

**CITY OF LINCOLN  
REDEVELOPMENT AGREEMENT  
(PCE – Phase 2)**

THIS REDEVELOPMENT AGREEMENT is entered into between the **CITY OF LINCOLN, NEBRASKA**, a municipal corporation in the State of Nebraska (“City), and **PCE, Inc.**, a Nebraska corporation, and its successors and assigns (“Redeveloper”).

**RECITALS**

A. The City has undertaken a program for the redevelopment of blighted and substandard areas in the City of Lincoln, Nebraska. As part of that program the City has prepared and approved the Yolande Avenue Redevelopment Plan a copy of which, together with any and all amendments thereto (collectively “Redevelopment Plan”), is on file in the Office of the City Clerk of the City (“City Clerk”). The Redevelopment Plan has been adopted in compliance with the Nebraska Community Development Law codified at Neb. Rev. Stat. §§18-2101 through 18-2144 (the “Act”).

B. The Redevelopment Plan includes the PCE, Inc. Project 2 (“PCE Redevelopment Project”). The PCE Redevelopment Project calls for the City to support an industrial project within the Redevelopment Project Area consisting of a major expansion of an existing manufacturing, warehouse, and office facility. The Redevelopment Project Area (hereinafter “Project Area”) is shown on Exhibit “A” and consists of approximately 5.08 acres on real estate

owned by Redeveloper, as more particularly described on Exhibit “A”, together with the abutting street rights-of-way: Yolande Avenue on the north from the east edge of Cornhusker Highway to the east edge of the 20<sup>th</sup> Street right of way.

C. Redeveloper is willing to enter into this Agreement and through a minimum private investment of approximately \$11,500,000 to redevelop the Project Area by performing site preparation work (collectively “Site Preparation”), installing energy enhancements and façade enhancements (collectively, the “Public Enhancements”), constructing and/or improving streetscape along Yolande Avenue between Cornhusker Highway and 20<sup>th</sup> Street, (“Public Improvements”), and constructing an approximately 87,500 square foot building comprised of office, manufacturing, and warehouse space (collectively the “Private Improvements”) in the Project Area. The Site Preparation, Public Enhancements, Public Improvements, and the Private Improvements are collectively referred to as the “Redeveloper Project Improvements.” The Project Area and Redeveloper Project Improvements are shown on the Site Plan attached hereto as Exhibit “B”. The costs of the Redeveloper Project Improvements are collectively known as the “Redeveloper Project Costs” and are summarized on the Sources and Uses of Funds in Exhibit “C” which is attached hereto.

D. Neb. Rev. Stat. § 18-2103(12) (Reissue 2012) authorizes the City to carry out plans for redevelopment of blighted and substandard areas in connection with redevelopment of the Project Area and to pay for the same from TIF Bond Proceeds (as defined herein).

E. Neb. Rev. Stat. § 18-2107 (Reissue 2012) authorizes the City to enter into contracts with redevelopers of property containing covenants and conditions regarding the use of such property as the City may deem necessary to prevent the recurrence of substandard and blighted areas.

F. In order to help remove blight and substandard conditions and improve conditions in an economically underutilized area, the City is willing to enter into this agreement and to make a grant or grants to the Redeveloper to be used to reimburse the Redeveloper for the cost to complete the Site Preparation and construct the Public Enhancements and Public Improvements to the extent identified in the Sources and Uses of Funds in Exhibit "C". The Public Improvements shall be constructed by the Redeveloper through the City's executive order construction process as described in Section 202 B. below. The City and Redeveloper agree that such assistance is deemed essential to the preparation of the Project Area for the PCE Redevelopment Project.

G. The City shall support the above described redevelopment of the Redeveloper Property in accordance with the PCE Redevelopment Project as described in the Yolande Avenue Redevelopment Plan; provided that, Redeveloper is willing to restrict the use of the Redeveloper Property to certain use restrictions as provided in Section 303 and is further willing to agree to covenants and conditions regarding compulsory maintenance and upkeep of the Private Improvements to prevent a recurrence of substandard and blighted conditions as provided in Section 202 A; and further provided that, Redeveloper is willing to restrict the use of the grants provided hereunder for the sole purposes of Site Preparation, Public Enhancements, and Public Improvements as contractually described herein.

H. The Redevelopment Plan contains a provision dividing any ad valorem tax levied upon real property in the Project Area, or any phase thereof, for the benefit of any public body shall be divided, for a period not to exceed fifteen (15) years after the effective date of such provision as provided for in Neb. Rev. Stat. § 18-2147 et seq. Said provision is hereinafter referred to as the "Ad Valorem Tax Provision."

I. Neb. Rev. Stat. § 18-2107 (Reissue 2012) and § 18-2150 (Reissue 2012) authorize the City to provide grants to private parties in order to accomplish rehabilitation or redevelopment of the Project Area in accordance with the Redevelopment Plan. In order to make a grant or grants to the Redeveloper, the City intends to issue tax increment financing indebtedness instruments in tax exempt and/or taxable series (collectively “TIF Bond”) to be repaid with the tax increment revenues generated under the Ad Valorem Tax Provision (“TIF Tax Revenues”).

J. The City and Redeveloper desire to enter into this Agreement to implement the PCE Redevelopment Project for the above purposes and in accordance with the Redevelopment Plan.

K. The City and Redeveloper mutually agree that the redevelopment of the Project Area is in the vital and best interest of the City and is in furtherance of the health, safety, and welfare of its residents, and is in accordance with the public purposes and provisions of applicable laws and requirements under which the Redevelopment Plan has been undertaken.

NOW, THEREFORE, in consideration of the above recitals which are hereby made part of this Agreement and of the mutual covenants contained herein the parties do agree as follows:

**ARTICLE I. EVIDENCE OF REDEVELOPER’S ABILITY**

**101. Evidence of Financial Ability of Redeveloper.** The Redeveloper shall within sixty (60) days of the execution of this Agreement provide to the City on a confidential and privileged basis evidence of availability of the specific amount of finances necessary for purposes of carrying out the commitment of the Redeveloper in connection with redevelopment of the Project Area. Such information shall state the amount of loan commitments and source of

liquid assets on hand or immediately available to the Redeveloper for design and construction of the Redeveloper Project Improvements. Such information shall be provided in a form satisfactory to the Finance Director of the City.

**102. Evidence of Redeveloper’s Ability to Timely Commence Construction of the Private Improvements.** Redeveloper shall, within sixty (60) days of execution of this Agreement by the City, provide satisfactory documentation to the City that Redeveloper has entered into a construction contract and is ready, willing, and able to timely commence and complete construction of the Redeveloper Project Improvements as provided in Section 202 A.4. below.

**103. Timely Submittal of Evidence.** Timely submittal of financial information required in Section 101 above and the construction contract in Section 102 above shall be a condition precedent to the requirement of the City to proceed with its obligations under this Agreement.

## **ARTICLE II. REDEVELOPER OBLIGATIONS**

### **201. Approval of Redevelopment Project Improvements.**

A. Preliminary Plans for Private Improvements. Redeveloper has prepared preliminary and schematic design plans and specifications (hereinafter “Preliminary Plans”) for the Private Improvements to be constructed pursuant to this Agreement which are shown on Exhibit “D”. Such Preliminary Plans consist of a site plan and elevation drawings reflecting the exterior appearance of the Redeveloper Project Improvements. The City, by approving this Agreement, shall be deemed to have approved the Preliminary Plans.

B. Construction Documents. The Redeveloper shall prepare or cause to be prepared, at Redeveloper’s expense, detailed final exterior construction plans and specifications

for the Redevelopment Project Improvements (hereinafter “Construction Documents”). Redeveloper shall submit such Construction Documents to the City for review and approval. The City shall so approve or reject the Construction Documents for the Redevelopment Project Improvements within fourteen (14) days after receipt thereof. Unless otherwise provided herein, the Public Improvements shall be designed in accordance with the City’s Standard Specifications and shall be submitted to the Director of Public Works and Utilities Department for review and approval. The Public Improvements shall be implemented pursuant to the executive order construction process. The Redeveloper, at its expense, shall pay for construction inspection, staking, and testing of the Public Improvements as part of the construction and inspection process.

C. Approvals. The Construction Documents shall be reviewed by the City and approved only if they are prepared from and in substantial conformance with the Preliminary Plans, the applicable design standards, and the provisions of this Agreement. If the City rejects the applicable plans, the City shall deliver to Redeveloper notice thereof accompanied by an explanation of the reasons for such rejection. If rejected, Redeveloper shall work with the architect or engineer to submit corrected Construction Documents, as applicable, within fourteen (14) days after the date of receiving the written rejection notice. Resubmitted Construction Documents shall be approved as provided above for original submittals.

D. Approval Limitation. None of the approvals listed in subsections A, B, or C of Section 201 of this Agreement apply to the building permit review process. Nothing in said subsections is a substitute for and does not eliminate the requirement that the Redeveloper apply for and receive any and all necessary building permits for construction of the Redevelopment Project Improvements.

**202. Construction/Installation of Redeveloper Project Improvements.**

A. Private Improvements.

1. Construction of Private Improvements. The Redeveloper, through an anticipated hard construction cost minimum investment of \$11,500,000, shall at its own cost and expense construct the Private Improvements. To the extent that Site Preparation is to be reimbursed from the proceeds of tax increment financing as described in Article IV. of this Agreement, Site Preparation activities shall be competitively bid and contracts awarded to the lowest responsible bidder in accordance with City requirements. The Project Area is located in a floodplain. Pursuant to the City's policy of requiring no net rise for projects in a floodplain funded by TIF, the Site Improvements shall be designed and constructed to achieve the City's no net rise policy. The Project is designed to comply with the forty percent (40%) limit of fill within the Salt Creek storage areas.

All Private Improvements shall be constructed in compliance with all applicable local, state, and federal building and construction laws and codes. Redeveloper agrees to secure and maintain all permits and licenses necessary for its use of the Redeveloper Property including, but not limited to, necessary building permits and inspections.

2. Commencement/Completion of Private Improvements. Redeveloper agrees to use commercially reasonable efforts to substantially complete construction of the Private Improvements as provided for in Section 202 A.4. and to pay or cause to be paid in a timely manner each "person", as defined in Neb. Rev. Stat. §49-801, that performed labor or furnished materials, equipment or supplies used in the prosecution of the Private Improvements. Such payment shall be made promptly after completion of the Private Improvements and submission of all final and unconditional lien waivers and in accordance with all the provisions

of this Agreement relating to the obligations of Redeveloper to construct the Private Improvements. Failure to construct a specific element of Private Improvements due to a failure to obtain a necessary easement, license, permit or authorization in form and substance reasonably satisfactory to the Redeveloper and its counsel shall not be considered an item of default. Developer and the City shall agree on a reasonable alternative to such element of the Private Improvements.

3. Private Improvements Permits and Approvals. Redeveloper agrees to secure all permits and licenses necessary for construction of the Private Improvements and its intended use of the Redeveloper Property including, but not limited to, necessary building permits and inspections.

4. Commencement and Completion Deadline for Private Improvements. The Redeveloper shall use its best efforts to commence construction of the Private Improvements within ninety (90) days following Redeveloper's submission of satisfactory documentation under Section 102 above. Redeveloper shall use its best efforts to substantially complete the Private Improvements described herein by January 31, 2016.

5. Certificate of Completion. Promptly after final completion of the Private Improvements in accordance with all the provisions of this Agreement relating to the obligations of Redeveloper to construct the Private Improvements and promptly after the Redeveloper provides the City the proper documentation that each "person", as defined in Neb. Rev. Stat. §49-801, that performed labor or furnished materials, equipment or supplies used in the prosecution of the Private Improvements have been properly paid, the City shall, upon request by the Redeveloper, furnish a Certificate of Completion of Private Improvements, the form of which is shown on Exhibit "E". Such certification by the City shall be a conclusive

determination of satisfaction of the agreements and covenants in this Agreement with respect to the obligations of Redeveloper to construct the Private Improvements. The Certificate of Completion of Private Improvements shall be recorded by the Redeveloper at its own cost and expense in the office of the Register of Deeds for Lancaster County, Nebraska. If the City shall refuse or fail to provide the certification in accordance with the provisions of this paragraph after being requested to do so by Redeveloper, the City shall, within fifteen (15) days after written request by Redeveloper, provide Redeveloper with a written statement indicating in what respect Redeveloper has failed to complete the Private Improvements subject to such certification in accordance with the provisions of this Agreement and what measures or acts will be necessary, in the opinion of the City, for Redeveloper to take or perform in order to obtain such certification.

6. Duty to Maintain Private Improvements. Redeveloper at its own cost and expense shall, following construction of the Private Improvements, keep the same in a safe and sanitary condition and shall take all necessary action reasonably necessary to (a) maintain, in good order, condition, and state of repair, all interior and exterior portions of the buildings including the routine and reasonable preventive maintenance of the buildings and their service facilities such as the wiring, plumbing, heating and air conditioning systems, interior insect treatment, and all glass including plate glass, exterior doors, and automatic doors and (b) maintain the grounds in a safe and sanitary condition including but not limited to sweeping and removal of trash, litter, and refuse; repair and replacement of paving as reasonably necessary; maintenance of landscaped areas; removal of snow and ice from sidewalks, driveways, and parking areas, in order to keep the same free from dilapidation or deterioration and free from conditions which endanger life or property by fire or other causes.

B. Public Improvements.

1. Public Improvements. As part of the Redeveloper Public Improvements, Redeveloper shall design and construct public streetscape improvements to be installed along Yolande Avenue between Cornhusker Highway and 20<sup>th</sup> Street including, but not limited to, planting street trees in the Yolande Avenue right of way.

The Public Improvements described herein are approved by the City. This approval, however, is not a substitute for the coordination required between the Redeveloper and the City's Parks and Recreation Department through which these improvements are required to be approved and constructed.

2. Construction. Redeveloper, at its own cost and expense, subject to reimbursement as provided in Section 403 below shall (1) design or cause the Public Improvements to be designed in accordance with the City's Standard Specifications, (2) submit or cause final Construction Documents to be submitted to the Director of the Public Works and Utilities Department as well as the Director of the Parks and Recreation Department, where applicable, for review and approval, (3) install and construct or cause the Public Improvements to be competitively bid, installed and constructed pursuant to the City's requirements and in coordination with the City of Lincoln Parks and Recreation Department, and (4) pay for or cause to be paid construction inspection, staking and testing of the Public Improvements as part of the construction and inspection process.

3. Construction Easement. Redeveloper will grant or convey to the City without additional consideration all necessary permanent and/or temporary construction easements (if any) on, over or across the Redeveloper Property required to construct any of the Public Improvements.

C. Public Enhancements. Redeveloper, at its expense, subject to reimbursement as provided in Section 401 (Use of TIF Proceeds) below shall construct and/or install the Public Enhancements consisting of the following:

1. Energy Enhancements:
  - a. Energy Management Systems; and
  - b. Lighting Control Systems.
  
2. Façade Enhancements:
  - a. Façade/Day lighting; and
  - b. Brick Façade.

Payment of TIF funds to reimburse the Redeveloper for the cost of Energy Enhancements shall occur only after Redeveloper provides a timely certification from the project's architect or engineer to the City that Energy Enhancements have been included in the design, construction, and operation of the project. Such certification shall include, at a minimum, a description of the Energy Enhancements included and the percentage of estimated energy savings to be realized from the energy enhancements compared to a similar building constructed according to the minimum standards found in the existing applicable building code.

The City shall not have any obligations to fund the Public Enhancements or make grants to the Redeveloper in excess of the available TIF Proceeds as provided within this Agreement. Any reimbursement shortfall resulting from costs incurred for construction of any Public Enhancements that exceed the TIF Proceeds that are lawfully available and granted to the Redeveloper hereunder shall be borne entirely by the Redeveloper without recourse of any kind against the City.

**203. Cost Certification.** The Redeveloper shall submit a reimbursement request, accompanied by a certificate from the Redeveloper's architect or engineer that the reimbursable work has been completed in accordance with the Contract Documents, to the City for reimbursement from the Project Account, of any reimbursable expenses related to construction of the Redeveloper Project Improvements. The Redeveloper shall timely submit receipts, invoices, or proof of payment concurrently with the request for reimbursement of such Redeveloper Project Improvement costs. The City shall approve or reject the same with reasons stated, based on the review within ten (10) days of receipt of the same; provided, however, the City shall generally approve request for reimbursement made by Redeveloper that are consistent with this Agreement. If the applicable reimbursement proceeds are held in the City Project Account, the reimbursement payment by the City to Redeveloper shall be made within fifteen (15) days after approval by the City. If the reimbursement proceeds are held in the Lender Project Account, the reimbursement payment shall be made by the Lender.

**204. Construction Administration.** Redeveloper shall be responsible on a pay-as-you-go basis for all components of the Redeveloper Project Improvements, including construction management, coordination of contractors and regulatory permitting and other requirements. Subject to reimbursement as provided for in Section 403 below, the Redeveloper will be solely responsible for payment of all construction cost attributable to the Redeveloper Project Improvements

### **ARTICLE III. SECURITY AND RESTRICTIONS**

#### **301. Bonds.**

A. Penal Bond – Redeveloper Public Improvements. Pursuant to Neb. Rev. Stat. §§ 18-2151 and 52-141(3)(1), Redeveloper shall furnish or cause to be furnished to the

City, prior to commencement of construction of the Public Improvements through the City's executive order construction process, a penal bond in the amount of Two Million Five Hundred Thousand and No/100 Dollars (\$2,500,000.00) with a corporate surety authorized to do business in the State of Nebraska.

B. Payment and Performance Bond – Private Improvements. In lieu of the Penal Bond required under subparagraph A above, prior to commencing construction of the Private Improvements, Redeveloper shall submit proof to the City that Redeveloper's general contractor has furnished Redeveloper with a construction performance and construction payment bond (the "P/P Bond") in a sum not less than the contract sum for the Private Improvements, including the contract sum for the Site Preparation and Public Enhancements. Such P/P Bonds shall be conditioned upon the Redeveloper at all times making payment of all amounts lawfully due to each "person", as defined in Neb. Rev. Stat. §49-801, that performed labor or furnished materials, equipment or supplies used in the prosecution of the Private Improvements.

**302. Indemnification.** Redeveloper agrees to indemnify and hold City harmless to the extent of any payments in connection with carrying out construction of the Redeveloper Project Improvements the City may be required to make for failure of Redeveloper or its contractor to make payments of all amounts lawfully due to each "person", as defined in Neb. Rev. Stat. §49-801, that performed labor or furnished materials, equipment or supplies used in prosecution of the Redeveloper Project Improvements.

**303. Development and Use Restrictions.** Redeveloper agrees that during the Tax Increment Period no portion of the Redeveloper Property shall be used for any of the following uses and practices:

a. Any use or practice that would be non-compliant with the City's policy of "no net rise" pertaining to the flood storage capacity of the Redeveloper Property;

b. Any business whose predominant operation is the retail sale of tobacco products, (predominant means retail gross sales of tobacco products, including mixed products, in excess of 50% of gross sales on the premises) or any such business that has an unreasonable pattern of unlawful disturbances or tobacco law violations (does not include pharmacies, convenience stores, or grocery stores);

c. Any business operated or held out to the public as a sexually oriented business including any business engaged in sexually oriented entertainment or materials such as: sexually oriented shows, movies, pictures, exhibitions, performance, demonstration, film, video, book, or other depictions of a sexually explicit nature; sexually oriented live entertainment or exotic dance; sex toys or sexually oriented paraphernalia; sexually oriented telecommunication, internet, or similar service; sexually oriented massage parlor, or escort service;

d. Any business involving gambling or wagering even if otherwise permitted by law including, but not limited to, keno, bingo, slot machines, video lottery machines, casino games, or off site pari mutual wagering sites, but excluding the retail sale of lottery tickets as permitted by applicable law; and

e. Any business involving the sale or display of weapons, self-service Laundromat for nonresidents or non-occupants of the Redeveloper Property, illegal activities, or sale of any illegal goods or products

## **ARTICLE IV. TIF TAX AGREEMENT**

**401. Grant of Funds from TIF Bond Proceeds.** In order to support redevelopment of the Project Area and as an inducement for the Redeveloper to construct the Redeveloper Project Improvements, the City agrees, to the extent allowed by law and then only to the extent funds are lawfully available from the issuance of the TIF Bond (defined below) and receipt of proceeds from the sale thereof (“TIF Bond Proceeds”) as shown in Exhibit “C”, to make a grant or grants to Redeveloper to reimburse as provided in Section 403 below for the Site Preparation, Private Streets, and Public Improvements in a maximum amount not to exceed the total amount of TIF Bond Proceeds remaining after (1) reimbursing the City for the City’s cost to issue the TIF Bond; and (2) reimbursing the City for the City’s cost to record the Memorandum of Redevelopment Agreement and Use Restrictions. Redeveloper shall submit authentic and satisfactory documentation to the City to verify the grant was expended on TIF eligible Redeveloper Project Costs. Any ineligible use of the grant shall immediately be repaid to the City.

### **402. TIF.**

**A. Issuance of TIF Indebtedness.** Not earlier than thirty (30) days following the later date of the approval and execution of this Redevelopment Agreement or the date the issuance of the TIF Bond (defined below) has been authorized, which date is after the remonstrative period in Neb. Rev. Stat § 18-2142.01 or as soon thereafter as is practicable, the City shall issue TIF Indebtedness (“TIF Bond”) as follows:

1. TIF Note “A” – in the amount of \$1,000,000 to be purchased by Redeveloper’s lender; and
2. TIF Note “B” – in the amount of \$250,000 to be acquired by Redeveloper for its own account.

The TIF Note “A” shall be funded with the TIF Proceeds from the TIF Bond Purchaser to be deposited into a City or Lender fund account (the “Project Account”) for payment of the City’s TIF Bond cost of issuance in Priority One, reimbursement of the cost constructing the Public Improvements and Site Preparation in Priority Two and Three, and reimbursing Redeveloper the cost of Public Enhancements in the Fourth Priority items as set forth in Section 403 below. The total dollar amount of the TIF Bond is the estimated amount of the tax increment to be generated on the Redeveloper Property and Private Improvements based upon an estimated taxable valuation of \$5,300,000 after completion of the Private Improvements.

**B. Authority of City Finance Director.** Subject to the terms of this Redevelopment Agreement, the City Finance Director on behalf of the City shall make all necessary arrangements regarding timing of issuance of the TIF Indebtedness and all other details of the TIF Indebtedness, TIF Bond, TIF Tax Revenues, Project Account and Grant of Funds to reimburse Redeveloper for eligible costs regarding Public Improvements, Site Preparation, and Public Enhancements. All such arrangements made by the Finance Director shall be subject to approval of the Mayor.

**403. Use of TIF Bond Proceeds.** TIF Bond Proceeds shall be used for and expended in the following priority, as more fully described on Exhibit “C” attached and incorporated by this reference:

FIRST PRIORITY: Reimburse the City for the cost of issuing the TIF Bond, including but not limited to bond counsel fees, fiscal advisory fees, placement fees, recording fees, capitalized interest, and reserves.

SECOND PRIORITY: Reimburse the Developer for construction of the Public Improvements identified in this Agreement.

THIRD PRIORITY: Reimburse the Redeveloper for Site Preparation.

FOURTH PRIORITY: Reimburse the Redeveloper for construction and/or installation of the Public Enhancements as identified in this Agreement.

Only Public Improvements, Site Preparation, and Public Enhancements costs incurred after the date of this Agreement shall be eligible for reimbursement as Second Priority, Third Priority, and Fourth Priority items.

The City shall not have any obligation to make a grant or grants to reimburse the Redeveloper for the Administrative Fee, Public Improvements, Site Preparation, and/or Public Enhancements in excess of the available TIF Bond Proceeds as described above. Redeveloper shall use its own funds to fund any Third and Fourth Priority costs that exceed the TIF Bond Proceeds that are lawfully available and granted to the Redeveloper hereunder. The funds granted to Redeveloper are restricted and earmarked solely for the reimbursement of the Issuance Costs, eligible Public Improvements, Site Preparation, and Public Enhancements as described herein, and the Redeveloper does not have discretionary judgment over the applications of said grant funds.

**404. Valuation of the Redeveloper Property.** The City intends to use the Ad Valorem Tax Provision to generate tax increment financing funds which shall be used to finance the issuance of the TIF Bond and to make the grant or grants to Redeveloper in accordance with this Redevelopment Agreement. The tax increment is to be derived from the increased valuation, determined in the manner provided for in Article 8, Section 12 of the Constitution of the State of Nebraska and the Community Development Act which will be attributable to the redevelopment contemplated under this Agreement. The TIF Tax Revenues which are to be used to pay debt service on the TIF Indebtedness from the sale of the TIF Bond will be derived from the increased

valuation from redeveloping the Redeveloper Property as provided in this Agreement. Redeveloper agrees not to contest any taxable valuation assessed for the Redeveloper Property and Private Improvements thereon which do not exceed \$5,300,000 commencing tax year 2016 and continuing for a period of not to exceed fifteen (15) years after the effective date hereof or so long as any portion of the TIF Indebtedness with respect to the PCE Redevelopment Project remains outstanding and unpaid, whichever period of time is shorter.

**405. Debt Service for TIF Indebtedness.** The City shall, to the extent allowed by law, and then only to the extent funds are lawfully available from TIF Tax Revenues, pay the purchaser of the TIF Bond (“TIF Bond Purchaser”) the principal of the TIF Indebtedness with interest as provided in the TIF Bond Ordinance. Any debt service on the TIF Indebtedness (including interest) to be paid from TIF Tax Revenues shall not constitute a general obligation or debt of the City. Any excess TIF Tax Revenues resulting from the Tax Increment Provision on the Redeveloper Property not needed or required to pay the TIF Bond Purchaser for the TIF Indebtedness shall be expended by the City or returned to the applicable taxing authorities as provided in the Community Development Law. Any shortfall in anticipated TIF Tax Revenues from the Tax Increment Provision for any reason whatsoever, specifically including a decline in taxable valuation of such Redeveloper Property, shall be borne entirely by the Redeveloper and TIF Bond Purchaser without recourse of any kind against the City.

**406. Tax Increment Deficiency on Redeveloper Purchased TIF Bond.**

A. Redeveloper Purchased TIF Bond. If the Redeveloper purchases the TIF Bond, any shortfall in the annual TIF Tax Revenues from the Tax Increment Provision for any reason whatsoever, specifically including a decline in taxable valuation of the Redeveloper Property, shall be borne entirely by the Redeveloper without recourse of any kind against the

City. To the extent of any deficiency in annual TIF Tax Revenues from the Ad Valorem Tax Provision for required debt service on the TIF Indebtedness, the Redeveloper as purchaser of the TIF Bond agrees to defer payment of the same for each year that there exists a deficiency during the Tax Increment Period. If Redeveloper is required to defer any such payments, the City shall reimburse all sums deferred if and when annual TIF Tax Revenues do become available from the Ad Valorem Tax Provision to meet current debt service and reimburse Redeveloper for such deferred payments. In the event the TIF Indebtedness is not retired in full at the end of the Tax Increment Period, any remaining TIF Indebtedness shall be forgiven.

B. Lender Purchased TIF Bond. If Redeveloper's Lender purchases the TIF Bond, any shortfall in the annual TIF Tax Revenues from the Tax Increment Provision for any reason whatsoever, specifically including a decline in taxable valuation of the Redeveloper Property, shall be borne entirely by the Redeveloper and TIF Bond Purchaser without recourse of any kind against the City. To the extent of any deficiency in annual TIF Tax Revenues from the Ad Valorem Tax Provision for required debt service on the TIF Indebtedness, the Redeveloper agrees to pay the same upon written request of the City and shall pay the same for each year that there exists a deficiency in such TIF Tax Revenues. If Redeveloper is required to pay any such deficiency, the City shall reimburse all sums paid by said Redeveloper for such purposes if and when annual TIF Tax Revenues do become available from the Ad Valorem Provisions to meet current debt service and reimburse Redeveloper for such deficiency payments.

C. Adjustments for any Payments of Tax Increment Deficiency. If Redeveloper makes one or more payments to cover a deficiency in the required debt service payments on the TIF Bond as provided in paragraph A and paragraph B of this Section 406, the City shall maintain a record of the aggregate amount of said payments, which shall include interest (at the

same interest rate of the then outstanding TIF Bond) (“Redeveloper’s Aggregate Deficiency Payments”). If the TIF Tax Revenues from the Tax Increment Provision for any year exceeds the amount necessary to meet current debt service on the TIF Indebtedness, then the excess TIF Tax Revenues shall be paid to Redeveloper and deducted from the Redeveloper’s Aggregate Deficiency Payments until Redeveloper’s Aggregate Deficiency Payments have been fully reimbursed.

**407. Reimbursement of TIF Funded Grants.** Subject to Section 701 Remedies below, Redeveloper agrees to repay the City the grant or grants of funds provided for in Section 401 above in the event Redeveloper fails to substantially complete the Redeveloper’s Private Improvements as provided in Section 202 and, upon such repayment of the of the grant funds, this Agreement shall be null and void in regards to the Redeveloper and the Redeveloper Property.

Subject to Section 701 Remedies below, in the event the Redeveloper fails to maintain the Redeveloper’s Private Improvements as provided in Section 202 above, then the Redeveloper shall reimburse the City the proportionate share (1/15) of the grant funds provided for in Section 401 above for the year the Redeveloper fails to maintain the Private Improvements.

**408. Restriction on Transfer.** Redeveloper will not, for a period of fifteen (15) years after the effective date hereof or so long as the TIF Bond remains outstanding whichever period of time is shorter (tax increment period), convey the Redeveloper Property or any portion thereof to any entity which will result in such property being exempt from ad valorem taxes levied by the State of Nebraska or any of its subdivisions.

**409. Damage or Destruction of Private Improvements.**

A. Construction Period. During the construction period, Redeveloper agrees to keep the construction area, including completed operations insured against loss or damage by fire, and such other risks, casualties, and hazards as are customarily covered by builders' risk or extended coverage policies in an amount not less than the replacement value but allowing for reasonable coinsurance clauses and deductibles. In the event of any insured damage or destruction, Redeveloper agrees to use its good faith efforts to commence restoration of the Private Improvements to its prior condition within nine (9) months from the date of the damage or destruction, and shall diligently pursue the same to completion.

B. Tax Increment Period. During the tax increment period, Redeveloper shall include by restrictive covenant an enforceable obligation on the Redeveloper or other owner or tenant in possession to maintain property insurance on an extended coverage all-risk basis in an amount not less than the replacement value, allowing for reasonable coinsurance clauses and deductibles and also subject to the Redeveloper or other owner or tenant's obligation to use good faith efforts to commence restoration of the Private Improvements to its prior condition within nine (9) months from the date of the damage or destruction, diligently pursuing the same to completion.

C. Failure to Restore. In the event Redeveloper fails for any reason to restore the Private Improvements as provided in A and/or B above, Redeveloper shall either forgive any remaining TIF Indebtedness and interest thereon if the Redeveloper was the TIF Bond Purchaser, or pay to the City the necessary amount of to retire the TIF Indebtedness in full (including interest) if the TIF Bond was purchased by the Redeveloper's Lender.

**410. Condemnation.** If during the Tax Increment Period, all or any portion of the Redeveloper Property is condemned by a condemning authority other than the City, and the

condemning authority or its successor in interest would not be obligated to pay real estate taxes upon that portion condemned, the City shall be entitled to claim against the Condemner an interest in the property equal to the present value of the pro rata share of TIF Indebtedness outstanding as of the date of taking.

**411. Agreement to Pay Taxes.** Redeveloper agrees to pay all real property taxes levied upon the Redeveloper Property and Private Improvements prior to the times such taxes become delinquent. This contractual obligation to pay such taxes prior to delinquency on the part of the Redeveloper shall cease upon expiration of the Tax Increment Period, but the City in no way waives the statutory obligation of Redeveloper to continue to pay real estate taxes. Nothing herein shall be deemed an agreement by Redeveloper to waive its right to protest or contest the valuation of such Redeveloper Property and Private Improvements for tax purposes except provided herein.

## **ARTICLE V. MORTGAGE FINANCING; RIGHTS OF MORTGAGEES**

### **501. Financing Creating Encumbrances Restricted.**

A. Prior to issuance of the Redeveloper's Certificate of Completion of Improvements by the City for the Private Improvements, neither Redeveloper, nor any successors in interest with respect to the Redeveloper Property shall engage in any financing or any other transaction creating any Mortgage upon the Redeveloper Property, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attached to any of the Redeveloper Property, except for the purposes of obtaining funds only to the extent necessary to design, construct, maintain, repair, replace and insure the Private Improvements. Redeveloper or any successor in interest as Redeveloper shall notify the City in advance of any financing secured by Mortgage that it proposes to enter into with respect to the Redeveloper

Property, and shall promptly notify the City of any Mortgage that has been created on or attached to the Redeveloper Property whether by voluntary act of Redeveloper or otherwise. Notwithstanding the above, if any involuntary encumbrance or lien is made on or attached to any of the Redeveloper Property and which is contested by Redeveloper, then Redeveloper may defend against such encumbrance or lien, provided that a sufficient bond or security is posted with the Clerk of the district court pursuant to Neb. Rev. Stat. §52-142, to permit the Redeveloper to avoid or prevent foreclosure of such encumbrance or lien. In addition, Redeveloper agrees that prior to completion of Private Improvements; any loan proceeds secured by any interest in the Redeveloper Property shall be used solely for the payment of costs and expenses related to the design and construction of the Private Improvements. Redeveloper shall provide a copy of all draw requests and bank approvals related to the Private Improvements to the Director of Urban Development in a timely fashion.

B. In the event that any foreclosure of any Mortgage, deed of trust or other encumbrance should occur prior to the furnishing of the Certificate of Completion or at any time when any casualty damage to the Private Improvements has occurred and has not been fully restored, any party who obtains title to any portion of the Redeveloper Property from or through Redeveloper or the holder of any Mortgage or any other purchaser at foreclosure sale shall be obligated to use good faith efforts to commence construction or reconstruction within nine (9) months from the date of acquisition of title by said party and to diligently pursue the same to completion or, in lieu thereof, the holder of any Mortgage or any other purchaser at foreclosure sale shall pay to the City the amount necessary to fully retire the TIF Indebtedness within three (3) months from the date of acquisition of title. Each Mortgage holder who obtains title to the Redeveloper Property or any part thereof as a result of a foreclosure or other judicial proceedings

or action in lieu thereof shall not be obligated by and shall be exempted from those provisions of this Redevelopment Agreement which require construction and completion of the Private Improvements and which require such holder to be obligated to guarantee such construction and completion.

**502. Notice of Default.** Whenever the City shall deliver any notice or demand to Redeveloper with respect to any breach or default by Redeveloper of its obligations or covenants in this Agreement, the City shall at the same time forward a copy of such notice or demand to each holder of any Mortgage at the last address of such holder as shown in the records of the Register of Deeds of Lancaster County.

**503. Option to Cure.** If thirty (30) days after any notice or demand with respect to any breach or default, such breach or default remains uncured, each such holder of a mortgage shall (and every Mortgage or other instrument of encumbrance made prior to completion of the Private Improvements by Redeveloper or its successors in interest shall so provide) have the right, at its option, to cure or remedy such breach or default and to add the cost thereof to the mortgage debt and the lien of its Mortgage. If the Mortgage holder commences efforts to cure the default within such period and the default cannot, in the exercise of due diligence, be cured within such period, the holder shall have the right to diligently continue to cure the default. In the event the holder fails to cure, then the City shall have the remedies provided for in this Redevelopment Agreement.

**504. Rights Applicable to Other Forms of Encumbrance (Deed of Trust).** The rights and obligations of this Agreement relating to Mortgages of any portion of the Redeveloper Property shall apply to any deed of trust or other type of encumbrance on any of the Redeveloper Property, and any of the stated rights, obligations and remedies of any party relating to mortgage

foreclosures shall be applicable to procedures under any deed of trust or similar method of encumbrance.

## **ARTICLE VI. REPRESENTATIONS**

**601. Representations.** Redeveloper represents and agrees that its undertakings, pursuant to this Agreement, have been, are, and will be, for the purpose of redevelopment of the Redeveloper Property and not for speculation in land holding.

**602. Restrictions on Assignments of Rights or Obligations.** Redeveloper represents and agrees that prior to completion of the Private Improvements provided for above there shall be no sale or transfer of the Redeveloper Property or assignment of Redeveloper's rights or obligations under this Agreement to any party without the prior written approval of the City (which shall not be unreasonably withheld, conditioned, or delayed), other than mortgages and involuntary transfers by reason of death, insolvency, or incompetence. The City shall be entitled to require, as conditions to any required approval, that:

a. Any proposed transferee shall have the qualifications and financial responsibility, as determined by the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by Redeveloper; and

b. Any proposed transferee, by instrument satisfactory to the City and in form recordable in the Office of the Register of Deeds, shall for itself and its successors and assigns and for the benefit of the City, have expressly assumed all of the obligations of Redeveloper under this Agreement; and

c. There shall be submitted to the City for review, not less than ten (10) days prior to the proposed execution thereof, all instruments and other legal documents involved in the transfer or described in this Agreement; and if

disapproved by the City, its disapproval and reasons therefore shall be indicated to Redeveloper in writing.

**603. Representations and Warranties of Parties.**

A. Redeveloper represents and warrants to City as follows:

i. Organization; Power; Good Standing. Redeveloper is a Nebraska corporation duly organized and validly existing in good standing under the laws of the State of Nebraska. Redeveloper is qualified to do business in the State of Nebraska and has all requisite power and authority to own and operate their properties and carry on its business as now being conducted and to enter into this Agreement and perform the obligations hereunder.

ii. Authority Relative to Agreement. This Agreement has been duly executed and delivered by Redeveloper and constitutes a legal, valid and binding obligation of Redeveloper, enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, or other laws affecting the enforcement of creditor's rights generally, or by judicial discretion in connection with the application of equitable remedies.

iii. Effect of Agreement. The execution, delivery and performance of this Agreement by Redeveloper have been duly authorized by all necessary action by Redeveloper and except as provided in this Agreement will not require the consent, waiver, approval, license or authorization of any person or public authority, and will not violate any provision of law applicable to Redeveloper, and will not violate any instrument, agreement, order, judgment, decree, statute, regulation, or any other restriction of any kind to which Redeveloper is a party.

B. City represents and warrants to Redeveloper as follows:

i. Authority Relative to Agreement. This Agreement has been duly executed and delivered by the City and constitutes a legal, valid and binding obligation of the City, enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, or other laws affecting the enforcement of creditor's rights generally, or by judicial discretion in connection with the application of equitable remedies.

ii. Effect of Agreement. The execution, delivery and performance of this Agreement by City have been duly authorized by all necessary action by the City and except as provided in this Agreement will not require the consent, waiver, approval, license or authorization of any person or public authority, and will not violate any provision of law applicable to the City, and will not violate any instrument, agreement, order, judgment, decree, statute, regulation, or any other restriction of any kind to which the City is a party.

#### **ARTICLE VII. REMEDIES**

**701. Remedies.** Except as otherwise provided in this Agreement, in the event of any default in performance of this Agreement by the City or Redeveloper, the party in default shall, upon written notice from the other, proceed immediately to cure or remedy such default within thirty (30) days after receipt of notice. However, if the default cannot, in the exercise of reasonable diligence, be cured within thirty (30) days after receipt of such notice, then the defaulting party shall within such 30-day period notify the non-defaulting party of the reasonably expected time needed to cure the default and commence efforts within such 30-day period to cure and shall use its best efforts to cure the default within said reasonably expected time line. If

the default is not timely cured, the non-defaulting party may institute any proceedings which may be necessary to cure and remedy the default.

**702. Waiver.** The parties shall have the right to institute actions or proceedings as they may deem necessary to enforce this Agreement. Any delay in instituting any action or otherwise asserting rights under this Agreement shall not operate as a waiver of rights or limit rights in any way.

**703. Delay in Performance For Causes Beyond Control of Party.** The parties or their successors or assigns shall not be in default of their obligations for delay in performance due to causes beyond their reasonable control and without their fault, including but not limited to acts of God, acts of the public enemy, acts of the federal or state government or subdivisions thereof, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, shortages of labor or materials, or delays of contractors, or subcontractors due to such causes. The purpose and intent of this section is that in the event of the occurrence of any such delay, the time for performance of the obligations of either party with respect to construction of improvements shall be extended for the period of delay. However, in order to obtain the benefit of the provisions of this section, the party seeking the benefit shall within twenty (20) days after the beginning of the delay of performance notify the other party in writing of the cause and the reasonably expected length of delay.

**704. Rights and Remedies Cumulative.** The rights and remedies of the parties to this Agreement shall be cumulative and the exercise by either party of anyone or more remedies shall not preclude the exercise by it at the same or different times of any other remedies for any other default or breach by the other party. A waiver of any right of either party conferred by this Agreement shall be effective only if in writing and only to the extent specified in writing.

**ARTICLE VIII. MISCELLANEOUS**

**801. Conflicts of Interest: City Representatives Not Individually Liable.** No official or employee of the City shall be personally liable to Redeveloper or any successors in interest due to any default or breach by the City under the terms of this Agreement.

**802. Notices and Demands.** A notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is sent by registered or certified mail, postage prepaid, return receipt requested or delivered personally as follows:

If to the City: Mayor  
555 South 10th Street  
Lincoln, NE 68508

With a copy to: City Attorney  
555 South 10th Street  
Lincoln, NE 68508

If to Redeveloper: PCE, Inc.  
1711 Yolande Avenue  
Lincoln, NE 68521

With a copy to: Thomas C. Huston  
Cline Williams Wright Johnson & Oldfather, L.L.P.  
233 South 13<sup>th</sup> Street, Suite 1900  
Lincoln, NE 68508

or at such other address with respect to either party as that party may from time to time designate in writing and notify the other as provided in this section.

**803. Access to Redeveloper Property.** During construction of the Redevelopment Project Improvements, Redeveloper shall permit the representatives of the City to enter all areas of the Redeveloper Property and at any and all reasonable times, as the City may deem necessary for the purposes of inspection of work being performed in connection with the construction of

the Redevelopment Project Improvements. No compensation shall be payable nor shall any charges be made in any form by any party for the access or inspection provided for in this section. The City's right of access granted under this Section shall terminate upon issuance by the City of the Redeveloper's Certificate of Completion.

**804. Provisions Run With the Land.** This Agreement shall run with the Redeveloper Property and shall inure to and bind the parties and their successors in interest.

**805. Headings.** Headings of the sections of this Agreement are inserted for convenience only and shall be disregarded in interpreting any of its provisions.

**806. Severance and Governing Law.** Invalidation of any provision of this Agreement by judgment or court order shall not affect any other provisions which shall remain in full force and effect. This Agreement shall be construed and governed by the laws of Nebraska.

**807. Expiration of Agreement.** Except as otherwise stated in this Agreement, this Agreement shall expire upon expiration of the Tax Increment Period or retirement of the TIF Bond, whichever first occurs; provided the City and the Redeveloper each agree to execute any release necessary to be filed of record to evidence such expiration or termination, unless otherwise stated herein.

**808. Interpretations.** Any uncertainty or ambiguity existing herein shall not be interpreted against either party because such party prepared any portion of this Agreement, but shall be interpreted according to the application of rules of interpretation of contracts generally. The parties agree that any grant paid hereunder to the Redeveloper for Public Improvements are for the benefit of the City and the public and are granted pursuant to the contract provisions described herein and that such grant funds are not under the dominion and control of the

Redeveloper and should not be construed as income to the Redeveloper under the Internal Revenue Code Section 61 (I.R.C. § 61).

**809. Counterparts.** This Agreement may be executed in one or more counterparts which, when assembled, shall constitute an executed original hereof.

**810. Equal Employment Opportunity.** Pursuant to requirements of Section 11.08.160 of the Lincoln Municipal Code and Neb. Rev. Stat. § 48-1122 (Reissue 2004), Redeveloper, and its successors and transferees, agree that, during the performance of this Agreement, it will not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment because of race, religion, sex, color, national origin, ancestry, disability, age or marital status. Redeveloper further agrees to require that its contractor and subcontractors shall agree to conform to said requirements.

**811. Federal Immigration Verification System Requirements.** In accordance with Neb. Rev. Stat. §§4-108 through 4-114, the Redeveloper agrees to register with and use a federal immigration verification system to determine the work eligibility status of new employees performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 USC 1324a, otherwise known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized. The Redeveloper shall not discriminate against any employee or applicant for employment to be employed in the performance of this section pursuant to the requirements of state law and 8 USC 1324b. The Redeveloper shall require any contractor constructing the Private Improvements on behalf of Redeveloper to comply with the provisions of this Section.

**812. Audit and Review.** Redeveloper shall be subject to audit pursuant to Chapter 4.66 of the Lincoln Municipal Code and shall make available to a contract auditor, as defined therein, copies of all financial and performance related records and materials germane to this Agreement, as allowed by law. The City shall cooperate and make available to the Redeveloper or its agent copies of all financial and performance related records and materials germane to this Agreement.

**813. Effective Date of Ad Valorem Tax Provision.** The Effective Date of the Ad Valorem Tax Provision for the PCE Redevelopment Project shall be the date when the Certificate of Completion is recorded by the Redeveloper, but in no event shall said date be later than January 31, 2016, (“Effective Date”). The City will deliver written notice to the County Assessor on or before August 1st of the year in which the Effective Date occurs to divide the property taxes in the Project Area and use the last certified valuation to divide the taxes for the remaining portion of the fifteen (15) year period as described in Section 18-2147 of the Nebraska Revised Statutes.

**814. Integrated Contract; Severance of Provisions.** It is intended by the parties that this Redevelopment Agreement and the incorporated, attached, and referenced documents shall be an integrated contract, but that invalidation of any of its provisions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect unless such court action shall materially change the intent of this Redevelopment Agreement.

**815. Exhibits.** The following Exhibits are attached to the Redevelopment Agreement and are incorporated herein by this reference:

Exhibit A – Project Area

Exhibit B – Site Plan

- Exhibit C – Sources and Uses
- Exhibit D – Preliminary Plans
- Exhibit E – Certificate of Completion
- Exhibit F – Public Improvements
- Exhibit G -- Memorandum of Redevelopment Agreement and Use Restrictions.

**816. Recording.** The City shall record the Memorandum of Redevelopment Agreement and Use Restrictions, as shown in Exhibit “F”, with the Lancaster County Register of Deeds to be indexed against the Redeveloper Property.

**817. Authority.** The Mayor is hereby authorized to take such action as the Mayor may deem necessary or advisable in order to carry out this Agreement, including, but not limited to, the authority to make ministerial alterations, changes, or additions to the Agreement and the Exhibits.

[SIGNATURE PAGES TO FOLLOW]



Executed by Redeveloper this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**PCE, Inc.**, a Nebraska corporation

By: \_\_\_\_\_  
Name: Samual Featherston  
Title: President

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Samual Featherston, President of PCE, Inc., a Nebraska corporation.

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
**Project Area**

Lot 2, PCE Addition, Lincoln, Lancaster County, Nebraska  
And the dedicated public right-of-way for Yolande Avenue between east edge of Cornhusker  
Highway on the west and the east edge of 20<sup>th</sup> Street on the east.



**EXHIBIT “C”  
Sources and Uses**

**A. Source:**

Financeable Sum: \$1,250,000

**B. Uses:**

1. Cost of Issuance	\$10,000
2. Public Improvements	\$253,000
a. Sidewalks	
b. Street Trees	
c. Irrigation	
d. Plantings	
3. Site Preparation	\$713,000
a. Grading	
b. Surcharge	
4. Public Enhancements	\$450,000
a. Energy Efficiency	
b. Façade Improvements	
Total:	<u>\$1,426,000</u>

**EXHIBIT "D"**  
**Preliminary Plans**



**Northwest View**

**PCE - Geist Expansion**  
Exterior Building Images  
April 2014



**Northeast View**

**PCE - Geist Expansion**  
Exterior Building Images  
April 2014

**EXHIBIT “E”**

**CERTIFICATE OF COMPLETION**

KNOW ALL PEOPLE BY THESE PRESENTS: That the City of Lincoln, Nebraska, a municipal corporation in the State of Nebraska, hereinafter called “City,” hereby makes the conclusive determination and certification that, with regard to the following real property situated in the City of Lincoln, Lancaster County, Nebraska, to wit:

\_\_\_\_\_, Lincoln,  
Lancaster County, Nebraska

(“Redeveloper Property”), all the improvements required to be constructed upon the above-described Redeveloper Property have been satisfactorily completed in accordance with the requirements of the CITY OF LINCOLN REDEVELOPMENT AGREEMENT by and between the City Of Lincoln, Nebraska, a municipal corporation in the State of Nebraska (“City”) and PCE, Inc., a Nebraska corporation, and its successors and assigns (“Redeveloper”), said Agreement dated as of \_\_\_\_\_, 2014 and recorded as Instrument No. \_\_\_\_\_, in the office of the Register of Deeds for Lancaster County, Nebraska.

The City further makes the conclusive determination that the Private Improvements (as defined in the Agreement) to the above-described Redeveloper Property are presently in conformance with the Agreement.



**“REDEVELOPER”**

**PCE, Inc.**, a Nebraska corporation

By: \_\_\_\_\_  
Name: Samual Featherston  
Title: President

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Samual Featherston, President of PCE, Inc., a Nebraska corporation.

\_\_\_\_\_  
Notary Public

**EXHIBIT “F”**

**MEMORANDUM OF REDEVELOPMENT AGREEMENT & USE RESTRICTIONS**

THIS MEMORANDUM OF REDEVELOPMENT AGREEMENT & USE RESTRICTIONS (“Memorandum”) is made and entered into as of the date of execution hereof by the last signatory hereto as indicated below (the “Effective Date”) by and between the CITY OF LINCOLN, NEBRASKA, a municipal corporation in the State of Nebraska and its successors and assigns (“City”) and PCE, INC., a Nebraska corporation, and its successors and assigns (“Redeveloper”).

1. **Redevelopment Agreement.** The City and Redeveloper entered into that certain Redevelopment Agreement dated as of this even date, describing the public improvements being made on behalf of the City in the Project Area and the Private Improvements being made to real property owned by the Redeveloper and legally as:

\_\_\_\_\_,  
Lincoln, Lancaster County, Nebraska

(“Redeveloper Property”).

2. **Tax Increment Financing.** The Redevelopment Agreement provides for the capture of the Tax Increment, as defined therein, by the City of the Private Improvements to be made by the Redeveloper for a period not to exceed fifteen (15) years after the Redevelopment Project effective date defined in the Redevelopment Agreement. The Tax Increment so captured by the City shall be used to make the Public Enhancements and the Redeveloper Public Improvements as described in the Redevelopment Agreement.

3. **Remaining Terms.** The rest and remaining terms of the Redevelopment Agreement are hereby incorporated into this Memorandum as if they were set forth in full. A full and correct copy of the Redevelopment Agreement may be inspected at the office of the City Clerk of Lincoln, Nebraska.

4. **Use Restrictions of the Redeveloper Property.** The Redeveloper agrees that no portion of the Redeveloper Property shall be used for any of the following uses:

a. a. Any use or practice that would be non-compliant with the City's policy of "no net rise" pertaining to the flood storage capacity of the Redeveloper Property;

b. Any business whose predominant operation is the retail sale of tobacco products, (predominant means retail gross sales of tobacco products, including mixed products, in excess of 50% of gross sales on the premises) or any such business that has an unreasonable pattern of unlawful disturbances or tobacco law violations (does not include pharmacies, convenience stores, or grocery stores);

c. Any business operated or held out to the public as a sexually oriented business including any business engaged in sexually oriented entertainment or materials such as: sexually oriented shows, movies, pictures, exhibitions, performance, demonstration, film, video, book, or other depictions of a sexually explicit nature; sexually oriented live entertainment or exotic dance; sex toys or sexually oriented paraphernalia; sexually oriented telecommunication, internet, or similar service; sexually oriented massage parlor, or escort service;

d. Any business involving gambling or wagering even if otherwise permitted by law including, but not limited to, keno, bingo, slot machines, video lottery machines, casino games, or off site pari mutual wagering sites, but excluding the retail sale of lottery tickets as permitted by applicable law; and

e. Any business involving the sale or display of weapons, self-service Laundromat for nonresidents or non-occupants of the Redeveloper Property, illegal activities, or sale of any illegal goods or products.

5. **Inquiries.** Further inquiries regarding this Memorandum may be made to the following parties:

If to the City: Mayor  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

With a copy to: City Attorney  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

If to Redeveloper: PCE, Inc.  
1711 Yolande Avenue  
Lincoln, Nebraska 68521

With a copy to: Thomas C. Huston  
Cline Williams Wright Johnson & Oldfather, L.L.P.  
233 South 13<sup>th</sup> Street, Suite 1900  
Lincoln, Nebraska 68508

or at such other address with respect to either party as that party may from time to time designate in writing and notify the other as provided in this Section.

[SIGNATURE PAGES TO FOLLOW]

Executed by the City this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**“CITY”**

CITY OF LINCOLN, NEBRASKA  
a municipal corporation

By: \_\_\_\_\_  
Chris Beutler, Mayor of Lincoln

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2014 by CHRIS BEUTLER, Mayor of the City of Lincoln, Nebraska.

\_\_\_\_\_  
Notary Public

Executed by the Redeveloper this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**“REDEVELOPER”**

PCE, INC., a Nebraska corporation

By: \_\_\_\_\_  
Name: Samual Featherston  
Title: President

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Samual Featherston, President of PCE, Inc., a Nebraska corporation.

\_\_\_\_\_  
Notary Public