

Large-Site Development Property Sales Program

A Structured, Transparent Path for Transformational Projects

What Makes This Program Different

Designed for Scale & Impact

This program DOES apply to the following:

- 4+ adjacent parcels or multi-owner assemblages
- Projects requiring City, OIPA, or private land coordination
- Single sites over 0.5 acres

This program DOES NOT apply to the following:

- Standard inventory properties
- Depository
- Land Assembly (2 - 3 adjoining parcels)



A Transparent, Competitive Process

Public + Structured + Time-Bound

What to Expect:

- Public advertisement and open application window
- Quarterly advertisement and evaluation cycle
- Staff Review + Public Project Presentations + Board Decision in Public Meetings
- Resident and community will be notified of the opportunity to provide input to the board.

Built-in fairness safeguards:

- Standardized evaluation scorecard
- Recorded presentations + public input
- Clear decisions (Award | Reject | Auction)



What You Must Be Ready For

Complete, Investment-Ready Applications Required

- Full project narrative, site plan, team, project experience, and timeline
- Verified financial proforma + funding sources
- Identified parcels + acquisition strategy
- Pre-application meeting with the City required (schedule up front)
- Ability + capacity to complete the project
- Applicants presents 2x (board committee and full board if recommended)

Make sure your application can demonstrate the following:

Incomplete applications will not advance.



Project Evaluations

How Projects are Scored

End-use + Impact

- Complete, credible proforma
- Verified funding sources
- Evidence of investor/lender support
- Discounts are not eligible for this program

Neighborhood Fit

- Alignment with plans and land use
- Board will consider public input
- If housing, can the local comps and household incomes afford to live in the development

Assemblage Feasibility

- Control or path to all required parcels
- Realistic timeline and documentation
- Project feasibility & zoning Alignment
- If project includes acquiring additional parcels, please include sufficient documentation



Prioritization Considerations for Qualified Applicants

To read more about the items in the Disposition Guideline, please use the QR Code for reference.



- Preference given to (1) Community Developer (2) Omaha Developer (3) Out-of-State Developer
- If multiple applications are bundled in one category, an auction will be triggered
- Community-Development proposals that collaborates with smaller developers may be considered for a higher priority.