



Downtown Papillion

Invitation for Phase 2 Redevelopment Proposals

Summary of Phase 2 Next Steps and Procedures for the Selection of the Developer/Development Team

The City will generally use the following selection procedure up to the approval of a Redevelopment Contract:

- 1.) **Initial Redevelopment Proposal Submission** – The City of Papillion will accept Initial Redevelopment Proposals for Redevelopment Phase 2 at any time up to and including the submittal deadline of **4:00 p.m. on November 12, 2021.**
- 2.) **Preliminary Review** – Upon receipt of the Initial Redevelopment Proposals, City staff will conduct a preliminary review of all the materials submitted. If the City receives incomplete Initial Redevelopment Proposals, then the City will determine whether to consider those Initial Redevelopment Proposals for continued review.
- 3.) **Selection Advisory Committee** – Following the preliminary review, the City will select a Selection Advisory Committee (“SAC”) to evaluate the Initial Redevelopment Proposals that were determined to be sufficient, based on a preliminary review, and allowed to continue through the review process. The SAC will examine the Initial Redevelopment Proposals, include their fiscal impacts to both the private and public sectors, contextual integrity, and other factors as deemed relevant by the Limited Community Redevelopment Authority (“LCRA”). The SAC will rank-order the list of received Initial Redevelopment Proposals and submit the list to the LCRA for review and a potential recommendation.
- 4.) **Detailed Redevelopment Proposals** – Following the ranking of the received Initial Redevelopment Proposals by the SAC, the LCRA will meet to determine which Initial Redevelopment Proposals from the SAC’s ranked list will be asked to provide additional in-depth and detailed information by a submittal day and time, to be determined.
- 5.) **Interviews** – Upon receiving the additional detailed information from the selected Redevelopment Proposals, the selected Developers/Development Teams will interview with the LCRA. Each interview will be two-part, with one part taking place on-site at the proposed Redevelopment Phase 2 site and a second part taking place in a conference room. The date for the interviews and the location for the second part of the interview will be determined at a future date.
- 6.) **Selection Recommendation** – Once the Developers/Development Teams have addressed any milestones to be identified within their specific Phase 2 Redevelopment Project and any additional detailed information and studies, if necessary, then the LCRA will submit a written recommendation for one of the Phase 2 Redevelopment Proposals to the City of Papillion’s Governing Body with any comments it feels are necessary in order to explain the rationale for its recommendation.
- 7.) **Phase 2 Redevelopment Project Selection** – The City of Papillion’s Governing Body, upon receipt of the written recommendation from the LCRA, may select one or more Developers/Development Teams to move forward with the proposed Phase 2 Redevelopment Project at its sole discretion.

- 8.) **Redevelopment Selection Agreement** – Upon selection of a Developers/Development Team and notification of such selection, the Developers/Development Team will have exclusive negotiation rights for a period of up to thirty (30) days to execute a Redevelopment Selection Agreement with the City. The City may extend the thirty (30) days at its sole discretion.
- 9.) **Updates and Amendments to *Downtown Papillion Redevelopment Plan*** – Upon selection of a Developers/Development Team, the selected Developers/Development Team will provide the City with the specific and required information related to the proposed Phase 2 Redevelopment Project to update and amend the *Downtown Papillion Redevelopment Plan*, per the requirements of the Nebraska Community Development Law.
- 10.) **Redevelopment Contract** – In compliance with the requirements of the Nebraska Community Development Law, following approval of and in accordance with the amended *Downtown Papillion Redevelopment Plan*, the Developers/Development Team will have exclusive negotiation rights for a period of up to thirty (30) days to execute a Redevelopment Contract with the City. The City may extend the thirty (30) days at its sole discretion.

Schedule of Performance for Redevelopment Phase 2

Redevelopment Phase 2 – Redevelopment Phase 2 is ready for immediate redevelopment. The Developers/Development Teams submitting Initial Redevelopment Proposals for Redevelopment Phase 2 should be prepared to begin implementing the Phase 2 Redevelopment Project by July 1, 2022, unless an extension is granted by the City.

