

**VILLAGE OF WATERLOO**  
**RESOLUTION NO. 02-01-24-01**

**WHEREAS**, the Village of Waterloo has received the Harvest Heights on the Creek Redevelopment Plan (the "Redevelopment Plan") pursuant to the Nebraska Community Development Law (the "Act"); and,

**WHEREAS**, the Authority desires that the Redevelopment Plan be adopted to redevelop redevelopment area with additional commercial structures and to include a provision for dividing *ad valorem* real estate taxes pursuant to § 18-2147 of the Revised Statutes of Nebraska pursuant to the fulfillment of certain conditions; and,

**WHEREAS**, the Project is located in an area designated by the Village of Waterloo, and remains, as blighted and substandard pursuant to the provisions of the Act.

**WHEREAS**, this proposed Redevelopment Plan has been recommended by the Village of Waterloo Planning Board after public hearing, notice of which has been duly published and given pursuant to the provisions of the Act.

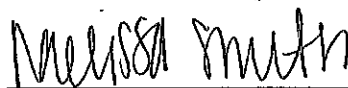
**WHEREAS**, this Resolution has been considered at a public hearing, notice of which has been duly published and given pursuant to the provisions of the Act.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WATERLOO, NEBRASKA, AS FOLLOWS:**

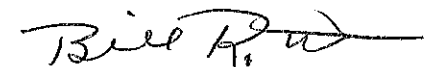
**THAT**, the Harvest Heights on the Creek Redevelopment Plan is hereby approved.

PASSED THIS 1 DAY OF February, 2024

ATTEST:

  
\_\_\_\_\_  
Melissa Smith  
Clerk



  
\_\_\_\_\_  
Bill Rotert  
Vice Chairperson

**HARVEST HEIGHTS  
ON THE CREEK  
REDEVELOPMENT PLAN  
VILLAGE OF WATERLOO,  
NEBRASKA**

## **REDEVELOPMENT PLAN INDEX**

### **INTRODUCTION**

#### **I. EXISTING CONDITIONS**

- A. Existing Land Use**
- B. Existing Zoning**
- C. Existing Public Improvements**
- D. Existing Building Conditions**

#### **II. PROPOSED REDEVELOPMENT PROJECT**

- A. Public Improvements**
  - 1. Public Access**
  - 2. Other Utilities**
  - 3. Other Public Improvements**
- B. Zoning and Platting**
- C. Comprehensive Plan - Village of Waterloo**
- D. Private Improvements**
- E. Financing**
- F. Cost Benefit Analysis**

### **APPENDIX**

#### **Exhibit "A" Redevelopment Area**

# **HARVEST HEIGHTS ON THE CREEK REDEVELOPMENT PLAN**

## **I. INTRODUCTION**

This Redevelopment Plan is prepared pursuant to the authority granted by the Nebraska Community Development Law. The Village Board of the Village of Waterloo (the "Village"), recognizes that blighted and substandard conditions are a threat to the continued stability and vitality of the Village. The area in which this Redevelopment Plan is proposed (the "Redevelopment Area") was included in the area designated as blighted and substandard by the Village pursuant to Section 18-2103 of the Nebraska Revised Statutes. The Redevelopment Area has been incorporated into the Village. The Redevelopment Plan provides for a redevelopment project consisting of an initial phase of constructing necessary infrastructure and subsequent project phases as described below.

The Redevelopment Area is a proposed subdivision, and the abutting public rights-of-way, located generally on the north-east corner of 240<sup>th</sup> and Blondo Streets in the Village of Waterloo, Nebraska. A description showing the proposed subdivision within the Redevelopment Area is attached as Exhibit "A" and made a part hereof. The proposed Harvest Heights on the Creek, a subdivision within the Village of Waterloo, is being prepared and will be submitted to the Village contemporaneously with approval of the Redevelopment Plan. Exhibit "A" shows the proposed build-out plan for all phases. The redevelopment of this property will add both new residential and commercial inventory to the Village. This Redevelopment Plan is proposed to encourage private investment and to provide an economic benefit to the Village as a whole.

The proposed Redeveloper will initially own all of the real estate located within the Redevelopment Area except dedicated public rights-of-way.

This Redevelopment Plan authorizes the Village of Waterloo, acting as a Community Redevelopment Authority pursuant to the Nebraska Community Development Law, to negotiate a redevelopment contract consistent with the provisions herein. The Redeveloper and the Village intend to enter into a redevelopment contract with such terms and conditions that the parties deem appropriate to carry out the purposes of this Redevelopment Plan. The cost of the proposed redevelopment will be considerable and unless the Redeveloper receives some assistance from the Village through the allocation of excess *ad valorem* real estate taxes (hereinafter "tax increment financing" or "TIF"), the proposed redevelopment will not be economically feasible.

## **I. EXISTING CONDITIONS**

### **A. Existing Land Use**

The Redevelopment Area is undeveloped.

### **B. Existing Zoning**

The Redevelopment Area upon which the proposed project would be constructed is currently zoned Agricultural.

### **C. Existing Public Improvements**

The Redevelopment Area has direct access from both 240<sup>th</sup> and Blondo Streets. Gas and electrical services generally suitable to the proposed use are available in adjoining public ROW. A sanitary sewer extension will be necessary to serve this redevelopment.

### **D. Existing Building Conditions**

There are no structures in the Redevelopment Area.

## **II. THE PROPOSED REDEVELOPMENT PROJECT**

The Redevelopment Project consists of the redevelopment of the Redevelopment Area in phases. The initial phase is the infrastructure (utilities, site preparation and paving) throughout the Redevelopment Area. Subsequent phases will include the construction of residential and commercial structures, as further described below. This proposed redevelopment takes advantage of an opportunity to bring about an important expansion of the Village's residential and commercial inventory by encouraging the improvement and financing of this project. If the Village is to continue to grow and compete in a highly competitive market, a variety of types of commercial uses must be entertained and sufficient new housing to accommodate population growth. Therefore, new development in the Village of Waterloo is critical.

### **A. Public Improvements**

The following public or quasi-public improvements will be constructed.

- 1. Public Access.** An internal public street will connect to both 240<sup>th</sup> and Blondo Streets.
- 2. Utilities.** Water and sewer, constructed by the Redeveloper, will be provided by the Village. Electrical and gas extensions are available from public utilities.
- 3. Other Public Improvements.** There will be no other changes in public facilities necessary for this Redevelopment Project.

### **B. Zoning and Platting**

The Redevelopment Project requires re-zoning and platting.

### **C. Comprehensive Plan—Village of Waterloo**

The provision for commercial expansion and the retention of population by providing affordable housing opportunities are critical elements. The mix of residential and commercial land uses proposed in the Redevelopment Project is consistent with the Village of Waterloo's Comprehensive Plan.

### **D. Private Improvements**

The Redevelopment Project is planned to include twenty-nine single family residences, ten townhomes and six commercial lots. As stated above, infrastructure and utilities serving the entire Redevelopment Project will be constructed in the initial phase.

#### **E. Financing**

The following funding sources are contemplated for the Redevelopment Project:

- *Tax Increment Financing.* The excess *ad valorem* real property taxes (the "TIF") may be utilized to assist with the cost of public improvements, demolition, site preparation, site improvements, land assembly and all soft costs associated with these activities. The initial phase will utilize available TIF proceeds, as same becomes available from the redevelopment of each lot in the Redevelopment Area, to assist in financing all eligible activities. Eligible activities may include those associated with the initial phase and additional eligible costs incurred in the development of subsequent phases. The excess *ad valorem* taxes from each subsequent phase will be computed from generated real property taxes of each site over the real property base tax value assessed on each subsequent phase for the year prior to the effective date determined by subsequent redevelopment contract to initiate this TIF provision. The Redevelopment Plan anticipates the allocation of excess *ad valorem* real property taxes for a period up to 15 years, respectively, after each contract is approved to help finance any costs associated with eligible activities within the Redevelopment Area.

Additional TIF proceeds may be available to the Redevelopment Project as subsequent phases are constructed. This Redevelopment Plan authorizes the capture of TIF from subsequently approved amendments. Each subsequent amendment (as new phases are constructed) will cause a new "effective date" to be determined by contract for each such amendment. Any subsequent "effective date" shall only apply to the new lot or lots being developed through such amendment. The policy of the Village is to allow the amendment of the Redevelopment Plan to add additional redevelopment phases providing additional TIF to assist in funding the TIF eligible expenses in the Redevelopment Area, including the initial acquisition and infrastructure costs. Such amendments are deemed to consistent with this Redevelopment Plan and are not to be considered significant in nature.

The Redevelopment Plan assumes additional real estate valuation at build-out of approximately \$36,000,000. The excess *ad valorem* taxes from each initial phase will be computed from the generated real property taxes over the real property base tax value assessed on each redevelopment site for the year prior to the effective date determined by subsequent redevelopment contract to initiate this TIF provision. The Redevelopment Plan anticipates the allocation of excess *ad valorem* real property taxes for a period up to 15 years from each site after redevelopment to help finance the Redevelopment Project. This analysis suggests a principal amount at eight and one-half percent annual interest, in current dollars, of proceeds available for the Redevelopment Project to be approximately \$5,500,000 to fund the redevelopment. Each phase of the Redevelopment Project will assume an "effective date" for the division of real estate taxes on the respective redevelopment site to be determined by redevelopment contract.

*Private Funding.* It will not be economically feasible to develop the Redevelopment Project without the use of TIF. The other funds for this project will come from the Redeveloper's borrowed money or equity. The redevelopment cost of the initial phase, including infrastructure, acquisition and professional costs, is estimated to be \$5,500,000 in eligible costs.

*Other Public funding.* There are no other publicly funded improvements included in this Redevelopment Project.

#### **F. Cost Benefit Analysis**

1) During the TIF amortization period, the underlying real property will continue to be taxed based upon its original assessed value at the time the TIF provision is approved, and the tax revenues based on that base valuation will be distributed to the various taxing jurisdictions. As such there will be no loss of current tax revenues. The Redevelopment Project will improve the tax base in the area, in that it will result in the encouragement of development of a parcel of property that is not presently being fully utilized. Additional sales and use tax revenue can be expected from the project.

2) No significant public costs to provide infrastructure or service are expected as a result of this Redevelopment Project. New infrastructure directly attributable to the project will be funded by the Redeveloper.

3) This Redevelopment Project will not adversely impact business in the area but will increase the ability of the community to attract and retain existing businesses and residents.

4) This Redevelopment Project will have no direct negative impact on public schools, and will assist in retaining existing families in the community.

5) The area where the Redevelopment Project will be located is in a designated blighted and substandard area.

6) The Redevelopment Project will further objectives of the Village's Comprehensive Plan in that it further develops underutilized land for residential and commercial uses. This will improve the tax base in the Village by increasing employment opportunities in the Village and providing additional housing to retain residents.