



Project Data

Key Scope Items:

- Retail, Restaurant & Entertainment Complex Feasibility Study
- Financing Analysis
- Economic, Fiscal & Employment Impact

Development Budget: \$114,000,000

HSP Professionals Involved in Project: Rob Hunden, Rob Smitherman

Time of Service: 2009 - Present

Southport West Incentive Review & Impact Analysis

La Vista, Nebraska

Hunden Strategic Partners (HSP) is under contract in La Vista, Nebraska related to the development of a large mixed-use Cordish development that includes a new outlet mall and a restaurant and entertainment district. There is currently a Cabela's and a hotel-convention center complex on the site.

HSP was first retained to assist in the development of legislation that would provide tax incentives for catalytic development in the community. The Nebraska Legislature passed LB 1018, that allows cities to rebate new local sales taxes from qualifying projects. In addition, the Gross Business Occupation Tax (GBOT) allows communities to fund infrastructure improvements around qualifying projects with a project-specific sales tax.

The City engaged Hunden Strategic Partners to:

- Review and evaluate the proposal.
- Study the feasibility and economic impact of the proposed project and work through financing strategies.
- Estimate the costs and benefits/impacts to the City.
- Work through deal development to protect the City's interests

HSP continues to work with the City as it completes the deal negotiations and financing.