



COMMUNITY DEVELOPMENT AGENCY

July 19, 2016

**Christensen Field Multi-Purpose Building, 1710 W. 16th St., Fremont,
REGULAR MEETING – 7:00 P.M.**

AGENDA

1. Meeting called to order
2. Roll call
3. Public Hearing and Resolution approving a Redevelopment Plan for properties described as being part of Sections 25, 26, and 36, all in Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 2200 S Downing St., to hereinafter be known as the South Fremont Industrial Redevelopment Plan, including a specific redevelopment project to be known as Project No. 1 – Costco Poultry Complex (staff report)
4. Adjournment

CITY COUNCIL MEETING

July 19, 2016

Christensen Field Multi-Purpose Building, 1710 W. 16th St., Fremont, NE

STUDY SESSION – 6:45 P.M.

REGULAR MEETING – 7:00 P.M.

AGENDA

REGULAR MEETING:

1. Meeting called to order
2. Roll call
3. Mayor comments
(There will be no discussion from the Council or the public regarding comments made by the Mayor. Should anyone have questions regarding the comments, please contact the Mayor after the meeting)

PUBLIC HEARINGS AND RELATED ACTION:

4. Public Hearing and Resolution approving a Redevelopment Plan for properties described as being part of Sections 25, 26, and 36, all in Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and more generally located at 2200 S Downing St., to hereinafter be known as the South Fremont Industrial Redevelopment Plan, including a specific redevelopment project to be known as Project No. 1 – Costco Poultry Complex (staff report)
5. Adjournment

Agenda posted at the Municipal Building on July 15, 2016 and online at www.fremontne.gov. Agenda distributed to the Mayor and City Council on July 15, 2016. The official current copy is available at City Hall, 400 East Military, City Clerk's Office. The City Council reserves the right to go into Executive Session at any time. A copy of the Open Meeting Law is posted in the City Council Chambers for review by the public. The City of Fremont reserves the right to adjust the order of items on this agenda.

Staff Report

TO: Mayor and Community Development Agency
FROM: Troy Anderson, Director of Planning
DATE: July 8, 2016
SUBJECT: Redevelopment Plan – South Fremont Industrial Redevelopment Plan

Recommendation: move to approve the resolution.

Background: On June 17, 2016, a Redevelopment Plan (Plan) was received by JEO Consulting Group, Inc., for review and consideration of a redevelopment plan for approximately 496 acres located south of the Chicago and Northwestern Railroad and east of South Broad Street. The reason for a redevelopment plan is to develop remedies for designated redevelopment areas exhibiting a variety of deteriorating or dilapidated physical, social, or economic conditions that are detrimental to the social and economic well-being of the neighborhoods in which they exist. This is accomplished by identifying goals and objectives for the redevelopment of an area designated as blighted and substandard in the form of a redevelopment plan. This particular redevelopment plan consists of both a general redevelopment plan that address the broader goals of the entire redevelopment area as well as a project specific redevelopment plan that addresses a specific area in greater detail – that area being identified as approximately 421 acres, hereinafter known as Project No. 1: Costco Poultry Complex.

According to Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101 to 18-2144), following designation of an area as blighted and substandard, the community, and the Community Development Agency (CDA) in particular, may then proceed with approval of a redevelopment plan, “which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.” (Op. cit. § 18-2103(13)) The plan must also be “sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreation and community facilities and other public improvements and the proposed land uses and building requirements in the redevelopment project area” (Op. cit. § 18-2111)

The Plan, attached hereto and incorporated herein, provides remedies for the redevelopment area including, but not limited to:

- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area;
- The extension of public road and utilities in the southwestern quadrant of the community;
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues;
- Enforcement of existing municipal codes on properties that are detrimental to the health, safety and welfare of the community; and
- Development and improvement of public infrastructure on a case-by-case basis to support redevelopment projects.

As a result of the City's consideration of a blighted and substandard designation, JEO Consulting Group, Inc., is recommending that the City adopt the South Fremont Industrial Redevelopment Plan which includes remediation of factors contributing to blighted and substandard conditions in order to lessen the impact of said conditions and further encourage redevelopment of the South Fremont Industrial area.

Fiscal Impact: N/A

COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF FREMONT, NEBRASKA

RESOLUTION NO. 2016-_____

(South Fremont Industrial Redevelopment Plan of the City of Fremont containing
Redevelopment Project No. 1, Costco Poultry Complex and
Cost-Benefit Analysis for Project No. 1, Costco Poultry Complex Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF
FREMONT, NEBRASKA RECOMMENDING AND APPROVING THE SOUTH FREMONT
INDUSTRIAL REDEVELOPMENT PLAN OF THE CITY OF FREMONT CONTAINING
SPECIFIC REDEVELOPMENT PROJECT NO. 1, COSTCO POULTRY COMPLEX AND A
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT NO. 1, COSTCO POULTRY
COMPLEX.**

WHEREAS, the City of Fremont, Nebraska (the "City") has formed a Community Development Agency (the "CDA") to undertake certain redevelopment activities and administer the programs and benefits available under the Nebraska Community Development Law, Neb. Rev. Stat. § 18-2101, et. seq., as amended (the "Act");

WHEREAS, JEO Consulting Group, Inc. prepared a plan of redevelopment entitled South Fremont Industrial Redevelopment Plan (the "Redevelopment Plan") containing a redevelopment project known as Project No. 1, Costco Poultry Complex (the "Project") dated as of June 17, 2016, which is attached as Exhibit "A" and incorporated by this reference, copies of which are on file with the City Clerk of the City of Fremont, Nebraska;

WHEREAS, the Redevelopment Plan containing the Project was prepared pursuant to the Nebraska Community Development Law, codified at Neb. Rev. Stat. §§ 18-2101, et seq. (the "Act"), for areas within the jurisdiction of the City of Fremont identified in the Blight and Substandard Determination Study prepared by JEO Consulting Group, Inc. dated May 27, 2016, which identified a blighted and substandard area (the "Blight Area"), to identify specific property within the Blight Area that is in need of redevelopment to cause the removal of blight and substandard conditions;

WHEREAS, the Project will use tax increment financing ("TIF") pursuant to Section 18-2147 of the Act to assist in paying for TIF eligible expenses, including the cost of certain public improvements within the Redevelopment Plan Area, as more particularly described in the Redevelopment Plan;

WHEREAS, the Community Development Agency of the City of Fremont, Nebraska (the "CDA"), as required under Section 18-2113(2) of the Act, has conducted a Cost-Benefit Analysis for the Project, which is attached as Exhibit "B" and incorporated by this reference;

WHEREAS, on July 18, 2016, the Planning Commission of the City reviewed the Redevelopment Plan containing the Project and recommended that the Redevelopment Plan containing the Project be adopted;

WHEREAS, on July 19, 2016 at 7:00 p.m. a meeting of the CDA of the City of Fremont, Nebraska was held at Christensen Field Multi-Purpose Building, 1710 W. 16th Street in Fremont, Nebraska in order to conduct a public hearing to determine whether the Redevelopment Plan containing the Project and the Cost-Benefit Analysis should be approved;

WHEREAS, a notice of public hearing was published in the Fremont Tribune Newspaper on on June 29, 2016 and July 6, 2016, the latter date of which was at least ten (10) days prior to the time of the public hearing, which notice of public hearing described the time, date, place and purpose of the hearing, and specifically identified the area to be redeveloped under the plan;

WHEREAS, the CDA of the City of Fremont reviewed and discussed the recommendations received from the Planning Commission;

WHEREAS, the CDA reviewed the Redevelopment Plan containing the project and has duly considered all statements made and materials submitted related to the submitted questions;

NOW, THEREFORE, it is found by the CDA of the City of Fremont, Nebraska, as follows:

1. The Redevelopment Plan Area is, or will be, in need of redevelopment to remove blight and substandard conditions identified in the Blight and Substandard Determination Study.

2. The Project Site identified for Project No. 1, Costco Poultry Complex is located in the Redevelopment Plan Area identified in the Redevelopment Plan.

3. The Redevelopment Plan containing the Project will, in accordance with the present and future needs of the City of Fremont, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

4. The Redevelopment Plan containing the Project is feasible and is in conformance with the general plan for development of the City of Fremont as a whole, as set forth in the City of Fremont Comprehensive Plan, as amended.

5. The Project contained within the Redevelopment Plan would not be economically feasible without the use of tax increment financing, would not occur in the Redevelopment Plan Area without the use of tax increment financing, and the costs and benefits of the project are in the long-term best interest of the community.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the findings in paragraphs 1 through 5 above, the CDA hereby recommends approval of the Redevelopment Plan together with the Project contained therein by the City Council of the City of Fremont Nebraska subject to the annexation under the City of Fremont Ordinance No. 5370 becoming effective and does hereby approve and adopt the Cost-Benefit Analysis.

DATED THIS 19th day of July, 2016.

COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF FREMONT, NEBRASKA

By: _____
Chair

ATTEST: _____
Secretary

EXHIBIT "A"
South Fremont Industrial Redevelopment Plan

(See Attached)

EXHIBIT "B"
Cost-Benefit Analysis

(See Attached)

2016

*South Fremont Industrial
Redevelopment Plan
Fremont, Nebraska*



*JEO Consulting Group, Inc.
Project No. 160710.04*

Adopted _____

Resolution No. _____

Introduction

Background

The South Fremont Industrial Redevelopment Plan (Redevelopment Plan) provides a guideline for the community to develop remedies for designated “Community Redevelopment Area(s)” exhibiting a variety of deteriorating or dilapidated physical, social, or economic conditions. The Redevelopment Plan attempts to eliminate problems and issues identified in these community redevelopment areas that are detrimental to the social and economic well-being of the neighborhoods in which they exist. The existing conditions in these community redevelopment areas are considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise.

The purpose of this Redevelopment Plan is to identify general goals and objectives for the redevelopment of the area identified in the City of Fremont, Nebraska, Blight and Substandard Study Area. With the adoption of this Plan, the City of Fremont Community Development Agency (CDA) will recognize the need to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, encourage needed urban rehabilitation, provide for the redevelopment of substandard and blighted areas, and/or undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein.

The South Fremont Industrial Redevelopment Plan consists of two major parts. First is the General Redevelopment Plan, that addresses the broader goals of the entire redevelopment area. The second portion of the Redevelopment Plan is the project specific redevelopment that address a specific area to greater detail. As additional parcels are redeveloped, the Redevelopment Plan shall be amended to address additional specific projects areas.

Nebraska Community Development Law

The Nebraska Legislature enacted the Community Development Law (Neb. Rev. Stat. §18-2101 through §18-2154), which permits cities of all classes and villages to establish a Community Redevelopment Authority (CRA). The laws permit CRAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. The Community Development Law enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for purposes of redevelopment or through the conservation and rehabilitation of property.

This Redevelopment Plan is submitted to the CDA in accordance with the Nebraska Community Development Law. Prior to recommending the General Redevelopment Plan to the City Council for approval, the CDA shall:

...consider whether the proposed land uses and building requirements in the redevelopment project area(s) are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of the 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 unsanitary or unsafe dwelling accommodations, or conditions of blight. Neb. Rev. Stat. §18-2113.

General Redevelopment Plan Components

After an area has been designated as blighted and substandard, the CDA may proceed with the preparation of a General Redevelopment Plan. The purpose of the General Redevelopment Plan is to identify possible redevelopment project(s) in the identified area(s), and it shall:

- Be consistent with the general plan of the community; and
- Indicate the actions that will be needed to carry out the redevelopment project, including land acquisition, demolition and removal of structures, redevelopment, improvements, rehabilitation, zoning changes, land uses, densities, and building requirements.

Redevelopment Plan Projects

The General Redevelopment Plan identifies general redevelopment projects within eligible Community Redevelopment Areas as identified in the Blight and Substandard Study. Project specific redevelopment plans shall conform to the General Redevelopment Plan added to the South Fremont Industrial Redevelopment Plan.

Pursuant to the Nebraska Community Development Law, the CDA shall afford maximum opportunity for redevelopment of the area, consistent with the needs of the city as a whole and by private enterprise undertaking redevelopment activities within the area(s) discussed herein. A redevelopment project may involve a broad range of activities in a designated area, including:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas,
- To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan,
- To sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project,
- To dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan,
- To acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- To carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- A detailed proposal outlining the redevelopment project/or activity must be submitted to the CDA for evaluation prior to approval as a qualified Redevelopment Project.

Relationship to General Plan

The general plan for the development of the City of Fremont, Nebraska, known as “The Comprehensive Plan”, is incorporated herein by reference. In the event the terms and conditions of this General Redevelopment Plan are not in conformance with the Comprehensive Plan, the provisions of the Comprehensive Plan shall supersede

those of the Redevelopment Plan. The adoption of this Redevelopment Plan, or any modifications, additions or amendments thereto, shall not be deemed to be an amendment of the Comprehensive Plan.

Funding For Redevelopment Projects

There are a number of funding sources available for communities to use in order to initiate redevelopment activities in designated blighted and substandard areas. These include, in addition to city, state, and federal funds commonly utilized to undertake redevelopment activities, the use of Community Development Block Grant funding programs, special assessments, general obligation bonds, and tax increment financing. The following narrative further describes tax increment financing in Nebraska.

Tax increment financing (TIF) in Nebraska is designed to finance certain costs associated with a private development and is a common tool utilized for redevelopment activities in designated blighted and substandard community redevelopment areas. TIF provides a means of encouraging private investment in deteriorating areas by allowing local governments to use the increase in certain property tax revenues to pay the costs of certain public improvements needed to attract private development. Under the Nebraska Community Development Law, local governments may use TIF only in designated blighted and substandard community redevelopment areas. Following such designation, the CDA prepares a Redevelopment Plan and amends the Generalized Redevelopment Plan as necessary including redevelopment areas to be annexed that were in the designated Blight and Substandard Area. TIF projects may include commercial, residential, industrial, or a mix of these uses.

Generally, TIF funds can be used for land acquisition, public improvements, infrastructure, and utilities. The CDA shall conduct a ***cost-benefit analysis*** for each redevelopment project that proposes the use of TIF as a financing tool. This ***cost-benefit analysis*** must use a specific model developed for use by local projects, and shall consider and analyze the following factors:

- Tax shifts resulting from the approval of the use of funds pursuant to Neb. Rev. Stat. §18-2147, as indicated below:
 - ...any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of provision by the governing body, as follows:
 - That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
 - That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies.
- Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;
- Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- Impacts on other employers and employees within the city and the immediate areas that are located outside of the boundaries of the area of the redevelopment project, and
- Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

After a project is approved, the CDA typically authorizes the issuance of TIF bonds to finance public improvements in the designated area. Since this process can work for large developments without increasing any tax rates or adding any new taxes or fees, it appeals to jurisdictions wishing to promote economic development or redevelopment of blighted and substandard areas.

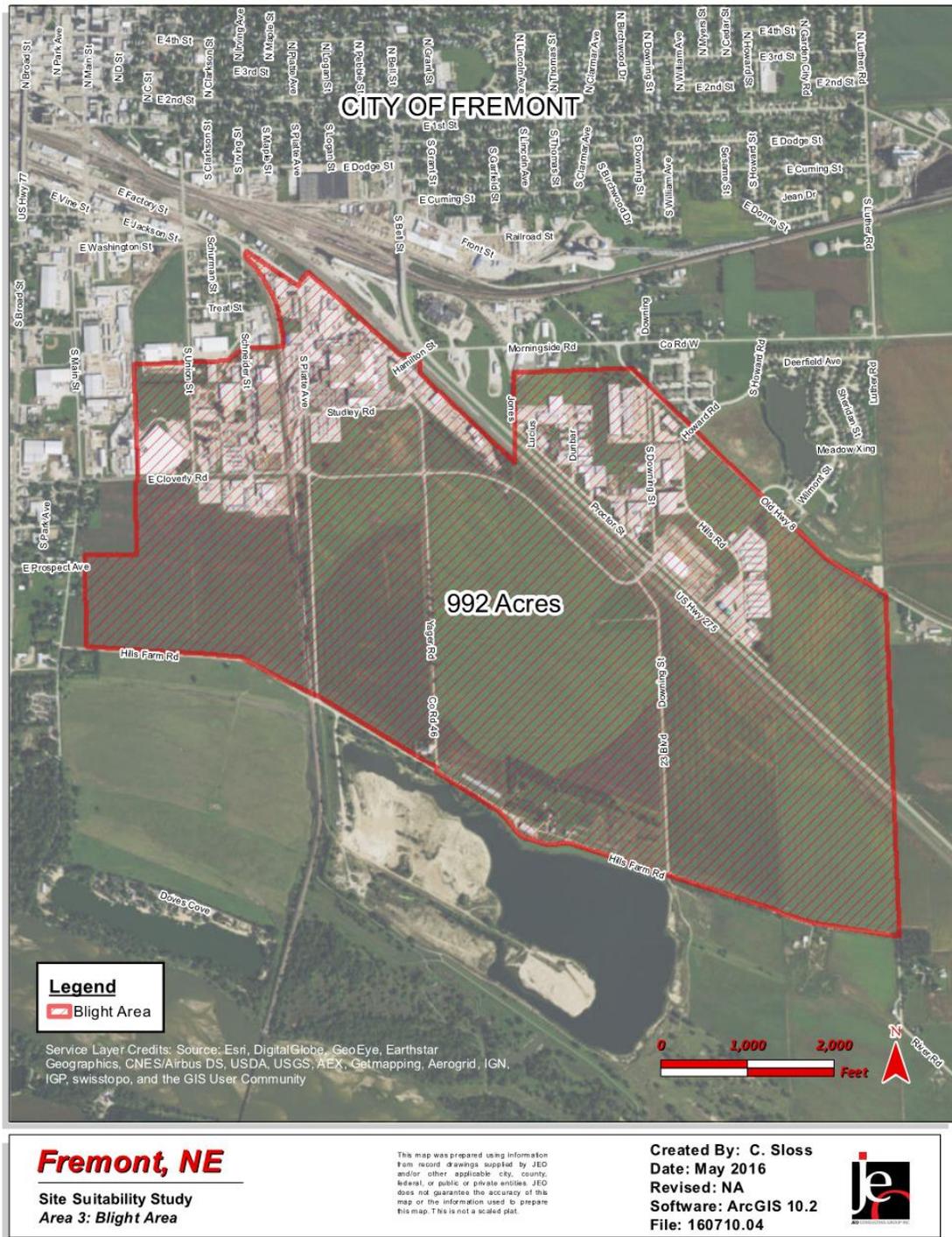
Outline of the General Redevelopment Plan

All provisions of the Blight and Substandard Study are incorporated herein by reference. The General Redevelopment Plan will evaluate the Community Redevelopment Area and identify general redevelopment projects aimed at rehabilitating Designated Blight and Substandard Area of the City of Fremont. Project specific redevelopment plan(s) follow the Generalized Redevelopment Plan

Designated Study Area

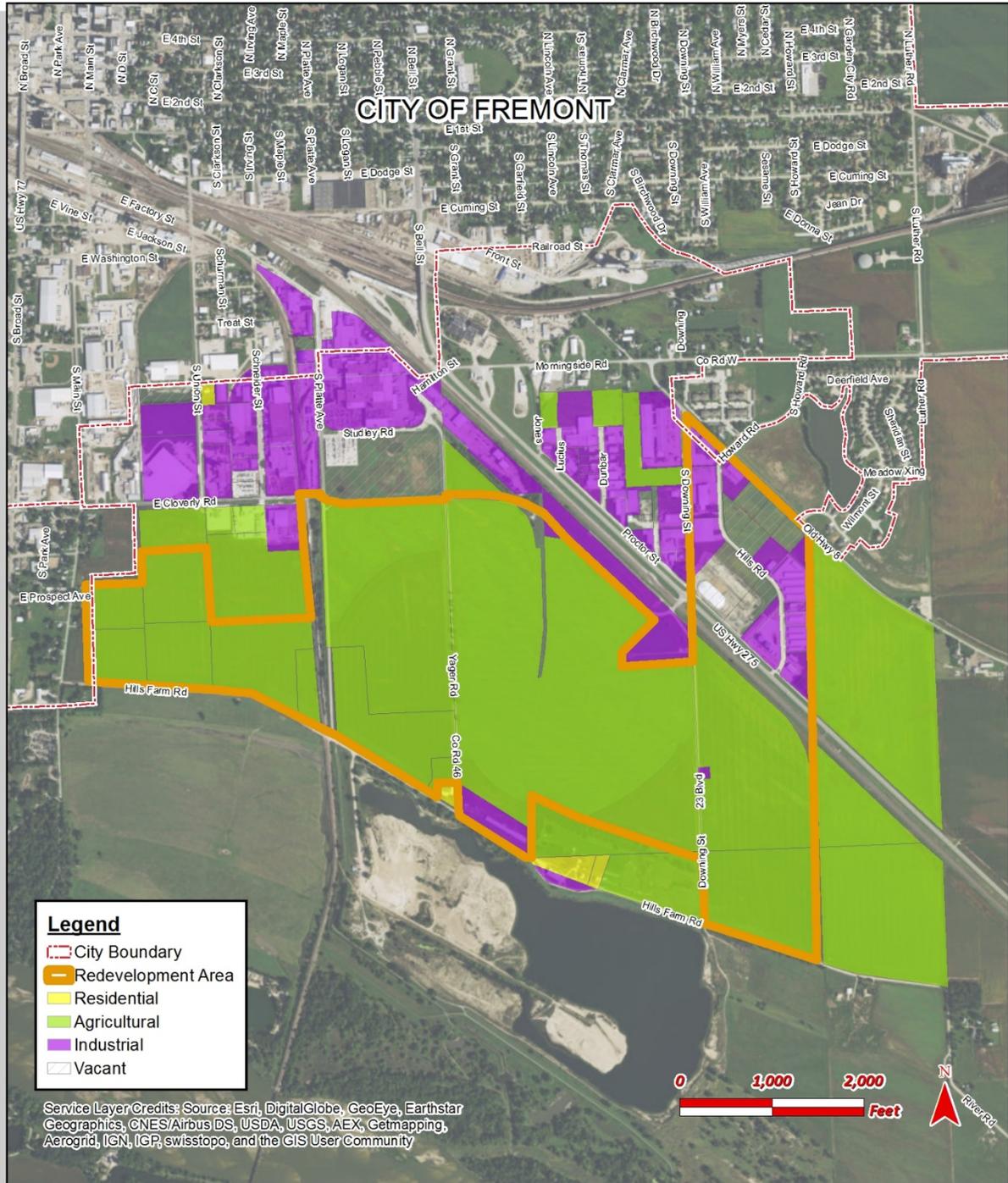
The initial study area identified by the Greater Fremont Development Council and JEO Consulting can be found in Figure 1 below. For this study, the 992-acre initial study area will be known as the “Designated Blight and Substandard Area.”

Figure 1: Designated Blight and Substandard Area



Existing Land Use

Figure 2: Existing Land Use in the Blighted and Substandard Area



Fremont, NE

General Redevelopment Plan
Existing Land Use

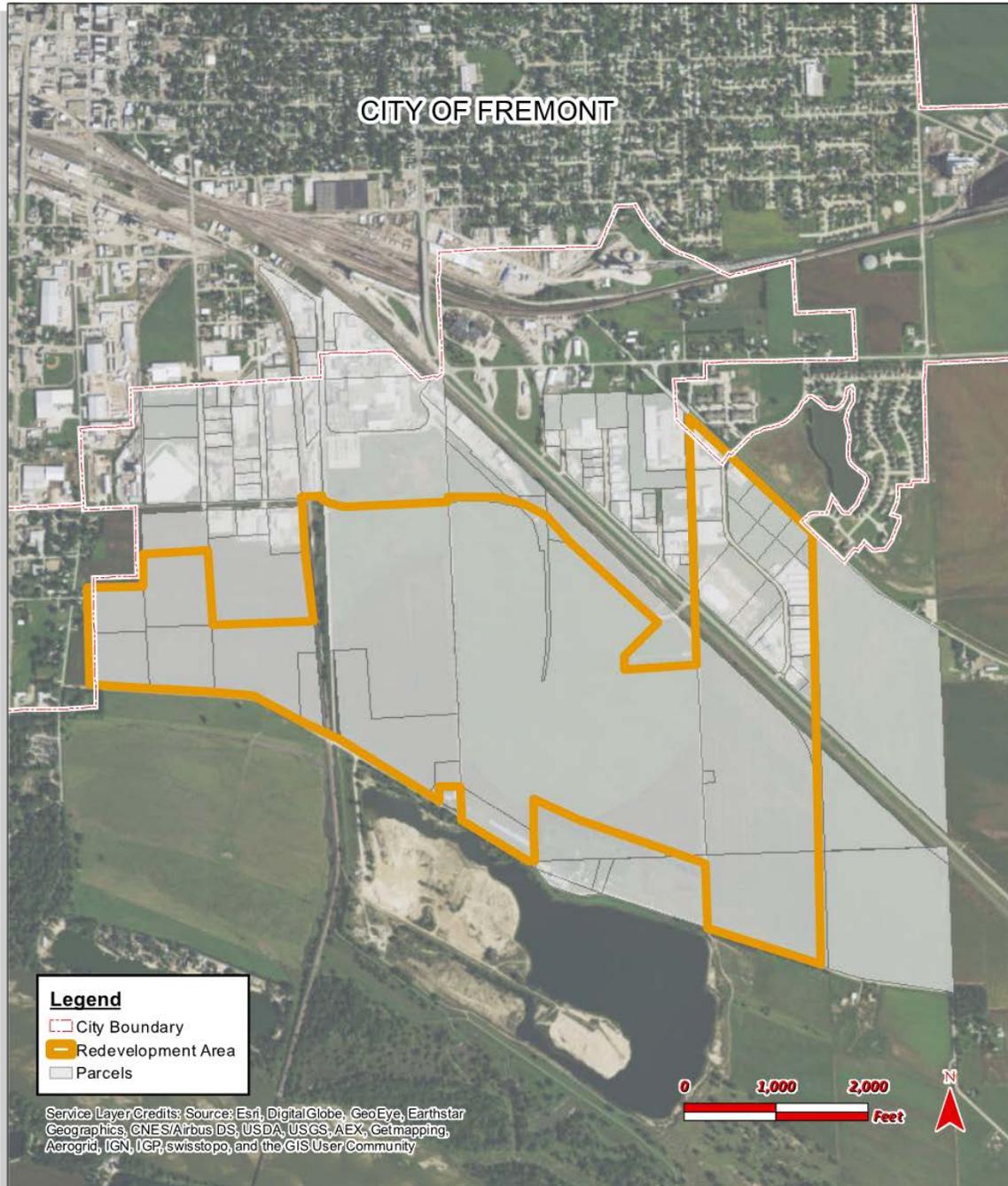
This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

Created By: C. Sloss
Date: June 2016
Revised: NA
Software: ArcGIS 10.2
File: 160710.04



The Redevelopment Plan is restricted to the area within the Designated Blighted and Substandard Area and areas annexed or conditionally annexed into the Corporate Limits of Fremont. Figure 3 below illustrates the Redevelopment Plan area followed by the legal description of the boundary.

Figure 3, Redevelopment Plan Area



Fremont, NE

South Fremont Industrial
Redevelopment Plan

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

Created By: C. Sloss
Date: June 2016
Revised: NA
Software: ArcGIS 10.2
File: 160710.04



LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER TAX LOT 1 & 17 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA; THENCE NORTH ALONG THE EXTENDED WEST LINE OF SAID TAX LOT 1& 17 TO THE CENTERLINE OF OLD HIGHWAY 8; THENCE WESTWARD ALONG THE CENTERLINE OF OLD HIGHWAY 8 TO THE CENTERLINE OF SOUTH DOWNING STREET; THENCE SOUTH ALONG THE CENTERLINE OF SOUTH DOWNING STREET TO THE EXTENDED SOUTH LINE OF TAX LOT 38 OF SECTION 25; THENCE WEST ON SAID SOUTH LINE TO THE WEST LINE OF SAID TAX LOT 38; THENCE NORTHERLY ON SAID WEST LINE TO THE EXTENDED CENTERLINE OF EAST CLOVERLY ROAD; THENCE WESTERLY ON SAID CENTERLINE TO THE WEST RIGHT OF WAY LINE OF A RAILROAD; THENCE SOUTH ON SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF PART OF TAX LOT 75, OF SECTION 25, WITH A PARCEL ID OF 270102823; THENCE WEST ON THE SOUTH LINE OF SAID PART OF TAX LOT 75; THENCE NORTH ON THE WEST LINE OF SAID TAX LOT 75 842.47 FEET; THENCE WEST TO A POINT 772.03 FEET TO THE WEST; THENCE SOUTH FROM SAID POINT, TO A POINT APPROXIMATELY 850 FEET SOUTH OF THE CENTERLINE OF EAST CLOVERLY ROAD; THENCE WEST TO THE EAST LINE OF LOT 4, INGELWOOD VILLAGE; THENCE SOUTHERLY TO THE CENTERLINE OF HILLS FARM ROAD; THENCE EASTWARD ALONG SAID CENTERLINE OF HILLS FARM ROAD TO THE INTERSECTION OF SAID CENTERLINE AND THE EXTENDED WEST LINE OF LOT 1R, BLOCK 1, OF SOUTH FREMONT ADDITION; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1R; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1R TO THE NORTHEAST CORNER; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1R TO THE CENTERLINE OF HILLS FARM ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF HILLS FARM ROAD TO THE WEST LINE OF TAX LOT 63 EXTENDED; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID TAX LOT 63; THENCE EASTERLY ALONG THE EXTENDED NORTH LINE OF SAID TAX LOT 63 TO THE CENTERLINE OF SOUTH DOWNING STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE OF HILLS FARM ROAD; THENCE EASTWARD ALONG SAID CENTERLINE OF HILLS FARM ROAD TO THE EXTENDED WEST LINE OF TAX LOT 1 & 17 OF SECTION 36; THENCE NORTH ON SAID EXTENDED LINE TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING.

Condition of the Real Property

The Designated Blight and Substandard Area has several items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the Redevelopment Area has several items that were considered beyond the remedy and control of the normal regulatory process of the City of Fremont or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Blight Conditions

- A substantial number of deteriorated or deteriorating structures
- Diversity of ownership
- Existence of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Improper subdivision or obsolete platting
- The existence of conditions which endanger life or property by fire or other causes
- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - The average age of the residential or commercial units in the area is at least 40 years

Substandard Conditions

- Dilapidation or deterioration
- Age or obsolescence
- Other Substandard Conditions
 - The existence of conditions which endanger life or property by fire and other causes

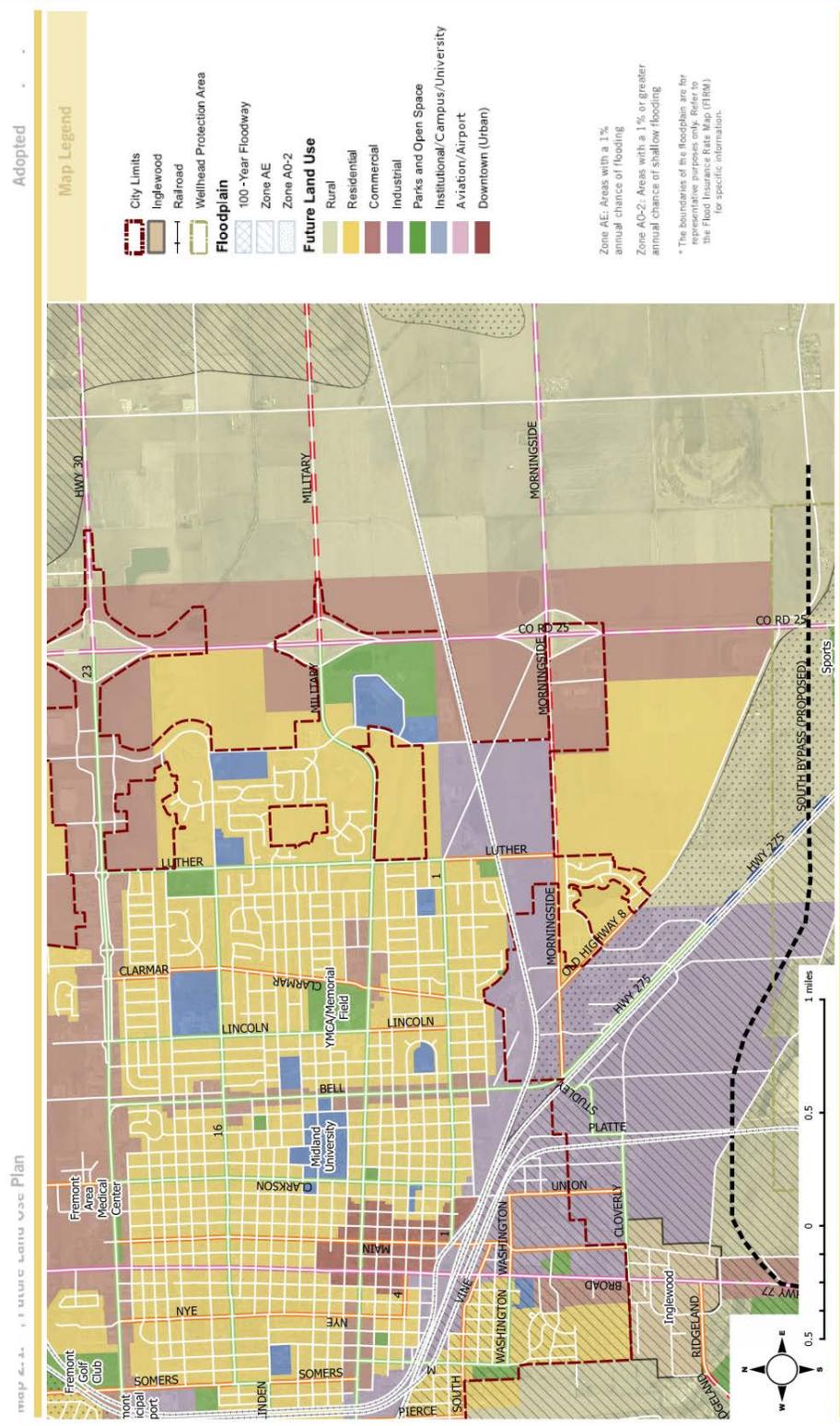
A number of conditions within the Designated Blight Area were evaluated during the field survey which contributed to blighted and substandard conditions. The remediation of such conditions in the Redevelopment Plan Area, Figure 3, are recommended for further action.

Study Area General Redevelopment Recommendations

As redevelopment projects are considered for the area, a number of existing conditions should be improved through planning and redevelopment activities. These activities include:

- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area;
- The extension of public road and utilities in the southwestern quadrant of the community;
- Enforcement of the existing land use and zoning concepts that will guide the future development and redevelopment of structures within the Redevelopment Area as the existing Comprehensive Plan depicts the area;
- All new development that should be consistent with the Future Land Use Map shown in Figure 4 and the standards of population densities, land coverage, and building intensities regulated by the Limited Industrial (LI) and General Industrial (GI) Zoning Ordinance of the City of Fremont.
- Removal of deteriorating or dilapidated structures, the determination of which will depend upon the severity of the substandard condition of the individual structure(s) by enforcing Fremont's Building and Property Maintenance Codes;
- Renovation or rehabilitation of deteriorating or dilapidated structures based upon a structural, building code or reuse potential analysis;
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues;
- Enforcement of existing municipal codes on properties that are detrimental to the health, safety and welfare of the community; and
- Development and improvement of public infrastructure including streets, sidewalks, water, sanitary sewer, storm drainage, electrical, gas, and telecommunication systems, on a case-by-case basis to support redevelopment projects in the area.
- Utilize the existing densities in the city zoning and subdivision regulations as depicted in Figure 5; and
- Amend this Generalized Redevelopment Plan upon review and approval of qualified Project Specific Redevelopment Plans within this Designated Blight and Substandard Area.
- The Generalized Redevelopment Plan does not propose any changes to the zoning ordinance, zoning map, street layouts, street levels or grades or building codes.

Figure 4, Future Land Use Plan



Source: The Fremont Comprehensive Plan

Figure 5, Industrial Zoning Standards

Regulator	BP	LI*	GI*
Minimum Lot Area (square feet)	10,000	5,000	5,000
Minimum Lot Width (feet)	80	50	50
Minimum Yards (feet)			
Front Yard	35	25	25
Street Side Yard	25	25	25
Interior Side Yard	10	0	0
Rear Yard	35	25	25
Maximum Height (feet)	40	Note 5 75	Note 5 No limit
Maximum Building Coverage	60%	70%	70%
Maximum Impervious Coverage	80%	90%	90%
Floor Area Ratio	2.0	1.0	No limit
Maximum Amount of Total Parking Located in Street Yard	50%	No limit	No limit

Note 5: Required rear yard may be reduced one foot for every one foot of front yard provided in excess of the minimum requirement. No rear yard may be less than 10 feet.

Conclusion

As stated in the Blight and Substandard Study, there are a number of factors contributing to the blighted and substandard conditions of the Designated Blighted and Substandard Area. The recommendations listed above will aid the City of Fremont and the CDA in creating a viable and sustainable urban environment in order to lessen the impact of the blight and substandard conditions located in the Generalized Redevelopment Area. In addition, portions of the area are critical to the redevelopment of and proper clearance of substandard conditions within the City, as well as preparing the area for redevelopment and/or the development of a specific project. The City should concentrate their efforts to remove or rehabilitate some if not all the structures that were rated as deteriorating/dilapidated and development of the public infrastructure within the Study Area. This can be accomplished through either public or private development / redevelopment.

Project Specific Redevelopment Plan(s)

Project No. 1, Costco Poultry Complex

General Project Characteristics

Project No. 1, Costco Poultry Complex undertaken by the Redeveloper on the Project Site shall consist of the Private Improvements and the Public Improvements. The Private Improvements to be constructed by Redeveloper on the Project Site consist of an integrated poultry complex which are anticipated to include the following:

1. An approximately 75,000 square foot hatchery;
2. An approximately 250,000 square foot processing facility; and
3. A feed mill which will include several approximately 145 foot silos and a 170-foot mill tower, and associated improvements.

The location, size, and design of the Private Improvements as Illustrated in Figure 7, Preliminary Site Plan, may vary based on the final design of the integrated poultry complex.

The Public Improvements to be constructed are anticipated to include the following:

1. Extension and installation of public utilities, including:
 - a. 3.6 miles of electric service lines (336 ACSR);
 - b. 1.5 miles of 16" ductile water lines;
 - c. 3.2 miles of 10" gas line; and
 - d. 4.5 miles of 16-20" forced wastewater main;
2. Construction of above-ground, covered wastewater treatment lagoons;
3. Construction and improvement of public street infrastructure within the new and existing public rights-of-way; and
4. Grading and site preparation.

The location, size, and design of the Public Improvements, some of which are illustrated in Figure 7 in part, Preliminary Site Plan, may vary based on the final design of the integrated poultry complex.

The project is a large state-of-the-art poultry operation that is anticipated to result in an economic boost to the region. The facility would:

- Create an estimated 800 to 1,000 new jobs when the proposed facilities are fully constructed and are fully operational;
- Invest and estimated \$180 million in capital in the region;
- Provide the Greater Fremont/Dodge County area with an estimated additional tax base of \$63 million
- Offer opportunities for workers to gain entry into the job market and further enhance their skill sets in our state's top industry – agriculture. The jobs created would vary from management to production.
- The company will work directly with local farmers to provide locally raised poultry, resulting in expanded economic growth and diversity. The established farmer network will bring significant additional capital investment to the rural economy.

Project Boundary and Map

The Project. No. 1, Costco Poultry Complex Redevelopment Plan Area is located within the Designated Blight and Substandard Area and the Generalized Redevelopment Plan. Specifically, the project is illustrated below in Figure 6 followed by the legal description of the boundary.

Land Use, Zoning and Building Codes, Population Density, and Property Acquisition, Demolition and Disposal

The designated future land use for the Project No. 1, Costco Poultry Complex is Industrial. The Industrial land use is consistent with the Future Land Use designation in the Fremont Comprehensive Plan.

The Project No. 1, Costco Poultry Complex is zoned (a portion of which is conditionally zoned) General Industrial (GI) and should be redeveloped consistent with the General Industrial Zoning standards of land coverage and building intensities as depicted in Figure 5 for the Generalized Redevelopment Plan. No changes in zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances are anticipated.

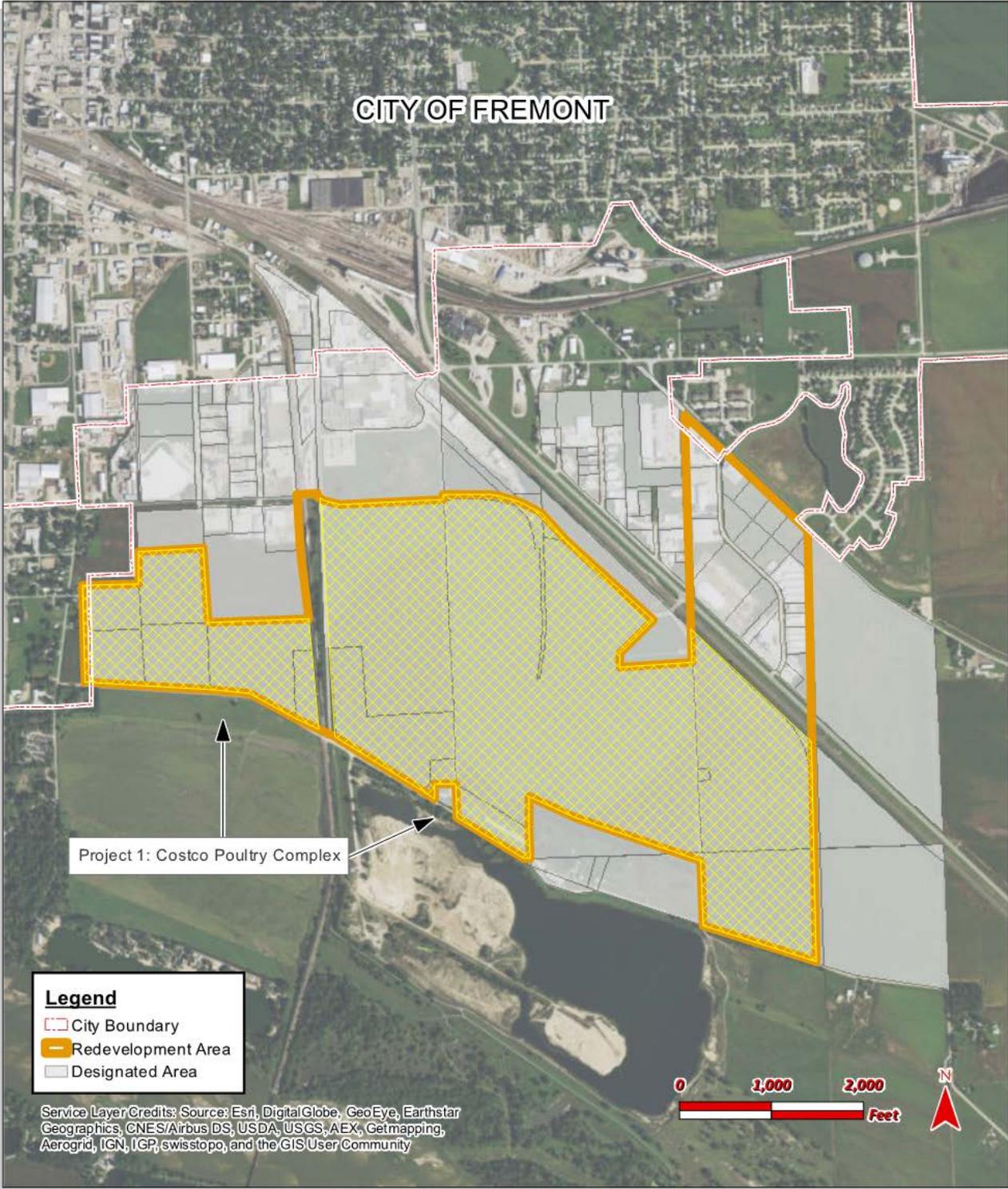
The proposed development at the project site consists of industrial improvements and therefore will not significantly impact the population density in the project area.

Public acquisition of private property, relocation of families or businesses, and the sale of the property are not necessary to accomplish the Project. The Redeveloper has a contractual right to purchase the property from the current owner, and the Redeveloper will purchase the land for this Project.

Traffic and Parking

Traffic flow is anticipated to use new and existing public rights of way, and street improvements are anticipated as part of the public infrastructure improvements associated with this project. The location, size, and design of the Public Improvements, some of which are illustrated on Figure 7 in part, Preliminary Site Plan may vary based on the final design of the integrated poultry complex. The Project will have ample room on site to accommodate its own parking needs, and public parking is not needed for this Project.

Figure 6, Project No.1, Costco Poultry Complex Area



Fremont, NE	This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.	Created By: C. Sloss Date: June 2016 Revised: NA Software: ArcGIS 10.2 File: 160710.04	
Project 1: Costco Poultry Complex			

LEGAL DESCRIPTION:

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF NORTHEAST AND NORTHWEST QUARTERS OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST, DODGE COUNTY, NEBRASKA, THENCE EASTERLY ON AN ASSUMED BEARING OF N87°43'50"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, 1130.95 FEET TO A POINT ON THE APPROXIMATE WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S05°07'33"E ON SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE, 1178.00 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°05'58"W ON SAID NORTHERLY RIGHT-OF-WAY LINE; 697.41 FEET; THENCE CONTINUING N86°26'21"W, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 1931.80 FEET; THENCE N02°10'38"W, 1162.85 FEET TO THE NORTHWEST CORNER OF LOT 6, EAST INGLEWOOD SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION IN DODGE COUNTY; THENCE N87°42'03"E ON THE NORTH LINE OF SAID LOT 6, 545.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE N02°06'54"W ON THE EAST LINE OF LOT 5, SAID EAST INGLEWOOD SUBDIVISION, 283.94 FEET TO A POINT ON THE EAST LINE OF LOT 4, SAID EAST INGLEWOOD SUBDIVISION; THENCE N88°10'00"E, 772.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S01°58'55"E ON SAID WEST LINE OF THE NORTHEAST QUARTER, 842.47 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,839,313.53 SQ. FT. OR 65.18 ACRES MORE OR LESS.

AND

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTHEASTERLY ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ON AN ASSUMED BEARING OF N87°52'30"E, 33.00 FEET TO THE POINT OF BEGINNING; THENCE S58°58'04"E, 191.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD; THENCE N88°05'46"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, 1425.78 FEET TO A POINT OF CURVATURE; THENCE ON A 1308.22 FOOT RADIUS CURVE TO THE RIGHT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, AN ARC LENGTH OF 1030.78 FEET (LONG CHORD BEARS S69°21'38"E, 1004.32 FEET); THENCE S46°47'16"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, 1238.40 FEET TO A POINT OF CURVATURE; THENCE ON A 260.00 FOOT RADIUS CURVE TO THE LEFT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, AN ARC LENGTH OF

145.89 FEET (LONG CHORD BEARS S62°49'54"E, 143.98 FEET); THENCE S43°15'11"W, 507.62 FEET; THENCE S02°10'141"E, 149.93 FEET; THENCE S87°49'55"E, 729.97 FEET; THENCE N02°07'45"W, 189.94 FEET; THENCE N02°07'45"W, 256.01 FEET TO A POINT ON THE APPROXIMATE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S46°46'20"E ON SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 1911.83 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE S02°14'28"E ON SAID EAST LINE OF THE WEST HALF, 1107.05 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S02°12'31"E ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, 1356.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N70°35'17"W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1410.04 FEET; THENCE N02°14'36"W, 711.27 FEET; THENCE N71°00'17"W, 375.56 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE CONTINUING N71°00'17"W, 825.89 FEET; THENCE N70°58'58"W, 290.07 FEET; THENCE N62°51'54"W, 488.40 FEET; THENCE S01°12'50"E, 631.29 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N58°57'36"W ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 984.75 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE WEST RIGHT-OF-WAY LINE OF YAGER ROAD; THENCE N02°09'03"W ON SAID WEST RIGHT-OF-WAY LINE OF YAGER ROAD, 306.92 FEET TO THE NORTHEAST CORNER OF LOT 1R, REPLAT OF BLOCK 1 SOUTH FREMONT; THENCE S87°49'05"W ON THE NORTH LINE OF SAID LOT 1R, 226.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1R; THENCE S02°11'37"E ON THE WEST LINE OF SAID LOT 1R, 161.11 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°08'09"W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1231.92 FEET TO A POINT INTERSECTING SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE; THENCE N02°07'30"W ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE, 2604.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 15,119,539.82 SQ. FT. OR 347.10 ACRES MORE OR LESS.

Figure 7, Preliminary Site Plan



Public Facility, Utility and General Recommendations

A number of existing conditions should be improved through planning and redevelopment activities. These activities may include, but are not limited to:

- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area to serve the project;
- The extension of public road and utilities;
- All new development should be consistent with the Future Land Use Map shown in Figure 4 and the specified zoning densities.
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues;
- Enforcement of existing municipal codes on properties that are detrimental to the health, safety and welfare of the community; and
- Development and improvement of public infrastructure to support the redevelopment project, and
- Utilize the existing densities in the city zoning and subdivision regulations;

Tax Increment Financing

Project No. 1, Costco Poultry Complex intends to utilize Tax Increment Financing (TIF) and ad valorem taxes under Neb. Rev. Stat. §18-2147 per the cost benefit analysis attached hereto as Exhibit "A". The TIF eligible uses include site acquisition, site preparation and the development and construction of public facilities and utilities necessary to support the project. The redevelopment project is not economically feasible without tax-increment financing and would not occur in the community redevelopment area without the use of tax-increment financing.

The Public Improvements to be constructed are anticipated to include the following:

1. Extension and installation of public utilities, including:
 - a. 3.6 miles of electric service lines (336 ACSR);
 - b. 1.5 miles of 16" ductile water lines;
 - c. 3.2 miles of 10" gas line; and
 - d. 4.5 miles of 16-20" forced wastewater main;
2. Construction of above-ground, covered wastewater treatment lagoons;
3. Construction and improvement of street infrastructure within the public rights-of-way; and
4. Grading and site preparation.

The location, size, and design of the Public Improvements, some of which are illustrated in Figure 7 in part, Preliminary Site Plan, may vary based on the final design of the integrated poultry complex.

The projected uses of eligible TIF funds include the following:

- A. City Fees
- B. Utility Extension/Wastewater Treatment
- C. Public Street Infrastructure
- D. Grading and Site Preparation
- E. Site Acquisition

EXHIBIT "A"

Project No. 1, Costco Poultry Complex Cost-Benefit Analysis

**COMMUNITY DEVELOPMENT AGENCY
CITY OF FREMONT, NEBRASKA
PROJECT NO. 1, COSTCO POULTRY COMPLEX**

**COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The Project No. 1, Costco Poultry Complex (the "Project") will consist of the construction of an integrated poultry complex and associated improvements, as more particularly described on the attached Exhibit "A". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

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

a.	Estimated Base Project Area Valuation:	\$2,223,750
b.	Estimated Completed Project Assessed Valuation:	\$71,328,800
c.	Estimated Tax Increment Base (b. minus a.):	\$69,105,050
d.	Estimated Annual Projected Tax Shift:	\$1,363,490

Note: The estimated Tax shift is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The estimated tax levy for this analysis is 1.973072, which is the 2015 Dodge County tax levy, and will likely change for 2016.

The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement is signed. However, these figures present an estimate for the purpose of weighing the costs and benefits of the Project.

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

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of \$180,000,000 for the acquisition, construction and installation of an integrated poultry complex and related improvements, including expenditures for eligible public improvements. It is proposed that approximately \$13,475,000 of these expenditures will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. In addition, it is anticipated that the CDA will capture a portion of the TIF sum to assist in the payment of public costs associated with the Project. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: site acquisition, site preparation, architectural and engineering fees, utility extension and installation, street paving and other infrastructure improvements, façade enhancements, public sidewalk improvements, energy enhancements, landscaping, and other

improvements deemed feasible and necessary in support of the public health, safety and welfare. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act. It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. The Project will require substantial infrastructure improvements to the electric, gas, water and wastewater lines which will materially benefit and serve the conditionally annexed Project Site once the condition is satisfied, as well as other property in and around the City. More specifically, the above-ground covered wastewater lagoons will be constructed on the Project Site to provide industrial wastewater service not only to the Project, but also to several other industrial customers in the area. In addition, the water line providing service to the Project will be extended to tie into existing water lines to boost pressures throughout the western portion of the City and to provide better service to the City's utility customers.

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

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create a long term benefit and substantial increase in property taxes to the City and other local taxing jurisdictions. Since the Project Site was not previously within the corporate limits of the City, the City historically has not relied on tax revenue from the Project Site. Further, the City would be unlikely to realize additional ad valorem taxes in the near future without the Project because the Project Site was not previously included in the corporate limits of the City and other redevelopers are unlikely to locate on the Project Site without the utility and infrastructure improvements that are being constructed as a part of the Project. The Project should also generate immediate tax growth for the City. The Project will include a significant amount of personal property that will be on the property tax rolls upon its acquisition and installation.

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

It is anticipated that the Project will have a material positive impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project because the public improvements, including specifically the construction of utilities and infrastructure, are expected to attract firms to adjacent property. Further, the Project when fully constructed and fully operational, will potentially create jobs in the range of 800 to 1,000, which will require products and services from firms located within the boundaries of the area of the redevelopment project.

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Redeveloper anticipates that when fully constructed and fully operational, the estimated 800-1,000 jobs that may be created will be filled over the course of several years, which should reduce stress on existing employers, if any. The number and type of new jobs will be dependent on production demands and the technology deployed.

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

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project will extend public utilities to conditionally annexed areas of the City once the condition is satisfied, and the use of tax increment financing will reduce the costs of these and other public improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project will also act as a catalyst for further development of the redevelopment area identified in the South Fremont Industrial Redevelopment Plan. Lastly, the Project should increase the need for services and products from existing businesses, such as janitorial services, office and hardware supplies, and similar products and services.

The Project is not anticipated to impose a burden or have a negative impact on other local area employers. As indicated in the previous section, the Project, when fully constructed and fully operational, will potentially create 800 to 1,000 new jobs, which will be filled over the course of several years, reducing any stress on existing employers.

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

The Project, when fully constructed and fully operational, will potentially create 800-1,000 new jobs over the course of several years, including supervisory, management, production and maintenance positions, in the City. In addition, contracts with approximately 125 farmers in and around the City to grow broiler chickens are expected as a part of the Project. When secondary employment effects in other employment sectors are added, the total employment effects are expected to be even higher.

The public improvements that will be constructed in the redevelopment area (electric, gas, water and wastewater lines and wastewater lagoons) in connection with the Project will provide infrastructure necessary for the development of adjacent property, which will have the effect of improving service to existing utility customers in the City and supporting new private improvements that may generate additional ad valorem property taxes. The implementation of infrastructure in an underdeveloped, blighted and substandard area will have a positive impact on the community.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

Approved by the Community Development Agency, City of Fremont this ____ day of July, 2016.

_____, Chairman

_____, Secretary

EXHIBIT A**PROJECT INFORMATION**

The Project consists of capturing the incremental tax revenue created on the real estate legally described as:

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF NORTHEAST AND NORTHWEST QUARTERS OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST, DODGE COUNTY, NEBRASKA, THENCE EASTERLY ON AN ASSUMED BEARING OF N87°43'50"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, 1130.95 FEET TO A POINT ON THE APPROXIMATE WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S05°07'33"E ON SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE, 1178.00 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°05'58"W ON SAID NORTHERLY RIGHT-OF-WAY LINE; 697.41 FEET; THENCE CONTINUING N86°26'21"W, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 1931.80 FEET; THENCE N02°10'38"W, 1162.85 FEET TO THE NORTHWEST CORNER OF LOT 6, EAST INGLEWOOD SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION IN DODGE COUNTY; THENCE N87°42'03"E ON THE NORTH LINE OF SAID LOT 6, 545.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE N02°06'54"W ON THE EAST LINE OF LOT 5, SAID EAST INGLEWOOD SUBDIVISION, 283.94 FEET TO A POINT ON THE EAST LINE OF LOT 4, SAID EAST INGLEWOOD SUBDIVISION; THENCE N88°10'00"E, 772.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S01°58'55"E ON SAID WEST LINE OF THE NORTHEAST QUARTER, 842.47 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,839,313.53 SQ. FT. OR 65.18 ACRES MORE OR LESS; AND

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTHEASTERLY ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ON AN ASSUMED BEARING OF N87°52'30"E,

33.00 FEET TO THE POINT OF BEGINNING; THENCE S58°58'04"E, 191.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD; THENCE N88°05'46"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, 1425.78 FEET TO A POINT OF CURVATURE; THENCE ON A 1308.22 FOOT RADIUS CURVE TO THE RIGHT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, AN ARC LENGTH OF 1030.78 FEET (LONG CHORD BEARS S69°21'38"E, 1004.32 FEET); THENCE S46°47'16"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, 1238.40 FEET TO A POINT OF CURVATURE; THENCE ON A 260.00 FOOT RADIUS CURVE TO THE LEFT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, AN ARC LENGTH OF 145.89 FEET (LONG CHORD BEARS S62°49'54"E, 143.98 FEET); THENCE S43°15'11"W, 507.62 FEET; THENCE S02°10'141"E, 149.93 FEET; THENCE S87°49'55"E, 729.97 FEET; THENCE N02°07'45"W, 189.94 FEET; THENCE N02°07'45"W, 256.01 FEET TO A POINT ON THE APPROXIMATE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S46°46'20"E ON SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 1911.83 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE S02°14'28"E ON SAID EAST LINE OF THE WEST HALF, 1107.05 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S02°12'31"E ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, 1356.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N70°35'17"W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1410.04 FEET; THENCE N02°14'36"W, 711.27 FEET; THENCE N71°00'17"W, 375.56 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE CONTINUING N71°00'17"W, 825.89 FEET; THENCE N70°58'58"W, 290.07 FEET; THENCE N62°51'54"W, 488.40 FEET; THENCE S01°12'50"E, 631.29 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N58°57'36"W ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 984.75 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE WEST RIGHT-OF-WAY LINE OF YAGER ROAD; THENCE N02°09'03"W ON SAID WEST RIGHT-OF-WAY LINE OF YAGER ROAD, 306.92 FEET TO THE NORTHEAST CORNER OF LOT 1R, REPLAT OF BLOCK 1 SOUTH FREMONT; THENCE S87°49'05"W ON THE NORTH LINE OF SAID LOT 1R, 226.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1R; THENCE S02°11'37"E ON THE WEST LINE OF SAID LOT 1R, 161.11 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°08'09"W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1231.92 FEET TO A POINT INTERSECTING SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE; THENCE N02°07'30"W ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE, 2604.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 15,119,539.82 SQ. FT. OR 347.10 ACRES MORE OR LESS

(the "Project Site"). The Project shall consist of the following Private Improvements and Public Improvements:

(a) **Private Improvements.** The private improvements to be constructed by the redeveloper on the Project Site are anticipated to include the following:

- (i) An approximately 75,000 square foot hatchery;
- (ii) An approximately 250,000 square foot processing facility;
- (iii) A feed mill which will include several approximately 145 foot silos and a 170 foot mill tower, and associated improvements on the Project Site.

The location, size, and design of the Private Improvements may vary based on the final design of the integrated poultry complex.

(b) **Public Improvements.** Site acquisition, site preparation, architectural and engineering fees, utility extension and installation, street paving and other infrastructure improvements, façade enhancements, public sidewalk improvements, energy enhancements, landscaping and other eligible public expenditures under the Act as determined in the Redevelopment Agreement; paid for, in part, by the tax increment generated by the private improvements.

4812-6118-1491, v. 2

Staff Report

TO: Mayor and City Council
FROM: Troy Anderson, Director of Planning
DATE: July 8, 2016
SUBJECT: Redevelopment Plan – South Fremont Industrial Redevelopment Plan

Recommendation: move to approve the resolution.

Background: On June 17, 2016, a Redevelopment Plan (Plan) was received by JEO Consulting Group, Inc., for review and consideration of a redevelopment plan for approximately 496 acres located south of the Chicago and Northwestern Railroad and east of South Broad Street. The reason for a redevelopment plan is to develop remedies for designated redevelopment areas exhibiting a variety of deteriorating or dilapidated physical, social, or economic conditions that are detrimental to the social and economic well-being of the neighborhoods in which they exist. This is accomplished by identifying goals and objectives for the redevelopment of an area designated as blighted and substandard in the form of a redevelopment plan. This particular redevelopment plan consists of both a general redevelopment plan that address the broader goals of the entire redevelopment area as well as a project specific redevelopment plan that addresses a specific area in greater detail – that area being identified as approximately 421 acres, hereinafter known as Project No. 1: Costco Poultry Complex.

According to Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101 to 18-2144), following designation of an area as blighted and substandard, the community, and the Community Development Agency (CDA) in particular, may then proceed with approval of a redevelopment plan, “which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.” (Op. cit. § 18-2103(13)) The plan must also be “sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreation and community facilities and other public improvements and the proposed land uses and building requirements in the redevelopment project area” (Op. cit. § 18-2111)

The Plan, attached hereto and incorporated herein, provides remedies for the redevelopment area including, but not limited to:

- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area;
- The extension of public road and utilities in the southwestern quadrant of the community;
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues;
- Enforcement of existing municipal codes on properties that are detrimental to the health, safety and welfare of the community; and
- Development and improvement of public infrastructure on a case-by-case basis to support redevelopment projects.

As a result of the City's consideration of a blighted and substandard designation, JEO Consulting Group, Inc., is recommending that the City adopt the South Fremont Industrial Redevelopment Plan which includes remediation of factors contributing to blighted and substandard conditions in order to lessen the impact of said conditions and further encourage redevelopment of the South Fremont Industrial area.

Fiscal Impact: N/A

THE CITY COUNCIL OF THE
CITY OF FREMONT, NEBRASKA

RESOLUTION NO. 2016-_____

(South Fremont Industrial Redevelopment Plan of the City of Fremont containing
Redevelopment Project No. 1, Costco Poultry Complex and
Cost-Benefit Analysis for Project No. 1, Costco Poultry Complex)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA
APPROVING THE SOUTH FREMONT INDUSTRIAL REDEVELOPMENT PLAN OF THE CITY
OF FREMONT CONTAINING SPECIFIC REDEVELOPMENT PROJECT NO. 1, COSTCO
POULTRY COMPLEX AND A COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT
NO. 1, COSTCO POULTRY COMPLEX.**

WHEREAS, JEO Consulting Group, Inc. prepared a plan of redevelopment entitled South Fremont Industrial Redevelopment Plan (the "Redevelopment Plan") containing a redevelopment project known as Project No. 1, Costco Poultry Complex (the "Project") dated as of June 17, 2016, which is attached as Exhibit "A" and incorporated by this reference, copies of which are on file with the City Clerk of the City of Fremont;

WHEREAS, the Redevelopment Plan containing the Project was prepared pursuant to the Nebraska Community Development Law, codified at Neb. Rev. Stat. §§ 18-2101, et seq. (the "Act"), for certain areas within the jurisdiction of the City of Fremont identified in the Blight and Substandard Determination Study prepared by JEO Consulting Group, Inc., dated May 27, 2016 which identified a blighted and substandard area (the "Blight Area"), to identify specific property within the Blight Area that is in need of redevelopment to cause the removal of blight and substandard conditions;

WHEREAS, the Project will use tax increment financing ("TIF") pursuant to Section 18-2147 of the Act to assist in paying for TIF eligible costs, including public improvements within the Redevelopment Plan Area, as more particularly described in the Redevelopment Plan;

WHEREAS, the Community Development Agency of the City of Fremont, Nebraska ("CDA"), as required under Section 18-2113(2) of the Act, has conducted a Cost-Benefit Analysis for the Project, which is attached as Exhibit "B" and incorporated by this reference;

WHEREAS, on July 18, 2016, the Planning Commission of the City reviewed the Redevelopment Plan containing the Project and recommended that the Redevelopment Plan containing the Project be adopted;

WHEREAS, on July 19, 2016, the CDA reviewed the Redevelopment Plan containing the Project and Cost-Benefit Analysis for the Project and recommended that the Redevelopment Plan containing the Project be adopted;

WHEREAS, on July 19, 2016, following the meeting of the CDA, a meeting of the City Council of the City of Fremont, Nebraska was held at Christensen Field Multi-Purpose Building, 1710 W. 16th Street in Fremont, Nebraska in order to conduct a public hearing to determine whether the Redevelopment Plan containing the Project and the Cost-Benefit Analysis should be approved;

WHEREAS, a notice of public hearing was published in the Fremont Tribune Newspaper on on June 29, 2016 and July 6, 2016, the latter date of which was at least ten (10) days prior to the time of the public hearing, which notice of public hearing described the time, date, place and purpose of the hearing, and specifically identified the area to be redeveloped under the plan;

WHEREAS, the City Council of the City of Fremont reviewed and discussed the recommendations received from the Planning Commission and the Community Development Agency of the City of Fremont;

WHEREAS, the City Council has duly considered all statements made and materials submitted related to the submitted questions;

NOW, THEREFORE, it is found by the City Council of the City of Fremont, Nebraska, as follows:

1. The Redevelopment Plan Area is, or will be, in need of redevelopment to remove blight and substandard conditions identified in the Blight and Substandard Study.

2. The Project Site identified for Project No. 1, Costco Poultry Complex is located in the Redevelopment Plan Area identified in the Redevelopment Plan.

3. The Redevelopment Plan containing the Project will, in accordance with the present and future needs of the City of Fremont, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act;

4. The Redevelopment Plan containing the Project is feasible and is in conformance with the general plan for development of the City of Fremont as a whole, as set forth in the City of Fremont Comprehensive Plan, as amended;

5. The Project contained within the Redevelopment Plan would not be economically feasible without the use of tax increment financing, would not occur in the Redevelopment Plan Area without the use of tax increment financing, and the costs and benefits of the project are in the long-term best interest of the community.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the findings in paragraphs 1 through 5 above, the City Council of the City of Fremont hereby approves the Redevelopment Plan together with the Project contained therein and does hereby approve and adopt the Cost-Benefit Analysis subject to the annexation contained in the City of Fremont Ordinance No. 5370 becoming effective by no later than February 28, 2017, failing which the Redevelopment Plan shall not become effective and shall be deemed to be null and void without further action by the City of Fremont, Nebraska.

DATED THIS 19th day of July, 2016.

THE CITY OF FREMONT, NEBRASKA

By: _____
Mayor

ATTEST: _____
Clerk

EXHIBIT "A"
South Fremont Industrial Redevelopment Plan

(See Attached)

EXHIBIT "B"
Cost-Benefit Analysis

(See Attached)

2016

*South Fremont Industrial
Redevelopment Plan
Fremont, Nebraska*



*JEO Consulting Group, Inc.
Project No. 160710.04*

Adopted _____

Resolution No. _____

Introduction

Background

The South Fremont Industrial Redevelopment Plan (Redevelopment Plan) provides a guideline for the community to develop remedies for designated “Community Redevelopment Area(s)” exhibiting a variety of deteriorating or dilapidated physical, social, or economic conditions. The Redevelopment Plan attempts to eliminate problems and issues identified in these community redevelopment areas that are detrimental to the social and economic well-being of the neighborhoods in which they exist. The existing conditions in these community redevelopment areas are considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise.

The purpose of this Redevelopment Plan is to identify general goals and objectives for the redevelopment of the area identified in the City of Fremont, Nebraska, Blight and Substandard Study Area. With the adoption of this Plan, the City of Fremont Community Development Agency (CDA) will recognize the need to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, encourage needed urban rehabilitation, provide for the redevelopment of substandard and blighted areas, and/or undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein.

The South Fremont Industrial Redevelopment Plan consists of two major parts. First is the General Redevelopment Plan, that addresses the broader goals of the entire redevelopment area. The second portion of the Redevelopment Plan is the project specific redevelopment that address a specific area to greater detail. As additional parcels are redeveloped, the Redevelopment Plan shall be amended to address additional specific projects areas.

Nebraska Community Development Law

The Nebraska Legislature enacted the Community Development Law (Neb. Rev. Stat. §18-2101 through §18-2154), which permits cities of all classes and villages to establish a Community Redevelopment Authority (CRA). The laws permit CRAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. The Community Development Law enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for purposes of redevelopment or through the conservation and rehabilitation of property.

This Redevelopment Plan is submitted to the CDA in accordance with the Nebraska Community Development Law. Prior to recommending the General Redevelopment Plan to the City Council for approval, the CDA shall:

...consider whether the proposed land uses and building requirements in the redevelopment project area(s) are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of the 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 unsanitary or unsafe dwelling accommodations, or conditions of blight. Neb. Rev. Stat. §18-2113.

General Redevelopment Plan Components

After an area has been designated as blighted and substandard, the CDA may proceed with the preparation of a General Redevelopment Plan. The purpose of the General Redevelopment Plan is to identify possible redevelopment project(s) in the identified area(s), and it shall:

- Be consistent with the general plan of the community; and
- Indicate the actions that will be needed to carry out the redevelopment project, including land acquisition, demolition and removal of structures, redevelopment, improvements, rehabilitation, zoning changes, land uses, densities, and building requirements.

Redevelopment Plan Projects

The General Redevelopment Plan identifies general redevelopment projects within eligible Community Redevelopment Areas as identified in the Blight and Substandard Study. Project specific redevelopment plans shall conform to the General Redevelopment Plan added to the South Fremont Industrial Redevelopment Plan.

Pursuant to the Nebraska Community Development Law, the CDA shall afford maximum opportunity for redevelopment of the area, consistent with the needs of the city as a whole and by private enterprise undertaking redevelopment activities within the area(s) discussed herein. A redevelopment project may involve a broad range of activities in a designated area, including:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas,
- To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan,
- To sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project,
- To dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan,
- To acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- To carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- A detailed proposal outlining the redevelopment project/or activity must be submitted to the CDA for evaluation prior to approval as a qualified Redevelopment Project.

Relationship to General Plan

The general plan for the development of the City of Fremont, Nebraska, known as “The Comprehensive Plan”, is incorporated herein by reference. In the event the terms and conditions of this General Redevelopment Plan are not in conformance with the Comprehensive Plan, the provisions of the Comprehensive Plan shall supersede

those of the Redevelopment Plan. The adoption of this Redevelopment Plan, or any modifications, additions or amendments thereto, shall not be deemed to be an amendment of the Comprehensive Plan.

Funding For Redevelopment Projects

There are a number of funding sources available for communities to use in order to initiate redevelopment activities in designated blighted and substandard areas. These include, in addition to city, state, and federal funds commonly utilized to undertake redevelopment activities, the use of Community Development Block Grant funding programs, special assessments, general obligation bonds, and tax increment financing. The following narrative further describes tax increment financing in Nebraska.

Tax increment financing (TIF) in Nebraska is designed to finance certain costs associated with a private development and is a common tool utilized for redevelopment activities in designated blighted and substandard community redevelopment areas. TIF provides a means of encouraging private investment in deteriorating areas by allowing local governments to use the increase in certain property tax revenues to pay the costs of certain public improvements needed to attract private development. Under the Nebraska Community Development Law, local governments may use TIF only in designated blighted and substandard community redevelopment areas. Following such designation, the CDA prepares a Redevelopment Plan and amends the Generalized Redevelopment Plan as necessary including redevelopment areas to be annexed that were in the designated Blight and Substandard Area. TIF projects may include commercial, residential, industrial, or a mix of these uses.

Generally, TIF funds can be used for land acquisition, public improvements, infrastructure, and utilities. The CDA shall conduct a ***cost-benefit analysis*** for each redevelopment project that proposes the use of TIF as a financing tool. This ***cost-benefit analysis*** must use a specific model developed for use by local projects, and shall consider and analyze the following factors:

- Tax shifts resulting from the approval of the use of funds pursuant to Neb. Rev. Stat. §18-2147, as indicated below:
 - ...any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of provision by the governing body, as follows:
 - That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
 - That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies.
- Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;
- Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- Impacts on other employers and employees within the city and the immediate areas that are located outside of the boundaries of the area of the redevelopment project, and
- Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

After a project is approved, the CDA typically authorizes the issuance of TIF bonds to finance public improvements in the designated area. Since this process can work for large developments without increasing any tax rates or adding any new taxes or fees, it appeals to jurisdictions wishing to promote economic development or redevelopment of blighted and substandard areas.

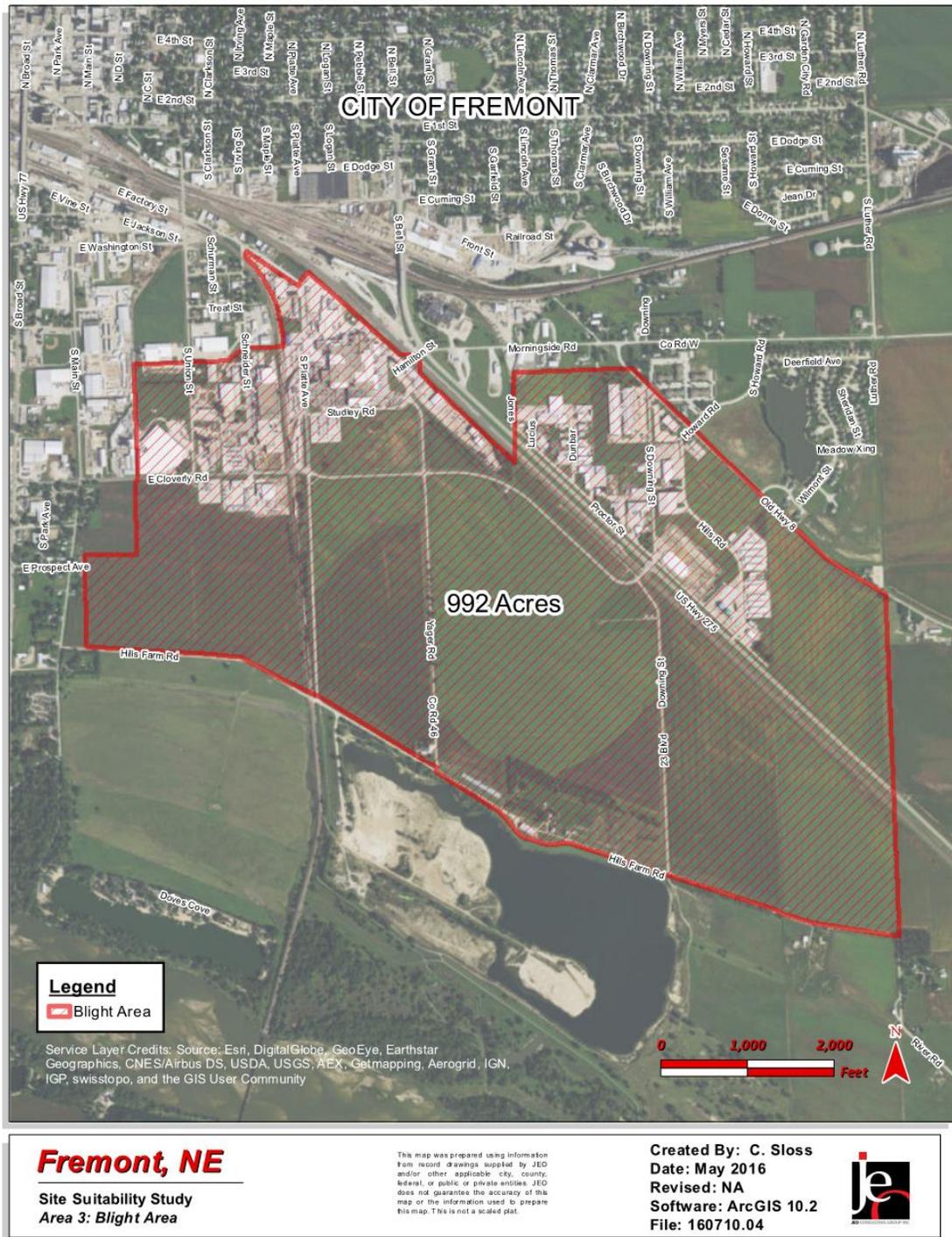
Outline of the General Redevelopment Plan

All provisions of the Blight and Substandard Study are incorporated herein by reference. The General Redevelopment Plan will evaluate the Community Redevelopment Area and identify general redevelopment projects aimed at rehabilitating Designated Blight and Substandard Area of the City of Fremont. Project specific redevelopment plan(s) follow the Generalized Redevelopment Plan

Designated Study Area

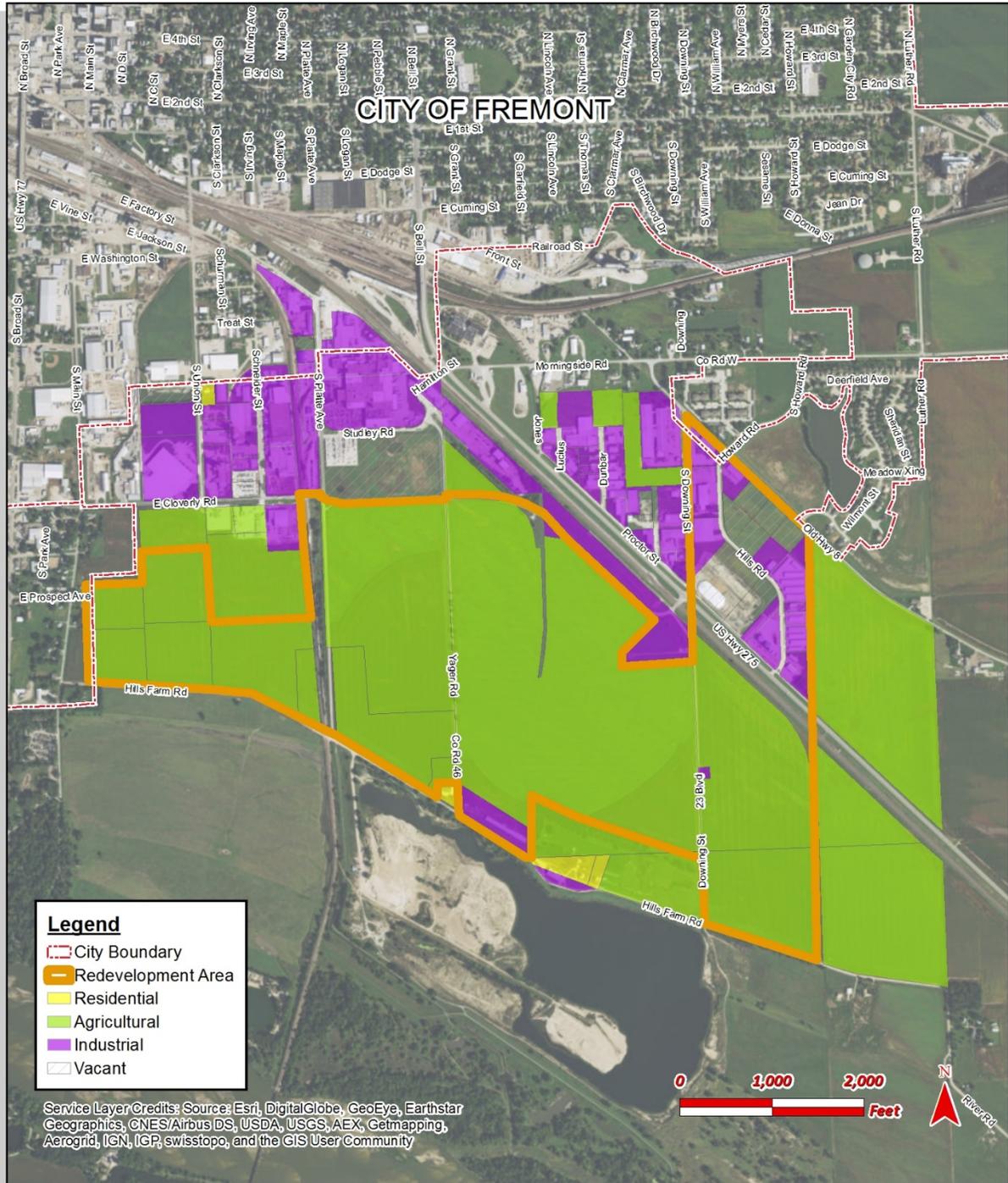
The initial study area identified by the Greater Fremont Development Council and JEO Consulting can be found in Figure 1 below. For this study, the 992-acre initial study area will be known as the “Designated Blight and Substandard Area.”

Figure 1: Designated Blight and Substandard Area



Existing Land Use

Figure 2: Existing Land Use in the Blighted and Substandard Area



Fremont, NE

General Redevelopment Plan
Existing Land Use

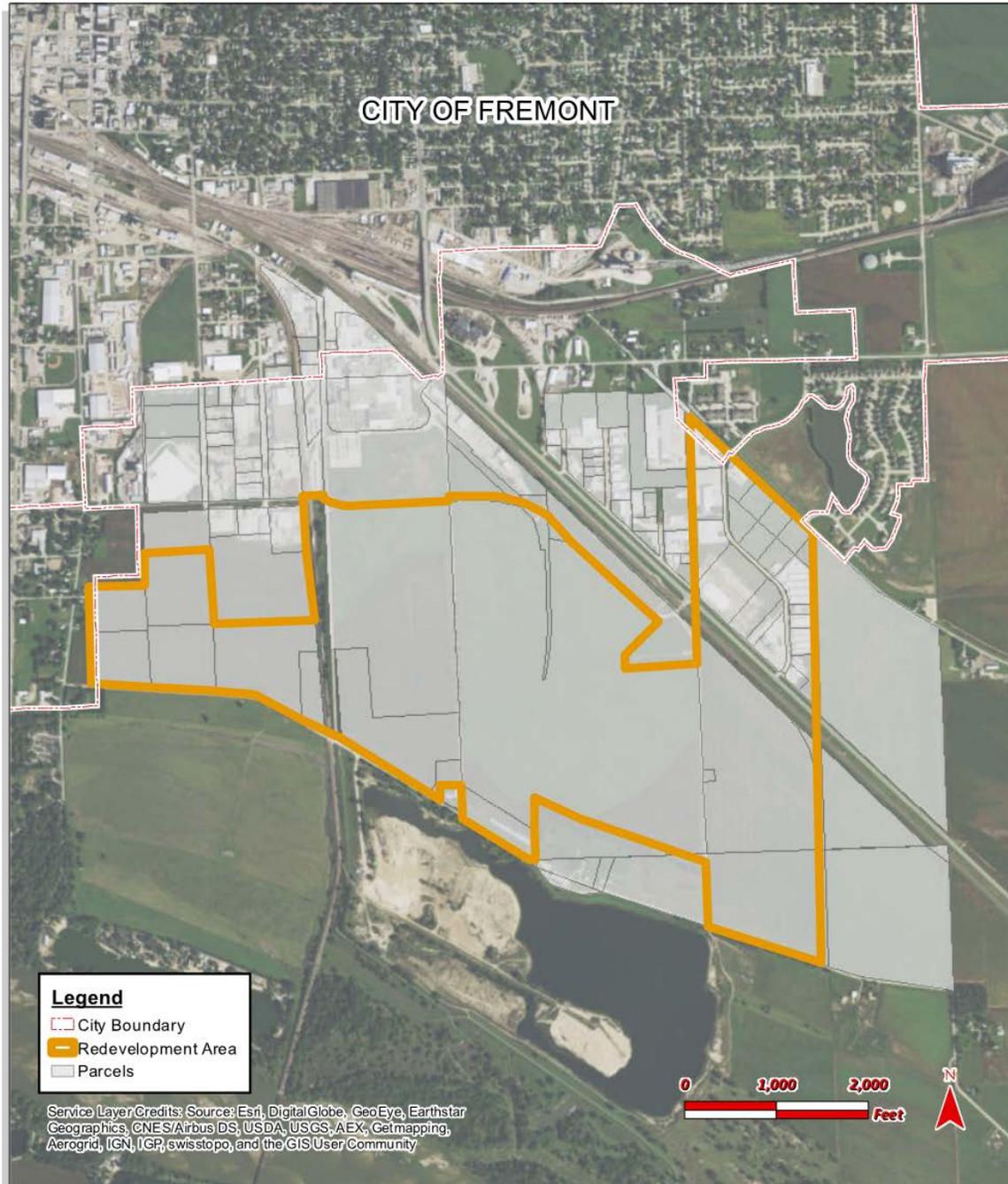
This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

Created By: C. Sloss
Date: June 2016
Revised: NA
Software: ArcGIS 10.2
File: 160710.04



The Redevelopment Plan is restricted to the area within the Designated Blighted and Substandard Area and areas annexed or conditionally annexed into the Corporate Limits of Fremont. Figure 3 below illustrates the Redevelopment Plan area followed by the legal description of the boundary.

Figure 3, Redevelopment Plan Area



Fremont, NE

South Fremont Industrial
Redevelopment Plan

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

Created By: C. Sloss
Date: June 2016
Revised: NA
Software: ArcGIS 10.2
File: 160710.04



LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER TAX LOT 1 & 17 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA; THENCE NORTH ALONG THE EXTENDED WEST LINE OF SAID TAX LOT 1& 17 TO THE CENTERLINE OF OLD HIGHWAY 8; THENCE WESTWARD ALONG THE CENTERLINE OF OLD HIGHWAY 8 TO THE CENTERLINE OF SOUTH DOWNING STREET; THENCE SOUTH ALONG THE CENTERLINE OF SOUTH DOWNING STREET TO THE EXTENDED SOUTH LINE OF TAX LOT 38 OF SECTION 25; THENCE WEST ON SAID SOUTH LINE TO THE WEST LINE OF SAID TAX LOT 38; THENCE NORTHERLY ON SAID WEST LINE TO THE EXTENDED CENTERLINE OF EAST CLOVERLY ROAD; THENCE WESTERLY ON SAID CENTERLINE TO THE WEST RIGHT OF WAY LINE OF A RAILROAD; THENCE SOUTH ON SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF PART OF TAX LOT 75, OF SECTION 25, WITH A PARCEL ID OF 270102823; THENCE WEST ON THE SOUTH LINE OF SAID PART OF TAX LOT 75; THENCE NORTH ON THE WEST LINE OF SAID TAX LOT 75 842.47 FEET; THENCE WEST TO A POINT 772.03 FEET TO THE WEST; THENCE SOUTH FROM SAID POINT, TO A POINT APPROXIMATELY 850 FEET SOUTH OF THE CENTERLINE OF EAST CLOVERLY ROAD; THENCE WEST TO THE EAST LINE OF LOT 4, INGELWOOD VILLAGE; THENCE SOUTHERLY TO THE CENTERLINE OF HILLS FARM ROAD; THENCE EASTWARD ALONG SAID CENTERLINE OF HILLS FARM ROAD TO THE INTERSECTION OF SAID CENTERLINE AND THE EXTENDED WEST LINE OF LOT 1R, BLOCK 1, OF SOUTH FREMONT ADDITION; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1R; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1R TO THE NORTHEAST CORNER; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1R TO THE CENTERLINE OF HILLS FARM ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF HILLS FARM ROAD TO THE WEST LINE OF TAX LOT 63 EXTENDED; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID TAX LOT 63; THENCE EASTERLY ALONG THE EXTENDED NORTH LINE OF SAID TAX LOT 63 TO THE CENTERLINE OF SOUTH DOWNING STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE OF HILLS FARM ROAD; THENCE EASTWARD ALONG SAID CENTERLINE OF HILLS FARM ROAD TO THE EXTENDED WEST LINE OF TAX LOT 1 & 17 OF SECTION 36; THENCE NORTH ON SAID EXTENDED LINE TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING.

Condition of the Real Property

The Designated Blight and Substandard Area has several items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the Redevelopment Area has several items that were considered beyond the remedy and control of the normal regulatory process of the City of Fremont or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Blight Conditions

- A substantial number of deteriorated or deteriorating structures
- Diversity of ownership
- Existence of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Improper subdivision or obsolete platting
- The existence of conditions which endanger life or property by fire or other causes
- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - The average age of the residential or commercial units in the area is at least 40 years

Substandard Conditions

- Dilapidation or deterioration
- Age or obsolescence
- Other Substandard Conditions
 - The existence of conditions which endanger life or property by fire and other causes

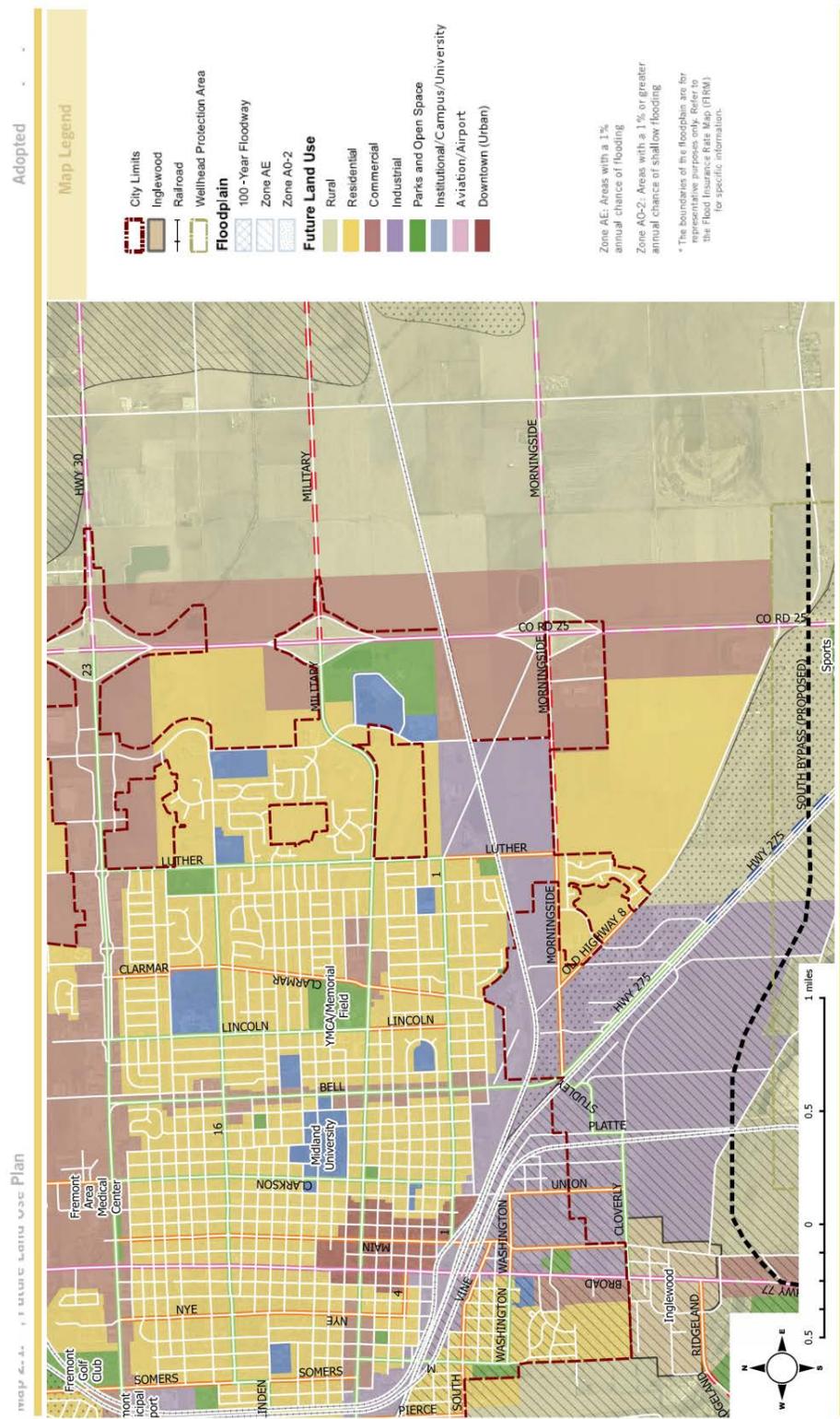
A number of conditions within the Designated Blight Area were evaluated during the field survey which contributed to blighted and substandard conditions. The remediation of such conditions in the Redevelopment Plan Area, Figure 3, are recommended for further action.

Study Area General Redevelopment Recommendations

As redevelopment projects are considered for the area, a number of existing conditions should be improved through planning and redevelopment activities. These activities include:

- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area;
- The extension of public road and utilities in the southwestern quadrant of the community;
- Enforcement of the existing land use and zoning concepts that will guide the future development and redevelopment of structures within the Redevelopment Area as the existing Comprehensive Plan depicts the area;
- All new development that should be consistent with the Future Land Use Map shown in Figure 4 and the standards of population densities, land coverage, and building intensities regulated by the Limited Industrial (LI) and General Industrial (GI) Zoning Ordinance of the City of Fremont.
- Removal of deteriorating or dilapidated structures, the determination of which will depend upon the severity of the substandard condition of the individual structure(s) by enforcing Fremont's Building and Property Maintenance Codes;
- Renovation or rehabilitation of deteriorating or dilapidated structures based upon a structural, building code or reuse potential analysis;
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues;
- Enforcement of existing municipal codes on properties that are detrimental to the health, safety and welfare of the community; and
- Development and improvement of public infrastructure including streets, sidewalks, water, sanitary sewer, storm drainage, electrical, gas, and telecommunication systems, on a case-by-case basis to support redevelopment projects in the area.
- Utilize the existing densities in the city zoning and subdivision regulations as depicted in Figure 5; and
- Amend this Generalized Redevelopment Plan upon review and approval of qualified Project Specific Redevelopment Plans within this Designated Blight and Substandard Area.
- The Generalized Redevelopment Plan does not propose any changes to the zoning ordinance, zoning map, street layouts, street levels or grades or building codes.

Figure 4, Future Land Use Plan



Source: The Fremont Comprehensive Plan

Figure 5, Industrial Zoning Standards

Regulator	BP	LI*	GI*
Minimum Lot Area (square feet)	10,000	5,000	5,000
Minimum Lot Width (feet)	80	50	50
Minimum Yards (feet)			
Front Yard	35	25	25
Street Side Yard	25	25	25
Interior Side Yard	10	0	0
Rear Yard	35	25	25
Maximum Height (feet)	40	Note 5 75	Note 5 No limit
Maximum Building Coverage	60%	70%	70%
Maximum Impervious Coverage	80%	90%	90%
Floor Area Ratio	2.0	1.0	No limit
Maximum Amount of Total Parking Located in Street Yard	50%	No limit	No limit

Note 5: Required rear yard may be reduced one foot for every one foot of front yard provided in excess of the minimum requirement. No rear yard may be less than 10 feet.

Conclusion

As stated in the Blight and Substandard Study, there are a number of factors contributing to the blighted and substandard conditions of the Designated Blighted and Substandard Area. The recommendations listed above will aid the City of Fremont and the CDA in creating a viable and sustainable urban environment in order to lessen the impact of the blight and substandard conditions located in the Generalized Redevelopment Area. In addition, portions of the area are critical to the redevelopment of and proper clearance of substandard conditions within the City, as well as preparing the area for redevelopment and/or the development of a specific project. The City should concentrate their efforts to remove or rehabilitate some if not all the structures that were rated as deteriorating/dilapidated and development of the public infrastructure within the Study Area. This can be accomplished through either public or private development / redevelopment.

Project Specific Redevelopment Plan(s)

Project No. 1, Costco Poultry Complex

General Project Characteristics

Project No. 1, Costco Poultry Complex undertaken by the Redeveloper on the Project Site shall consist of the Private Improvements and the Public Improvements. The Private Improvements to be constructed by Redeveloper on the Project Site consist of an integrated poultry complex which are anticipated to include the following:

1. An approximately 75,000 square foot hatchery;
2. An approximately 250,000 square foot processing facility; and
3. A feed mill which will include several approximately 145 foot silos and a 170-foot mill tower, and associated improvements.

The location, size, and design of the Private Improvements as Illustrated in Figure 7, Preliminary Site Plan, may vary based on the final design of the integrated poultry complex.

The Public Improvements to be constructed are anticipated to include the following:

1. Extension and installation of public utilities, including:
 - a. 3.6 miles of electric service lines (336 ACSR);
 - b. 1.5 miles of 16" ductile water lines;
 - c. 3.2 miles of 10" gas line; and
 - d. 4.5 miles of 16-20" forced wastewater main;
2. Construction of above-ground, covered wastewater treatment lagoons;
3. Construction and improvement of public street infrastructure within the new and existing public rights-of-way; and
4. Grading and site preparation.

The location, size, and design of the Public Improvements, some of which are illustrated in Figure 7 in part, Preliminary Site Plan, may vary based on the final design of the integrated poultry complex.

The project is a large state-of-the-art poultry operation that is anticipated to result in an economic boost to the region. The facility would:

- Create an estimated 800 to 1,000 new jobs when the proposed facilities are fully constructed and are fully operational;
- Invest and estimated \$180 million in capital in the region;
- Provide the Greater Fremont/Dodge County area with an estimated additional tax base of \$63 million
- Offer opportunities for workers to gain entry into the job market and further enhance their skill sets in our state's top industry – agriculture. The jobs created would vary from management to production.
- The company will work directly with local farmers to provide locally raised poultry, resulting in expanded economic growth and diversity. The established farmer network will bring significant additional capital investment to the rural economy.

Project Boundary and Map

The Project. No. 1, Costco Poultry Complex Redevelopment Plan Area is located within the Designated Blight and Substandard Area and the Generalized Redevelopment Plan. Specifically, the project is illustrated below in Figure 6 followed by the legal description of the boundary.

Land Use, Zoning and Building Codes, Population Density, and Property Acquisition, Demolition and Disposal

The designated future land use for the Project No. 1, Costco Poultry Complex is Industrial. The Industrial land use is consistent with the Future Land Use designation in the Fremont Comprehensive Plan.

The Project No. 1, Costco Poultry Complex is zoned (a portion of which is conditionally zoned) General Industrial (GI) and should be redeveloped consistent with the General Industrial Zoning standards of land coverage and building intensities as depicted in Figure 5 for the Generalized Redevelopment Plan. No changes in zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances are anticipated.

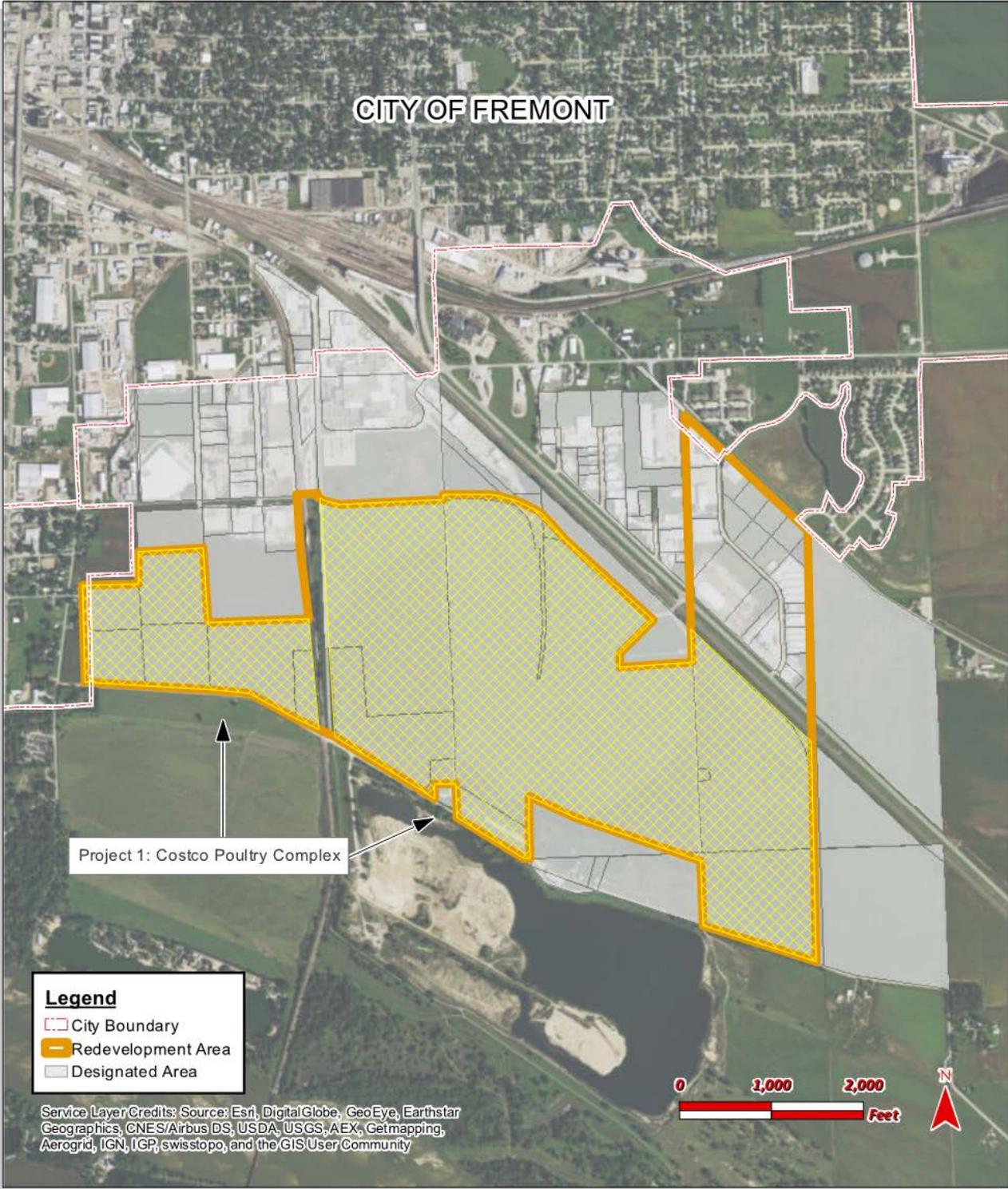
The proposed development at the project site consists of industrial improvements and therefore will not significantly impact the population density in the project area.

Public acquisition of private property, relocation of families or businesses, and the sale of the property are not necessary to accomplish the Project. The Redeveloper has a contractual right to purchase the property from the current owner, and the Redeveloper will purchase the land for this Project.

Traffic and Parking

Traffic flow is anticipated to use new and existing public rights of way, and street improvements are anticipated as part of the public infrastructure improvements associated with this project. The location, size, and design of the Public Improvements, some of which are illustrated on Figure 7 in part, Preliminary Site Plan may vary based on the final design of the integrated poultry complex. The Project will have ample room on site to accommodate its own parking needs, and public parking is not needed for this Project.

Figure 6, Project No.1, Costco Poultry Complex Area



Fremont, NE	This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.	Created By: C. Sloss Date: June 2016 Revised: NA Software: ArcGIS 10.2 File: 160710.04	
Project 1: Costco Poultry Complex			

LEGAL DESCRIPTION:

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF NORTHEAST AND NORTHWEST QUARTERS OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST, DODGE COUNTY, NEBRASKA, THENCE EASTERLY ON AN ASSUMED BEARING OF N87°43'50"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, 1130.95 FEET TO A POINT ON THE APPROXIMATE WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S05°07'33"E ON SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE, 1178.00 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°05'58"W ON SAID NORTHERLY RIGHT-OF-WAY LINE; 697.41 FEET; THENCE CONTINUING N86°26'21"W, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 1931.80 FEET; THENCE N02°10'38"W, 1162.85 FEET TO THE NORTHWEST CORNER OF LOT 6, EAST INGLEWOOD SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION IN DODGE COUNTY; THENCE N87°42'03"E ON THE NORTH LINE OF SAID LOT 6, 545.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE N02°06'54"W ON THE EAST LINE OF LOT 5, SAID EAST INGLEWOOD SUBDIVISION, 283.94 FEET TO A POINT ON THE EAST LINE OF LOT 4, SAID EAST INGLEWOOD SUBDIVISION; THENCE N88°10'00"E, 772.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S01°58'55"E ON SAID WEST LINE OF THE NORTHEAST QUARTER, 842.47 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,839,313.53 SQ. FT. OR 65.18 ACRES MORE OR LESS.

AND

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTHEASTERLY ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ON AN ASSUMED BEARING OF N87°52'30"E, 33.00 FEET TO THE POINT OF BEGINNING; THENCE S58°58'04"E, 191.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD; THENCE N88°05'46"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, 1425.78 FEET TO A POINT OF CURVATURE; THENCE ON A 1308.22 FOOT RADIUS CURVE TO THE RIGHT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, AN ARC LENGTH OF 1030.78 FEET (LONG CHORD BEARS S69°21'38"E, 1004.32 FEET); THENCE S46°47'16"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, 1238.40 FEET TO A POINT OF CURVATURE; THENCE ON A 260.00 FOOT RADIUS CURVE TO THE LEFT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, AN ARC LENGTH OF

145.89 FEET (LONG CHORD BEARS S62°49'54"E, 143.98 FEET); THENCE S43°15'11"W, 507.62 FEET; THENCE S02°10'141"E, 149.93 FEET; THENCE S87°49'55"E, 729.97 FEET; THENCE N02°07'45"W, 189.94 FEET; THENCE N02°07'45"W, 256.01 FEET TO A POINT ON THE APPROXIMATE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S46°46'20"E ON SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 1911.83 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE S02°14'28"E ON SAID EAST LINE OF THE WEST HALF, 1107.05 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S02°12'31"E ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, 1356.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N70°35'17"W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1410.04 FEET; THENCE N02°14'36"W, 711.27 FEET; THENCE N71°00'17"W, 375.56 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE CONTINUING N71°00'17"W, 825.89 FEET; THENCE N70°58'58"W, 290.07 FEET; THENCE N62°51'54"W, 488.40 FEET; THENCE S01°12'50"E, 631.29 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N58°57'36"W ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 984.75 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE WEST RIGHT-OF-WAY LINE OF YAGER ROAD; THENCE N02°09'03"W ON SAID WEST RIGHT-OF-WAY LINE OF YAGER ROAD, 306.92 FEET TO THE NORTHEAST CORNER OF LOT 1R, REPLAT OF BLOCK 1 SOUTH FREMONT; THENCE S87°49'05"W ON THE NORTH LINE OF SAID LOT 1R, 226.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1R; THENCE S02°11'37"E ON THE WEST LINE OF SAID LOT 1R, 161.11 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°08'09"W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1231.92 FEET TO A POINT INTERSECTING SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE; THENCE N02°07'30"W ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE, 2604.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 15,119,539.82 SQ. FT. OR 347.10 ACRES MORE OR LESS.

Public Facility, Utility and General Recommendations

A number of existing conditions should be improved through planning and redevelopment activities. These activities may include, but are not limited to:

- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area to serve the project;
- The extension of public road and utilities;
- All new development should be consistent with the Future Land Use Map shown in Figure 4 and the specified zoning densities.
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues;
- Enforcement of existing municipal codes on properties that are detrimental to the health, safety and welfare of the community; and
- Development and improvement of public infrastructure to support the redevelopment project, and
- Utilize the existing densities in the city zoning and subdivision regulations;

Tax Increment Financing

Project No. 1, Costco Poultry Complex intends to utilize Tax Increment Financing (TIF) and ad valorem taxes under Neb. Rev. Stat. §18-2147 per the cost benefit analysis attached hereto as Exhibit "A". The TIF eligible uses include site acquisition, site preparation and the development and construction of public facilities and utilities necessary to support the project. The redevelopment project is not economically feasible without tax-increment financing and would not occur in the community redevelopment area without the use of tax-increment financing.

The Public Improvements to be constructed are anticipated to include the following:

1. Extension and installation of public utilities, including:
 - a. 3.6 miles of electric service lines (336 ACSR);
 - b. 1.5 miles of 16" ductile water lines;
 - c. 3.2 miles of 10" gas line; and
 - d. 4.5 miles of 16-20" forced wastewater main;
2. Construction of above-ground, covered wastewater treatment lagoons;
3. Construction and improvement of street infrastructure within the public rights-of-way; and
4. Grading and site preparation.

The location, size, and design of the Public Improvements, some of which are illustrated in Figure 7 in part, Preliminary Site Plan, may vary based on the final design of the integrated poultry complex.

The projected uses of eligible TIF funds include the following:

- A. City Fees
- B. Utility Extension/Wastewater Treatment
- C. Public Street Infrastructure
- D. Grading and Site Preparation
- E. Site Acquisition

EXHIBIT "A"

Project No. 1, Costco Poultry Complex Cost-Benefit Analysis

**COMMUNITY DEVELOPMENT AGENCY
CITY OF FREMONT, NEBRASKA
PROJECT NO. 1, COSTCO POULTRY COMPLEX**

**COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The Project No. 1, Costco Poultry Complex (the "Project") will consist of the construction of an integrated poultry complex and associated improvements, as more particularly described on the attached Exhibit "A". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

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

a.	Estimated Base Project Area Valuation:	\$2,223,750
b.	Estimated Completed Project Assessed Valuation:	\$71,328,800
c.	Estimated Tax Increment Base (b. minus a.):	\$69,105,050
d.	Estimated Annual Projected Tax Shift:	\$1,363,490

Note: The estimated Tax shift is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The estimated tax levy for this analysis is 1.973072, which is the 2015 Dodge County tax levy, and will likely change for 2016.

The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement is signed. However, these figures present an estimate for the purpose of weighing the costs and benefits of the Project.

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

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of \$180,000,000 for the acquisition, construction and installation of an integrated poultry complex and related improvements, including expenditures for eligible public improvements. It is proposed that approximately \$13,475,000 of these expenditures will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. In addition, it is anticipated that the CDA will capture a portion of the TIF sum to assist in the payment of public costs associated with the Project. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: site acquisition, site preparation, architectural and engineering fees, utility extension and installation, street paving and other infrastructure improvements, façade enhancements, public sidewalk improvements, energy enhancements, landscaping, and other

improvements deemed feasible and necessary in support of the public health, safety and welfare. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act. It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. The Project will require substantial infrastructure improvements to the electric, gas, water and wastewater lines which will materially benefit and serve the conditionally annexed Project Site once the condition is satisfied, as well as other property in and around the City. More specifically, the above-ground covered wastewater lagoons will be constructed on the Project Site to provide industrial wastewater service not only to the Project, but also to several other industrial customers in the area. In addition, the water line providing service to the Project will be extended to tie into existing water lines to boost pressures throughout the western portion of the City and to provide better service to the City's utility customers.

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

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create a long term benefit and substantial increase in property taxes to the City and other local taxing jurisdictions. Since the Project Site was not previously within the corporate limits of the City, the City historically has not relied on tax revenue from the Project Site. Further, the City would be unlikely to realize additional ad valorem taxes in the near future without the Project because the Project Site was not previously included in the corporate limits of the City and other redevelopers are unlikely to locate on the Project Site without the utility and infrastructure improvements that are being constructed as a part of the Project. The Project should also generate immediate tax growth for the City. The Project will include a significant amount of personal property that will be on the property tax rolls upon its acquisition and installation.

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

It is anticipated that the Project will have a material positive impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project because the public improvements, including specifically the construction of utilities and infrastructure, are expected to attract firms to adjacent property. Further, the Project when fully constructed and fully operational, will potentially create jobs in the range of 800 to 1,000, which will require products and services from firms located within the boundaries of the area of the redevelopment project.

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Redeveloper anticipates that when fully constructed and fully operational, the estimated 800-1,000 jobs that may be created will be filled over the course of several years, which should reduce stress on existing employers, if any. The number and type of new jobs will be dependent on production demands and the technology deployed.

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

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project will extend public utilities to conditionally annexed areas of the City once the condition is satisfied, and the use of tax increment financing will reduce the costs of these and other public improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project will also act as a catalyst for further development of the redevelopment area identified in the South Fremont Industrial Redevelopment Plan. Lastly, the Project should increase the need for services and products from existing businesses, such as janitorial services, office and hardware supplies, and similar products and services.

The Project is not anticipated to impose a burden or have a negative impact on other local area employers. As indicated in the previous section, the Project, when fully constructed and fully operational, will potentially create 800 to 1,000 new jobs, which will be filled over the course of several years, reducing any stress on existing employers.

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

The Project, when fully constructed and fully operational, will potentially create 800-1,000 new jobs over the course of several years, including supervisory, management, production and maintenance positions, in the City. In addition, contracts with approximately 125 farmers in and around the City to grow broiler chickens are expected as a part of the Project. When secondary employment effects in other employment sectors are added, the total employment effects are expected to be even higher.

The public improvements that will be constructed in the redevelopment area (electric, gas, water and wastewater lines and wastewater lagoons) in connection with the Project will provide infrastructure necessary for the development of adjacent property, which will have the effect of improving service to existing utility customers in the City and supporting new private improvements that may generate additional ad valorem property taxes. The implementation of infrastructure in an underdeveloped, blighted and substandard area will have a positive impact on the community.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

Approved by the Community Development Agency, City of Fremont this ____ day of July, 2016.

_____, Chairman

_____, Secretary

EXHIBIT A**PROJECT INFORMATION**

The Project consists of capturing the incremental tax revenue created on the real estate legally described as:

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF NORTHEAST AND NORTHWEST QUARTERS OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST, DODGE COUNTY, NEBRASKA, THENCE EASTERLY ON AN ASSUMED BEARING OF N87°43'50"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, 1130.95 FEET TO A POINT ON THE APPROXIMATE WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S05°07'33"E ON SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE, 1178.00 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°05'58"W ON SAID NORTHERLY RIGHT-OF-WAY LINE; 697.41 FEET; THENCE CONTINUING N86°26'21"W, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 1931.80 FEET; THENCE N02°10'38"W, 1162.85 FEET TO THE NORTHWEST CORNER OF LOT 6, EAST INGLEWOOD SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION IN DODGE COUNTY; THENCE N87°42'03"E ON THE NORTH LINE OF SAID LOT 6, 545.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE N02°06'54"W ON THE EAST LINE OF LOT 5, SAID EAST INGLEWOOD SUBDIVISION, 283.94 FEET TO A POINT ON THE EAST LINE OF LOT 4, SAID EAST INGLEWOOD SUBDIVISION; THENCE N88°10'00"E, 772.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S01°58'55"E ON SAID WEST LINE OF THE NORTHEAST QUARTER, 842.47 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,839,313.53 SQ. FT. OR 65.18 ACRES MORE OR LESS; AND

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTHEASTERLY ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ON AN ASSUMED BEARING OF N87°52'30"E,

33.00 FEET TO THE POINT OF BEGINNING; THENCE S58°58'04"E, 191.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD; THENCE N88°05'46"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, 1425.78 FEET TO A POINT OF CURVATURE; THENCE ON A 1308.22 FOOT RADIUS CURVE TO THE RIGHT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, AN ARC LENGTH OF 1030.78 FEET (LONG CHORD BEARS S69°21'38"E, 1004.32 FEET); THENCE S46°47'16"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, 1238.40 FEET TO A POINT OF CURVATURE; THENCE ON A 260.00 FOOT RADIUS CURVE TO THE LEFT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, AN ARC LENGTH OF 145.89 FEET (LONG CHORD BEARS S62°49'54"E, 143.98 FEET); THENCE S43°15'11"W, 507.62 FEET; THENCE S02°10'141"E, 149.93 FEET; THENCE S87°49'55"E, 729.97 FEET; THENCE N02°07'45"W, 189.94 FEET; THENCE N02°07'45"W, 256.01 FEET TO A POINT ON THE APPROXIMATE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S46°46'20"E ON SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 1911.83 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE S02°14'28"E ON SAID EAST LINE OF THE WEST HALF, 1107.05 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S02°12'31"E ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, 1356.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N70°35'17"W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1410.04 FEET; THENCE N02°14'36"W, 711.27 FEET; THENCE N71°00'17"W, 375.56 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE CONTINUING N71°00'17"W, 825.89 FEET; THENCE N70°58'58"W, 290.07 FEET; THENCE N62°51'54"W, 488.40 FEET; THENCE S01°12'50"E, 631.29 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N58°57'36"W ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 984.75 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE WEST RIGHT-OF-WAY LINE OF YAGER ROAD; THENCE N02°09'03"W ON SAID WEST RIGHT-OF-WAY LINE OF YAGER ROAD, 306.92 FEET TO THE NORTHEAST CORNER OF LOT 1R, REPLAT OF BLOCK 1 SOUTH FREMONT; THENCE S87°49'05"W ON THE NORTH LINE OF SAID LOT 1R, 226.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1R; THENCE S02°11'37"E ON THE WEST LINE OF SAID LOT 1R, 161.11 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°08'09"W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1231.92 FEET TO A POINT INTERSECTING SAID NORTHERLY RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE; THENCE N02°07'30"W ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE, 2604.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 15,119,539.82 SQ. FT. OR 347.10 ACRES MORE OR LESS

(the "Project Site"). The Project shall consist of the following Private Improvements and Public Improvements:

(a) **Private Improvements.** The private improvements to be constructed by the redeveloper on the Project Site are anticipated to include the following:

- (i) An approximately 75,000 square foot hatchery;
- (ii) An approximately 250,000 square foot processing facility;
- (iii) A feed mill which will include several approximately 145 foot silos and a 170 foot mill tower, and associated improvements on the Project Site.

The location, size, and design of the Private Improvements may vary based on the final design of the integrated poultry complex.

(b) **Public Improvements.** Site acquisition, site preparation, architectural and engineering fees, utility extension and installation, street paving and other infrastructure improvements, façade enhancements, public sidewalk improvements, energy enhancements, landscaping and other eligible public expenditures under the Act as determined in the Redevelopment Agreement; paid for, in part, by the tax increment generated by the private improvements.

4812-6118-1491, v. 2