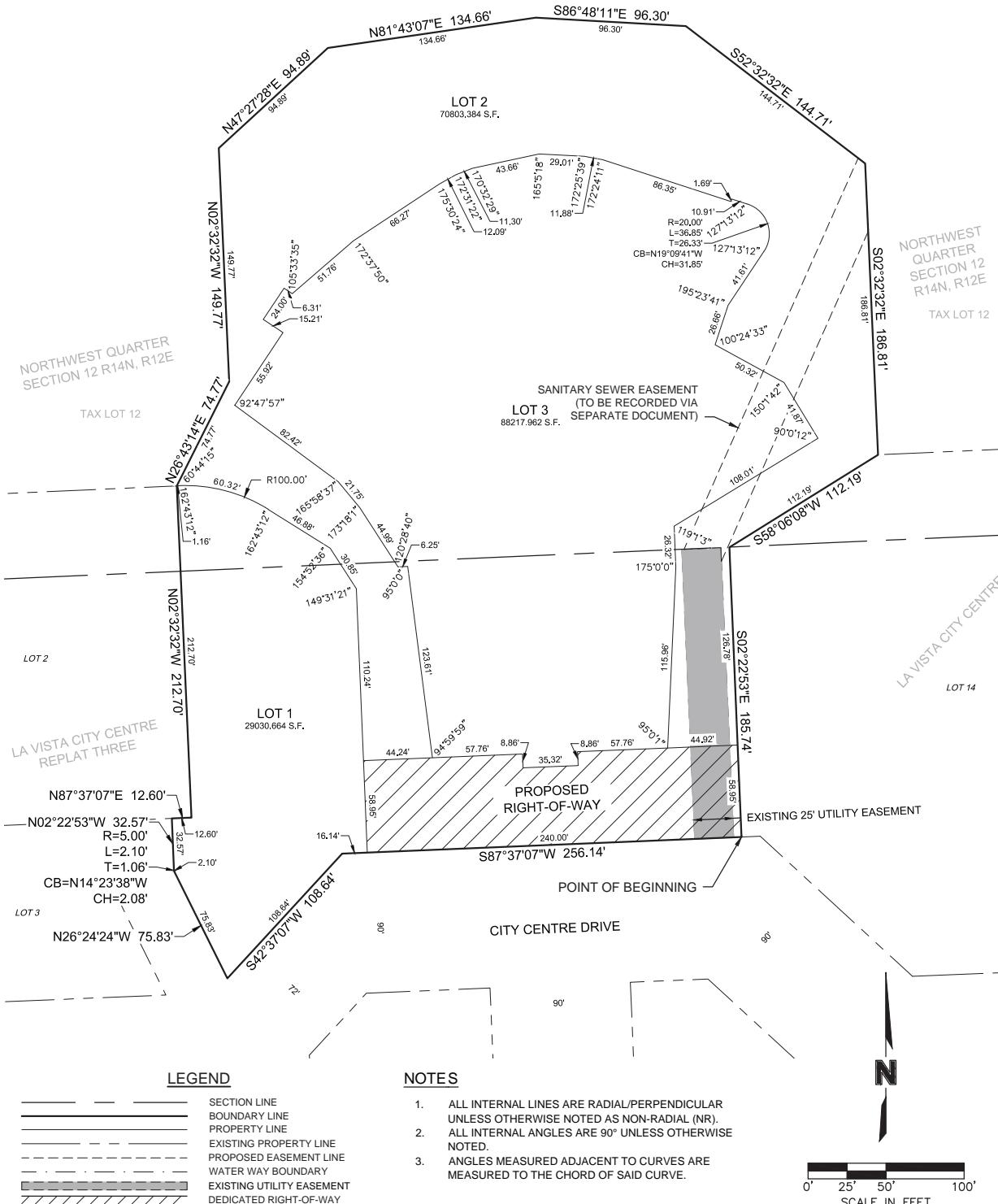
Exhibit 2e

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING ALL OF LOT 13 AND OUTLOT A, LA VISTA CITY CENTRE, AND ALL OF LOT 1, LA VISTA CITY CENTRE REPLAT THREE, SUBDIVISIONS, SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST AND NORTHWEST QUARTERS AND PART OF TAX LOT 12 IN THE NORTHWEST QUARTER, ALL IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT A, LA VISTA CITY CENTRE; SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S87°37'07"W, 256.14 FEET; (2) S42°37'07"W, 108.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, LA VISTA CITY CENTRE REPLAT THREE; THENCE ON THE WEST LINE OF SAID LOT 1, LA VISTA CITY CENTRE REPLAT THREE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) N26°22'53"W, 75.83 FEET TO A POINT OF CURVATURE; (2) ON A 5.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 2.10 FEET (LONG CHORD BEARS N14°23'38"W, 2.08 FEET); (3) N02°22'53"W, 32.57 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, LA VISTA CITY CENTRE REPLAT THREE; (4) N87°37'07"E, 12.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, LA VISTA CITY CENTRE REPLAT THREE; (5) N02°22'53"W, 212.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, LA VISTA CITY CENTRE REPLAT THREE, SAID CORNER ALSO BEING ON THE SOUTH LINE OF SAID TAX LOT 12; THENCE N26°43'14"E, 74.77 FEET; THENCE N02°32'32"W, 149.77 FEET; THENCE N47°27'28"E, 94.89 FEET; THENCE N81°43'07"E, 134.66 FEET; THENCE S86°48'11"E, 96.30 FEET; THENCE S52°32'32"E, 144.71 FEET; THENCE S02°32'32"E, 186.81 FEET TO A CORNER OF LOT 14, SAID LA VISTA CITY CENTRE, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID TAX LOT 12; THENCE ON SAID SOUTH LINE OF TAX LOT 12, S58°06'08"W, 112.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, LA VISTA CITY CENTRE, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT A, LA VISTA CITY CENTRE; THENCE ON THE EAST LINE OF SAID OUTLOT A, LA VISTA CITY CENTRE, S02°22'53"E, 185.74 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 201,887.80 SQUARE FEET OR 4.635 ACRES, MORE OR LESS.



LA VISTA CITY CENTRE REPLAT FOUR

LOTS 1 THRU 3

A REPLAT OF LOTS 13 AND OUTLOT A, LA VISTA CITY CENTRE, AND LOT 1, LA VISTA CITY CENTRE REPLAT THREE, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, TOGETHER WITH A PART OF TAX LOT 12 IN THE NORTHWEST QUARTER, ALL IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED LA VISTA CITY CENTRE, LLC OWNER OF THE REAL ESTATE SHOWN AND CHRISTOPHER L. ERICKSON DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I, HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LA VISTA CITY CENTRE REPLAT THREE, AN ADDITION TO THE CITY OF LA VISTA, NEBRASKA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

LA VISTA CITY CENTRE, LLC
CHRISTOPHER L. ERICKSON
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF) SS

ON THE _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED CHRISTOPHER L. ERICKSON, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID LA VISTA CITY CENTRE, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

OWNER'S CERTIFICATION

I, THE UNDERSIGNED CITY OF LA VISTA, A MUNICIPAL CORPORATION OWNER OF THE REAL ESTATE SHOWN AND CHRISTOPHER L. ERICKSON DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I, HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LA VISTA CITY CENTRE REPLAT THREE, AN ADDITION TO THE CITY OF LA VISTA, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

DOUGLAS KINDIG, MAYOR

ATTEST: PAM BUETHE, CITY CLERK

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT.

ON THIS _____ DAY OF _____, 2019.

SARPY COUNTY TREASURER

PRINTED NAME

LIEN HOLDER CONSENT

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS LA VISTA CITY CENTRE REPLAT THREE (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 2016-31248 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHEMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

DUNDEE BANK, A BRANCH OF SECURITY STATE BANK

BY: ADRIAN HERNANDEZ

TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF) SS

ON THE _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED ADRIAN HERNANDEZ, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID LA VISTA CITY CENTRE, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

APPROVAL BY LA VISTA CITY PLANNING COMMISSION

THE PLAT OF LA VISTA CITY CENTRE REPLAT FOUR, LOTS 1 THRU 3 WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION.

ON THIS _____ DAY OF _____, 2019.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THE PLAT OF LA VISTA CITY CENTRE REPLAT FOUR, LOTS 1 THRU 3 WAS APPROVED AND ACCEPTED BY THE LA VISTA CITY COUNCIL.

ON THIS _____ DAY OF _____, 2019.

PAM BUETHE, CITY CLERK DOUGLAS KINDIG, MAYOR

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LA VISTA CITY CENTRE REPLAT FOUR, LOTS 1 THRU 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2019.

COUNTY SURVEYOR/ENGINEER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON WILL BE PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS LA VISTA CITY CENTRE REPLAT FOUR, LOTS 1 THRU 3 BEING A REPLAT OF LOTS 13 AND OUTLOT A, LA VISTA CITY CENTRE, AND LOT 1, LA VISTA CITY CENTRE REPLAT THREE, SUBDIVISIONS, SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, TOGETHER WITH A PART OF TAX LOT 12 IN THE NORTHWEST QUARTER, ALL IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA. SAID FINAL PLAT CONTAINS A CALCULATED AREA OF 201,887.80 SQUARE FEET OR 4.635 ACRES.

TERRY L. ROTHANZL
NEBRASKA L.S. 607

DATE

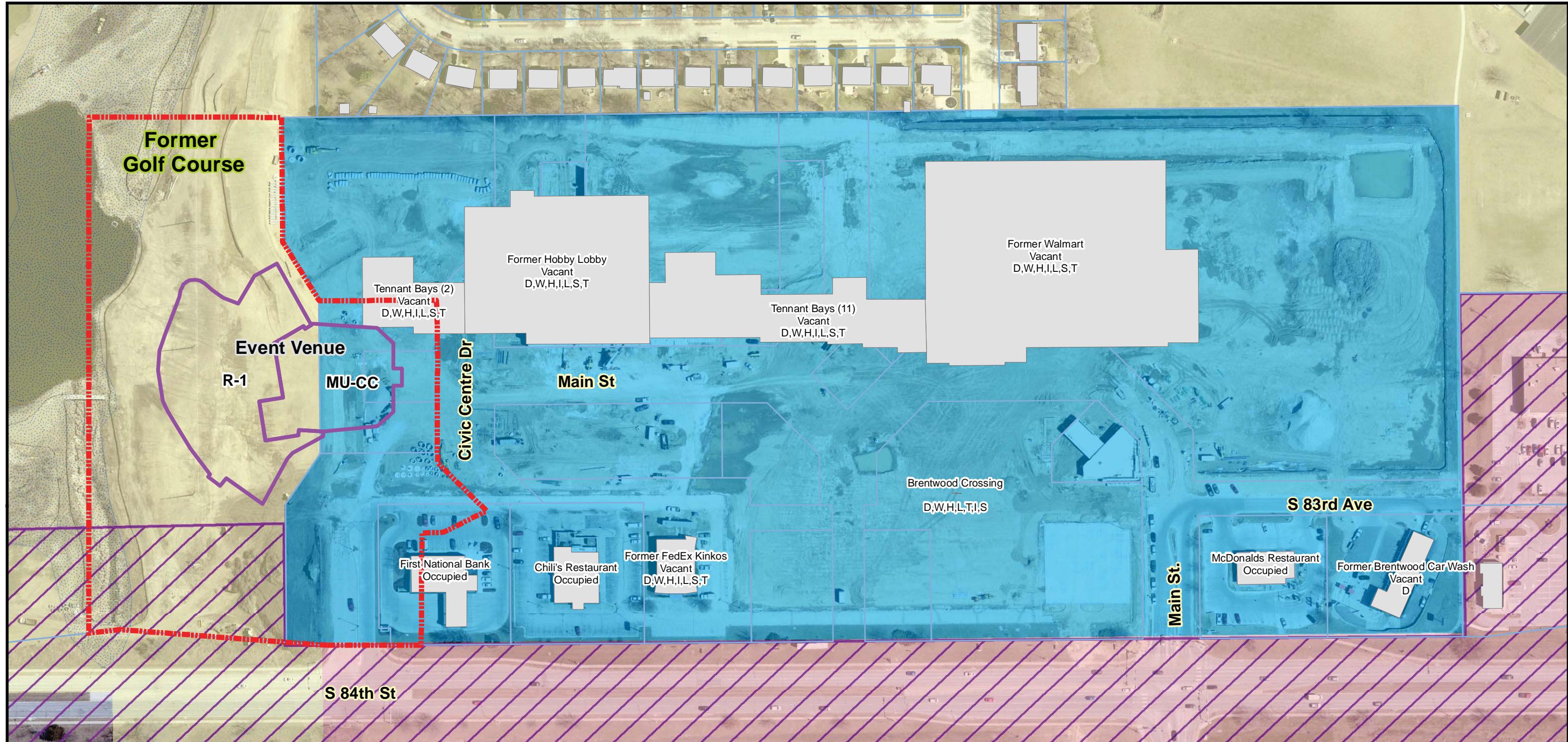


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DATE: Sep 17, 2019 7:58am
XREFS: C:\PBASE\1013_60546
C:\PARCH\1013_60546
REVISIONS: 2019
SHEET 1 of 1

Map Showing Existing Conditions and Uses

**Map Showing Existing Conditions and Uses of Parts of Mixed Use Redevelopment Project
Area Involved in Event Venue, Office Building and Other Improvements Pursuant to
Second Amendment to Redevelopment Agreement**

Exhibit 5(g)



D: Dilapidated, dilapidating, deteriorated, deteriorating, outdated, and/or obsolete buildings, structures, or improvements

W: Danger to life or property by fire/other causes, and/or detrimental to public health, safety, morals or welfare

H: Conducive to ill health or crime

L: Defective or inadequate street or lot layout, and/or faulty lot layout in relation to size, adequacy, accessibility or usefulness

T: Defective or unusual conditions of title, and/or diversity of ownership

I: Insanitary or unsafe conditions, or inadequate provision for ventilation, light, air, sanitation or open space

S: Improper subdivision, obsolete platting, and/or other substandard or blighted conditions

Zoning

- C-1 Shopping Center Commercial
- MU-CC Mixed Use City Centre
- R-1 Single-Family – Residential
- Gateway Corridor

* Specified zoning subject to rezoning and satisfaction of all applicable requirements, including without limitation, notices, hearings, and approvals of redevelopment plan, redevelopment contract, and subdivision agreement amendments and applicable property conveyances.

NOTE: Existing Conditions and uses as of August 2, 2016 prior to approval of Redevelopment Plan Amendment No. 1, Redevelopment Agreement, and other documents and commencement of redevelopment, demolition, clearing, site preparation, and construction.



Second Amendment to Redevelopment Agreement - Subject Area

Exhibit 5g
Existing Conditions
and Uses

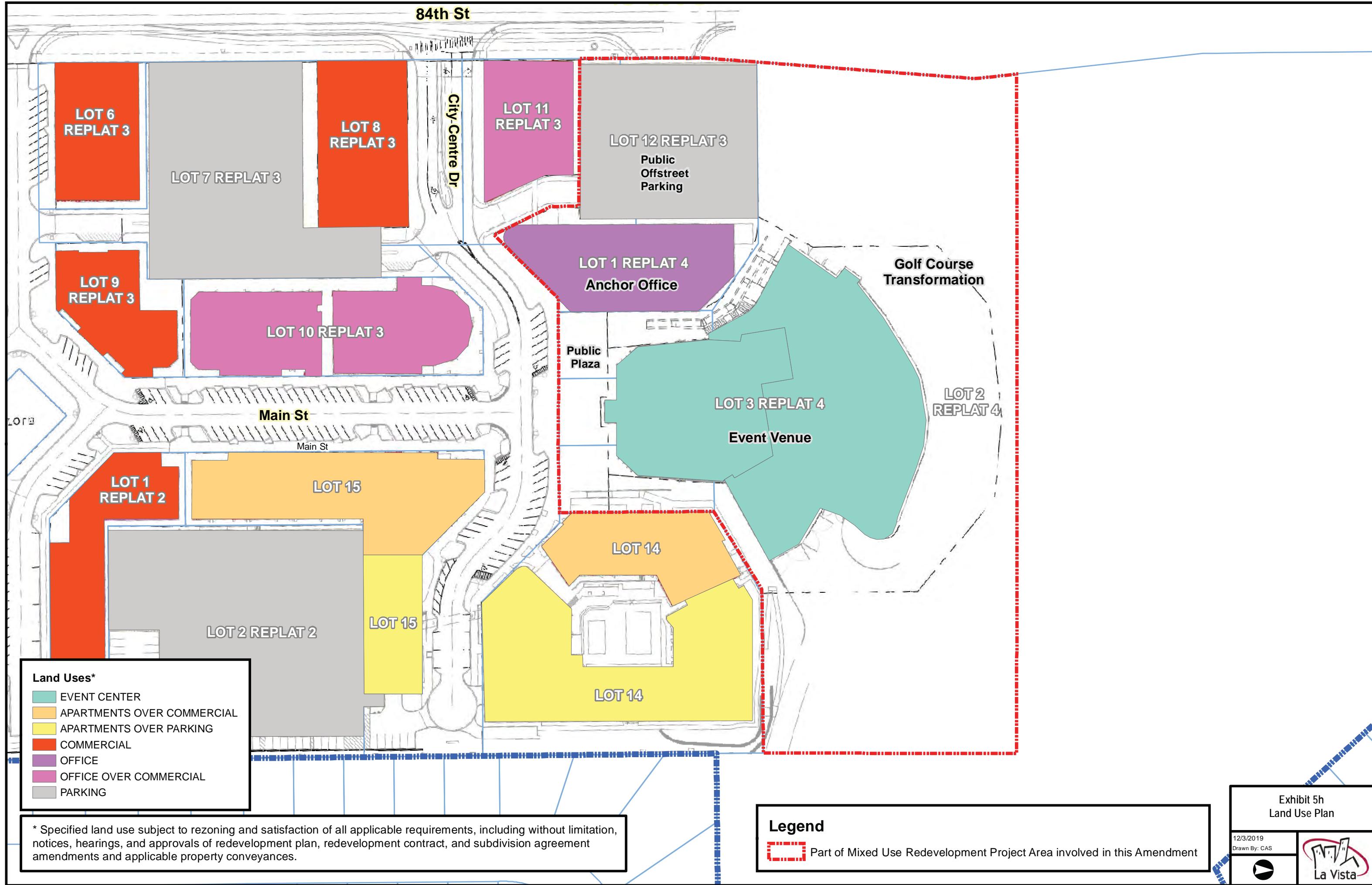
11/27/2019
Drawn By: CAS



Land-Use Plan Showing Proposed Uses of the Area

**Preliminary Land-Use Plan Showing Proposed Uses of Parts of Mixed Use Redevelopment
Project Area Involved in Second Amendment to Redevelopment Agreement**

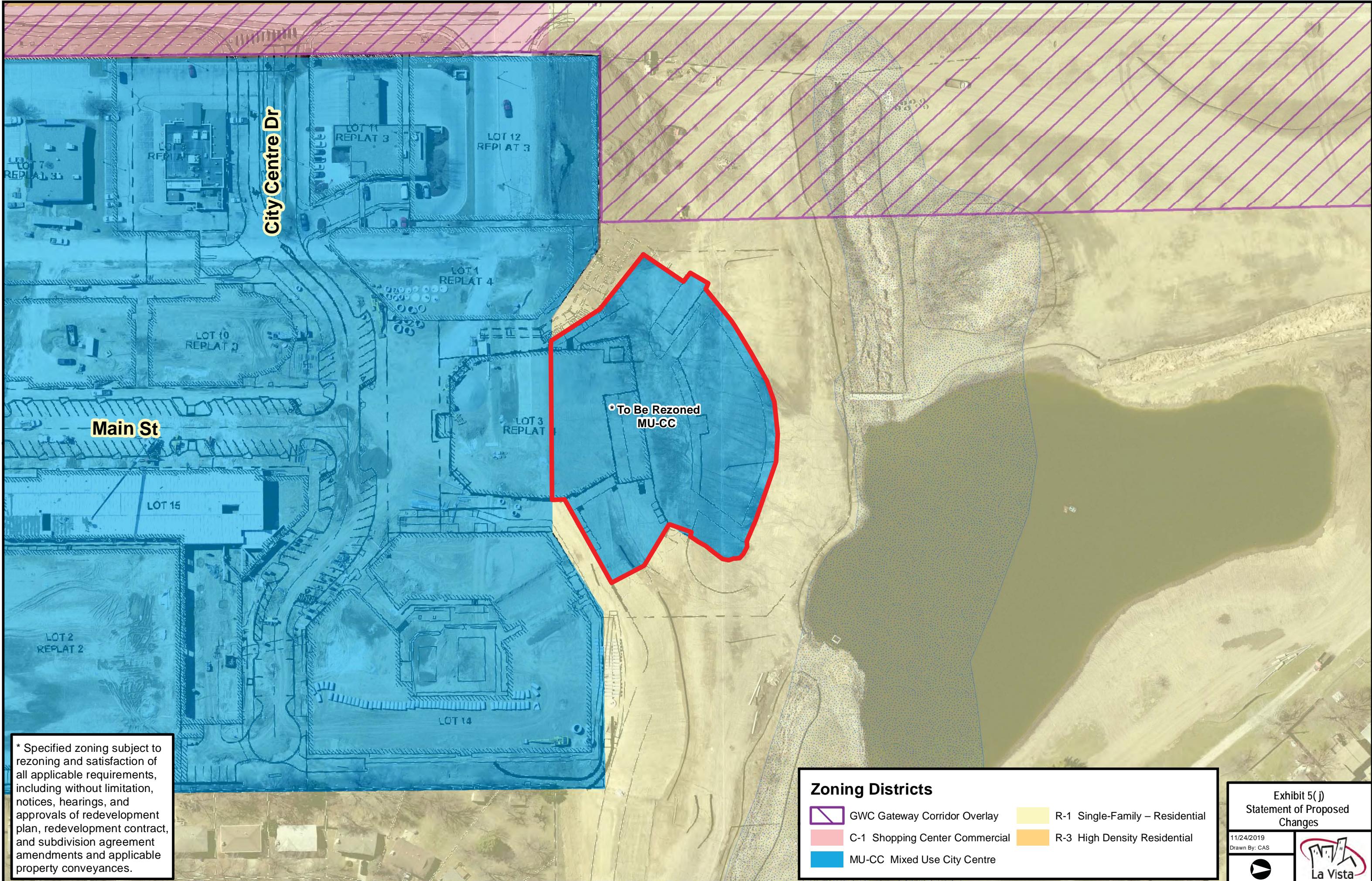
Exhibit 5(h)



Statement of Proposed Changes in Zoning, Streets, or Building Codes

Preliminary Statement of Proposed Changes in Zoning Ordinances or Maps, Street Layouts, Street Levels or Grades, Building Codes or Ordinances, or Planning Changes in Connection with Event Venue, Office Building or Second Amendment to Redevelopment Agreement

Exhibit 5(j)



Zoning Districts

	GWC Gateway Corridor Overlay
	R-1 Single-Family – Residential
	C-1 Shopping Center Commercial
	R-3 High Density Residential
	MU-CC Mixed Use City Centre

Exhibit 5(j)
Statement of Proposed
Changes

11/24/2019
Drawn By: CAS



Site Plan of Mixed Use Redevelopment Project Area

**Preliminary Site Plan Including Parts of the Mixed Use Redevelopment Project Area
Involved in Second Amendment to Redevelopment Agreement**

See Exhibit 2 for Preliminary Site Plan

Exhibit 5(k)

Statement of Additional Public Facilities or Utilities

Preliminary Statement of Kind and Number of Additional Public Facilities or Utilities Required to Support New Land Uses in Parts of the Mixed Use Redevelopment Project Area Involved in Second Amendment to Redevelopment Agreement After Redevelopment

The kind and number of additional public facilities or utilities required to support new land uses in parts of the Mixed Use Redevelopment Project Area involved in this Amendment after redevelopment, in addition to Redeveloper Public Improvements or any other facilities or improvements within such Area as described or depicted in the Amended Subdivision Agreement, are preliminarily projected to include without limitation:

- Public street, emergency vehicle, and right of way construction and improvements, including sidewalks, on-street or other public parking, lighting and signage within the Mixed Use Redevelopment Project Area;
- Public pedestrian ways, stairs, and ramps;
- Public plazas, shelters, and recreational, restroom, concession, and other public areas, facilities, or improvements;
- Public utilities work or projects, including without limitation, sanitary sewer relocation, sanitary or storm sewer improvements, along with water, power, gas, data, and communication facilities within the Mixed Use Redevelopment Project Area, as the City Engineer determines necessary or appropriate;
- Public streetscape improvements, landscaping improvements, façade enhancements, retaining walls or other retention structures; and
- Construction of public parking lots, facilities, or other structures.

Exhibit 5(l)

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

SECOND AMENDMENT TO SUBDIVISION AGREEMENT

This Second Amendment to Subdivision Agreement (the “Amendment”) is entered into as of the Effective Date specified in Section 9cc below by and between the City of La Vista, a Nebraska municipal corporation (“City”), La Vista City Centre, LLC, a Nebraska limited liability company, (“Subdivider”), One Percent Productions, L.L.C., a Nebraska limited liability company, (“One Percent”), Mammoth, Inc., a Kansas corporation authorized to do business in Nebraska, (“Mammoth”) (together Subdivider, One Percent, and Mammoth sometimes are referred to herein as “Event Venue Subdivider”), La Vista Car Wash LLC, a Nebraska limited liability company (“Car Wash”), City Centre I LLC, a Nebraska limited liability company, (“City Centre I”), and E&W Holdings, LLC, a Nebraska limited liability company (“E&W”).

Recitals The parties find, determine, and agree as follows:

A. The Mayor and City Council in 2012 declared the 84th Street Redevelopment Area as a substandard and blighted area in need of redevelopment. To eliminate and prevent recurrence of the substandard and blighted area, the Mayor and City Council in 2013 adopted the Redevelopment Plan - 84th Street Redevelopment Area, as amended in 2016 by Amendment No. 1 and providing for a Mixed Use Redevelopment Project and tax increment financing (“TIF”) in response to a redevelopment application (“Redevelopment Application”) submitted by Subdivider with the La Vista Community Development Agency, a community development agency created pursuant to Neb. Rev. Stat. Section 18-2101.01 by Ordinance No. 1167 (“CDA”), and a Public Improvement Redevelopment Project (“Redevelopment Plan”), which Redevelopment Plan included indoor and outdoor event center, amphitheater, and other private and public improvements.

B. La Vista City Centre was initially platted in 2016 as Lots 1 through 17 and Outlots A through C, La Vista City Centre. Lots 3 and 4 subsequently were replatted as Lots 1 and 2, La Vista City Centre Replat 1 (“Replat 1”); Lots 16 and 17 subsequently were replatted as Lots 1 and 2, La Vista City Centre Replat 2 (“Replat 2”); and Lots 5 - 12, La Vista City Centre and Lot 1, La Vista City Centre Replat 1, were subsequently replatted as Lots 1 - 12, La Vista City

Upon Recording Please Return To:

Fitzgerald, Schorr PC LLO
Attn: Tom McKeon
10050 Regency Circle
Omaha, NE 68114

Centre Replat 3 (“Replat 3”). Lot ownership is as follows:

- (i) La Vista Car Wash, as successor of LVCC, owns: Lot 1, La Vista City Centre,
- (ii) Subdivider owns:
 - Lots 2 and 13 and Outlot C, La Vista City Centre,
 - Lot 1, La Vista City Centre Replat 2, and
 - Lots 1, 2, 3, 4, 5, 6, 8, 9, 11 and 12, La Vista City Centre Replat 3. E&W owns the building and other improvements on Lot 8, La Vista City Centre Replat 3, and
- (iii) City Centre I, as successor of LVCC, owns:
 - Lots 14 and 15, La Vista City Centre,
 - Lot 2, La Vista City Centre Replat 1, and
 - Lot 10, La Vista City Centre Replat 3 (lots described in subsections “i” through “iii” together are referred to herein as “City Centre Property”); and
- (iv) The City of La Vista owns:
 - Outlots A and B, La Vista City Centre,
 - Lot 2, La Vista City Centre Replat 2, and
 - Lot 7, La Vista City Centre Replat 3.

C. City and Subdivider pursuant to the Redevelopment Plan entered into a Subdivision Agreement dated December 1, 2016 and recorded with the Register of Deeds of Sarpy County, Nebraska on December 2, 2016 as Instrument No. 2016-31244 with respect to the Public Improvement Redevelopment Project within the Public Improvement Redevelopment Project Area (“Original Subdivision Agreement”), as amended by the First Amendment to Subdivision Agreement dated on or about December 19, 2019 in connection with Replat 3 (“First Amendment”) (the Original Subdivision Agreement as amended by the First Amendment together are referred to herein as “Subdivision Agreement”).

D. La Vista City Centre, LLC and CDA pursuant to the Redevelopment Plan entered into a Redevelopment Agreement, dated November 29, 2016, (the “Initial Redevelopment Agreement”) with respect to the Mixed Use Redevelopment Project and TIF within the Mixed Use Redevelopment Project Area, as amended by a First Amendment dated September 19, 2017 (the Initial Redevelopment Agreement as amended by the First Amendment together are referred to herein as “Redevelopment Agreement”).

E. The Mayor and City Council on or about March 3, 2020 adopted Amendment No. 2 to the Redevelopment Plan to provide further specification with respect to certain improvements of the Mixed Use Redevelopment Project and related TIF as proposed in supplements to the Redevelopment Application, and of the Public Improvement Redevelopment Project, including without limitation the indoor and outdoor event venue and anchor office building, and public improvements described in this Amendment (the Redevelopment Plan, as previously amended, together with Amendment No. 2 are referred to herein as the “Amended Redevelopment Plan”), which Amended Redevelopment Plan as on file with the La Vista City Clerk is incorporated into this Amendment by reference and shall be binding on all Event Venue Property (defined infra) and on all City Centre Property, and all rights or interests therein, and on Subdivider, One Percent, Mammoth, Car Wash, City Centre I, and E&W, and each of them and

their respective successors and assigns.

F. La Vista City Centre, LLC, One Percent, Mammoth, and CDA, pursuant to the Amended Redevelopment Plan, entered a Second Amendment to Redevelopment Agreement on or about even date with this Amendment to provide further specification with respect to such Improvements of Subdivider and Event Venue Subdivider pursuant to the Mixed Use Redevelopment Project and related TIF within the Mixed Use Redevelopment Project Area, as modified pursuant to the Second Amendment, including, without limitation, the state of the art indoor and outdoor, best in market specialty performance event venue and related improvements by Event Venue Subdivider on Lot 13, La Vista City Centre, and such other parcels as more specifically described infra as Event Venue Property, at a scale and operated in a manner to draw new performers to the market (“Event Venue”), an anchor Class A office building, preliminarily projected to have at least 90,000 square feet of leasable tenant office space, and related improvements by Subdivider on Lot 1, La Vista City Centre Replat 3 (“Office Building”), and such other Improvements or matters approved by City as set forth in such Second Amendment (the Redevelopment Agreement as amended by the Second Amendment to Redevelopment Agreement together are referred to herein as “Amended Redevelopment Agreement”). The CDA found and determined that such improvements advance public purposes of redevelopment and eliminating and preventing recurrence of the substandard and blighted 84th Street Redevelopment Area, and serve additional public purposes of attracting visitors to the 84th Street Redevelopment Area and City, expanding the array of entertainment and employment opportunities to the City and its residents, and enhancing the possibility of additional tax revenues for supporting costs of public services, which findings the City hereby ratifies, affirms, and approves. Provisions of the Amended Redevelopment Agreement are incorporated herein by this reference and the parties shall be bound by them.

G. Subdivider, One Percent, Mammoth, and City, pursuant to the Amended Redevelopment Plan, desire to enter this Second Amendment to Subdivision Agreement with respect to certain public improvements of the Public Improvement Redevelopment Project. City finds and determines that such public improvements, in the interests of public health, safety, welfare, necessity and convenience, shall be constructed, owned and operated by the City, including, but not limited to, recreational facilities, public right of way, and public off-street parking, for public purposes that include advancement of redevelopment within the 84th Street Redevelopment Area, eliminating and preventing recurrence of the substandard and blighted Area, promoting safe and uncongested traffic flows through, in and around Nebraska State Highway 85 (84th Street), Harrison Street, Giles Road, and connectivity to I-80 and other parts of the metropolitan area, and providing public amenities for use of the general public. Additionally, Subdivider, One Percent, and Mammoth, together with Car Wash, City Centre I and E&W as successors of Subdivider within the 84th Street Redevelopment Area, desire to consent with respect to designation of such Area as one or more enhanced employment areas pursuant to Neb. Rev. Stat. Section 18-2101 et seq. The City determines that the Public Improvement Redevelopment Project and Mixed Use Redevelopment Project, as modified pursuant to this Amendment or the Second Amendment to Redevelopment Agreement, are in the interests of public health, safety, welfare, necessity and convenience and the best interests of the community, City, and its residents.

NOW, THEREFORE, in consideration of the foregoing recitals, the terms, provisions, agreements and covenants contained in this Amendment, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties hereto, and intending to be legally bound hereby, the parties amend the Subdivision Agreement and agree as follows:

1. Definitions. Unless otherwise defined in this Amendment or clearly indicated by the context, capitalized terms will have the meanings set forth in the Subdivision Agreement.
2. Subdivider Improvements. As part of Subdivider Improvements and Mixed Use Redevelopment Project, Event Venue Subdivider at its cost will design, construct, own, manage, operate, maintain, replace, and repair the Event Venue, and Subdivider at its cost will design, construct, own, manage, operate, maintain, replace, and repair the Office Building, as preliminarily described or depicted in the Amended Redevelopment Agreement, and any related Subdivider Public Infrastructure, Subdivider Private Infrastructure, or Shared Private Infrastructure, in accordance with the Amended Redevelopment Agreement and this Amendment. Final layout, facilities, improvements, and features of such improvements will be set forth in final Plats and site plans approved by the City, subject to any subsequent additions, subtractions, or changes approved by the City. Design of such improvements shall be subject to approval of the City pursuant to the Amended Redevelopment Agreement. The Event Venue will be constructed as part of Phase I Subdivider Improvements, and minimum investment and minimum uses pursuant to Section 2 of the Original Subdivision Agreement shall be modified accordingly as follows:
 - i. Minimum Investment: Event Venue Subdivider shall spend a minimum of \$20,000,000.00 to acquire, design, construct and equip the Event Venue, excluding land costs. Minimum investment for Phase I Subdivider Improvements as specified in Section 2 of the Original Subdivision Agreement shall increase from \$80,000,000 to \$90,000,000.00.
 - ii. Minimum Uses: Minimum Retail Space of the Minimum Uses shall be modified as follows:
 - a. Phase I Subdivider Improvements:
 - (I) Minimum Retail Space: The minimum Retail Space in Phase I Subdivider Improvements shall remain unchanged at 80,000 square feet, provided, however, square footage of the Event Venue shall be excluded for purposes of determining whether or not such requirement has been satisfied.
 - b. Minimum Retail Space - all phases: Minimum Retail Space required for Phase I Subdivider Improvements and all subsequent phases shall remain unchanged at 180,000 square feet, provided, however, square footage of the Event Venue shall be excluded for purposes of determining whether or not such requirement has been satisfied.
3. Public Improvements. As part of the Public Improvements, the City will acquire additional Property for City Improvements and, except for any improvements provided by Subdivider or any lot owner, City, at its cost or CDA cost, will design, construct, own, operate, and

maintain, as part of the Public Improvement Redevelopment Project within the Public Improvement Redevelopment Project Area in the vicinity of the transition from mixed use to recreational improvements and such other areas as specified, public improvements or work as preliminarily described or depicted in Exhibits 3-1 and 3-2, and such other work, improvements, or requirements as the City Engineer from time to time may determine necessary or appropriate to carry out this Amendment, the Amended Redevelopment Agreement or the Amended Redevelopment Plan (“Transition Area Public Improvements”); provided, however, construction of public offstreet parking facilities on Lot 7, La Vista City Centre Replat 3 previously was provided under and authorized in connection with the Original Subdivision Agreement. All public improvements, works, and actions as the City Administrator, City Engineer, or her or his designee determines necessary or appropriate to carry out this Amendment, the Amended Redevelopment Agreement, or Amended Redevelopment Plan are authorized. Facilities, features, components, designs, quantities, requirements, and locations of Transition Area Public Improvements to be constructed will be subject to final plans and specifications and any additions, subtractions, or modifications as the City Administrator, City Engineer or her or his designee from time to time determines necessary or appropriate.

i. Additional Property for Public Improvements. The City will acquire additional Property for City Improvements as preliminarily described or depicted in Exhibit 3(i)-1 and such other property, rights, or interests from time to time as the City Administrator or City Engineer or her or his designee from time to time determines necessary or appropriate to carry out this Amendment, the Amended Redevelopment Agreement or the Amended Redevelopment Plan (“Additional Property for Public Improvements”); provided, however, acquisition of property in the vicinity of City Centre Drive previously was provided under and authorized in connection with the Original Subdivision Agreement. Parcels, locations, boundaries, quantities, requirements, and interests of or in Additional Property for Public Improvements will be determined by the City Administrator or City Engineer or her or his designee, subject to final plans, specifications, and surveys, and any additions, subtractions, or modifications as she or he from time to time determines necessary or appropriate to carry out this Amendment, the Amended Redevelopment Agreement or the Amended Redevelopment Plan. Acquisition of Additional Property for Public Improvements, and all acquisitions and conveyances of all property, property rights, title or interests, or portions thereof or therein, that the City Administrator or City Engineer or her or his designee determines are necessary or appropriate to carry out or otherwise in connection with the Transition Area Public Improvements, Public Improvement Redevelopment Project, this Amendment, the Amended Redevelopment Agreement or the Amended Redevelopment Plan, are authorized and deemed to be necessary or incidental to the Public Improvement Redevelopment Project, proper clearance, development, or redevelopment of the substandard and blighted 84th Street Redevelopment Area and eliminating and preventing recurrence of the substandard and blighted Area. Not in limitation of the foregoing provisions of this subsection 3(i), Additional Property for Public Improvements preliminarily described or depicted in Exhibit 3(i)-1 and having a preliminary estimated cost of approximately \$1.1 million (excluding the cost of any such property the acquisition of which previously was authorized in connection with the Original Subdivision

Agreement), plus any additional costs agreed by the City Administrator, City Engineer, or her or his designee, shall be acquired by cash, exchange of property, or such other consideration as determined sufficient consideration by the City Administrator, City Engineer, or her or his designee, pursuant to negotiated agreement or such other method as she or he approves. Provided, City property preliminary described or depicted in Exhibit 3(i)-2 has been taken out of use, no longer is needed by City for public uses, purposes, or plans and shall be available and conveyed in exchange for Additional Property for Public Improvements, along with any other property or consideration as the City Administrator or City Engineer on behalf of the City or CDA designates or determines appropriate. All real property and interests therein to be conveyed in exchange for additional property the City or CDA requires to carry out this Amendment, the Amended Redevelopment Agreement or the Amended Redevelopment Plan is referred to in this Amendment as "Surplus Property". Parcels, locations, boundaries, quantities, requirements, and interests of or in Surplus Property will be determined by the City Administrator or City Engineer or her or his designee, subject to final plans, specifications, and surveys, and any additions, subtractions, or modifications as she or he from time to time determines necessary or appropriate. Conveyance of Surplus Property preliminarily described or depicted in Exhibit 3(i)-2 shall be subject to the condition that such property, together with Lot 13, La Vista City Centre, (such Surplus Property and Lot 13 together, as replatted pursuant to Section 4 below, referred to herein as "Event Venue Property") shall be jointly and solely used for construction, operation, and continued use of and as the Event Venue in accordance with the Amended Redevelopment Plan, which is deemed to be in the public interest and in furtherance of the purposes of the Community Development Law and eliminating and preventing recurrence of the substandard and blighted area; the failure of which condition shall allow the City at its option to resume title to such property. The City by approving this Amendment hereby finds and determines that such Surplus Property is exchanged for fair value for uses in accordance with the Amended Redevelopment Plan, provided, however, the City Administrator or City Engineer, or her or his designee, on behalf of the City shall take into account and give consideration to uses and purposes required by such Amended Redevelopment Plan, restrictions upon, and covenants, conditions, and obligations assumed by the redeveloper of such property, the objectives of such Amended Redevelopment Plan for the prevention of the recurrence of substandard and blighted areas, and any other matters as the City, the City Administrator, City Engineer or its, her or his designee shall specify as being appropriate in the public interest or to carry out the Community Development Law. Other consideration, if any, may include cash at closing at a price per square foot determined by the City Engineer or his designee in accordance with applicable law. In fixing selling prices and any Surplus Property or other consideration to be exchanged for additional property the City or CDA requires to carry out this Amendment, the City Administrator, City Engineer or her or his designee on behalf of the City shall give consideration to appraisals of such property for uses in accordance with the Amended Redevelopment Plan made by land experts employed by the City or CDA. The parties, by executing this Amendment, agree that any Surplus Property or Additional Property for Public Improvements shall be conveyed by warranty deed or other instrument satisfactory to the City Administrator or City Engineer, free of encumbrances except as set forth in this Amendment or otherwise acceptable or approved before closing. Any purchase

agreements, closings, or conveyances for property to be exchanged shall be in, at and on such form, content, times, terms and conditions as satisfactory to the City Administrator or City Engineer, subject to satisfaction of any applicable provisions of the Amended Redevelopment Plan, laws, regulations or other guidance.

ii. Estimated Costs for Transition Area Public Improvements. Preliminary estimated cost of Transition Area Public Improvements is set forth in Exhibit 3(ii), in addition to the cost of Additional Property for Public Improvements, as preliminarily estimated above. Final requirements and costs of the Additional Property for Public Improvements and Transition Area Public Improvements will be subject to (i) approval of the City, or the City Engineer or City Administrator or his or her designee, or otherwise in accordance with any applicable agreement, instrument, laws or regulations, and (ii) final plans, specifications, and any additions, subtractions, or modifications from time to time as the City Engineer, City Administrator, or his or her designee from time to time determines necessary or appropriate.

iii. Notwithstanding anything in this Amendment to the contrary, any requirement with respect to the Public Improvement Redevelopment Project at the election of the City or CDA may be financed, funded, and carried out by the City or CDA based on any authority and utilizing any taxes, funds, sources, resources, authority, or structures whatsoever of or available to the City or CDA under the Community Development Law or any other applicable laws.

4. Replots and Final Plans. A proposed replat in connection with improvements described in this Amendment is attached hereto as Exhibit 4. Improvements described in this Amendment shall be subject to one or more Subsequent Replots as the City Engineer determines necessary or appropriate and approved by the City Council. Replots, final site plans and designs, boundaries, dimensions, components, and features in connection with the Transition Area Public Improvements preliminarily described in this Amendment or other improvements shall be subject to such reviews, approvals or requirements as provided in applicable provisions of this Amendment, the Subdivision Agreement as amended by this Amendment, the Amended Redevelopment Agreement, or applicable laws or regulations, as such Amendment, Subdivision Agreement, Amended Redevelopment Agreement, or laws or regulations might be amended from time to time. Improvements described in this Amendment or the Amended Redevelopment Agreement shall be subject to closing on all real property conveyances in accordance with applicable laws as Subdivider, Event Venue Subdivider, and City Engineer determine necessary or appropriate. Before the City releases any plat or replat for recording, Subdivider or Event Venue Subdivider shall provide for recording all easements that the City or CDA requires, as determined by the City Engineer to his satisfaction. Notwithstanding anything in this Amendment to the contrary, replats, site plans and designs, boundaries, dimensions, components, and features of improvements are preliminarily described in this Amendment and shall be subject to adjustment and finalization as the City Engineer determines necessary or appropriate to carry out the Amended Redevelopment Plan.
5. Subdivider Infrastructure. As part of the Subdivider Shared Infrastructure or Subdivider Public Infrastructure, Subdivider and Event Venue Subdivider at their cost shall design, construct, operate, repair, replace and maintain the additional improvements specified in

Exhibit 5 (“Additional Subdivider Infrastructure Improvements”) as part of Phase I Subdivider Improvements, except to the extent performed by the Association pursuant to the CCRs. A preliminary cost estimate to design and construct said infrastructure improvements is included in Exhibit 5. Before the City releases any plat or replat for recording, Subdivider or Event Venue Subdivider shall provide (i) a copy of the amendment to the CCRs adding responsibilities of the Association with respect to the Additional Subdivider Infrastructure Improvements to the satisfaction of the City Engineer, and (ii) a surety bond satisfactory to the City Engineer in the amount of 110% of the total estimated cost to design and construct Additional Subdivider Infrastructure Improvements.

6. Schedule.

- i. Construction of Event Venue by Event Venue Subdivider, and construction of Transition Area Public Improvements by City, with the exception of Additional Public Parking Facilities on Lot 12, as described in Exhibit 3-2, are anticipated to begin at or about the same time in the first half of 2020. Event Venue Subdivider will complete and open to the public for business the Event Venue, and the City will construct and complete the Transition Area Public Improvements preliminarily described or depicted in Exhibits 3-1 and 3-2 for public use, with the exception of Additional Public Parking Facilities on Lot 12, according to schedules established by the City Engineer and the representative of Event Venue Subdivider in accordance with this Amendment. For this purpose, the representative of Event Venue Subdivider shall be Chris Erickson. Grand Opening will be achieved for the Event Venue no later than Grand Opening of Phase I Subdivider Improvements. Transition Area Public Improvements, with the exception of Additional Public Parking Facilities on Lot 12, shall be substantially completed by City and available for use of the public by the Grand Opening.
- ii. Construction of the Office Building by Subdivider shall begin and be completed and available for occupancy on and within such dates and timeframes as determined by the City Engineer and Subdivider.
- iii. Construction of Additional Public Parking Facilities on Lot 12 will commence upon satisfaction of applicable conditions specified in Exhibit 3-2.
- iv. City, Event Venue Subdivider, and Subdivider will cooperate and coordinate design and phasing of construction of their respective improvements pursuant to this Amendment for the work to be phased, commenced, and completed in an efficient and timely manner in accordance with this Amendment

7. Taxes. CDA in prior actions including Resolution No. 16-084 and Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area (“Amendment No. 1”) found, determined, and designated the 84th Street Redevelopment Area, which includes the Public Improvement Redevelopment Project Area and does not exceed 600 acres, as appropriate for one or more renewal projects, a community redevelopment area, and eligible for imposition of an occupation tax, to be carried out by the City in one or more actions or phases from time to time to specify enhanced employment area boundaries and

levies therein, which findings, determinations, and designations CDA subsequently ratified, affirmed, and approved. CDA and City intend that ultimately each area of the 84th Street Redevelopment Area will be within boundaries of one or more designated enhanced employment areas, with the designations to occur in one or more phases or actions determined by the City in its sole discretion. An initial enhanced employment area described in or determined in accordance with Exhibit 7(1) is approved (“84th Street Enhanced Employment Area 1”), which area includes without limitation the City Centre Property and Event Venue Property. Not in limitation of the foregoing, Subdivider, One Percent, Mammoth, Car Wash, City Centre I, and E&W, each with respect to all real property or interests therein that it now or hereafter directly or indirectly has or owns or shall have or own within such 84th Street Enhanced Employment Area 1, hereby consents and agrees to the designation of boundaries and to designation of 84th Street Enhanced Employment Area 1 as an enhanced employment area. The parties further consent and agree to the classifications of businesses, users of space, or kinds of transactions as reasonable and to the impositions and the levies of general business occupation taxes within 84th Street Enhanced Employment Area 1 as provided in Exhibit 7(2) (“84th Street Enhanced Employment Area 1 GBOT” or “Area 1 GBOT”) for the purpose of paying all or any part of the costs and expenses of any redevelopment project as approved or modified from time to time within 84th Street Enhanced Employment Area 1, including without limitation all costs and expenses of CDA or City in connection with payment, funding, refunding, reimbursing, financing, or refinancing of any costs or expenses previously, currently, or in the future incurred or paid by the City or CDA in connection with planning, designing, engineering, legal services, financing, capitalized interest, demolition, development, site acquisition, grading, preparation, utilities, relocations, improvements, construction, maintenance, operations, repairs, replacements, or any other works, expenditures, or undertakings with respect to the Mixed Use Redevelopment Project or Public Improvement Redevelopment Project, as amended from time to time. Proceeds of any such taxes shall be pledged or used in such manner as specified or approved from time by the City Council or City Administrator, or its or her designee. Subdivider, One Percent, Mammoth, Car Wash, City Centre I, and E&W each agrees that (i) further notice or consent of any such party pursuant to Neb. Rev. Stat. section 18-2119(2) or otherwise shall not be required before or otherwise in connection with any action of the City or CDA to adopt, implement or carry out 84th Street Enhanced Employment Area 1, the Area 1 GBOT, or this Section 7, including without limitation, any action to designate the enhanced employment area or to adopt, implement, levy, collect, pledge, apply, or use proceeds of general business occupation taxes, and (ii) it shall not directly or indirectly challenge or contest, or support or encourage any other person or entity to challenge or contest, 84th Street Enhanced Employment Area 1, the Area 1 GBOT, or any such action of City or CDA. Approval of this Amendment by City and approval of the Second Amendment to Redevelopment Agreement by CDA shall be deemed an agreement of City and CDA as to designation of 84th Street Enhanced Employment Area 1 and imposition and levy of the Area 1 GBOT therein, among the other matters set forth in the respective amendments

City Council of City, in connection with approval of Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, determined that applicable requirements of Neb. Rev. Stat. Section 18-2116(2) were satisfied, which determination

the parties hereby ratify, affirm, and approve in connection with this Amendment and designation of 84th Street Enhanced Employment Area 1, based on the following as Subdivider, One Percent, Mammoth, Car Wash, City Centre I, and E&W each represents and warrants to the City, effective as of the date of this Amendment through its recordation with the Sarpy County Register of Deeds:

- a. Together they hold fee title and all other interests of or to all real property within 84th Street Enhanced Employment Area 1, with the exception of utility easements of record, public right of way, or real property owned by the City of La Vista;
- b. New investment within such 84th Street Enhanced Employment Area 1 will result in at least twenty new employees and new investment of at least five million dollars, or otherwise satisfy applicable requirements of Neb. Rev. Stat. Section 18-2116(2); and
- c. Any business within the area described in subsection "a" above that has one hundred thirty-five thousand square feet or more and annual gross sales of ten million dollars or more shall provide an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours per week or more on average and have been employed at least six months.

Except to the limited extent expressly provided in the Initial Redevelopment Agreement with respect to tax increment financing, Subdivider, One Percent, Mammoth, Car Wash, City Centre I, and E&W each agrees that it shall not directly or indirectly challenge or contest, or encourage any other person or entity to challenge or contest, any property tax valuation in the 84th Street Redevelopment Area or City taxes or revenues, including without limitation any general business or other occupation taxes, property taxes, or local option sales taxes. This Section 7 shall supersede and replace provisions of Section 18 of the Original Subdivision Agreement in its entirety, and this Amendment shall be recorded, shall survive all closings, and shall be binding on all City Centre Property and Event Venue Property, and all rights or interests therein, and on Subdivider, One Percent, Mammoth, Car Wash, City Centre I, and E&W, and each of them and their respective successors and assigns.

8. Further Actions. The parties will cooperate in such conveyances, replats, and other actions with respect to real property, improvements, and matters described in this Amendment, on terms satisfactory to the parties involved in the conveyances and other actions, and satisfaction of the City with respect to any replats, and in accordance with applicable laws and regulations, with any conveyances of real property to be by equivalent exchanges or other sufficient consideration as agreed, subject to satisfaction of any applicable statutory procedures, conditions, or other requirements.

9. Other.

- a) All provisions of the Subdivision Agreement shall be deemed revised, modified, and amended to be consistent with the provisions of this Amendment, and the provisions of this Amendment supersede and control over any provisions of the Subdivision Agreement that are contrary to or inconsistent with this Amendment. Except as modified by this Amendment, terms and conditions of the Subdivision Agreement shall continue in effect. In the event of any inconsistencies between the terms of this Amendment and any terms of the Subdivision Agreement, the terms of this Amendment shall govern and control.

- b) "Lot" or "Lots" shall mean and refer to Lots 1 through 17 and Outlots A through C, La Vista City Centre, as originally platted, or as subsequently replatted pursuant to Replat 1, Replat 2, Replat 3, or any further replats from time to time approved by the City and recorded in Sarpy County.
- c) Notwithstanding anything in this Amendment, Amended Redevelopment Plan or Amended Redevelopment Agreement to the contrary, all improvements and all acquisitions and conveyances of all real property and interests therein as the City from time to time determines necessary or appropriate to carry out this Amendment, the Amended Redevelopment Agreement, or Amended Redevelopment Plan are authorized and approved, including, without limitation, the Transition Area Public Improvements and acquisitions and conveyances of Additional Property for Public Improvements, Surplus Property, or other property or interests as determined or agreed by the City or CDA, subject to such surveys, requirements, consideration, and terms and conditions as the City or CDA determines necessary or appropriate.
- d) Obligations of the City to acquire Additional Property for Public Improvements or commence or construct Transition Area Public Improvements will be subject to Event Venue Subdivider and Subdivider providing Financial Commitments, Financial Information, and Commitments in connection with the Event Venue and Office Building to the satisfaction of the City Administrator or her designee.
- e) Phase I Improvements are deemed modified consistent with this Amendment.
- f) All modifications, additions, and subtractions of and to the Public Improvement Redevelopment Project and corresponding redevelopment plan for public improvements in the Public Improvement Redevelopment Project Area, and contemplating and including all actions and participation of the City or CDA as provided herein or subsequently determined by the City or CDA necessary or appropriate to carry out the project or plan, to the fullest extent permitted by applicable law, are hereby made, authorized and approved. Not in limitation of the foregoing, City and CDA, for itself or on behalf of the other, each shall be authorized to take any action as necessary or appropriate for the Public Improvement Redevelopment Project, including without limitation, acquisition, construction, or funding of any other public improvements within the Public Improvement Redevelopment Project Area. Any easements granted by any party under or pursuant to the Subdivision Agreement or Redevelopment Agreement shall be deemed modified, amended, and extended to include such easements with respect to such property within the Public Improvement Redevelopment Project Area or Mixed Use Redevelopment Project Area as the parties determine necessary to carry out this Amendment, the Amended Redevelopment Agreement, Amended Subdivision Agreement, or Amended Redevelopment Plan.
- g) Boundaries of the Public Improvement Redevelopment Project Area. Boundaries of the Public Improvement Redevelopment Project Area are the same as set forth in the Redevelopment Plan. Parts of the Public Improvement Redevelopment Project Area involved in the Transition Area Public Improvements pursuant to this Amendment are

depicted in Exhibit 9(g), and shall include such other areas in the vicinity that the City Engineer or his designee determines necessary or appropriate for such improvements.

- h) Map Showing Existing Conditions and Uses. A map and description of existing conditions and uses of real property in the Public Improvement Redevelopment Project Area are provided in the Redevelopment Plan. A map showing existing conditions and uses of parts of the Public Improvement Redevelopment Project Area involved in the Transition Area Public Improvements pursuant to this Amendment is provided in Exhibit 9(h), and generally includes areas recently cleared of obsolete and deteriorating improvements in the vicinity of northern areas of the former Brentwood Crossing shopping center and southern portions of the former City golf course.
- i) Land-Use Plan Showing Proposed Uses of the Area. A preliminary land-use plan showing potential uses of the Public Improvement Redevelopment Project Area after redevelopment is contained in the Redevelopment Plan. A preliminary land-use plan showing proposed uses of parts of the Public Improvement Redevelopment Project Area involved in this Amendment is provided in Exhibit 9(i). The uses, as modified by this Amendment, will be consistent with the vision and long term plans of the City, and the type of project and its proximity to Nebraska State Highway 85, Harrison Street, Giles Road, and connectivity to other major streets and I-80 will facilitate commuting and enhance the opportunity for further development and use of public transportation for residents and visitors to and from the area and other parts of the metro area. The final land-use plan and uses of such areas, including any additions, subtractions, or changes from time to time, shall be as approved by the City or CDA or its designee.
- j) Standards of Population Densities, Land Coverage, and Building Intensities. Standards of population densities, land coverage and building requirements, intensities, and densities in the Public Improvement Redevelopment Project Area after redevelopment, including without limitation parts of the Public Improvement Redevelopment Project Area involved in this Amendment, to the extent not specified elsewhere in the Amended Redevelopment Plan or this Amendment, will be defined and enforced by, and in accordance with the Zoning and Subdivision Regulations of the City of La Vista, as periodically amended, which are incorporated herein by this reference.
- k) Statement of Proposed Changes in Zoning, Streets, or Building Codes. The proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes or ordinances, or planning changes are preliminarily projected in the Redevelopment Plan. Proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes or ordinances, or planning changes in connection with Transition Area Public Improvements or this Amendment are preliminarily projected to include the changes described or depicted in Exhibit 9(k). Except as may be provided elsewhere in this Amendment, the Amended Redevelopment Plan, or by agreement of the CDA and Redeveloper in a redevelopment contract, or by the City in any other agreement or action, changes are not otherwise being proposed at this time to building codes or ordinances or planning. That being said, if any changes subsequently are determined by the City or CDA to be necessary or appropriate to carry

out this Amendment and parts of the projects approved herein, the City or CDA would take such actions as necessary or appropriate to make the changes. All final changes with respect to matters described in this subsection (k), or any subsequent additions, subtractions, or changes from time to time, will be subject to approval of the City or CDA or its designee.

- l) Site Plan of Public Improvement Redevelopment Project Area. A preliminary site plan of the Public Improvement Redevelopment Project Area is contained in the Redevelopment Plan. A preliminary site plan including parts of the Public Improvement Redevelopment Project Area involved in this Amendment is contained in Exhibit 9(l). The final site plan, including any additions, subtractions, or changes from time to time, will be subject to approval of the City or CDA or its designee.
- m) Statement of Additional Public Facilities or Utilities. The kind and number of additional public facilities or utilities which will be required to support the new land uses in the Public Improvement Redevelopment Project Area after redevelopment are preliminarily projected in the Redevelopment Plan. The kind and number of additional public facilities or utilities which will be required to support the new land uses in parts of the Public Improvement Redevelopment Project Area involved in this Amendment after redevelopment are preliminarily projected to include facilities and utilities described or depicted in Exhibit 9(m). The final public facilities or utilities will be subject any additions, subtractions, or changes as the City Administrator, City Engineer, or her or his designee from time to time determines necessary or appropriate.
- n) Building Requirements. Except as otherwise provided by agreement of the CDA and Redeveloper in accordance with the Amended Redevelopment Agreement or any other redevelopment contract, building requirements applicable to the project shall be as set forth in zoning and subdivision regulations and building and other codes of the City of La Vista, as enacted or amended from time to time.
- o) Subject to any changes to zoning or the future zoning map described in or in connection with this Amendment, the Amended Redevelopment Agreement, or Amended Redevelopment Plan, zoning of the Property is consistent with the Future Zoning Map and accommodates the Public Improvement Redevelopment Project, as modified by this Amendment, and the Future Zoning Map generally is in conformance with the Comprehensive Plan, subject to adoption of an amendment to incorporate the Amended Redevelopment Plan, and specifically the Future Land Use Map.
- p) This Amendment shall be subject to and carried out in accordance with the Amended Redevelopment Plan.
- q) Improvements described in this Amendment shall be in addition to other improvements described in the Subdivision Agreement.
- r) This Amendment shall be subject to definitive documents satisfactory to the parties to such documents, and conditioned on
 - i) Grant of \$3.0 million or such other amount determined by the City, awarded and

distributed under the City's Economic Development Program in such form and on such terms and conditions as approved by the City, to or for the benefit of Event Venue Subdivider or any related entity for the Event Venue, subject to compliance with any applicable procedural or other requirements and a perpetual right of City or its designee to use the Event Venue each calendar year on days that events are not previously scheduled for events of Event Venue Subdivider, for a total of not less than ten days per year, fully staffed by Event Venue Subdivider and at no cost or expense to City or its designee, except actual costs of entertainment and labor, and no markup or profit. If ticket services are used for such events, Event Venue Subdivider will provide ticket services at no cost or additional charge to City, its designee, or attendees. Such right of use by the City or its designee will be subject to any additional requirements specified in connection with the grant or as agreed in writing by the City and Event Venue Subdivider. Designated representatives of Event Venue Subdivider and City, no later than thirty days after this Amendment is executed, will develop a process for identifying and reserving dates of use each year pursuant to this subsection that is satisfactory to such representatives, which process will be subject to revision from time to time as the representatives mutually agree; and

ii) Satisfaction of applicable processes and requirements of applicable laws and regulations with respect to the matters described in this Amendment.

s) Notwithstanding anything in this Amendment to the contrary:

- (1) Locations, parcels, replats, site plans and designs, boundaries, dimensions, components, requirements, specifications, and features of property or improvements described in this Amendment are preliminary and shall be subject to such additions, subtractions, modifications, and finalization and approval as the City Administrator, City Engineer or her or his designee determines necessary or appropriate to carry out this Amendment, the Amended Redevelopment Agreement, or the Amended Redevelopment Plan; and
- (2) The City, in addition to authority under the Community Development Law, has independent statutory powers and authority to finance, fund, or pay for improvements or work pursuant to other provisions of the Nebraska Statutes, including without limitation redevelopment and public infrastructure projects, work or improvements pursuant to Neb. Rev. Stat. Section 19-3301 et seq, 66-4,101, and 77-27,142, the Community Development Law, and provisions of Chapters 13, 16, 18, or 19. The City intends and shall be authorized to exercise its statutory powers and authority, independently or in conjunction with any powers or authority of the City under the Community Development Law, to the fullest extent as it determines necessary or appropriate to finance, construct or pay for facilities, improvements, works, costs, or expenses, or to facilitate, assist, perform, or otherwise carry out this Amendment, the Amended Redevelopment Plan, or otherwise for public purposes in or benefiting the 84th Street Redevelopment Area. The CDA also shall be authorized to exercise all statutory powers and authority to carry out this Amendment, the Amended Redevelopment Plan, or otherwise for public purposes in or benefiting the 84th Street Redevelopment Area. CDA's role, if any, in financing or paying any costs or expenses shall be as approved by the CDA, subject to such review and approval of the City as may be specified from time to time by

the City Council. Not in limitation of the foregoing or any powers pursuant to applicable law, City or CDA shall be authorized to issue bonds stating or pledging occupation taxes described in Neb. Rev. Stat. Section 18-2142.02, or any other revenues or sources, as an available source of payment, and to pay or reimburse any prior or future costs or expenses of City or CDA pursuant to this Amendment or the Amended Redevelopment Plan, Subdivision Agreement (as amended), or Amended Redevelopment Agreement, as amended from time to time, on such terms and conditions as the City or CDA determines satisfactory in accordance with applicable laws. Any such bond is authorized by the City or CDA to facilitate, aid in financing, finance, reimburse, or fund the redevelopment projects, improvements, works, costs, or expenses under this Amendment or the Amended Redevelopment Plan, Amended Redevelopment Agreement, or Subdivision Agreement, as amended from time to time.

- t) This Amendment has been authorized, issued, and entered into by the City to provide or aid in financing for an approved redevelopment project. For purposes of the preceding sentence, “financing” includes without limitation funding.
- u) This Amendment and the agreements and understandings herein constitute covenants running with the land, shall survive all closings, and shall be binding upon the parties and their respective successors, heirs and assigns, lenders, mortgagees, tenants, transferees or any other persons or entities gaining or claiming any interest or lien within the Public Improvement Redevelopment Project Area or Mixed Use Redevelopment Project Area, including without limitation City Centre Property and Event Venue Property, as either Area shall be modified pursuant to this Amendment, the Amended Redevelopment Agreement, Amended Redevelopment Plan, or otherwise from time to time. Immediately after this Amendment is executed, Subdivider shall record it with the Sarpy County Register of Deeds with respect to all real property or interests therein then or thereafter directly or indirectly owned, held, or controlled by Subdivider, One Percent, Mammoth, Car Wash, City Centre I, or E&W, or by any affiliated person or entity, within the Public Improvement Redevelopment Project Area or Mixed Use Redevelopment Project Area, as modified pursuant to this Amendment or the Amended Redevelopment Agreement, including without limitation City Centre Property and Event Venue Property.
- v) Recitals at the beginning of this Amendment and all documents, instruments, and Exhibits referenced in this Amendment are incorporated into this Amendment by reference.
- w) Headings are for convenience only and shall not be used in construing meaning.
- x) Subdivider, One Percent, Mammoth, Car Wash, City Centre I, and E&W each consents and agrees to, and agrees to be bound by, this Amendment and the Subdivision Agreement as modified by this Amendment, as well as the Amended Redevelopment Plan and the Amended Redevelopment Agreement.
- y) This Amendment may be executed in any number of counterparts, each of which shall be an original and all of which counterparts together shall constitute one and the same instrument.

- z) Subdivider, One Percent, Mammoth and any entities formed in connection with the Event Venue shall be jointly and severally liable with respect to obligations, requirements, and performance applicable to Event Venue or Event Venue Subdivider.
- aa) This Amendment shall be subject to consent of all tenants and holders of security interests with respect to any party's interest in real property in 84th Street Enhanced Employment Area 1, substantially in form and content of the Tenant/Secured Party Consent below, unless otherwise determined by the City Administrator of the City of La Vista or her designee.
- bb) Authorized Representative - Event Venue Subdivider. The authorized representative and address of Event Venue Subdivider for purposes of notice shall be Subdivider at the address specified in the Original Subdivision Agreement.
- cc) Effective Date. This Amendment shall be effective on the date of the last party to execute it ("Effective Date").
- dd) Improvements described in this Amendment or in the Second Amendment to Redevelopment Agreement shall be additional and supplemental and shall not reduce, restrict, or limit other improvements prescribed within the Public Improvement Redevelopment Project Area or Mixed Use Redevelopment Project Area.
- ee)

**[Remainder of Page Intentionally Left Blank.
Signature Pages to Follow.]**

CITY OF LA VISTA:

Douglas Kindig, Mayor
City of La Vista

ATTEST:

Pamela A. Buethe, City Clerk, CMC

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

On this ____ day of _____, ____, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista and authorized to act on behalf of the City of La Vista, and the identical persons whose names are affixed to the foregoing Amendment, and acknowledged the execution thereof on behalf of the City to be their voluntary act and deed and the voluntary act and deed of said City.

[Seal]

Notary Public

LA VISTA CITY CENTRE, LLC,
a Nebraska limited liability company

By: _____
Christopher L. Erickson, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, by Christopher L. Erickson, Manager of La Vista City Centre, LLC,
a Nebraska limited liability company, on behalf of said limited liability company.

[Seal]

Notary Public

ONE PERCENT PRODUCTIONS, LLC,
a Nebraska limited liability company

By: _____

By: _____

Its: _____

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by _____, _____ of One Percent
Productions, LLC, a Nebraska limited liability company, on behalf of said limited liability
company.

[Seal]

Notary Public

MAMMOTH, INC.,
a Kansas corporation

By: _____

Name: _____

Its: _____

The foregoing Amendment was acknowledged before me this ____ day of _____, ____ by _____, _____ of Mammoth, Inc., a Kansas corporation, on behalf of said corporation.

[Seal]

Notary Public

LA VISTA CAR WASH LLC,
a Nebraska limited liability company

By: _____
Christopher L. Erickson, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by Christopher L. Erickson, Manager of La Vista Car Wash LLC,
a Nebraska limited liability company, on behalf of said limited liability company.

[Seal]

Notary Public

CITY CENTRE I, LLC,
a Nebraska limited liability company

By: _____
Christopher L. Erickson, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by Christopher L. Erickson, Manager of City Centre I, LLC, a
Nebraska limited liability company, on behalf of said limited liability company.

[Seal]

Notary Public

E&W HOLDINGS, LLC,
a Nebraska limited liability company

La Vista City Centre, LLC, a Nebraska
limited liability company, Sole Member

By: _____
Christopher L. Erickson, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF _____)

The foregoing Amendment was acknowledged before me this ____ day of
_____, ____ by Christopher L. Erickson, Manager of La Vista City Centre, LLC,
a Nebraska limited liability company, and the identical person whose name is affixed to the
foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed,
and the voluntary act and deed of La Vista City Centre, LLC.

[Seal]

Notary Public

TENANT/SECURED PARTY CONSENT

The undersigned, as the holder of a tenant interest or lien ("Tenant/Security Interest") on property within the Public Improvement Redevelopment Project Area ("Leased/Secured Property"), for itself and for all of its successors and assigns, hereby consents and agrees to the Second Amendment to Subdivision Agreement above and execution thereof by the parties, and further consents and agrees that the Tenant/Security Interest and Leased/Secured Property shall be subject to such Second Amendment to Subdivision Agreement.

Dated this _____ day of _____, _____.

_____, a _____

By _____
Its _____

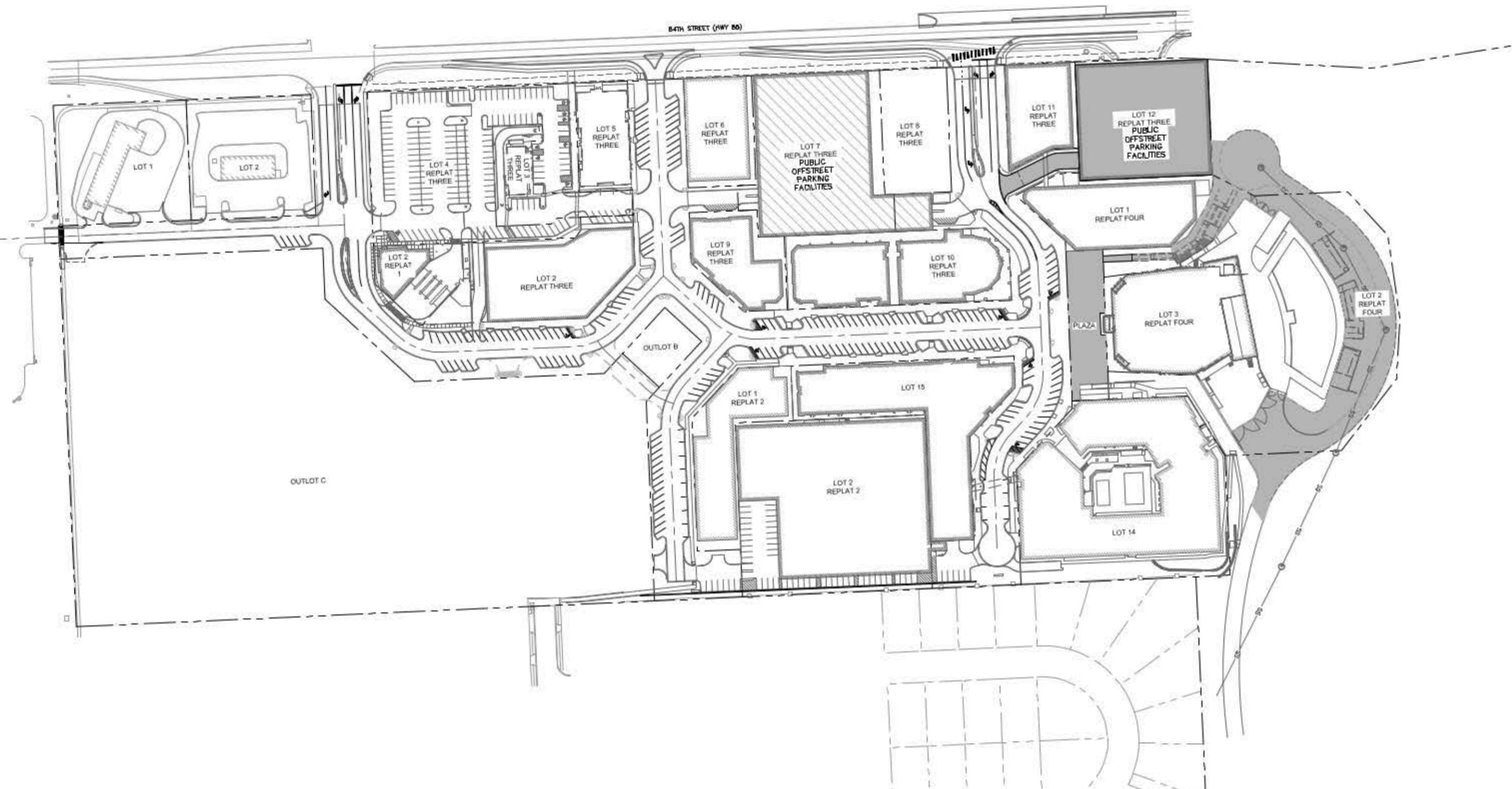
The foregoing Tenant/Secured Party Consent was acknowledged before me this ____ day
of _____, ____ by _____, _____ of
_____, a _____, on behalf of said _____.

Notary Public

Public Improvement Redevelopment Project

**Transition Area Public Improvements Pursuant to Second Amendment to Subdivision
Agreement**

Exhibit 3-1



LEGEND



PUBLIC IMPROVEMENTS



PREVIOUSLY APPROVED PER ORIGINAL SUBDIVISION AGREEMENT

N
NOT TO SCALE

Public Improvement Redevelopment Project
Transition Area Public Improvements Pursuant to Second Amendment to Subdivision
Agreement

Transition Area Public Improvements pursuant to the Second Amendment to the Subdivision Agreement shall include without limitation:

Vicinity of Former Golf Course: Pursuant to City master planning and Amended Redevelopment Plan, the City will continue work and enhancements in the vicinity of the former golf course as it is transformed, including the following, some or all of which may be depicted in Exhibit 3-1:

- Public street, emergency vehicle, and right of way construction and improvements, including sidewalks, on-street or other public parking, lighting and signage within the Public Improvement Redevelopment Project Area
- Public pedestrian ways, stairs, and ramps
- Public plazas, shelters, and recreational, restroom, concession, and other public areas, facilities, or improvements
- Public utilities work or projects, including without limitation, sanitary sewer relocation, sanitary or storm sewer improvements, along with water, power, gas, data, and communication facilities within the Public Improvement Redevelopment Project Area, as the City Engineer determines necessary or appropriate.
- Public streetscape improvements, landscaping improvements, façade enhancements, retaining walls or other retention structures.

Public Offstreet Parking Facilities:

- Construction, as planned, of public offstreet parking garage facilities on Lot 7, La Vista City Centre totaling approximately 485 parking spaces.
- Construction of public offstreet surface parking facilities on Lot 12, La Vista City Centre Replat 3.
- Additional Public Parking Facilities on Lot 12, La Vista City Centre Replat 3. Construction of public offstreet parking garage facilities, increasing total parking on Lot 12, La Vista City Centre Replat 3, to approximately 500 spaces (“Additional Public Parking Facilities on Lot 12”), the timing of which will be determined by the City Administrator and Mayor as they determine necessary or appropriate for safe and uncongested traffic flows through, in and around Nebraska State Highway 85 (84th Street), Harrison Street, Giles Road, and connectivity to I-80 and other parts of the metropolitan area, taking into consideration factors such as a binding lease commitment of an anchor office tenant for a term of 10 or more years for the Office Building, or such other factors as the City Administrator and Mayor in their sole discretion determine appropriate, including for example actual and projected pace and volume of redevelopment, traffic, and visitors in and to the area and surrounding vicinity.

Exhibit 3-2

Exhibit 3-2

Statement of Additional Public Facilities or Utilities

The kind and number of additional public facilities or utilities which will be required to support the new land uses in parts of the Public Involvement Redevelopment Project Area involved in this Amendment after redevelopment will include without limitation:

- Sanitary and storm sewer improvements, along with water, power, gas, data and communication facilities within the Public Involvement Redevelopment Project Area;
- New street construction including sidewalks, on-street or other public parking, lighting and signage within the Public Involvement Redevelopment Area;
- Construction of public parking lots, facilities, and other structures;
- Public streetscape improvements, façade enhancements, landscaping improvements, retention structures, public walkways, plazas, and shelters, and recreational, restroom, concession, and other public facilities or improvements.

Public Improvement Redevelopment Project
Additional Property for Public Improvements

Additional real property needed for Transition Area Public Improvements pursuant to the Second Amendment to Subdivision Agreement is preliminarily described or depicted below, the final locations, quantities, dimensions, and boundaries of which, and of any real property or real property interests to be conveyed by the City in exchange, shall be determined by survey and subject to final design, plans and specifications of such Transition Area Public Improvements, the Event Venue, and Office Building, or other work or improvements, and any additions, subtractions, or modifications, as the City Administrator, City Engineer, or her or his designee determines necessary or appropriate to carry out this Amendment, the Amended Redevelopment Agreement, or Amended Redevelopment Plan.

Exhibit 3(i)-1

PARCELA



(PRIVATE TO PUBLIC)

LEGAL DESCRIPTION

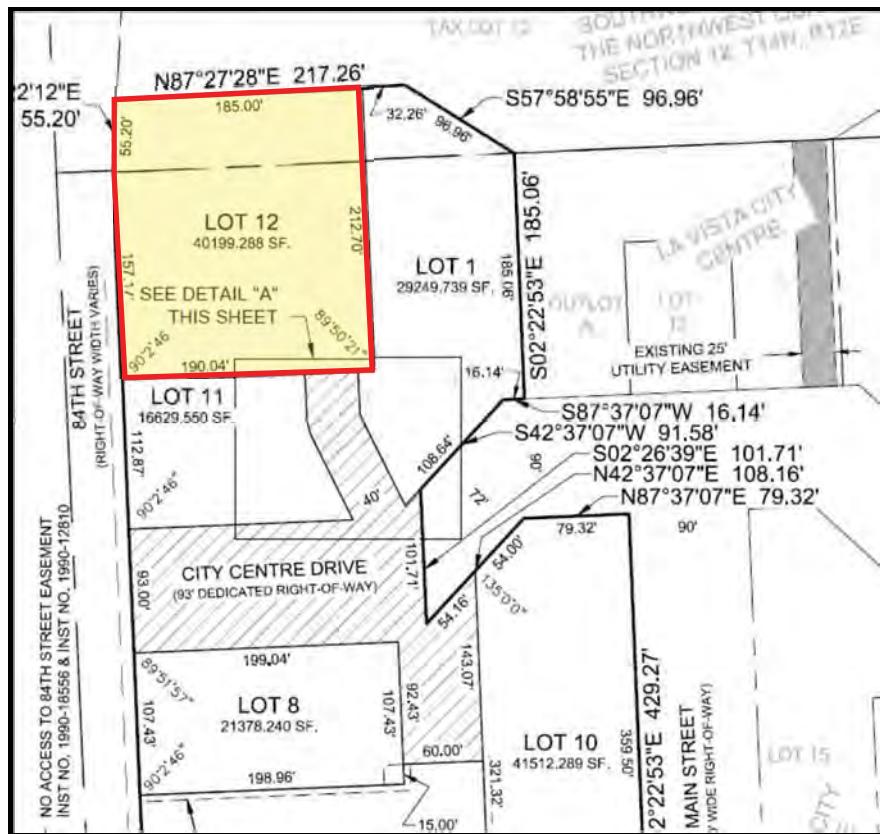
A TRACT OF LAND LOCATED IN CITY CENTRE DRIVE AS DEDICATED BY LA VISTA CITY CENTRE THEATER, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH RIGHT-OF-WAY LINE OF SAID CITY CENTRE DRIVE ON AN ASSUMED BEARING OF S87°37'07"W, 35.08 FEET TO THE POINT OF BEGINNING; THENCE S02°22'53"E, 58.95 FEET; THENCE S87°37'07"W, 80.00 FEET; THENCE N02°22'53"W, 58.95 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) N87°37'07"E, 22.00 FEET; (2) S02°22'53"E, 8.86 FEET; (3) N87°37'07"E, 35.32 FEET; (4) N02°22'53"W, 8.86 FEET; (5) N87°37'07"E, 22.68 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 4,403.31 SQUARE FEET OR 0.101 ACRES, MORE OR LESS.

Exhibit 3(i)-1: Additional Property for Public Improvements

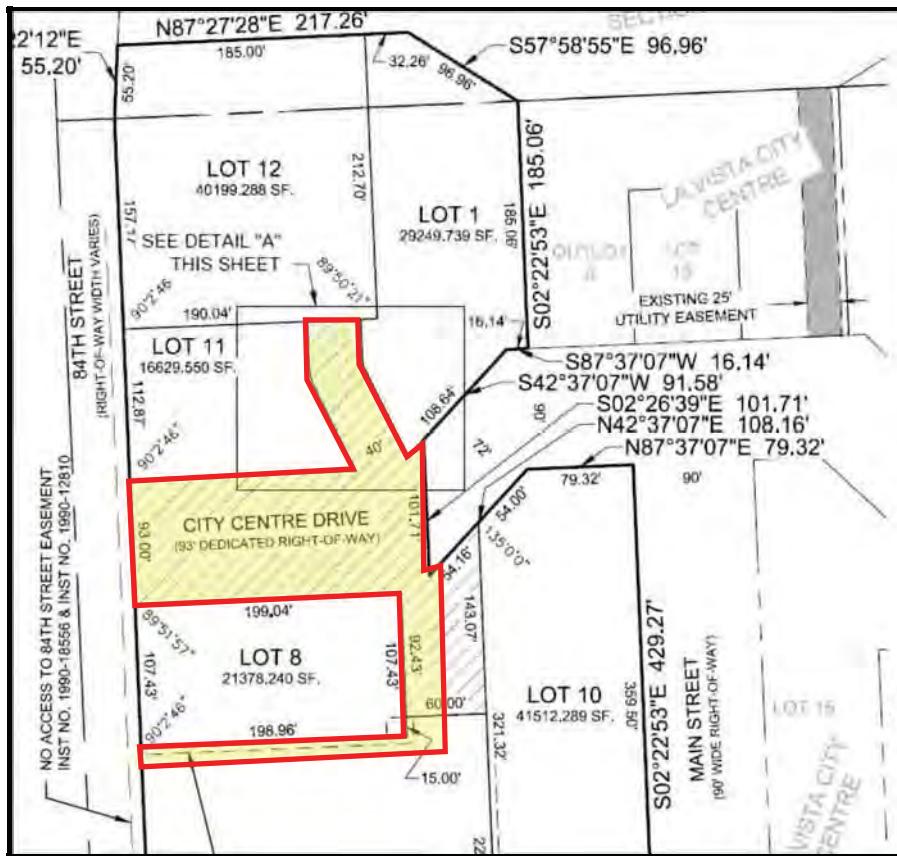
PARCEL B



Lot 12 La Vista City Centre Replat 3, City of La Vista, Sarpy County, NE

Exhibit 3(i)-1: Additional Property for Public Improvements

PARCEL C



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PART OF LOT 7 AND IN A PART OF CITY CENTRE DRIVE AS DEDICATED BY LA VISTA CITY CENTRE REPLAT THREE, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, SAID LA VISTA CITY CENTRE REPLAT THREE, SAID CORNER ALSO BEING A POINT INTERSECTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CITY CENTRE DRIVE AND THE EAST RIGHT-OF-WAY LINE OF 84TH STREET, THENCE ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET EXTEND ON AN ASSUMED BEARING OF N02°25'39"W, 93.00 FEET TO A POINT INTERSECTING SAID 84TH STREET AND THE NORTH RIGHT OF WAY LINE OF SAID CITY CENTRE DRIVE; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF SAID CITY CENTRE DRIVE, N87°37'07"E, 168.88 FEET TO THE SOUTHEAST CORNER OF LOT 11, SAID LA VISTA CITY CENTRE REPLAT THREE; THENCE ON THE EAST LINE OF SAID LOT 11 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) N26°24'28"W, 97.85 FEET TO A POINT OF CURVATURE (2) ON A 45.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 18.87 FEET (LONG CHORD BEARS N14°23'40"W, 18.73 FEET); (3) N02°22'53"W, 32.57 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, SAID LA VISTA CITY CENTRE REPLAT THREE; THENCE ON SAID SOUTH LINE OF LOT 12, N87°37'07"E, 40.00 FEET TO A POINT ON THE WEST LINE OF LOT 1, LA VISTA CITY CENTRE REPLAT FOUR, A PLATTED AND RECORDED SUBDIVISION IN SAID SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 14; THENCE ON SAID WEST LINE OF LOT 1, LA VISTA CITY CENTRE REPLAT FOUR FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) S02°22'53"E, 32.57 FEET TO A POINT OF CURVATURE; (2) ON A 5.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 1.06 FEET (LONG CHORD BEARS S14°23'38"E, 2.08 FEET); (3) S26°24'24"E, 75.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, N42°37'07"E, 17.05 FEET; THENCE S02°26'39"E, 236.49 FEET; THENCE S87°37'07"W, 220.82 FEET TO A POINT ON THE WEST LINE OF LOT 7, SAID LA VISTA CITY CENTRE REPLAT THREE, SAID POINT ALSO BEING ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET N02°22'53"W, 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, LA VISTA CITY CENTRE REPLAT THREE; THENCE ON THE SOUTH LINE OF SAID LOT 8, N87°37'07"E, 198.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, THENCE N02°22'53"W, 107.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE S87°37'07"W, 199.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 31,139.09 SQUARE FEET OR 0.715 ACRES, MORE OR LESS.

* Property previously authorized by Council pursuant to the Subdivision Agreement and Purchase Agreement approved on August 2, 2016.

PARCELD



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN BARMETTLER DRIVE AS DEDICATED BY LA VISTA CITY CENTRE REPLAT THREE, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, SAID LA VISTA CITY CENTRE REPLAT THREE, SAID CORNER ALSO BEING A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF SAID BARMETTLER DRIVE AND THE EAST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF BARMETTLER DRIVE AN ASSUMED BEARING OF N87°37'07"E, 174.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, LA VISTA CITY CENTRE REPLAT THREE; THENCE ON THE EAST LINE OF SAID LOT 6, N02°22'53"W, 79.00 FEET TO A CORNER OF LOT 7, SAID LA VISTA CITY CENTRE REPLAT THREE, SAID CORNER ALSO BEING A POINT ON SAID EAST LINE OF SAID LOT 6; THENCE ON THE SOUTH LINE OF SAID LOT 7 N87°37'07"E, 40.00 FEET TO A CORNER OF SAID LOT 7, SAID CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 9, SAID LA VISTA CITY CENTER REPLAT THREE; THENCE ON SAID WEST LINE OF LOT 9, S02°22'53"E, 99.00 FEET; THENCE S87°37'07"W, 214.70 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET EXTENDED; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET EXTENDED N02°25'39"W, 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 7,454.26 SQUARE FEET OR 0.171 ACRES, MORE OR LESS.

* Property previously authorized by Council pursuant to the Subdivision Agreement and Purchase Agreement approved on August 2, 2016.

PARCELE



(PRIVATE TO PUBLIC)

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN BARMETTLER DRIVE AS DEDICATED BY LA VISTA CITY CENTRE REPLAT THREE, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, SAID LA VISTA CITY CENTRE REPLAT THREE, SAID CORNER ALSO BEING A POINT INTERSECTING THE SOUTH RIGHT-OF-WAY LINE OF SAID BARMETTLER DRIVE AND THE EAST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET EXTEND ON AN ASSUMED BEARING OF N02°25'39"W, 20.00 FEET; THENCE N87°37'07"E, 214.65 FEET; THENCE S02°22'53"E, 20.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF BARMETTLER DRIVE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF BARMETTLER DRIVE S87°37'07"W, 214.63 FEET TO THE POINT OF BEGINNING.

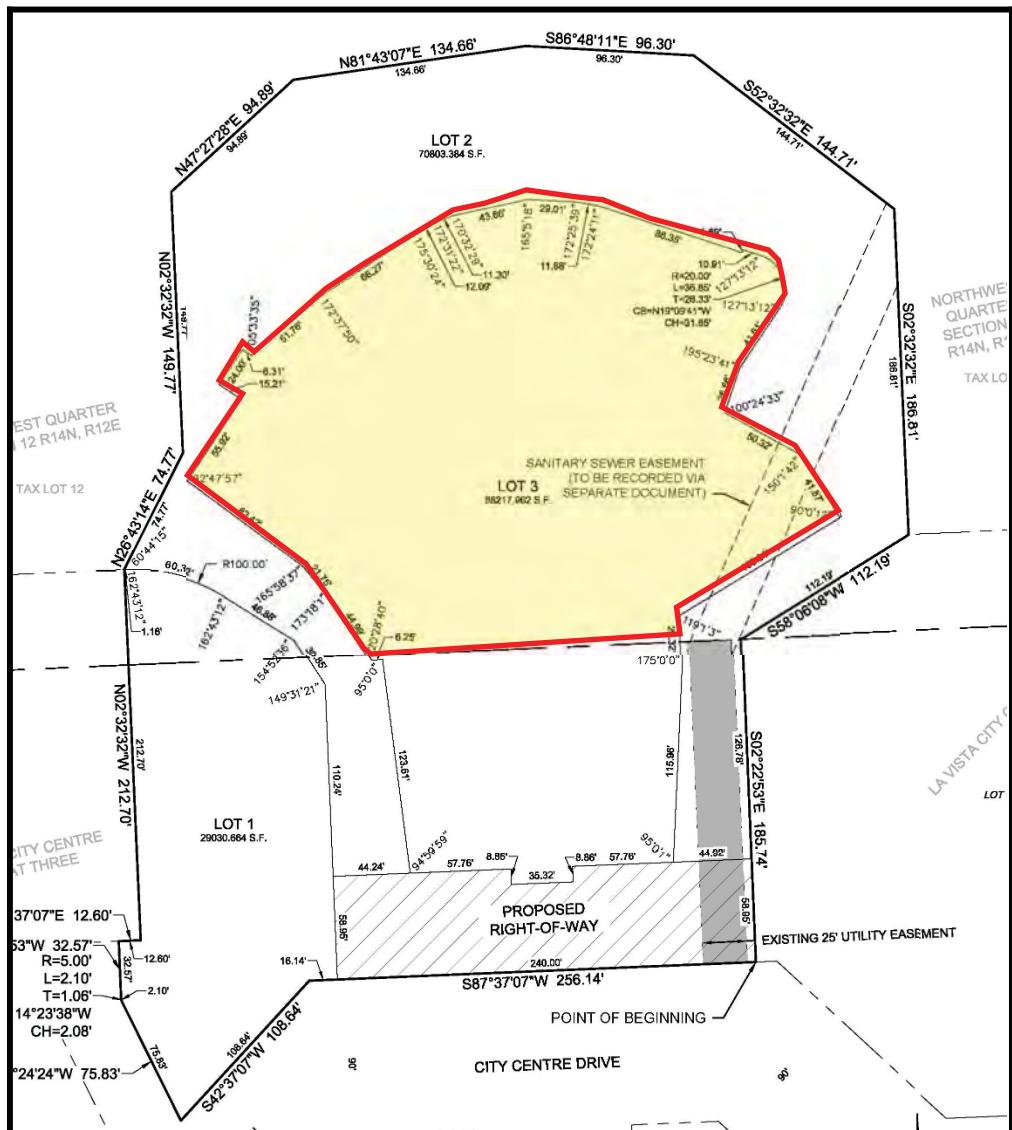
SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 4,292.81 SQUARE FEET OR 0.099 ACRES, MORE OR LESS.

Surplus Parcels

Exhibit 3(i)-2

Exhibit 3(i)-2: Surplus Property

PARCEL 1



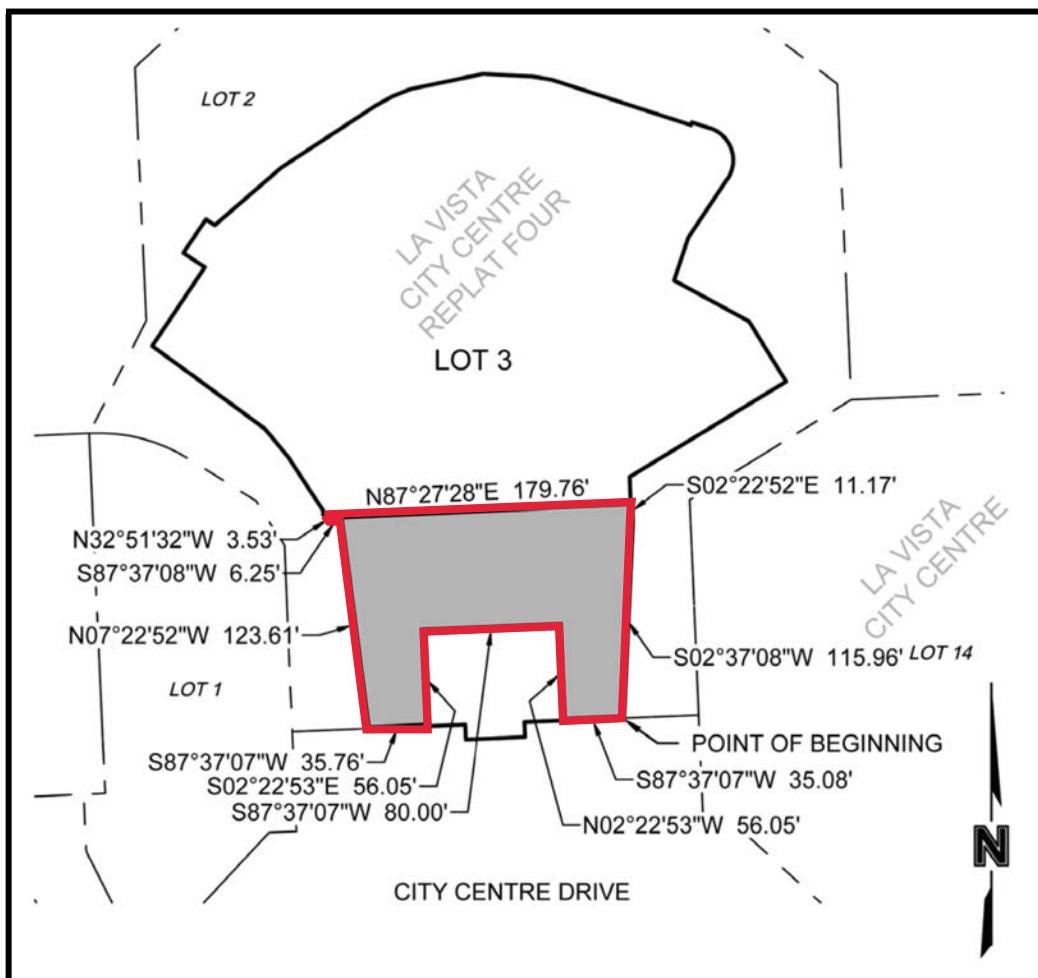
(PUBLIC TO PRIVATE)
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 3, LA VISTA CITY CENTRE THEATER, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ON THE EAST LINE OF SAID LOT 3 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) ON AN ASSUMED BEARING OF N02°37'08"E, 115.98 FEET; (2) N02°22'52"W, 11.16 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID NORTH LINE OF THE SOUTHWEST QUARTER, S87°27'44"W, 179.76 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE ON THE LINE OF LOT 3 FOR THE FOLLOWING TWENTY-FOUR (24) DESCRIBED COURSES: (1) N32°51'32"W, 41.46 FEET; (2) N30°33'31"W, 21.75 FEET; (3) N31°18'46"W, 82.92 FEET; (4) N33°37'10"E, 69.00 FEET; (5) N56°22'50"W, 15.21 FEET; (6) N33°37'10"E, 24.00 FEET; (7) S56°22'50"E, 6.31; (8) N49°10'45"E, 51.76 FEET; (9) N56°32'55"E, 86.27 FEET; (10) N61°02'30"E, 12.09 FEET; (11) N68°31'09"E, 11.30 FEET; (12) N77°58'40"E, 43.08 FEET; (13) S87°06'38"E, 29.01 FEET; (14) S79°32'17"E, 11.88 FEET; (15) S71°56'29"E, 86.35 FEET; (16) N18°03'31"E, 1.69 FEET; (17) S71°56'29"E, 10.91 FEET TO A POINT OF CURVATURE; (18) ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 36.88 FEET (LONG CHORD BEARS S19°06'41"E, 31.85 FEET); (19) S33°37'08"W, 41.61 FEET; (20) S18°13'25"W, 28.66 FEET; (21) S61°22'02"E, 50.32 FEET; (22) S31°23'44"E, 41.87 FEET; (23) S56°38'05"W, 108.01 FEET; (24) S02°22'52"E, 15.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 67,995.01 SQUARE FEET OR 1.561 ACRES, MORE OR LESS.

PARCEL 2



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PART OF LOT 3, LA VISTA CITY CENTRE REPLAT FOUR, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA. EXCEPT THE FOLLOWING TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ON THE SOUTH LINE OF SAID LOT 3 ON AN ASSUMED BEARING OF S87°37'07"W, 35.08 FEET; THENCE N02°22'53"W, 56.05 FEET; THENCE S87°37'07"W, 80.00 FEET; THENCE S02°22'53"E, 56.05 FEET TO A POINT ON SAID SOUTH LINE OF LOT 3; THENCE ON SAID SOUTH LINE OF LOT 3 S87°37'07"W, 35.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON THE WEST LINE OF SAID LOT 3 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) N07°22'52"W, 123.61 FEET; (2) S87°37'08"W, 6.25 FEET; (3) N32°51'32"W, 3.53 FEET; THENCE N87°27'28"E, 179.76 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE ON SAID EAST LINE OF LOT 3 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S02°22'52"E, 11.17 FEET; (2) S02°37'08"W, 115.96 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 16,003.10 SQUARE FEET OR 0.367 ACRES, MORE OR LESS.

Transition Area Public Improvements - Estimated Costs

Exhibit 3(ii)

Exhibit 3ii
Estimated Cost of Additional Public Improvements

Public Improvement	Total
Public Offstreet Surface Parking to be Constructed on Lot 12	467,000
Public Offstreet Parking Facility to be Constructed on Lot 12	14,393,000
Public Street, Plaza, Recreational, Restroom, Concession, Pedestrian, and Other Facilities	9,500,000
	\$ 24,360,000

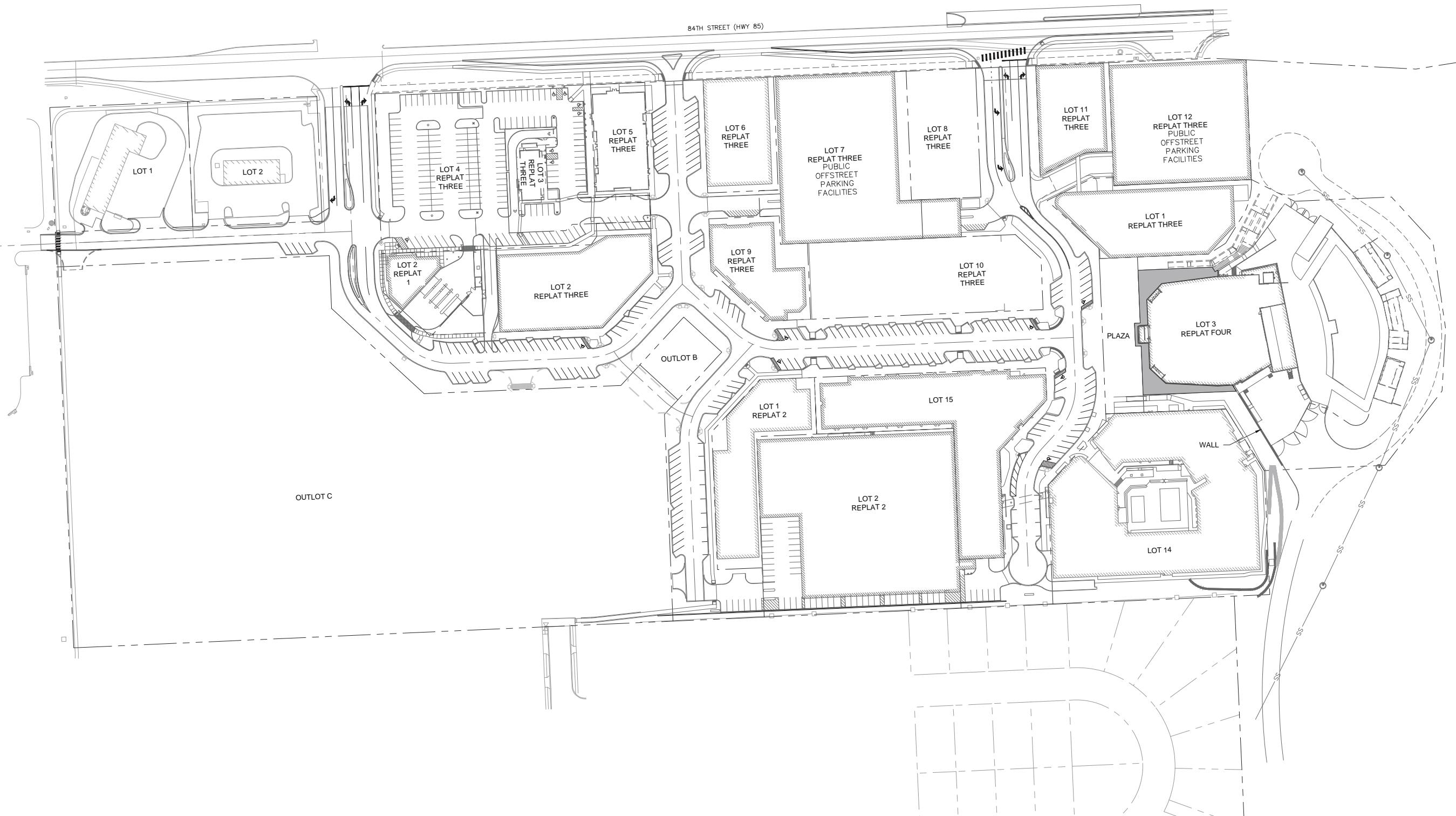
Public Improvement Redevelopment Project

Proposed Replat

Exhibit 4

Public Improvement Redevelopment Project
Subdivider Public Improvements and Subdivider Shared Improvements

Exhibit 5



LEGEND



SUBDIVER IMPROVEMENTS


N
NOT TO SCALE

Exhibit 5

ESTIMATE OF SUBDIVIDER PUBLIC INFRASTRUCTURE

Item Description		Total
SIDEWALKS, SIDEWALK LANSCAPING, STREET FURNITURE	\$	75,000.00
SITE UTILITIES	\$	98,550.00
RETAINING WALL	\$	219,780.00
	Sub Total	\$ 393,330.00
	Contingency	\$ 78,666.00
		\$ 78,666.00
	Net Total Construction	\$ 550,662.00

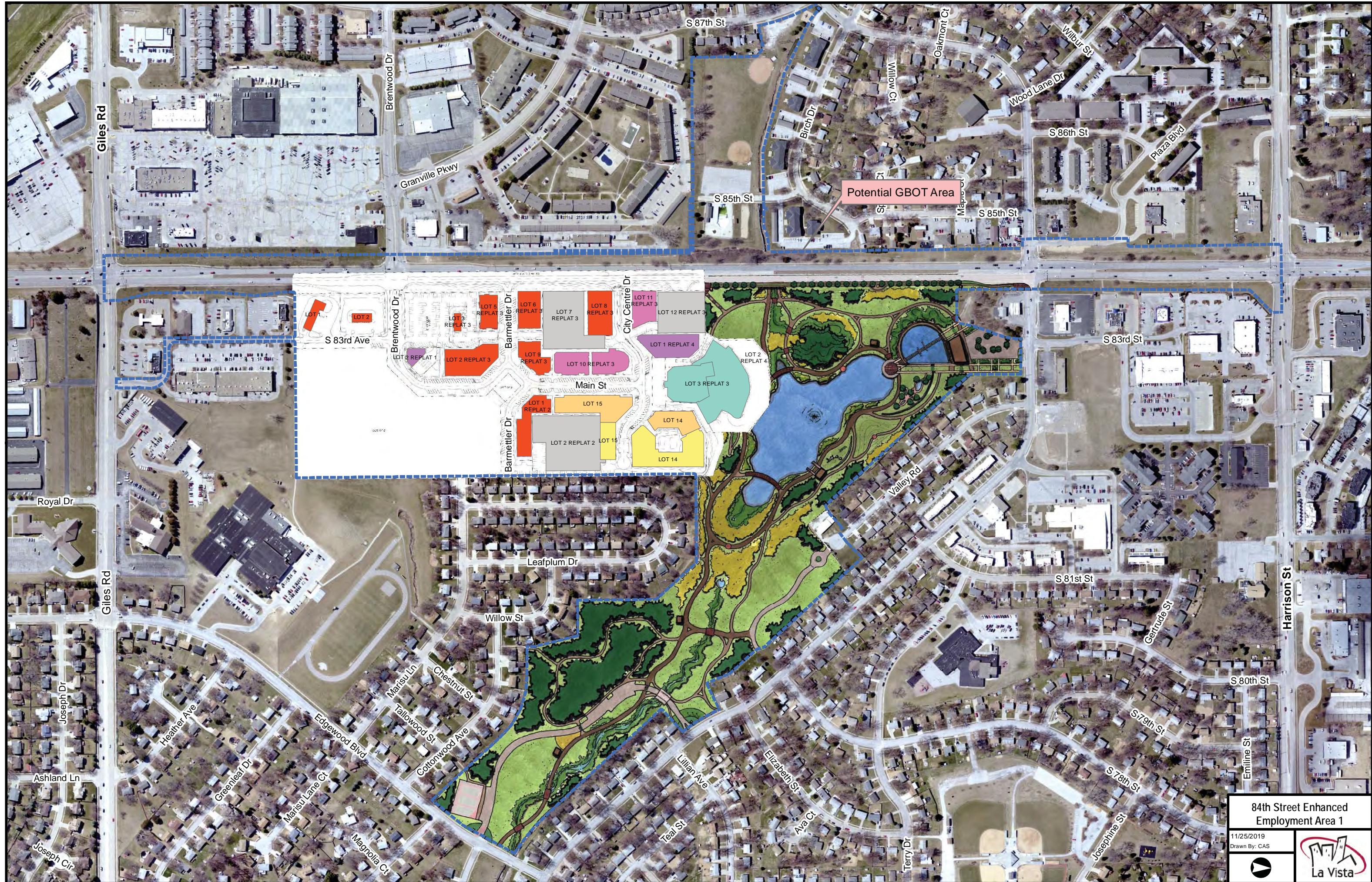
Public Improvement Redevelopment Project

84th Street Enhanced Employment Area 1

Description of 84th Street Enhanced Employment Area 1:

An initial enhanced employment area within the 84th Street Redevelopment Area is preliminarily described or depicted in the attached draft ordinance, the boundaries of which, subject to any additions, subtractions, or modifications as the City determines necessary or appropriate, shall be the boundaries set forth in such ordinance as adopted and approved by the Mayor and City Council of the City ("Final Ordinance").

Exhibit 7-1



Public Improvement Redevelopment Project
84th Street Enhanced Employment Area 1 GBOT

Classifications of Businesses and Users and Area 1 GBOT Rates:

Classifications of businesses and users of space and Area 1 GBOT Rates are preliminarily described or depicted in the draft ordinance attached as Exhibit 7-1 and, subject to any additions, subtractions, or modifications as the City determines necessary or appropriate, shall be the classifications and Area 1 GBOT Rates set forth in such ordinance as adopted and approved by the Mayor and City Council of the City ("Final Ordinance").

Exhibit 7-2

AN ORDINANCE PROVIDING FOR INITIAL GENERAL BUSINESS OCCUPATION TAXES AND ENHANCED EMPLOYMENT AREA OF THE 84TH STREET REDEVELOPMENT AREA; REPEALING CONFLICTING ORDINANCES AND PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, as follows:

- I. Findings and Determinations. The Mayor and City Council hereby find, determine, declare, adopt, and approve as follows:
 - A. Pursuant to the Community Development Law set forth in Sections 18-2101 et seq of Nebraska Statutes ("Act"), including without limitation Neb. Rev. Stat. Section 18-2142.02, and section 113.30 of the La Vista Municipal Code, the City is authorized to levy a general business occupation tax ("GBOT") upon the businesses and users of space within an enhanced employment area for the purpose of paying all or any part of the costs and expenses of any redevelopment project within such enhanced employment area, based on a reasonable classification of businesses, users of space, or kinds of transaction for purposes of imposing such tax.
 1. An enhanced employment area as defined in Neb. Rev. Stat. Section 18-2103(22) includes an area up to 600 acres within a community redevelopment area which is designated by the La Vista Community Development Agency ("Agency") as eligible for the imposition of an occupation tax.
 - a. A community redevelopment area pursuant to Neb. Rev. Stat. Section 18-2103(20) is a substandard and blighted area which the Agency designates as appropriate for a renewal project.
 - b. The City Council in 2012 designated the 84th Street Redevelopment Area as a substandard and blighted area, and the Agency in initially recommending and adopting the Redevelopment Plan "84th Street Redevelopment Area" in 2013 ("Redevelopment Plan") designated the 84th Street Redevelopment Area as appropriate for one or more renewal projects, making it a community redevelopment area, which designation the Agency ratified and affirmed in connection with its approval and recommendation of Amendment No. 1 to the Redevelopment Plan ("Amendment No. 1"). The Agency, in recommending and adopting Amendment No. 1, further designated the 84th Street Redevelopment Area, which does not exceed 600 acres, as eligible for imposition of occupation taxes, to be carried out in one or more actions, enhanced employment areas, occupation taxes, levies or rates as determined by the City from time to time
 2. A redevelopment project is any work or undertaking described in Neb. Rev. Stat. Section 18-2103(12), in one or more community redevelopment areas. Amendment No. 1 as approved by the City included initial Mixed Use Redevelopment Project and Public Improvement Redevelopment Project (together "Projects") within the community development area comprised of the 84th Street Redevelopment Area, which Projects constitute works, undertakings and redevelopment projects pursuant to Neb. Rev. Stat. Section 18-2103(12) to eliminate and prevent recurrence of the substandard and blighted area for the benefit of the City and its residents, businesses, owners, and users of space, including without limitation those in and around the 84th Street Redevelopment Area.

- C. An Agency, pursuant to Neb. Rev. Stat. Section 18-2107(14), is authorized to agree with the City Council for the imposition of an occupation tax for an enhanced employment area pursuant to Neb. Rev. Stat. Section 18-2142.02. The Agency in recommending, and the City Council in approving, Amendment No. 1, agreed to imposition of occupation taxes pursuant to Neb. Rev. Stat. Section 18-2142.02 within boundaries of one or more enhanced employment areas up to the entire 84th Street Redevelopment Area as determined by the City.
- D. It is necessary, desirable, advisable, and in the best interests of the City that an initial enhanced employment area be designated and initial general business occupation tax be imposed on certain businesses and users of space within parts of the community development area comprised of the 84th Street Redevelopment Area for the purpose of paying costs and expenses of redevelopment projects within such area.
- E. An initial enhanced employment area within the 84th Street Redevelopment Area is proposed as described below as 84th Street Enhanced Employment Area 1 or Enhanced Employment Area 1. Redeveloper consented to such designation, which consent will be recorded with respect to redeveloper real estate and shall be binding upon all future owners of such real estate. City Administrator or her designee, based on information Redeveloper provided, advised that new investment within areas included in 84th Street Enhanced Employment Area 1 will satisfy minimum requirements of Neb. Rev. Stat. Section 18-2116(2), which determination is ratified, affirmed, adopted, and approved.
- F. Imposition of an initial general business occupation tax pursuant to Neb. Rev. Stat. Section 18-2142.02 and Municipal Code Section 113.30 is proposed on Event Venue Businesses and Retail Sales Businesses within proposed 84th Street Enhanced Employment Area 1. Event Venue Businesses and Retail Sales Businesses, as described below, are reasonable classifications of businesses, users of space, or kinds of transactions for purposes of the initial general business occupation tax within such area pursuant to this Ordinance.

II. DESIGNATION OF INITIAL ENHANCED EMPLOYMENT AREA. An initial enhanced employment area within the 84th Street Redevelopment Area is hereby designated, established and approved as an initial enhanced employment area within the 84th Street Redevelopment Area, the boundaries of which shall be as follows ("84th Street Enhanced Employment Area 1" or "Enhanced Employment Area 1"):

A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15 BOTH IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ON THE SOUTH LINE OF SAID SECTION 15 ON AN ASSUMED BEARING OF S87°26'31"W, 145.43 FEET; THENCE N02°33'29"W, 79.12 FEET TO A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF GILES ROAD AND THE WEST RIGHT-OF-

WAY LINE OF SOUTH 84TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) N02°08'01"W, 1157.96 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF BRENTWOOD DRIVE; (2) N02°26'33"W, 100.00 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF SAID BRENTWOOD DRIVE; (3) N02°17'47"W, 1310.78 FEET TO THE SOUTHEAST CORNER OF LOT 13, PARK VIEW HEIGHTS, A PLATTED AND RECORDED SUBDIVISION IN SAID WEST HALF OF SECTION 15; THENCE ON THE PROPERTY LINE OF SAID LOT 13, PARK VIEW HEIGHTS FOR THE FOLLOWING TEN (10) DESCRIBED COURSES: (1) S87°20'51"W, 878.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, PARKVIEW HEIGHTS; (2) N02°39'15"W, 297.01 FEET; (3) N53°48'51"W, 40.56 FEET TO THE NORTHEAST CORNER OF LOT 12, SAID PARK VIEW HEIGHTS; (4) AND ON THE NORTH LINE OF SAID LOT 12, PARK VIEW HEIGHTS S76°32'34"W, 106.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, PARKVIEW HEIGHTS, SAID CORNER ALSO BEING A POINT OF CURVATURE ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 87TH STREET; (5) ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH 87TH STREET ON A 920.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 285.18 FEET (LONG CHORD BEARS N22°20'15"W, 284.04 FEET) TO A POINT OF CURVATURE INTERSECTING THE SOUTH RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH 87TH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD; (6) AND ON SAID SOUTH RIGHT OF WAY LINE OF PARK VIEW BOULEVARD ON A 395.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 34.16 FEET (LONG CHORD BEARS N51°34'30"E, 34.14 FEET) TO THE NORTHWEST CORNER OF SAID LOT 13, PARK VIEW HEIGHTS; (7) S53°48'51"E, 70.00 FEET; (8) S66°23'29"E, 266.38 FEET; (9) S76°34'35"E, 354.35 FEET; (10) N87°20'20"E, 448.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, PARK VIEW HEIGHTS, SAID POINT ALSO BEING ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET; THENCE ON SAID WEST RIGHT-OF -WAY LINE OF SOUTH 84TH STREET N02°50'02"W, 1145.76 FEET TO THE NORTHEAST CORNER OF LOT 16A3A, PARK VIEW HEIGHTS, SAID CORNER ALSO BEING A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET AND SAID SOUTH RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD S87°09'44"W, 43.00 FEET; THENCE N02°52'29"W, 487.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PLAZA BOULEVARD, SAID POINT ALSO BEING THE SOUTH LINE OF LOT 159C, SAID PARK VIEW HEIGHTS; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF PLAZA

BOULEVARD N87°07'31"E, 42.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 159C, PARK VIEW HEIGHTS, SAID CORNER ALSO BEING A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF PLAZA BOULEVARD AND SAID WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET N02°53'18"W, 683.60 FEET TO A POINT ON THE NORTH LINE OF SECTION 15; THENCE ON SAID NORTH LINE OF SECTION 15 N87°24'22"E, 145.04 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 14; THENCE ON THE NORTH LINE OF SAID SECTION 14 N87°13'03"E, 173.02 FEET; THENCE S02°46'57"E, 50.10 FEET TO A POINT INTERSECTING THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 84TH STREET, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1, PARSLEY PLACE, A PLATTED AND RECORDED SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) S43°01'11"W, 142.11 FEET; (2) S01°46'17"E, 936.23 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF SAID PARK VIEW BOULEVARD, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1, HOGAN MURPHY PARTNERSHIP ADDITION, A PLATTED AND RECORDED SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 14; (3) S03°06'55"E, 89.66 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET AND SAID SOUTH RIGHT-OF-WAY LINE OF PARK VIEW HEIGHTS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1354, LA VISTA, A PLATTED AND RECORDED SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14; (4) S02°04'54"E, 281.02' TO THE SOUTHWEST CORNER OF SAID LOT 1354, LA VISTA; THENCE ON THE SOUTH LINE OF SAID LOT 1354, LA VISTA N87°21'18"E, 139.23 FEET TO A POINT OF CURVATURE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1354, LA VISTA; THENCE ON THE EAST LINE OF SAID LOT 1354, LA VISTA FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) ON A 675.56 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 171.44 FEET (LONG CHORD BEARS N13°59'15"E, 170.98 FEET TO A POINT OF REVERSE CURVATURE; (2) ON A 290.59 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 120.48 FEET (LONG CHORD BEARS N09°15'52"E, 119.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 1354, LA VISTA, SAID CORNER ALSO BEING ON THE WEST LINE OF PART OF TAX LOT 12 IN SAID WEST HALF OF SECTION 14, SAID CORNER ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD FOR THE FOLLOWING TWO (2) DESCRIBED COURSES:

(1) N04°12'26"W, 5.00 FEET TO THE NORTHWEST CORNER OF SAID PART OF TAX LOT 12; (2) N87°25'37"E, 170.40 FEET TO THE NORTHEAST CORNER OF SAID PART OF TAX LOT 12; THENCE ON THE EAST LINE OF SAID PART OF TAX LOT 12 FOR THE FOLLOWING TEN (10) DESCRIBED COURSES: (1) S01°31'54"E, 233.44 FEET; (2) S44°18'08"E, 870.35 FEET TO THE SOUTHWEST CORNER OF LOT 1339, SAID LA VISTA, TO A POINT OF CURVATURE; (3) ON THE SOUTH LINE OF SAID LOT 1339 ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 55.92 FEET (LONG CHORD BEARS N54°44'24"E, 55.70 FEET); (4) CONTINUING ON SAID SOUTH LINE OF LOT 1339 N45°23'01"E, 70.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1339, LA VISTA, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF VALLEY ROAD; (5) N70°36'55"E, 55.18 FEET TO THE SOUTHWEST CORNER OF LOT 1312, SAID LA VISTA, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF VALLEY ROAD; (6) ON THE SOUTH LINE OF SAID LOT 1312, LA VISTA N46°10'41"E, 109.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1312, LA VISTA; (7) S44°17'22"E, 604.78 FEET TO THE SOUTHWEST CORNER OF LOT 1301, LA VISTA, SAID CORNER ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTH 78TH STREET; (8) S18°01'40"E, 33.70 FEET; (9) S44°17'20"E, 163.60 FEET; (10) S24°23'26"E, 106.70 FEET TO THE SOUTHWEST CORNER OF LOT 883, SAID LA VISTA; THENCE ON THE SOUTH LINE OF SAID LOT 883, LA VISTA N62°00'29"E, 130.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 883, LA VISTA, TO A POINT OF CURVATURE, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF PARK VIEW BOULEVARD; THENCE ON A 770.10 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 205.19 FEET (LONG CHORD BEARS S33°12'28"E, 204.58 FEET TO THE NORTHEAST CORNER OF LOT 887, SAID LA VISTA; THENCE ON THE NORTH LINE OF SAID LOT 887, LA VISTA S45°26'42"W, 138.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 887, LA VISTA; THENCE S44°34'13"E, 701.84 FEET TO A POINT OF CURVATURE; THENCE ON A 802.72 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 223.66 FEET (LONG CHORD BEARS S52°33'08"E, 222.94 FEET) TO THE SOUTHEAST CORNER OF TAX LOT 13, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 901, SAID LA VISTA, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF EDGEWATER BOULEVARD; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF EDGEWATER BOULEVARD FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) S25°38'39"W, 189.83 FEET TO A POINT OF CURVATURE; (2) ON A 813.58 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 177.49 FEET (LONG CHORD BEARS S31°53'38"W, 177.14 FEET); (3) S38°10'24"W, 89.63 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 13, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 64, BRIARWOOD, A PLATTED AND RECORDED SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14; THENCE ON THE WEST LINE OF SAID TAX LOT 13 FOR THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: (1) N44°33'36"W, 419.01 FEET TO THE NORTHEAST CORNER OF LOT 59, SAID BRIARWOOD; (2) N49°03'53"W, 79.34 FEET TO THE NORTHEAST CORNER OF LOT 58, SAID BRIARWOOD; (3) N62°33'23"W, 79.53 FEET TO THE NORTHEAST CORNER OF LOT 57, SAID BRIARWOOD; (4) N74°33'19"W, 79.53 FEET TO THE NORTHWEST CORNER OF LOT 56, SAID BRIARWOOD; (5) N88°02'50"W, 79.34 FEET TO THE NORTHWEST CORNER OF LOT 55, SAID BRIARWOOD; (6) S87°26'54"W, 130.00 FEET TO THE NORTHWEST CORNER OF OUTLOT 3, SAID BRIARWOOD; (7) N02°33'06"W, 41.12 FEET TO THE NORTHEAST CORNER OF LOT 51, SAID BRIARWOOD; (8) N16°59'21"W, 85.95 FEET TO THE NORTHEAST CORNER OF LOT 50, SAID BRIARWOOD; (9) N14°23'31"W, 107.46 FEET TO THE NORTHEAST CORNER OF LOT 49, SAID BRIARWOOD; (10) S87°23'06"W, 161.36 FEET TO THE SOUTHEAST CORNER OF LOT 45, SAID BRIARWOOD; (11) N02°44'58"W, 357.91 FEET TO A CORNER OF LOT 40, SAID BRIARWOOD; THENCE ON THE SOUTH LINE OF SAID PART OF TAX LOT 12 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N44°34'52"W, 242.04 FEET TO A CORNER OF LOT 38, SAID BRIARWOOD, SAID CORNER ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; (2) ON SAID SOUTH LINE OF THE NORTHWEST QUARTER S87°29'05"W, 386.87 FEET TO A CORNER OF LOT 34, SAID BRIARWOOD, SAID CORNER ALSO BEING ON THE WEST LINE OF LOT 14, LA VISTA CITY CENTRE, A PLATTED AND RECORDED SUBDIVISION IN THE SAID WEST HALF OF SECTION 14; THENCE S02°33'02"E, 1794.49 FEET TO THE SOUTHEAST CORNER OF OUTLOT C, SAID LA VISTA CITY CENTRE; THENCE ON THE SOUTH LINE OF SAID OUTLOT C, LA VISTA CITY CENTRE S87°27'29"W, 610.91 FEET; THENCE S02°32'31"E, 547.70 FEET; THENCE N87°27'29"E, 95.49 FEET TO A POINT OF CURVATURE; THENCE ON A 106.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 166.66 FEET (LONG CHORD BEARS S47°30'02"E, 150.02 FEET; THENCE S02°27'31"E, 21.93 FEET TO A POINT OF CURVATURE ON THE EAST LINE OF LOT 4, WILTHAM PLACE REPLAT 1, A PLATTED AND RECORDED SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14; THENCE ON A 470.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 130.16 FEET (LONG CHORD BEARS S05°30'56"W, 129.75 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 4, WILTHAM PLACE REPLAT 1, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF GILES ROAD; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF GILES ROAD S87°32'29"W, 33.00 FEET; THENCE N02°27'31"W, 193.72 FEET TO A POINT OF CURVATURE; THENCE ON A 70.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 38.20 FEET (LONG CHORD BEARS N47°19'20"W, 37.73 FEET); THENCE S87°27'29"W, 159.98 FEET;

THENCE N02°32'31"W, 583.71 FEET TO A POINT ON THE NORTH LINE OF LOT 3, SAID WILTHAM PLACE REPLAT 1; THENCE ON SAID NORTH LINE OF LOT 3, WILTHAM PLACE REPLAT 1 S87°27'29"W, 188.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, WILTHAM PLACE REPLAT 1, SAID CORNER ALSO BEING ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES: (1) S02°27'02"E, 37.18 FEET; (2) S09°08'40"E, 132.73 FEET; (3) S02°37'19"W, 168.73 FEET; (4) S02°32'24"E, 55.60 FEET; (5) S02°35'44"E, 156.04 FEET; (6) S02°27'16"E, 88.34 FEET; (7) S15°45'55"E, 140.41 FEET TO THE SOUTHWEST CORNER OF LOT 1, WILTHAM PLACE, A PLATTED AND RECORDED SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14; THENCE S02°29'13"E, 80.08 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 14; THENCE ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 S87°30'47"W, 70.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 5,068,281.98 SQUARE FEET OF 116.352 ACRES, MORE OR LESS.

III. CLASSIFICATIONS OF BUSINESSES, USERS OF SPACE, OR KINDS OF TRANSACTIONS. The following classifications of businesses, users of space, or kinds of transactions are found and determined to be reasonable and hereby established for purposes of imposing and levying the initial general business occupation tax on businesses and users of space within Enhanced Employment Area 1 pursuant to this Ordinance:

- A. Event Business, which means presenting, producing, or otherwise providing, offering or engaging in any performances, functions, events, or activities for admissions, fees, or other consideration within Enhanced Employment Area 1; and
- B. Retail Sales Business, which means engaging in retail sales within Enhanced Employment Area 1, as "retail sales" is defined in the Nebraska Revenue Act of 1967, as amended from time to time.

If a business or user of space engages in more than one Event Business or Retail Sales Business within Enhanced Employment Area 1, the Area 1 GBOT shall apply and be determined and due and owing to the City with respect to each Event Business or Retail Sales Business.

IV. GENERAL BUSINESS OCCUPATION TAX LEVY

- A. On and after the Effective Date, the City, in addition to any other applicable occupation, sales or other taxes imposed by the City from time to time, hereby imposes and levies the following general business occupation tax ("84th Street Enhanced Employment Area 1 GBOT" or "Area 1 GBOT") on all persons engaged in an Event Business or a Retail Sales Business within 84th Street Enhanced Employment Area 1, the amount of which Area 1 GBOT shall be determined as follows:

<u>Classification of Business</u>	<u>Area 1 GBOT Rate</u>
Event Business	Area 1 GBOT shall be calculated as 3.5% of total gross receipts derived by the taxpayer from the Event Business, including without limitation, all ticket sales, admissions, fees, event space or related personal property rentals, or other consideration ("Event Business Gross Receipts"), and
Retail Sales Business	Area 1 GBOT shall be calculated as 1.5% of total gross receipts derived by the taxpayer from the Retail Sales Business;
Provided, however, the Area 1 GBOT of an Event Business or Retail Sales Business shall be subject to the following conditions:	
<ol style="list-style-type: none"> 1. Gross receipts for purposes of determining the amount of any occupation taxes of any Event Business or Retail Sales Business pursuant to this Ordinance shall mean the total amount of receipts, revenues, consideration, donations, contributions, or monetary charges of any nature received without any deduction on account of expenses, taxes, or other costs. Provided, however, gross receipts shall exclude: <ol style="list-style-type: none"> a. The amount of gross receipts from any sale or lease of any equipment or other tangible personal property in connection with construction of buildings or other improvements to real estate located within Enhanced Employment Area 1; b. The amount of gross receipts from food or beverages sales that is included for purposes of calculating the amount of occupation tax of a Restaurant or Drinking Place pursuant to Code Section 113.10. Any such Restaurant or Drinking Place shall pay the Restaurants and Drinking Places Occupation Tax rather than the Area 1 GBOT with respect to such gross receipts. In addition, gross receipts for purposes of the Area 1 GBOT also shall exclude the amount of any gross receipts that Section 113.10 provides shall be excluded for purposes of calculating the occupation tax on Restaurants and Drinking Places; c. The amount of gross receipts from hotel or motel room rentals that are included for purposes of calculating the amount of lodging occupation tax due and owing to the City ("Hotel/Motel Occupation Tax"). Any such business shall pay the Hotel/Motel Occupation Tax rather than the Area 1 GBOT with respect to such gross receipts. d. The amount of any gross receipts that are exempt or otherwise not subject to Nebraska sales and use taxes under the Nebraska Revenue Act of 1967, as amended from time to time. 2. Gross receipts for purpose of calculating the Retail Sales Business occupation tax shall exclude any <ol style="list-style-type: none"> a. Event Business Gross Receipts that are included for purposes of calculating the Area 1 GBOT on the Event Business, b. Gross receipts that are included for purposes of calculating any occupation tax or franchise fee payable to the City for engaging in any cable television, telecommunications services, other communications services, or utilities business pursuant to a franchise or right of way agreement with the City, and c. Gross receipts of the City's keno lottery collected by the City's keno lottery operator or its designee pursuant to a lottery operator agreement with the City. 	

3. The City or Agency at any time shall be authorized to increase any Area 1 GBOT Rate if proceeds from the Area 1 GBOT are insufficient to pay debt service of any bonds or refunding bonds that identify the Area 1 GBOT as an available source of payment, without obtaining further consent, agreement, or approval of any other party.
4. In addition to provisions of this Ordinance, the Area 1 GBOT will be levied and payable at such times and subject to applicable provisions, terms or conditions of Nebraska Statutes or the Municipal Code or other ordinances, resolutions, regulations, policies, guidance, agreements, documents, or instruments of the City or La Vista Community Development Agency as may be adopted, enacted, implemented, or amended from time to time, including without limitation Municipal Code Section 113.30.
5. If any Event Business or Retail Sales Business on the Effective Date is operating from any permanent location and improvements within the following described area, and such operations, location and improvements of such Event Business or Retail Sales Business continue after the Effective Date without material modification, imposition of the Area 1 GBOT pursuant to this Ordinance shall be subject to such owner or operator consent of such Event Business, Retail Sales Business, location, or improvements in form and content satisfactory to the City Administrator or the City Administrator's designee:

LOT 2 LA VISTA CITY CENTRE

The Agency and City Council agree to imposition of the Area 1 GBOT within 84th Street Enhanced Employment Area 1. The tax imposed by this Ordinance is a tax on the taxpayer for the privilege of engaging in the particular occupations within Enhanced Employment Area 1 of the City.

- B. **Use of Proceeds.** Proceeds of the Area 1 GBOT shall be deposited in a separate fund established by the City and used to pay all or any part of the costs and expenses of any redevelopment project as approved or modified from time to time within 84th Street Enhanced Employment Area 1, including without limitation, all costs and expenses of the City or Agency in connection with payment, funding, refunding, reimbursing, financing, or refinancing of any costs or expenses previously, currently, or in the future incurred or paid by the City or Agency for or in connection with planning, designing, engineering, legal services, financing, capitalized interest, demolition, development, site acquisition, grading, preparation, utilities, relocations, improvements, construction, maintenance, operations, repairs, replacements, or any other works, expenditures, or undertakings with respect to the Mixed Use Redevelopment Project or Public Improvement Redevelopment Project, as amended from time to time. Proceeds of any such taxes shall be pledged or used in such manner as specified or approved from to time by the City Council or City Administrator, or its or her designee.
- C. **Effective Date; Term.** The Area 1 GBOT shall commence April 1, 2020 ("Effective Date") at 4:00 a.m. and continue and remain in effect until November 15, 2060, unless otherwise specified in the City's Master Fee Ordinance or modified, extended, revoked or superseded by the Mayor and City Council; provided, however, the Area 1 GBOT shall not terminate and such tax shall continue in effect so long as any bonds are outstanding which were issued stating such occupation tax as an available source for payment.

- V. **REPEAL OF CONFLICTING PROVISIONS.** Any part of any previously enacted ordinance that conflicts with any part of this Ordinance is hereby repealed.
- VI. **SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this Ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this Ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.
- VII. **PUBLICATION AND EFFECTIVE DATE OF ORDINANCE.** This Ordinance shall be published and shall be in force and take effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____, _____.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

Public Improvement Redevelopment Project Area

**Preliminary Depiction or Description of Parts of Public Improvement Redevelopment
Project Area Involved in Transition Area Public Improvements Pursuant to Second
Amendment to Subdivision Agreement**

Exhibit 9(g)



Exhibit 9g: Boundaries -
Parts of Public Improvement
Redevelopment Area involved
in this Amendment

Legend

Part of Public Improvement Redevelopment Project Area involved in this Amendment
 Original Public Improvement Project Redevelopment Area

11/27/2019
Drawn By: CAS



Map Showing Existing Conditions and Uses

**Map Showing Existing Conditions and Uses of Parts of Public Improvement
Redevelopment Project Area Involved in Transition Area Public Improvements Pursuant
to Second Amendment to Subdivision Agreement**

Exhibit 9(h)

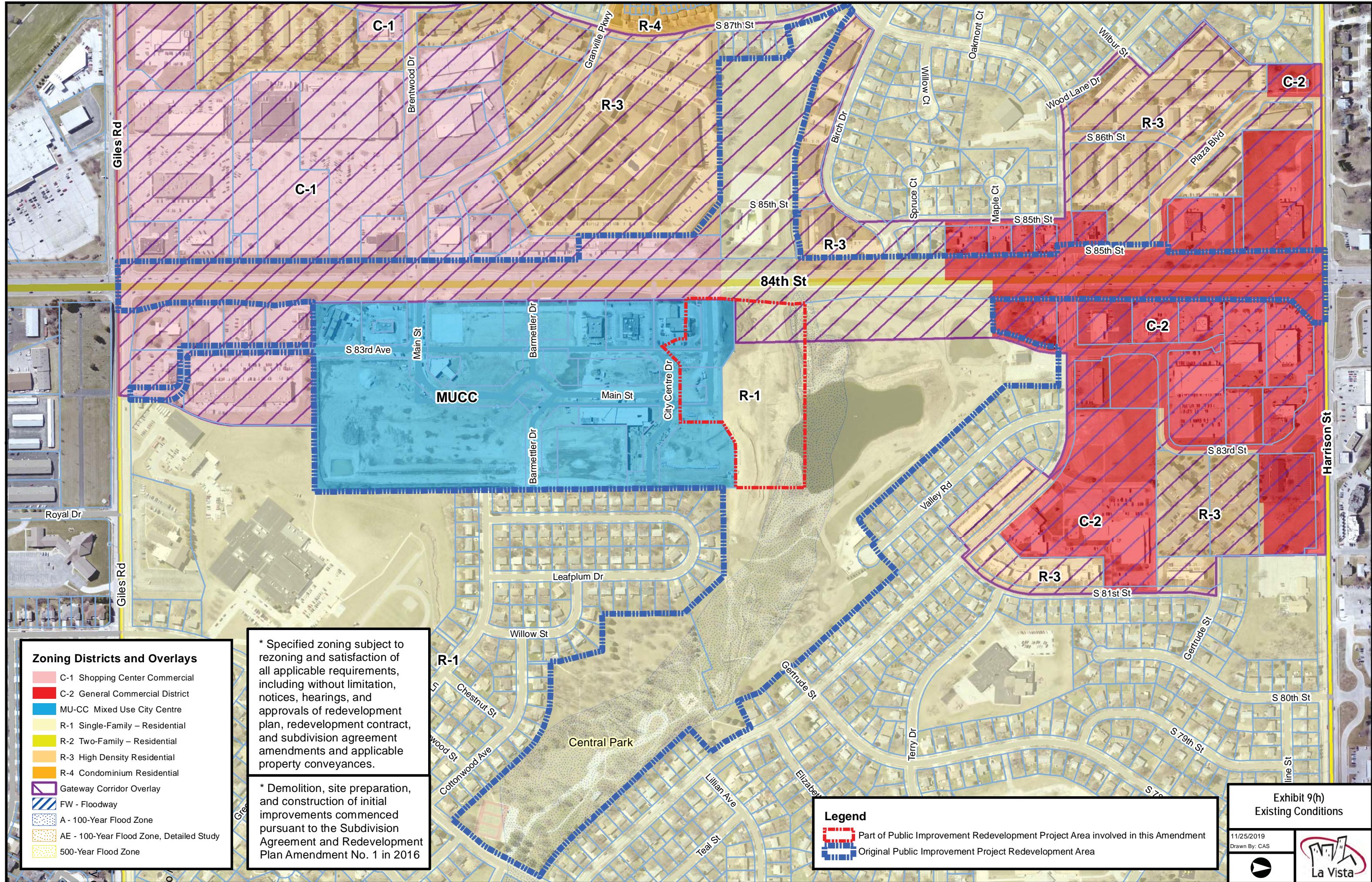


Exhibit 9(h)
Existing Conditions

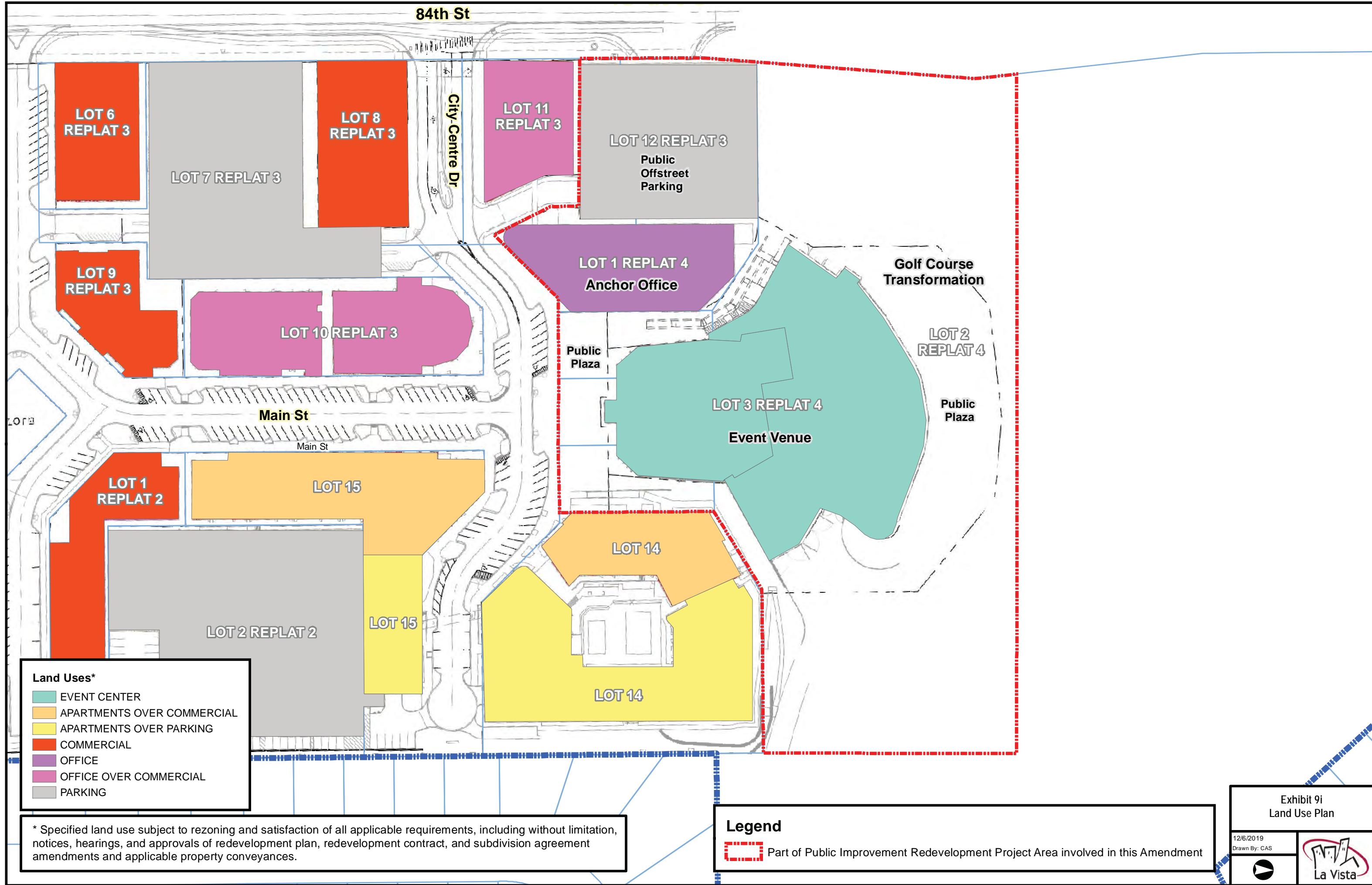
11/25/2019
Drawn By: CAS



Land-Use Plan Showing Proposed Uses of the Area

**Preliminary Land-Use Plan Showing Proposed Uses of Parts of Public Improvement
Redevelopment Project Area Involved in Second Amendment to Subdivision Agreement**

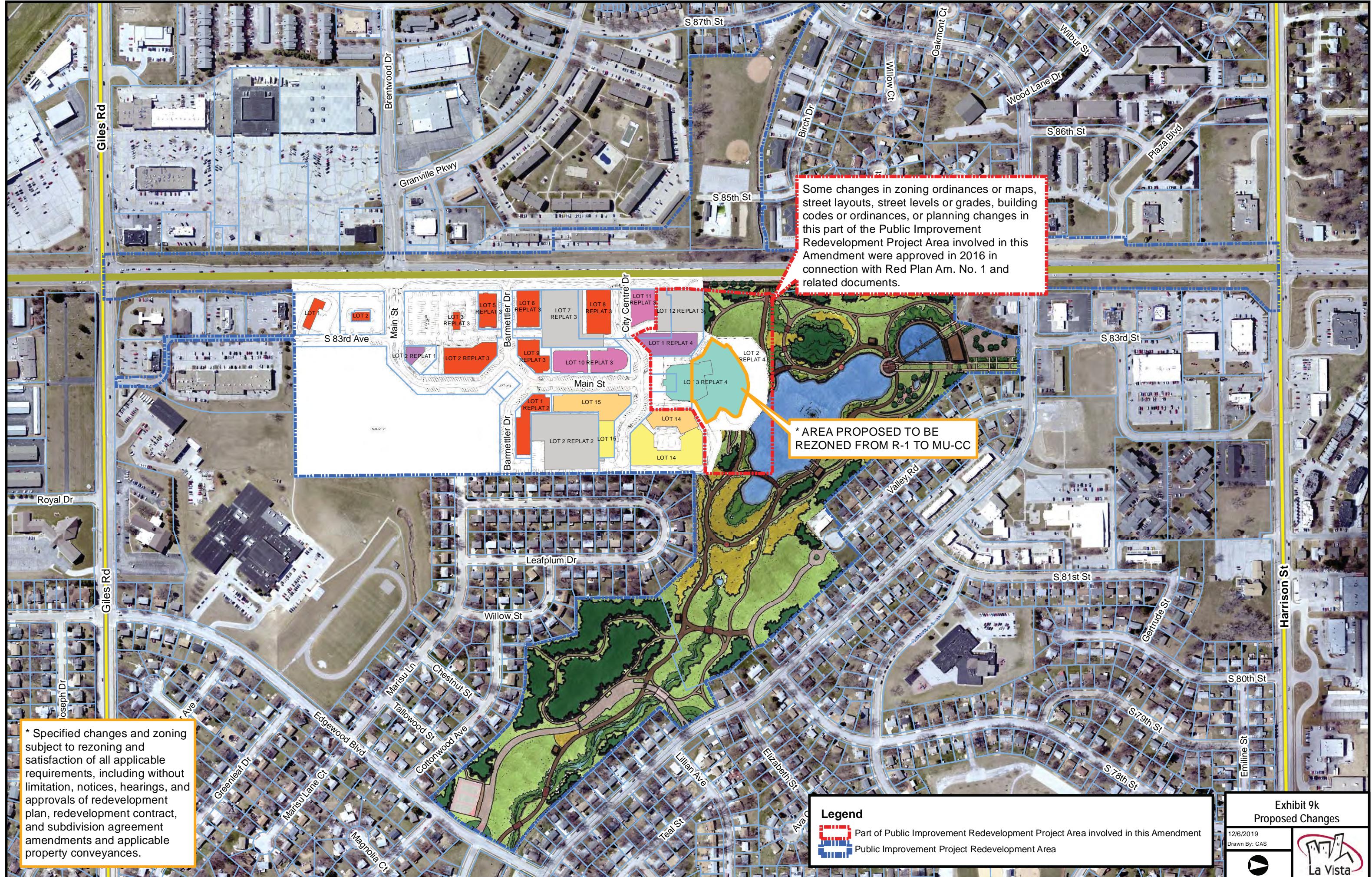
Exhibit 9(i)



Statement of Proposed Changes in Zoning, Streets, or Building Codes

Preliminary Statement of Proposed Changes in Zoning Ordinances or Maps, Street Layouts, Street Levels or Grades, Building Codes or Ordinances, or Planning Changes in Connection with Transition Area Public Improvements or Second Amendment to Subdivision Agreement

Exhibit 9(k)



* Specified changes and zoning subject to rezoning and satisfaction of all applicable requirements, including without limitation, notices, hearings, and approvals of redevelopment plan, redevelopment contract, and subdivision agreement amendments and applicable property conveyances.

Some changes in zoning ordinances or maps, street layouts, street levels or grades, building codes or ordinances, or planning changes in this part of the Public Improvement Redevelopment Project Area involved in this Amendment were approved in 2016 in connection with Red Plan Am. No. 1 and related documents.

* AREA PROPOSED TO BE REZONED FROM R-1 TO MU-CC

Legend

Part of Public Improvement Redevelopment Project Area involved in this Amendment
 Public Improvement Project Redevelopment Area

Exhibit 9k
Proposed Changes

12/6/2019
Drawn By: CAS



Site Plan of Public Improvement Redevelopment Project Area

**Preliminary Site Plan Including Parts of the Public Improvement Redevelopment Project
Area Involved in Second Amendment to Subdivision Agreement**

Exhibit 9(l)

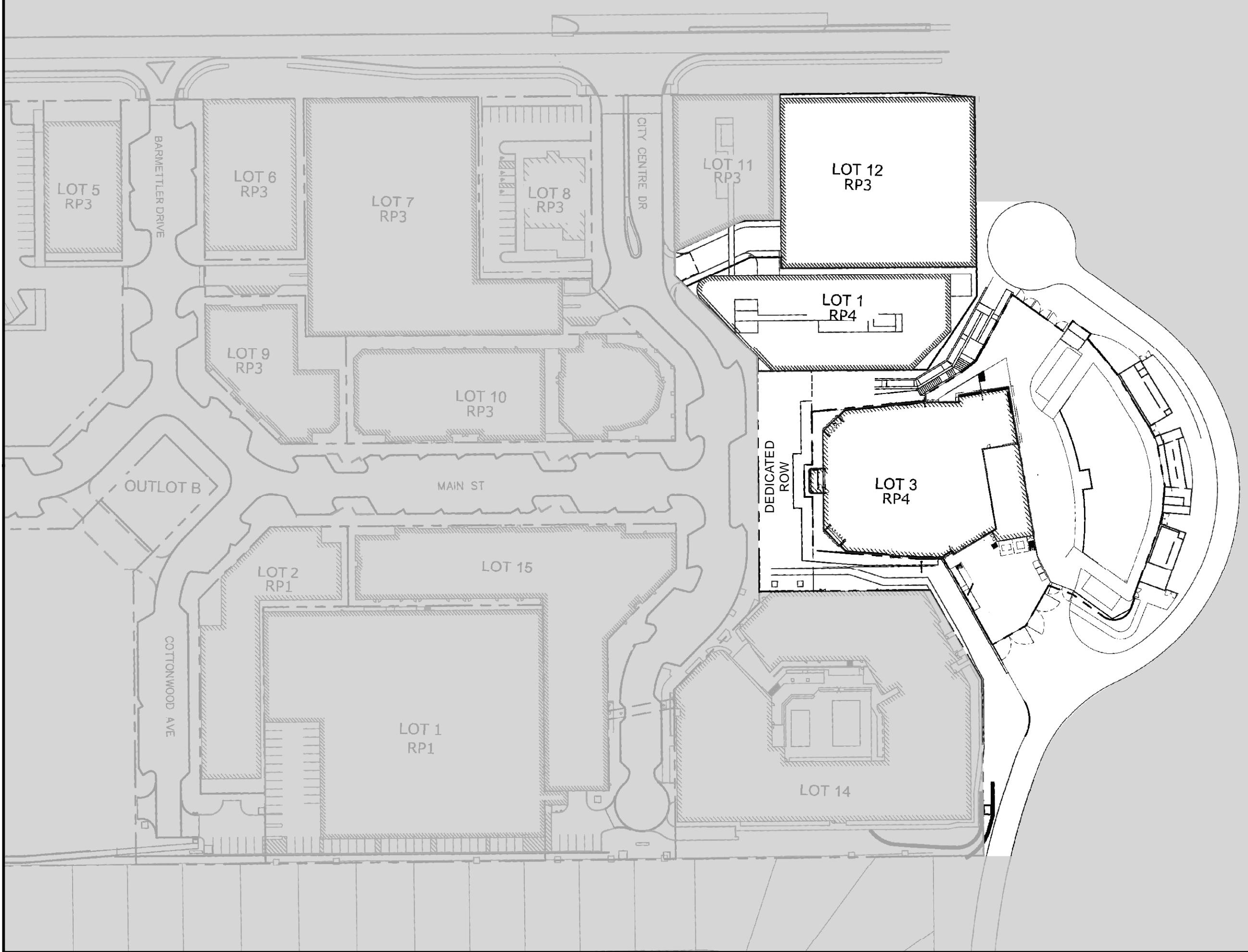


Exhibit 9(l)
Site Plan

11/14/2019
Drawn By: CAS



Statement of Additional Public Facilities or Utilities

Preliminary Statement of Kind and Number of Additional Public Facilities or Utilities Required to Support New Land Uses in Parts of the Public Improvement Redevelopment Project Area Involved in Second Amendment to Subdivision Agreement After Redevelopment

For a preliminary statement of the kind and number of additional public facilities or utilities projected to be required to support new land uses in parts of the Public Improvement Redevelopment Project Area involved in this Second Amendment after redevelopment, see Exhibits 3-1, 3-2, and 3(ii), in addition to Additional Subdivider Infrastructure Improvements.

Exhibit 9(m)