



# Hall County Regional Planning Commission

**Wednesday, October 3, 2012**  
**Regular Meeting Packet**

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## **Commission Members:**

<b>John Amick</b>	<b>Hall County</b>	
<b>Karen Bredthauer</b>	<b>Grand Island</b>	<b>Vice Chairperson</b>
<b>Julie Connelly</b>	<b>Grand Island</b>	
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Dennis McCarty</b>	<b>Grand Island</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Don Snodgrass</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nabity**

## **Technician:**

**Edwin Maslonka**

## **Secretary:**

**Rose Woods**

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**6:00 PM**  
**Council Chambers - City Hall**  
**100 East First Street**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



# **Hall County Regional Planning Commission**

**Wednesday, October 3, 2012  
Regular Meeting**

## **Item -1**

### **Community Beautification Award**

**Staff Contact: Chad Nabity**

## **2012 Community Beautification Awards Nominations:**

### **Doniphan**

#### **Prairie Winds**

603 W 6<sup>th</sup> St  
Doniphan NE 68832

### **GRAND ISLAND**

#### **Skagway**

620 W State St  
Grand Island NE 68801

#### **Good Samaritan Village**

4079 Timberline St  
Grand Island NE 68803

#### **JBS**

555 Stuhr Rd  
Grand Island NE 68801

#### **Credit Management**

105 N Wheeler Ave  
Grand Island NE 68801

#### **Primitive Touch Antique Warehouse**

520 W 3<sup>rd</sup> St  
Grand Island NE 68801

#### **Family Eye Care**

401 N Eddy  
Grand Island NE 68801

#### **Active Family Chiropractor & Acupuncture**

705 N Webb Rd  
Grand Island NE 68803

**Associated Staffing**

820 N Webb Rd  
Grand Island NE 68803

**Wood River**

**J & D Automotive**

716 Main St  
Wood River NE 68883



# Hall County Regional Planning Commission

Wednesday, October 3, 2012  
Regular Meeting

## Item A1

### Agenda

Staff Contact: Chad Nabity

## **REGIONAL PLANNING COMMISSION**

### **AGENDA AND NOTICE OF MEETING**

**Wednesday, October 3, 2012**

**6:00 p.m.**

**City Hall Council Chambers — Grand Island**

- 1. Call to Order.**
- 2. This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.**
- 3. Minutes of September 5, 2012.**
- 4. Request Time to Speak.**
- 5. Community Beautification Award.**
- 6. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA, Area 2, for a Site Specific Redevelopment Plan for 1135 S Locust, in Grand Island, Hall County, Nebraska. Resolution No. 2013-01. (C-01-2013GI)
- 7. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA, Area 1, for a Site Specific Redevelopment Plan for 1103 St Paul Rd., in Grand Island, Hall County, Nebraska. Resolution No. 2013-02. (C-02-2013GI)
- 8. Final Plat – DSK Second Subdivision** – located north of Bismark Rd., and south of Stoneridge Path, in the City of Grand Island, in Hall County, Nebraska. Consisting of 3.250 acres and (2 Lots).
- 9. Vacate a part of Outlot A Lake Heritage Second.**  
  
**Final Plat - Lake Heritage Third Subdivision** – located south of US Hwy 34 and east of Blaine St., in the City of Grand Island, in Hall County, Nebraska. Consisting of 9.43 acres and (3 Lots).
- 10. Planning Director's Report.**
- 11. Next Meeting November 2, 2011.**
- 12. Adjourn.**

**PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the**

**second floor of City Hall in Grand Island, Nebraska.**





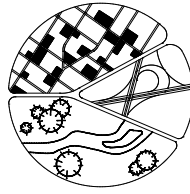
# Hall County Regional Planning Commission

Wednesday, October 3, 2012  
Regular Meeting

## Item E1

### Meeting Minutes

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,  
NEBRASKA

Minutes  
for  
September 5, 2012

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The meeting of the Regional Planning Commission was held Wednesday, September 5, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 25, 2012.

Present:	Leslie Ruge	Scott Eriksen
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	Don Snodgrass
	Mark Haskins	Dennis McCarty
	Julie Connelly	John Amick

Absent: Bill Hayes and Jaye Monter

Other:

Staff: Chad Nabity, Rose Woods

Press:

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:04 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

**2. Minutes of August 1, 2012 meeting.**

A motion was made by Bredthauer to approve the meeting minutes and seconded by Haskins to approve the Minutes of the August 1, 2012 meeting as mailed.

The motion carried with 9 members present and 9 voting in favor (McCarty, Snodgrass, Haskins, Reynolds, Ruge, O'Neill, Bredthauer, Connelly and Eriksen) and no members present abstaining.

**3. Request Time to Speak.**

Dayle Schutte, 1742 S Arthur, Grand Island NE.

**4. Public Hearing** – Concerning a request to rezone properties consisting of 7.822 acres located north of Stolley Park Road and west of Arthur Street from R2 – Low Density Residential to RD Residential Development Zone.

**Preliminary Plat – Hornady Second Subdivision** – located north of Stolley Park Road and west of Arthur Street, in the City of Grand Island, in Hall County, Nebraska. Consisting of (12 Lots) and 7.822 acres.

**Final Plat – Hornady Second Subdivision** – located north of Stolley Park Road and west of Arthur Street, in the City of Grand Island, in Hall County, Nebraska. Consisting of (12 Lots) and 7.822 acres.

O'Neill opened the Public Hearing.

Nabity told the board an application has been made to rezone 7.822 acres located north of Stolley Park Road and west of Arthur Street from R2 – Low Density Residential to RD – Residential Development Zone. The developers are proposing to build twenty townhouse units

Dayle Schutte of 1742 Arthur Street, asked about where sewage from the development would be taken and where stormwater would flow. She noted there have been numerous sewer backups in the neighborhood, primarily after heavy rains, when stormwater infiltrates the sanitary sewer system.

Nabity explained the City is working to improve the sanitary sewer lift station that serves there area. Work is being done now and once that is complete this should help resolve the backup problem. Nabity also said the City is installing a drainage outlet to the cell at Blaine and Stolley Park. This water will drain water to the Central Community College area then out to the Wood River.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Reynolds to approve the Rezone from R2 – Low Density Residential to RD – Residential Development Zone. A motion was also made simultaneously to approve the Preliminary Plat and Final Plat for Hornady Second Subdivision.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (Amick, Eriksen, Connelly, McCarty, Snodgrass, O'Neill, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 5. Final Plat – Rapien Second Subdivision** – located south of Seedling Mile Road and north of US Highway 30, in the City of Grand Island, in Hall County, Nebraska. Consisting of (3 Lots) and 3.407 acres.

A motion was made by Amick and seconded by Bredthauer to approve the Final Plat for Rapien Subdivision.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (Amick, Eriksen, Connelly, McCarty, Snodgrass, O'Neill, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 6. Planning Director's Report**  
Community Beautification Award committee.

- 7. Next Meeting October 3, 2012**

- 8. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:37 p.m.

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Leslie Ruge, Secretary

by Rose Woods



# **Hall County Regional Planning Commission**

**Wednesday, October 3, 2012  
Regular Meeting**

## **Item F1**

### **Redevelopment Plan Amendment for 1135 S Locust, Area 2**

**Staff Contact: Chad Nabity**

## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 25, 2012

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area #2 north of Fonner Park Road on South Locust Street in Grand Island Nebraska to support this development. (C-01-2013GI)*

#### PROPOSAL:

Auto One is proposing to redevelop the property immediately north of the Central Nebraska Health Department. They are proposing to renovate the commercial building on Locust Street and build a triplex on Pine Street side. The developer is seeking Tax Increment Financing to offset the cost of renovation of the existing building, utility service extensions, necessary surveying and engineering and site preparation. The structure on this property is currently vacant.

#### OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evidenced by the fact that the property is zoned B2 General Commercial on the Locust frontage and R3-Medium Density Residential on the Pine Street frontage. The proposed development is within the allowed parameters for the existing zoning districts.

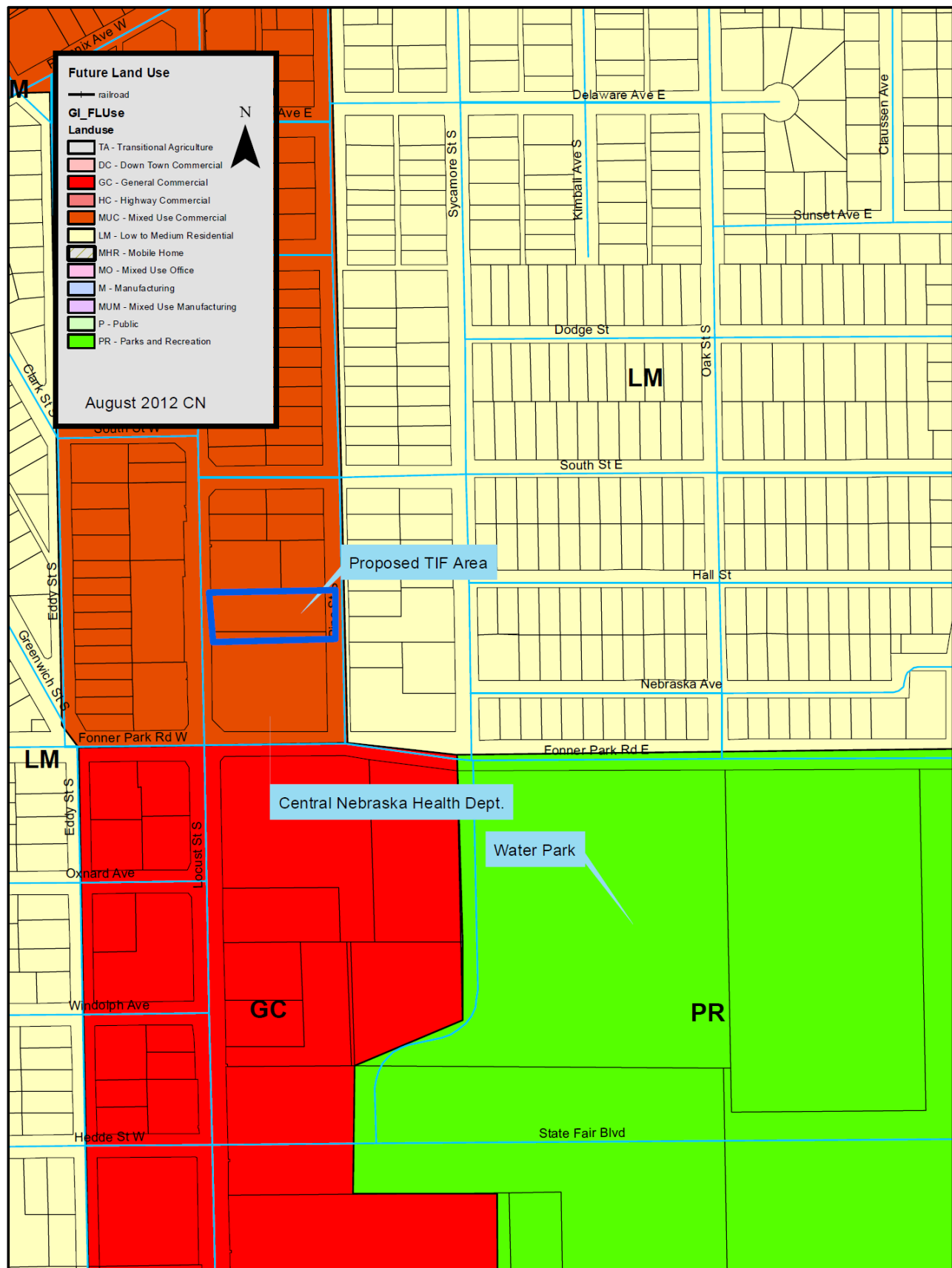
The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for mixed use commercial along this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for residential units at this location appears to be supported by the plan.

#### RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

\_\_\_\_\_ Chad Nabity AICP, Planning Director





## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

- I. Business Name: Auto One Inc.
- Address: 1112 S. Locust, Grand Island NE 68801
- Telephone No.: 308.380.6876 Fax No.: 308.675.1478
- Contact: Gary Jacobsen

II. Brief Description of Applicant's Business:

Auto One Inc. sales, finances and services used automobiles. Auto One has locations in Grand Island, Kearney and North Platte. Auto One is one of the largest independent dealers of used cars in the state of Nebraska. Auto One employs over 20 people.

III. Present Ownership Proposed Project Site: 1135 S locust, Grand Island

The blighted property was purchased by Auto One Inc on June 18, 2012

IV. Proposed Project:            Building square footage, size of property, description of  
   buildings – materials, etc. Please attach site plan, if available.

The 30,160 sq ft property has a 3,000 sq ft metal building which is in substandard condition. Auto One purchased the blighted property which is located across the street from our retail and service location in Grand Island. We believe it is in Auto One's and the City of Grand Island's best interest for us to develop the distressed property to help stabilize the blighted area. Auto One plans to completely remodel the metal building. Including a new facade, store front and landscaping. We also plan to remodel the interior including electric, Plumbing and HVAC.

The property will also be subdivided and multi-family housing will be added on Pine street.



V. If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ <u>70,273</u>
B. Building	\$ <u>19,727</u>

Construction Costs:

A. Renovation or Building Costs:	\$ <u>541,981</u>
B. On-Site Improvements:	\$ <u>20,000</u>

Soft Costs:

A. Architectural & Engineering Fees:	\$ <u>800.00</u>
B. Financing Fees:	\$ <u>200.00</u>
C. Legal/Developer/Audit Fees:	\$ <u>1500.00</u>
D. Contingency Reserves:	\$ <u>10,000.00</u>
E. Other (Please Specify)	\$ <u>0.00</u>

TOTAL \$ 664,481.00

VII. Total Estimated Market Value at Completion: \$ 575,747.00

VIII. Source of Financing:

A. Developer Equity:	\$ <u>90,000.00</u>
B. Commercial Bank Loan:	\$ <u>574,481.00</u>
C. Tax Credits:	
1. N.I.F.A.	\$ <u>0.00</u>
2. Historic Tax Credits	\$ <u>0.00</u>
D. Industrial Revenue Bonds:	\$ <u>0.00</u>
E. Tax Increment Assistance:	\$ <u>159,738.00</u>

F. Other

\$ 0.00

## IX. Name, Address, Phone &amp; Fax Numbers of Architect, Engineer and General Contractor:

Terry Aldrich - Steel Crafters 1515 W. North Front, Grand Island NE 68801  
308.389.3033 fax 308.385.4762

Gary Jacobsen - Auto One 1112 S Locust, Grand Island NE 68801  
308.380.6876 fax 308.675.1478

X. Estimated Real Estate Taxes on Project Site Upon Completion of Project:  
(Please Show Calculations)

Estimated Assessors value \$575,747.00 x .0219234 = \$12,622.33

## XI. Project Construction Schedule:

A. Construction Start Date: 10/01/12

B. Construction Completion Date: 04/01/13

C. If Phased Project:

_____ Year _____	% Complete
_____ Year _____	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

**TAX INCREMENT FINANCING REQUEST INFORMATION**

## I. Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Auto One is requesting \$159,738 in Tax Increment Financing over 15 years  
to help offset development costs.

II. Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed

**Auto One does not believe that the project would be fiscally feasible without Tax Increment Financing.**

**The estimated value of the property and estimated cash flow will not support the total amount of capital invested.**

III. Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

**In the last five years Auto One has had commercial developments in Kearney, North Platte and Grand Island. This is the first time Auto One has requested Tax Increment Financing for any project. The most recent project was the Auto One Service Center on South Locust. The Service Center was built by Steel Crafters 308.389.3033 fax 308.385.4762**

**The service center also added five jobs to the community of Grand Island.**

IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

Post Office Box 1968  
Island, Nebraska 68802-1968  
Phone: 308 385-5240  
Fax: 308 385-5423  
Email: ceabity@grand-island.com

# HALL COUNTY ASSESSOR'S OFFICE



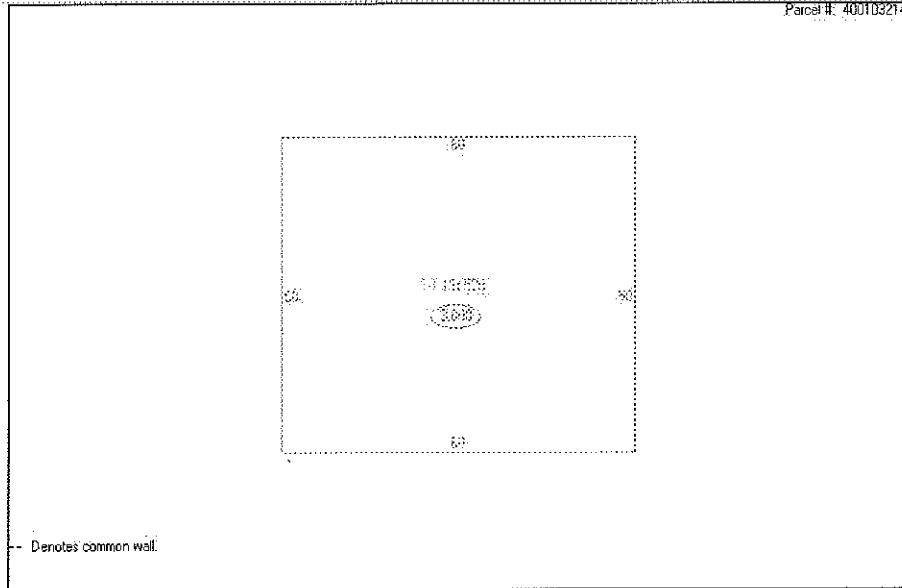
Commercial Property Record Card

TerraScan Inc.

Data Provided By: JANET L. PELLAND County Assessor. Printed on 07/19/2012 at 02:14:04P

Parcel Information			Ownership Information	
Parcel Number	400103214		Current Owner	AUTO ONE INC
Map Number	3315-00-0-11740-000-0001			
Situs	1135 S LOCUST		Address	1112 S LOCUST ST
Legal	DOWD SUB LT 1		City St. Zip	GRAND ISLAND, NE 68801-
			Cadastral #	0002-0033-0052

Property Data			
Neighborhood	315	Topography	Number of Units 30160
Lot Width	104	Street	Unit Value 2.33
Lot Depth	290	Utilities	Adjustment
Units Buildable	30160	Amenities 1	Lot Value 70,273
Value Method	SE	Amenities 2	



Building Data																
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys.	Func.	RCNLD	
1	1	406	WAREHOUSE, STORAGE	1987	S		200	20	3,000	220	1	12	93,240	43%	66%	18,070
1	1	528	SERVICE REPAIR~GARAGE	1987	S		200	20		220	1	12		69%	57%	

Cost Approach From Marshall & Swift								Potential Gross Income			
Total Building Area	3,000									Contract	Market
Total Building RCN	93,240										
Total Refinements											
Total Replacement Cost New	93,240										
Total Phys. & Func. Depreciation	(75,170)										
RCN Less Phys. & Func.	18,070										
Economic Depreciation	-10%										
Accrued Economic depreciation	1,807										
Total RCN Less Depreciation	19,877										
Additional Lump Sums											
Land Value	70,273										
Total Cost Value	90,150										
Value Per Res Unit											
Value Per Sq. Ft.	30.05										

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

*2012 Value*

# HALL COUNTY ASSESSOR'S OFFICE



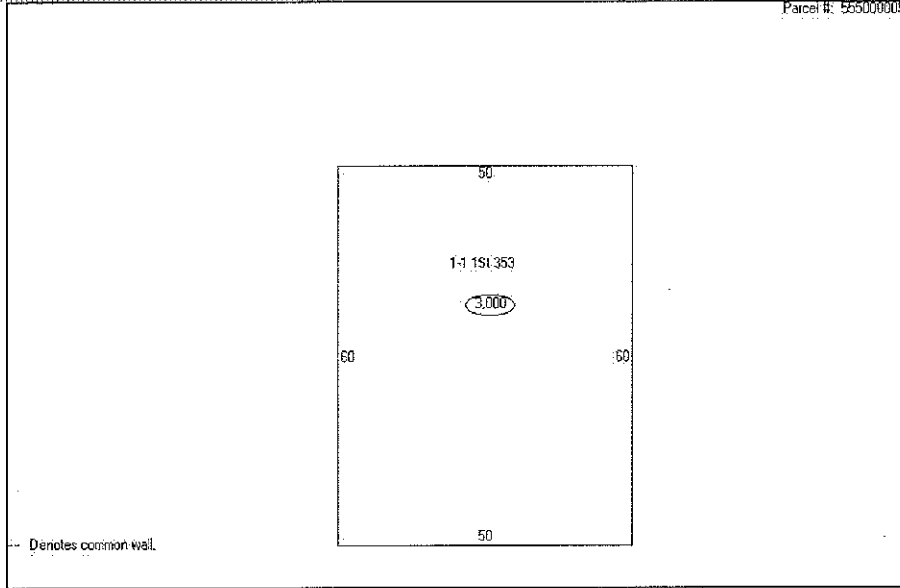
Commercial Property Record Card



Data Provided By: JANET L. PELLAND County Assessor. Printed on 07/19/2012 at 02:13:15P

Parcel Information		Ownership Information
Parcel Number	555000005	Current Owner
Map Number		Address
Situs		City St. Zip
Legal		Cadastral #

Property Data			
Neighborhood	315	Topography	Number of Units
Lot Width	104	Street	Unit Value
Lot Depth	290	Utilities	Adjustment
Units Buildable	30160	Amenities 1	Lot Value
Value Method	SF	Amenities 2	



Building Data													
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys. Func.
1	1	353	RETAIL STORE	1987	S		200	40	3,000	220	1	12	199,110
													43%
													113,493

Cost Approach From Marshall & Swift				Potential Gross Income			
Total Building Area	3,000					Contract	Market
Total Building RCN	199,110			Vacancy & Collection Loss			
Total Refinements				Effective Income			
Total Replacement Cost New	199,110			Total Expenses			
Total Phys. & Func. Depreciation	(85,617)			Net Operating Income			
RCN Less Phys. & Func.	113,493			Capitalization Rate			
Economic Depreciation				Income Approach			
Accrued Economic depreciation				Final Value Reconciliation			183,766
Total RCN Less Depreciation	113,493						
Additional Lump Sums							
Land Value	70,273						
Total Cost Value	183,766						
Value Per Res Unit							
Value Per Sq. Ft.	61.26						

\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

*What If*

# HALL COUNTY ASSESSOR'S OFFICE

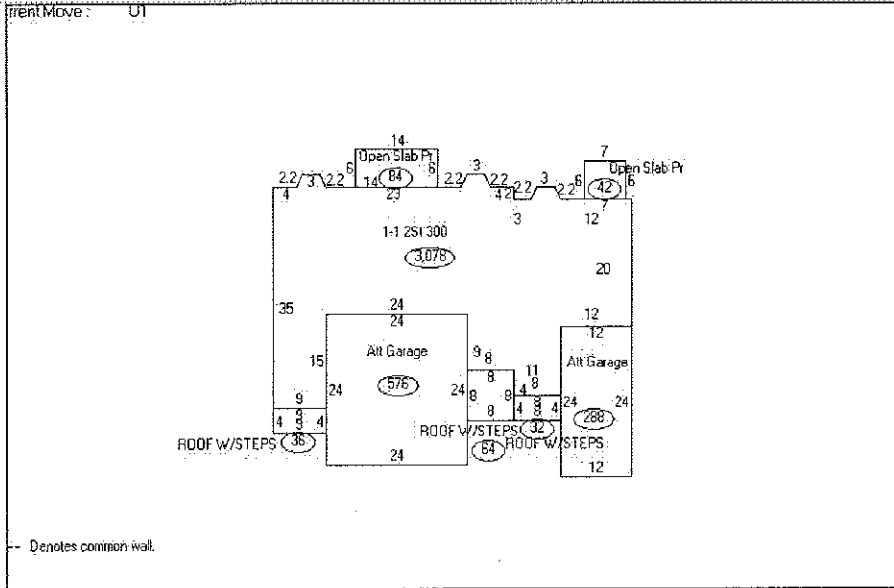


Commercial Property Record Card



Data Provided By: JANET L. PELLAND County Assessor. Printed on 07/19/2012 at 02:49:46P

Parcel Information				Ownership Information			
Parcel Number	555000005			Current Owner			
Map Number							
Situs				Address			
Legal				City St. Zip			
				Cadastral #			
Property Data							
Neighborhood	315		Topography		Number of Units		
Lot Width			Street		Unit Value		
Lot Depth			Utilities		Adjustment		
Units Buildable			Amenities 1		Lot Value		
Value Method			Amenities 2				



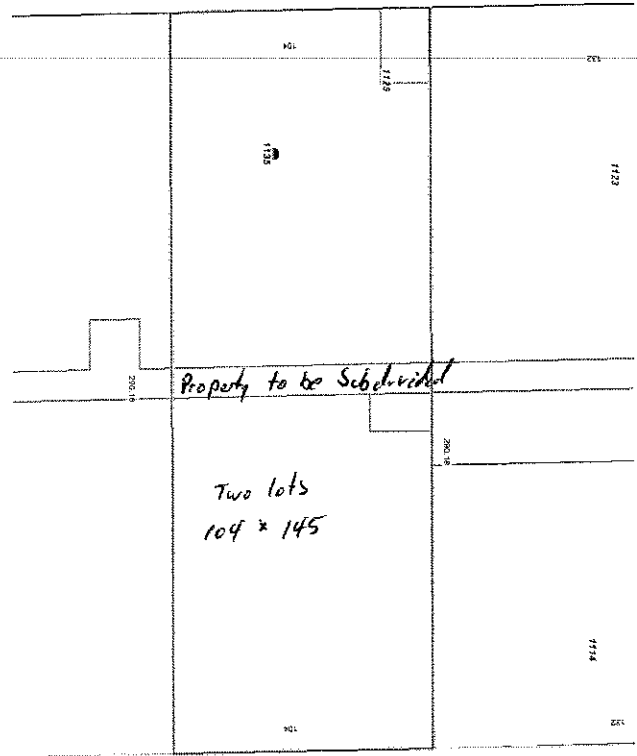
Building Data														
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys. Func.	RCNLD
1	1	300	APARTMENT	2012	D			3,078	225	2	24	365,420		365,420
1			OPEN SLAB PORCH	2012				84				427		427
1			OPEN SLAB PORCH	2012				42				231		231
1			ATTACHED GARAGE	2012				576				14,100		14,100
1			ATTACHED GARAGE	2012				288				8,412		8,412
1			SLAB W/ROOF & STEP	2012				36				967		967
1			SLAB W/ROOF & STEP	2012				64				1,553		1,553
1			SLAB W/ROOF & STEP	2012				32				871		871

Cost Approach From Marshall & Swift				Potential Gross Income			
Total Building Area	3,078			Contract		Market	
Total Building RCN	365,420	Vacancy & Collection Loss					
Total Refinements	26,561	Effective Income					
Total Replacement Cost New	391,981	Total Expenses					
Total Phys. & Func. Depreciation		Net Operating Income					
RCN Less Phys. & Func.	391,981	Capitalization Rate					
Economic Depreciation		Income Approach					
Accrued Economic depreciation		Final Value Reconciliation					391,981
Total RCN Less Depreciation	391,981						
Additional Lump Sums							
Land Value							
Total Cost Value	391,981						
Value Per Res Unit							
Value Per Sq. Ft.	127.35						

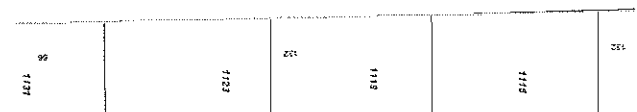
\*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

*What Is?*

C. B. DODGE



515



## Annual Income and Expense

### Income

Rent Commercial building	\$36,000.00
<u>Rent Triplex</u>	<u>\$36,000.00</u>
	\$72,000.00
5% vacancy rate	<u>(\$3,300.00)</u>
Gross income	\$68,700.00

### Expense

Debt service	\$51,953.00
(\$547,481 @ 5% for 15years)	
Water / sewer	\$3,600.00
Maintenance	\$2,800.00
Lawn care	\$ 960.00
Insurance	\$3,200.00
Property tax	\$12,622.00
<u>Advertising</u>	<u>500.00</u>
Total expense	\$ 75,635.00

Income \$68,700.00

Expense (75,635.00)

**Annual financial gap (\$6,935.00)**

Tax increment financing assistance \$ 10,649.00

**Cash flow after TIF \$3,714.00**



## Construction Cost Breakdown

### Commercial building

Commercial glass	\$19,270.00
Stucco/Stone	28,200.00
Façade	20,000.00
HVAC	12,000.00
Electric and lighting fixtures	21,000.00
Landscape	8,000.00
Asphalt	10,000.00
Plumbing	15,000.00
Interior doors	800.00
Gutters	200.00
Drywall and trim	6,200.00
Painting	1,800.00
Tiles and carpet	4,000.00
Other	3,530.00
Total	\$150,000.00

### Multifamily housing

Dirt work, foundation and backfill	\$25,679.00
Framing	61,149.00
Sheathing	10,583.00
Windows	10,975.00
Exterior doors	3,527.00
Interior doors and hardware	5,879.00
Stairs	3,135.00
Roof shingles	14,895.00
Siding	22,734.00
Gutters	1,567.00
Plumbing	35,278.00
Electric wiring	23,423.00
Lighting fixtures	4,311.00
HVAC	23,518.00
Insulation	5,879.00
Drywall	19,991.00
Painting	13,327.00
Cabinets & countertops	31,358.00
Appliances	11,759.00
Tiles and carpet	19,991.00
Trim	12,935.00
Landscape	12,543.00
Patio	3,527.00
Driveway	5,487.00
Other	8,531.00
Total	\$391,981.00

**Total construction cost \$541,981.00**



P.O. Box 909 • Kearney, NE 68848-0909 • 308-234-6171

July 9, 2012

Gary Jacobsen, President  
Auto One, Inc.  
1112 S Locust Street  
Grand Island, NE 68801

RE: 1135 South Locust  
Grand Island, NE

Gary:

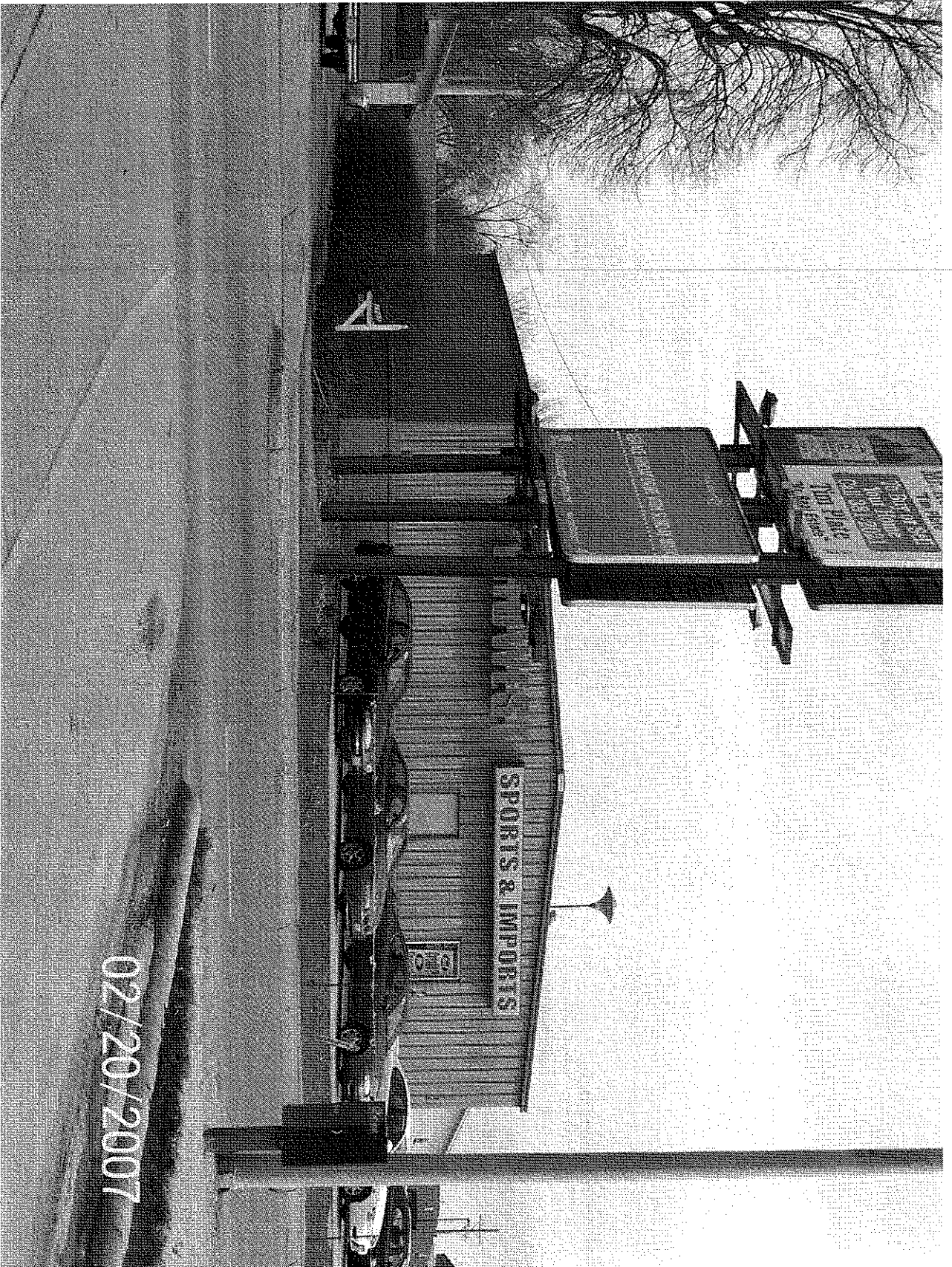
Five Points Bank commits to provide to Auto One Inc. (borrower) adequate loan funding to purchase the property located at 1135 South Locust in Grand Island and to rehab and improve the existing commercial structure and construct a multi-family rental facility at the same location.

This loan commitment is based on the following conditions:

- The improvement to the existing facility and the new construction are to be completed in accordance with the plans you submitted. Any major changes or alterations need prior approval of bank.
- Prior to loan funding, borrower to provide a projected report of income and expenses indicating a positive rental cash flow.

Five Points Bank and my self look forward t working with you on this project. Please contact me with any questions or comments.

Curt Bjornsen  
Five Points Bank  
308-698-3008



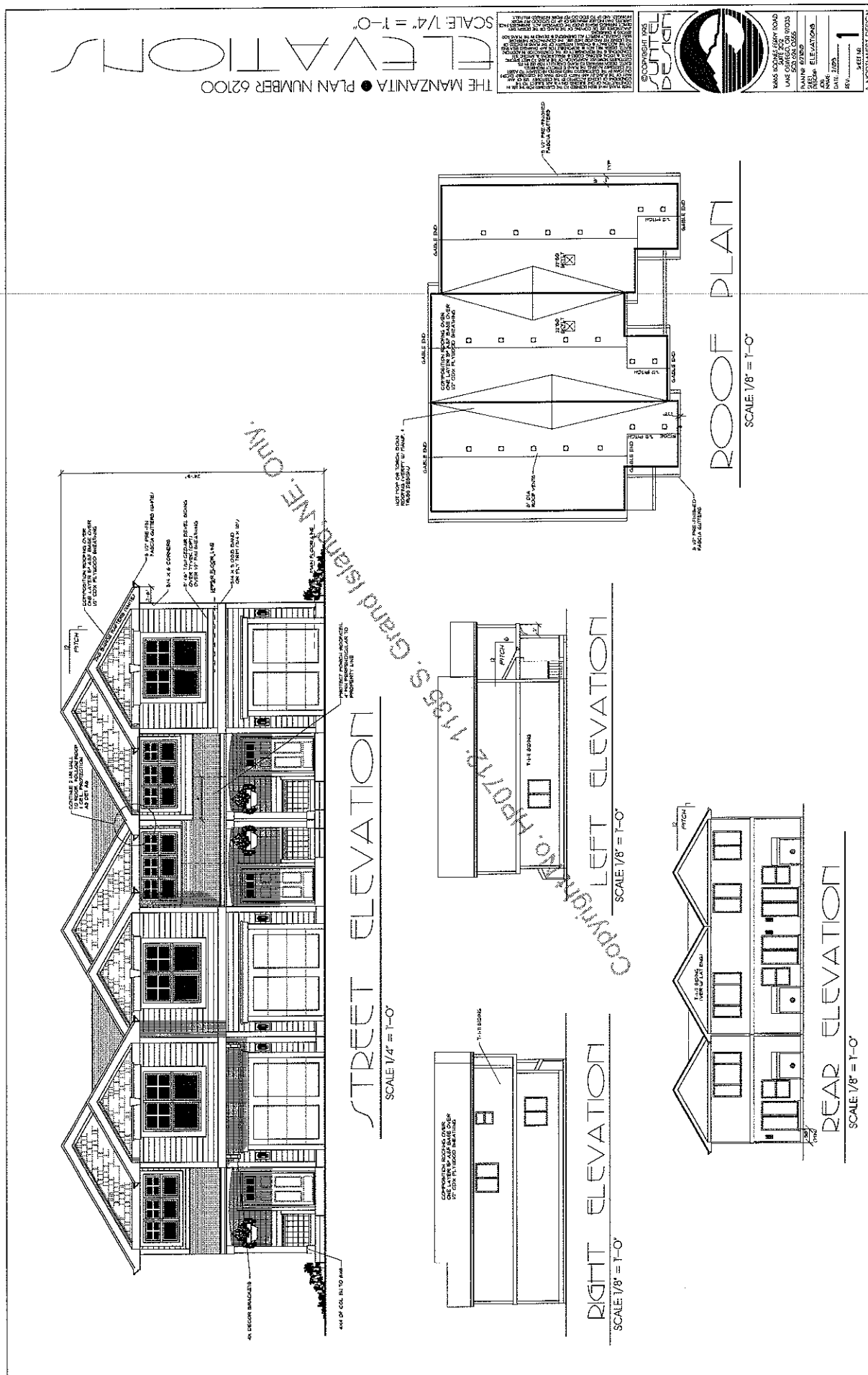
Before

1135 S Locust



*After*

<http://us.123rf.com/400wm/400/400/Iharn/Iharn0901/Iharn090100030/4228933-beige-store...> 7/16/2012



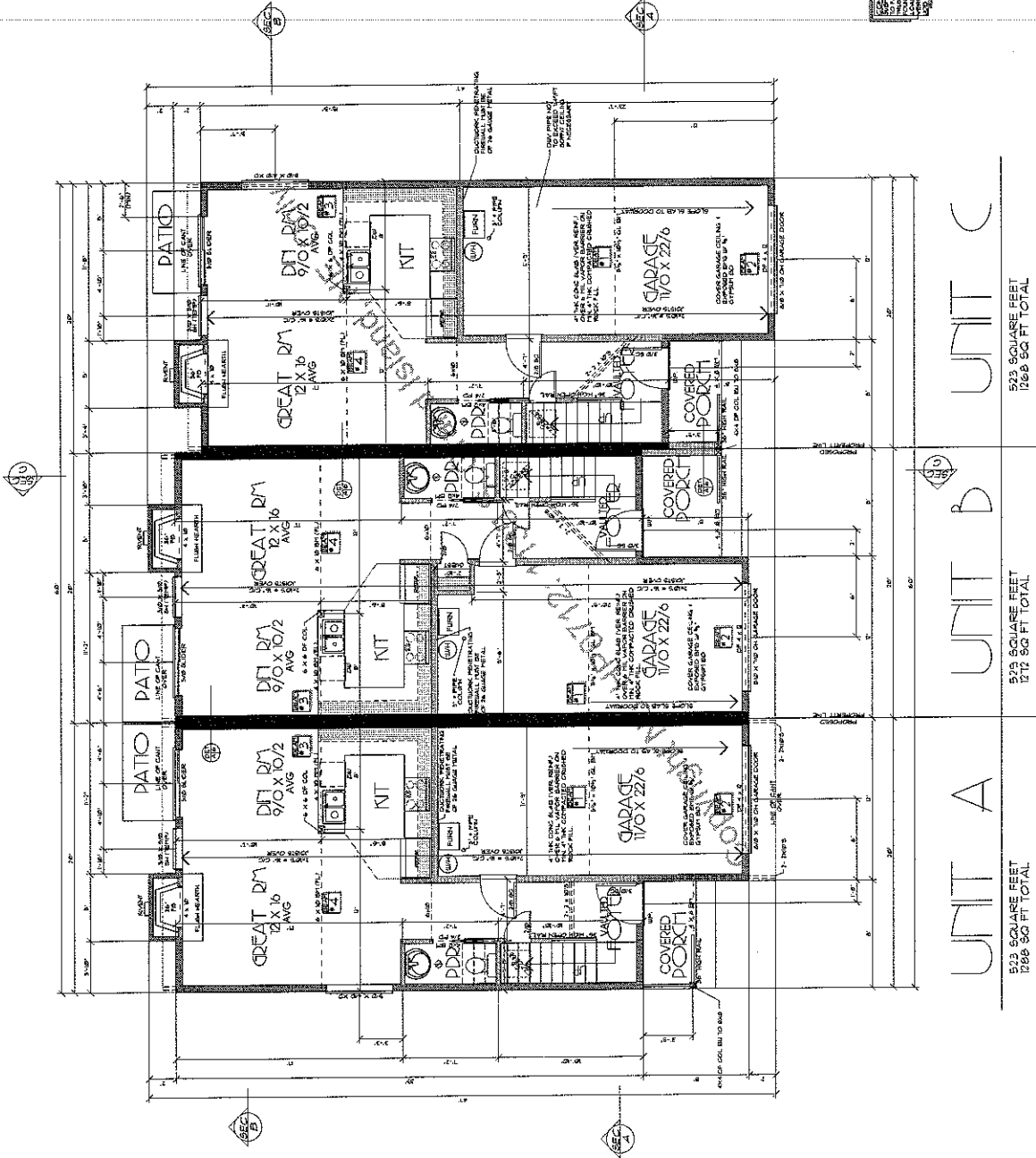
# MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

THE MANZANITA • PLAN NUMBER 62100

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
3. SEE SCHEDULE FOR MATERIALS AND FINISHES.  
4. SEE ELEVATIONS FOR FINISHES.  
5. SEE SECTION 1.0 FOR GENERAL NOTES.  
6. SEE SECTION 2.0 FOR GENERAL NOTES.  
7. SEE SECTION 3.0 FOR GENERAL NOTES.  
8. SEE SECTION 4.0 FOR GENERAL NOTES.  
9. SEE SECTION 5.0 FOR GENERAL NOTES.  
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600 NORTH 1ST  
SUITE 100  
LAKE CHARLES, LA 70601  
PHONE: 504.681.1000  
FAX: 504.681.1001  
WWW.SUNLIGHTDESIGN.COM  
DATE: 10/10/12  
REV: 01  
2



UNIT C

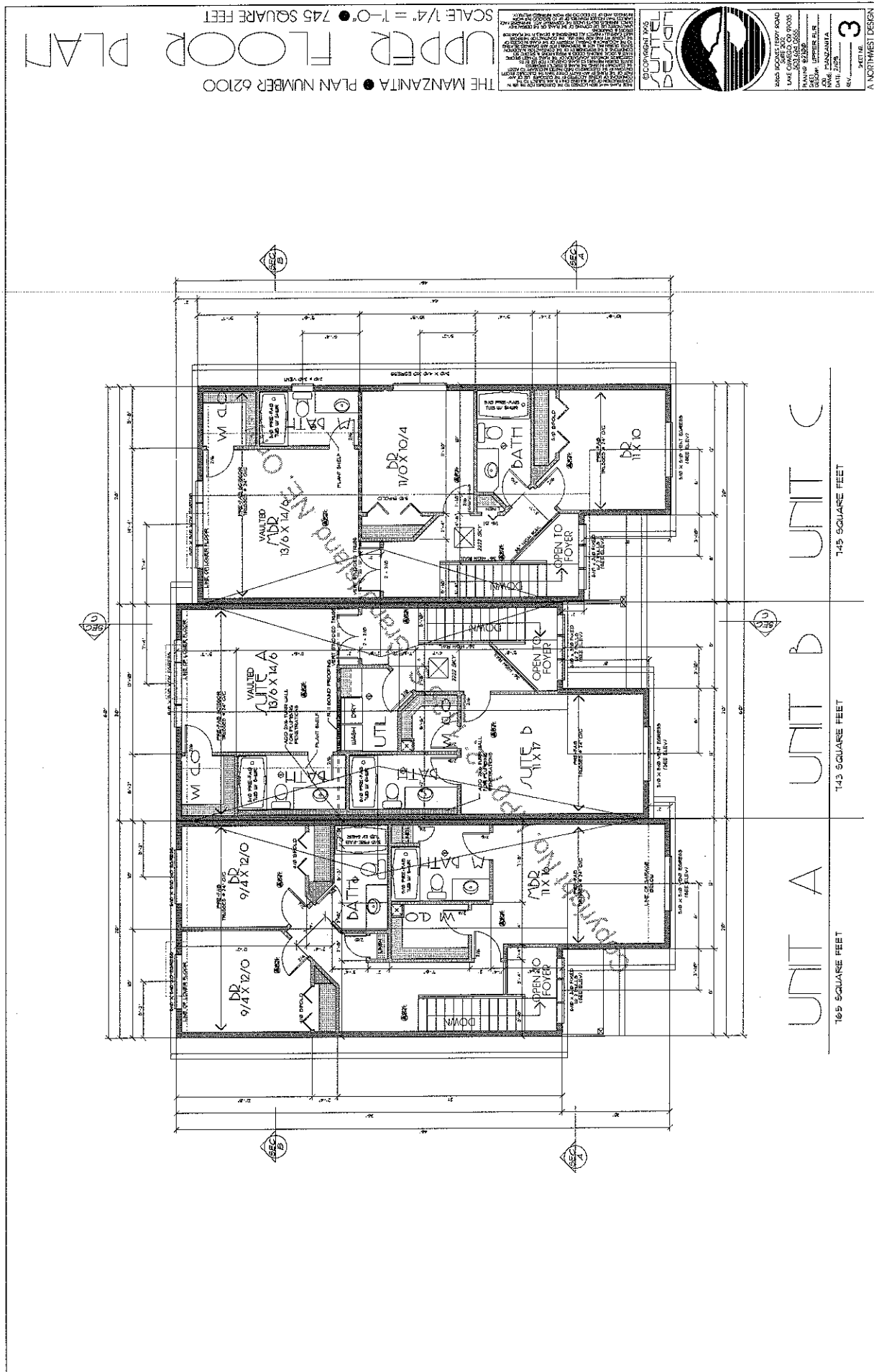
523 SQUARE FEET  
1268 SQ FT TOTAL

UNIT B

523 SQUARE FEET  
1271 SQ FT TOTAL

UNIT A

523 SQUARE FEET  
1268 SQ FT TOTAL



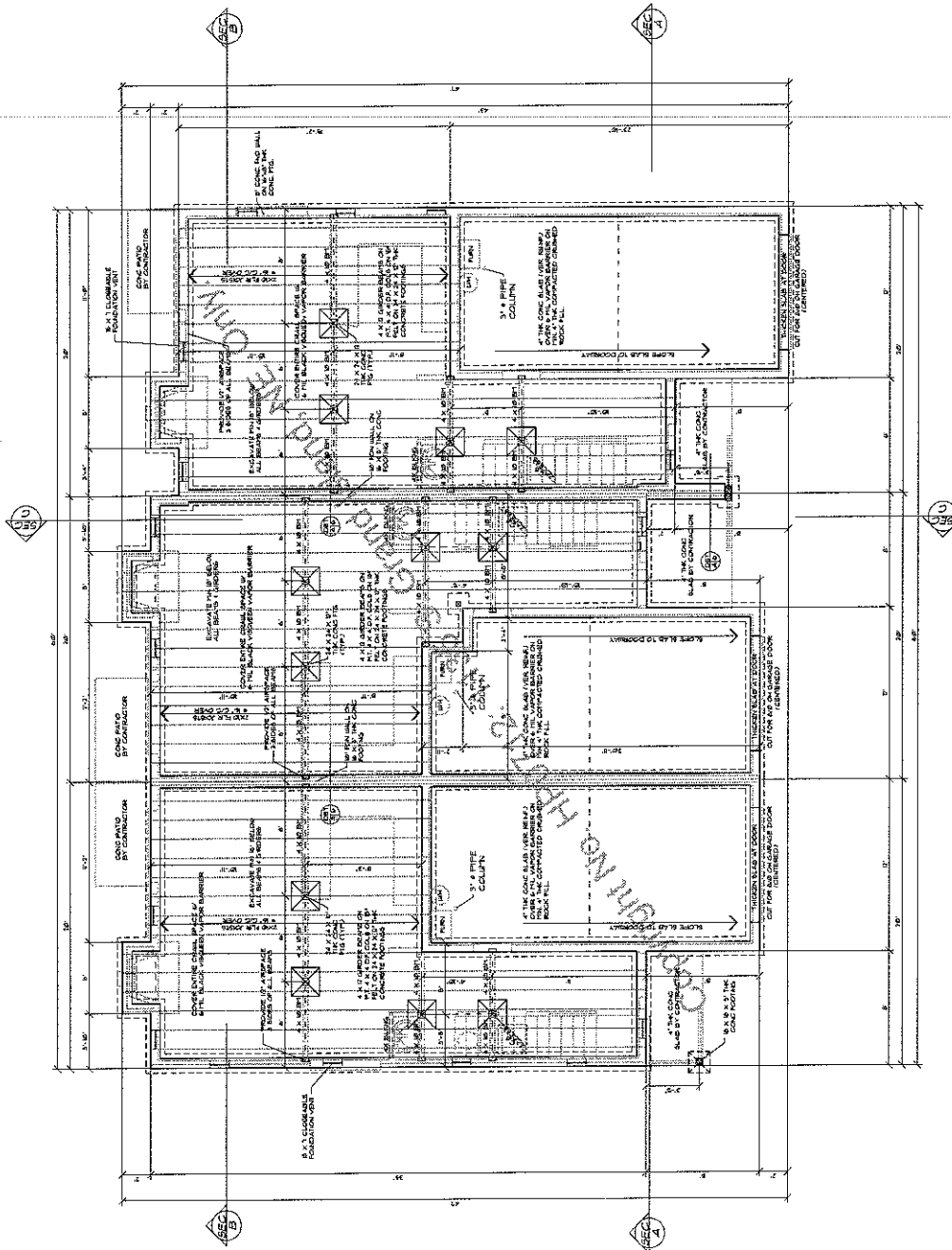


THE MANZANITA • PLAN NUMBER 62100  
 FOUNDATION PLAN  
 SCALE 1/4" = 1'-0"

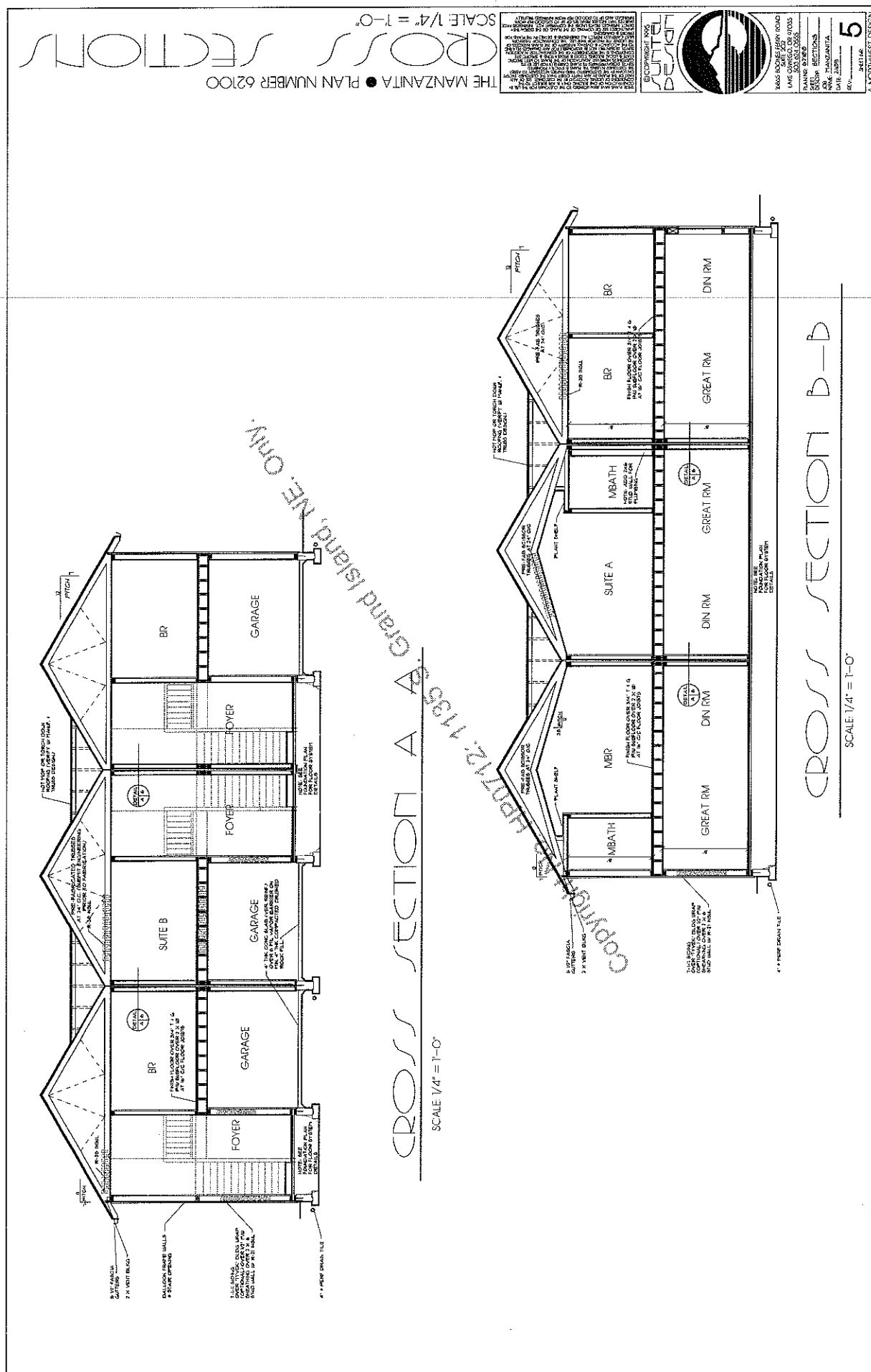
THIS FOUNDATION PLAN IS A PART OF THE SET OF PLANS FOR THE MANZANITA, A NORTHWEST DESIGN PROJECT. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS IN THE SET. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF A NORTHWEST DESIGN.

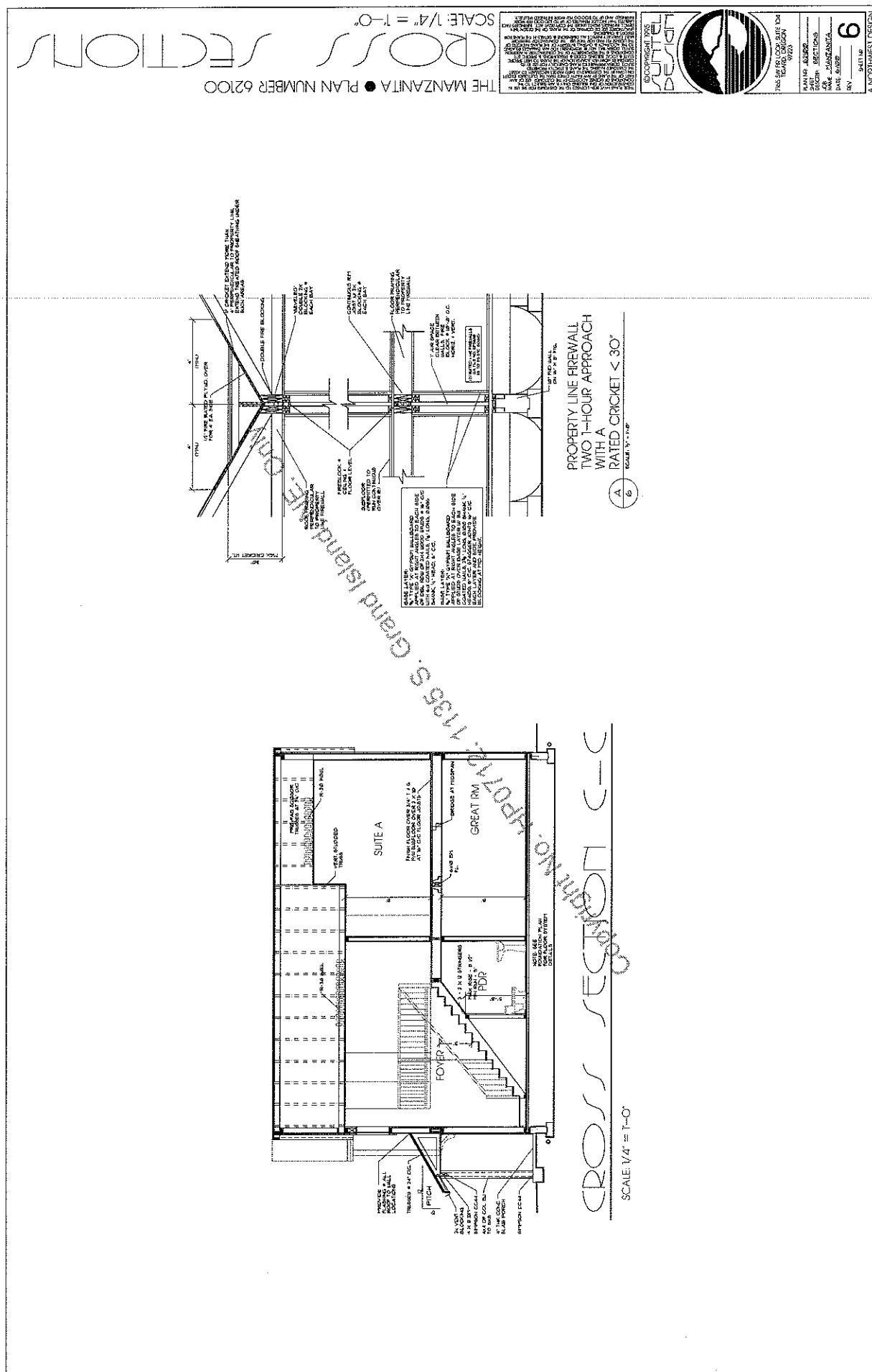


1805 BOWMAN STREET ROAD  
 LAKE CONISTEED, CA 91035  
 909.441.0005  
 A NORTHWEST DESIGN  
 PROJECT: FOUNDATION  
 CLIENT: MANZANITA  
 DATE: 1/2012  
 REV: 4C  
 SHEET NO. 4C  
 A NORTHWEST DESIGN









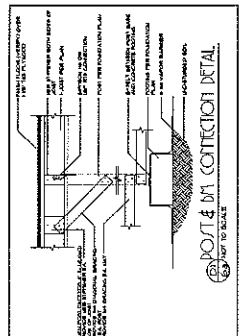
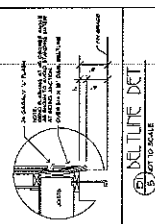
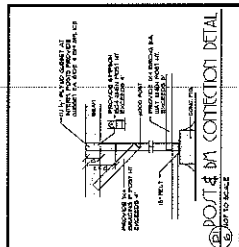
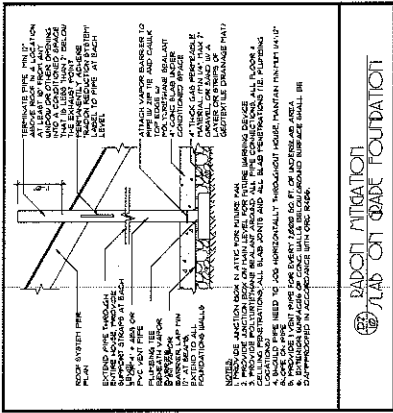
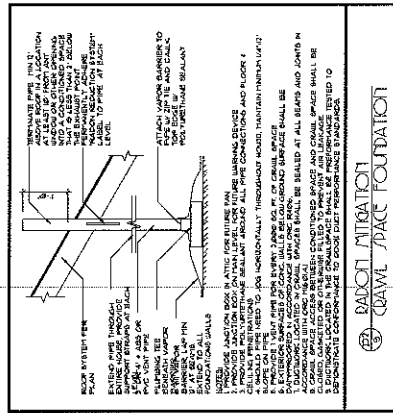
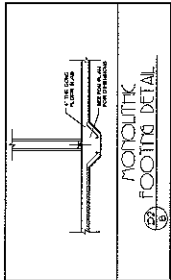
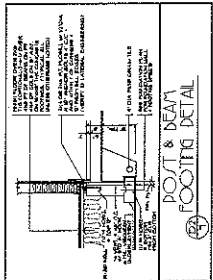
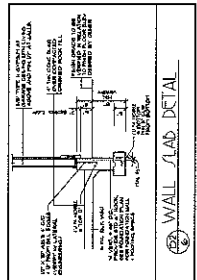
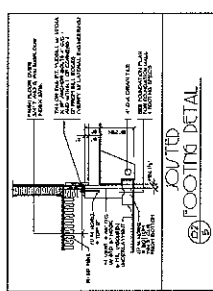
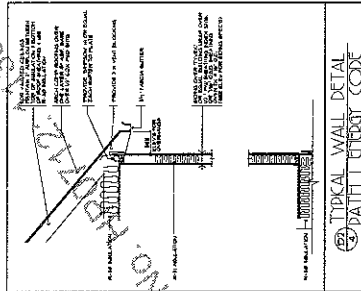
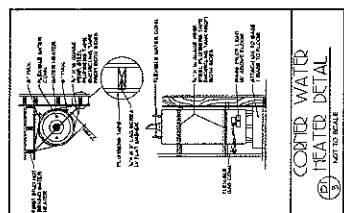
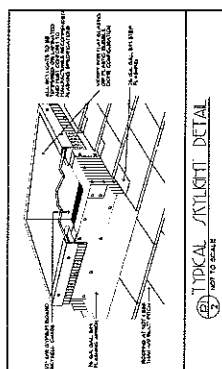
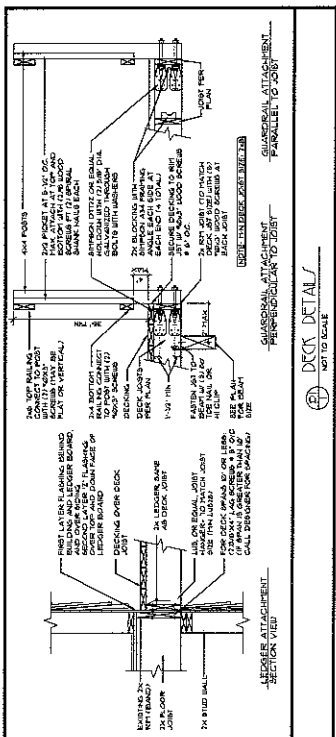
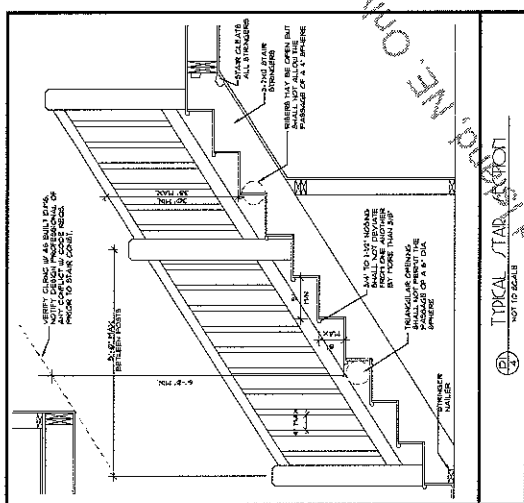
[illegible]

TABLE 12.2.2 ADDITIONAL MEASURES

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## TRUSS NOTE

[illegible]

FACTORS SHALL BE COMPACT OR LINEAR  
LUMINOUS, OR A LIGHTING SOURCE THAT  
HAS A MINIMUM EFFICACY OF 40 LUMENS PER  
WATT.

NEWLY IN COMPACT FLUORESCENT LAMPS  
COMPLY WITH THIS REQUIREMENT.

THE BUILDING OFFICIAL SHALL BE  
NOTIFIED OF ANY DISCREPANCY  
OCCURRING WITH A TYPICAL CITY  
SPECIFICATION OF THE MANUFACTURER INSTALLED  
IN THE BUILDING. THE BUILDING OFFICIAL SHALL  
BE NOTIFIED OF ANY DISCREPANCY OF MORE THAN  
ONE HUNDRED PERCENT OF THE  
EFFECTIVE LUMINOUS FLUX PER WATT.

TABLE 602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

[illegible]

MEASURING	1	2	3	4	5	6
17) STRUCTURAL CELLULOSE FIBREBOARD						
18) CORRUGATED ROOFING						
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## CRITICAL REQUIREMENTS

**REPAIRS TO EXISTING WALLS:** Repairs to existing walls shall be completed in accordance with the following:

- 1. All existing walls shall be inspected and repaired as necessary.
- 2. All existing walls shall be repaired in accordance with the following:

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## FOUNDATION NOTES

- [illegible]

## EXAMINING NOTES

- [illegible]

## GENERAL NOTES

1. NAME OF THE PERSON OR PERSONS JOHN EDWARD LEE
2. DATE OF BIRTH 25 SEP 1928
3. PLACE OF BIRTH LAKE CHARLES, LOUISIANA
4. DATE OF DEATH 12 JAN 1968
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6. DATE OF BURIAL 12 JAN 1968
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**Resolution Number 2013-01**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC  
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;  
AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred that certain Redevelopment Plan to the Hall County Regional Planning Commission, (the “**Commission**”) a copy of which is attached hereto as Exhibit “A” for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

**NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:**

**Section 1.** The Commission hereby recommends approval of the Redevelopment Plan.

**Section 2.** All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 3.** This resolution shall be in full force and effect from and after its passage as provided by law.

**DATED:** \_\_\_\_\_ 2012.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

**FORM OF REDEVELOPMENT PLAN**



# **Hall County Regional Planning Commission**

**Wednesday, October 3, 2012  
Regular Meeting**

## **Item F2**

**Redevelopment Plan Amendment for 1103 St Paul Rd, Area 1**

Staff Contact: Chad Nabity

## Agenda Item #7

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 25, 2012

### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area #1 on 11<sup>th</sup> Street and St. Paul Road in Grand Island Nebraska to support this development. (C-02-2013GI)*

### PROPOSAL:

The Grand Island Area Habitat for Humanity is proposing to acquire property, demolish the existing house, extend services, prepare the site and build three single family homes on property located at 1103 St. Paul Road. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, service extension, and site preparation. The structure on this property is currently vacant.

### OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evidenced by the fact that the property is zoned R4 High Density Residential. The R4 zoning district allows 1 dwelling unit per 1000 square feet of property the size of each lot is approximately 7600 square feet; enough to legally accommodate a single family housing unit on each lot. The property is zoned R4 and could accommodate a building of up to 65% of the property area; allowable coverage would be about 4,950 square feet. The proposed units including detached sheds will cover less than 1,200 square feet, well within the allowable coverage.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for low to medium density residential uses at this location.

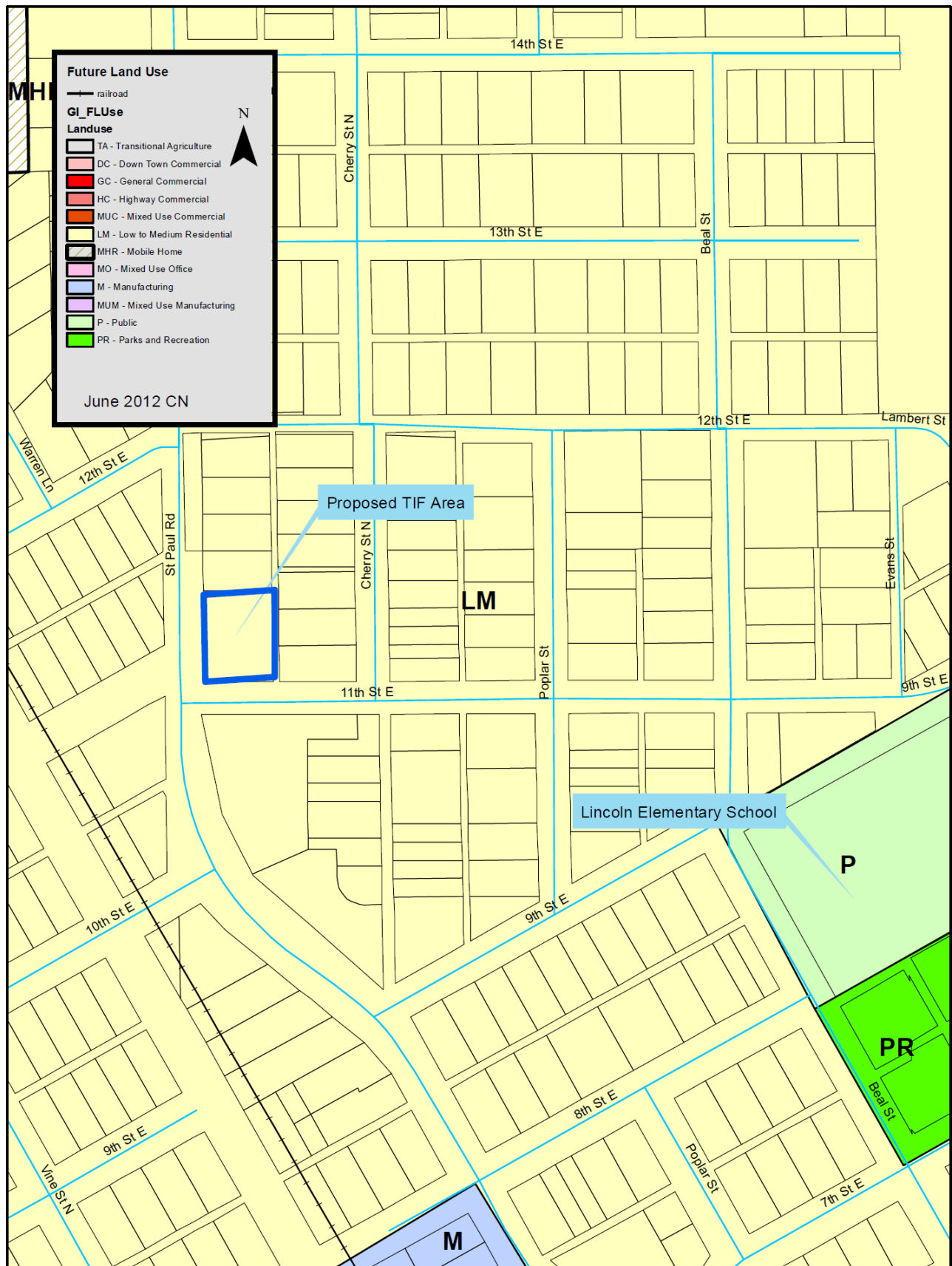
The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for residential units at this location appears to be supported by the plan.

### RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.



\_\_\_\_\_ Chad Nabity AICP, Planning Director





## **BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST**

### **Project Redeveloper Information**

Business Name: Grand Island Area Habitat for  
Humanity

Address: 410 W. 2<sup>nd</sup> St. #6, P.O. Box 1001, Grand Island, NE 68802

Telephone No.: 308-385-5510

Fax No.: 308-385-5511

Contact: Dana Jelinek

### **Brief Description of Applicant's Business:**

Grand Island Area Habitat for Humanity (GIAHFH) is a non-profit housing organization working to help low-income households into safe, decent affordable homes they will own. Through community assistance, homes are built in partnership with qualifying households, then sold at the cost to build and with no interest loans.

Present Ownership Proposed Project Site: 1103 St. Paul Rd. (legal: Pleasant Hill Add., Lots 8, 9, 10, 11 and 12

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

The land available is 165' x 138.75'. Once re-platted, it would accommodate three Habitat homes. Typical Habitat homes are energy efficient, 1070 sq. ft., three bedroom homes on a crawlspace. More bedrooms are added when necessary. Homes have hardi-plank siding, covered entries, architectural shingles, and a sodded yard.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 22,895
B. Building	\$ 24,868

Construction Costs:

A. Renovation or Building Costs:	\$183,000
B. On-Site Improvements:	\$ 13,800
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$
B. Financing Fees:	\$ 500
Closing costs, filing fees	
C. Legal/Developer/Audit Fees:	\$
D. Contingency Reserves:	\$ 2,500
E. Other (Please Specify)	\$ <u>2,750</u>
TIF fees	
TOTAL	\$ 202,550

Total Estimated Market Value at Completion: \$ 240,000

Source of Financing:

A. Developer Equity: from GIAHFH reserves	\$ 47,763
---	-----------

B. Commercial Bank Loan:	\$
Tax Credits:	
1. N.I.F.A.	\$
2. Historic Tax Credits	\$
D. Industrial Revenue Bonds:	\$
E. Tax Increment Assistance:	\$ 62,876
F. Other	\$

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Dana Jelinek, Executive Director  
Grand Island Area Habitat for Humanity  
410 W. 2<sup>nd</sup> St. #6, PO Box 1001  
Grand Island, NE 68802  
Phone: 308-385-5510/Fax: 308-385-5511

Estimated Real Estate Taxes on Project Site Upon Completion of Project:  
(Please Show Calculations)  
The estimated value on the homes upon completion will be \$240,000,  
putting the estimated yearly taxes at \$4,192.  $\$240,000 \times 2.18$  (levy).  
Currently the site is under Homestead Exemption.

Project Construction Schedule:

Construction Start Date:

Construction Completion Date:

If Phased Project:

<u>2013</u>	<u>Year</u>	<u>66% Complete</u>
<u>2014</u>	<u>Year</u>	<u>100% Complete</u>

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

## **TAX INCREMENT FINANCING REQUEST INFORMATION**

Describe Amount and Purpose for Which Tax Increment Financing is

Requested:

Amount of Incremental Prospective Annual real Estate Taxes over 2011

Real Estate Taxes on the subject property for 15 years will be used to  
redevelop the property.

Statement Identifying Financial Gap and Necessity for use of Tax Increment

Financing for Proposed Project: Grants for lot acquisition through Habitat  
for Humanity and HUD are no longer structured for Habitat affiliates of our  
size. With grants for land acquisition gone and difficulty in finding  
affordable land on which to build, GIAHFH is seeking other partnerships.  
Land costs, plus demo on the proposed properties is far beyond what we  
can afford on our own. TIF funding for the purchase of the property allows  
us to acquire not just land on which to build, but also allows us to tear  
down a property that has been falling into disrepair for years. The  
purchase of this property is contingent upon TIF approval. The added  
value of three proposed new homes benefits the community and the  
neighborhood, not to mention the low-income families who will partner on  
the projects. With fewer private entities building small houses (limited/no  
profit margin), Habitat fills that gap.

Municipal and Corporate References (if applicable). Please identify all  
other Municipalities, and other Corporations the Applicant has been  
involved with, or has completed developments in, within the last five (5)  
years, providing contact person, telephone and fax numbers for each:  
Since 1992, GIAHFH has completed 69 homes, 59 of which have been in  
Grand Island. Another Grand Island home is currently under construction,

with two more yet to begin this year. Over \$80,000 in property taxes are paid each year on GIAHFH homes. Most of those homes stand on once vacant lots, while a handful replaced deteriorated structures.

In 20 years, GIAHFH has partnered with various volunteer groups, sub-contractors and suppliers, plus donors, to make safe, affordable housing a reality for qualifying low-income households. Families selected must meet income requirements (30-50% of median income), have the ability to pay a no-interest home loan based on the cost to build, and contribute 500 hours of sweat equity (including 20 hours of home-ownership education). A thorough selection process looks at applications, tax returns, pay stubs, debt to income, credit reports, and background reports, plus families participate in meetings, interviews and home visits. In the last five years, both the CRA and City of Grand Island (NSP) provided funds for demolition of deteriorated properties or land where those properties once stood. Both partnerships made way for Habitat home construction. The CRA also provided water lines to an area where we completed four homes.

IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

Audited financial statements are available upon request.

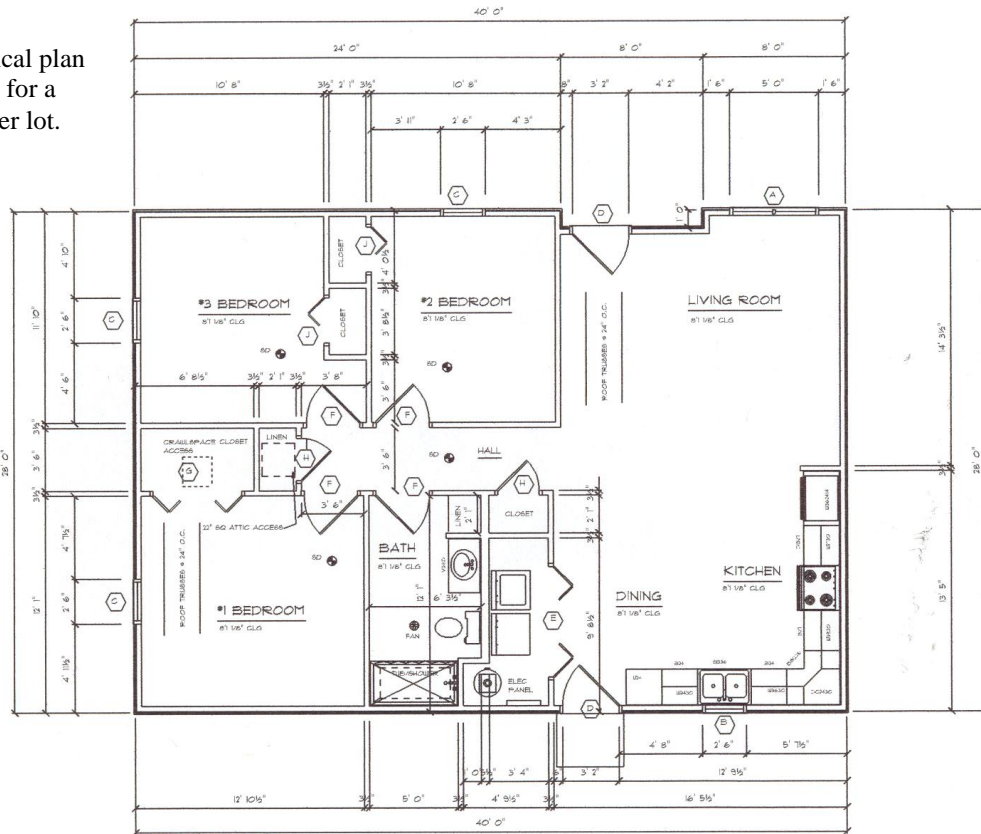
Post Office Box 1968  
Grand Island, Nebraska 68802-1968  
Phone: 308 385-5240  
Fax: 308 385-5423  
Email: [cnabity@grand-island.com](mailto:cnabity@grand-island.com)

The budget below represents a standard three bedroom home. The number of bedrooms is based on the number of people in the household. Since not all the families have been selected for the proposed homes (application period opens in December), there is the chance that one or more of the homes may need to be larger. Costs to build would increase, as would property values on a larger home.

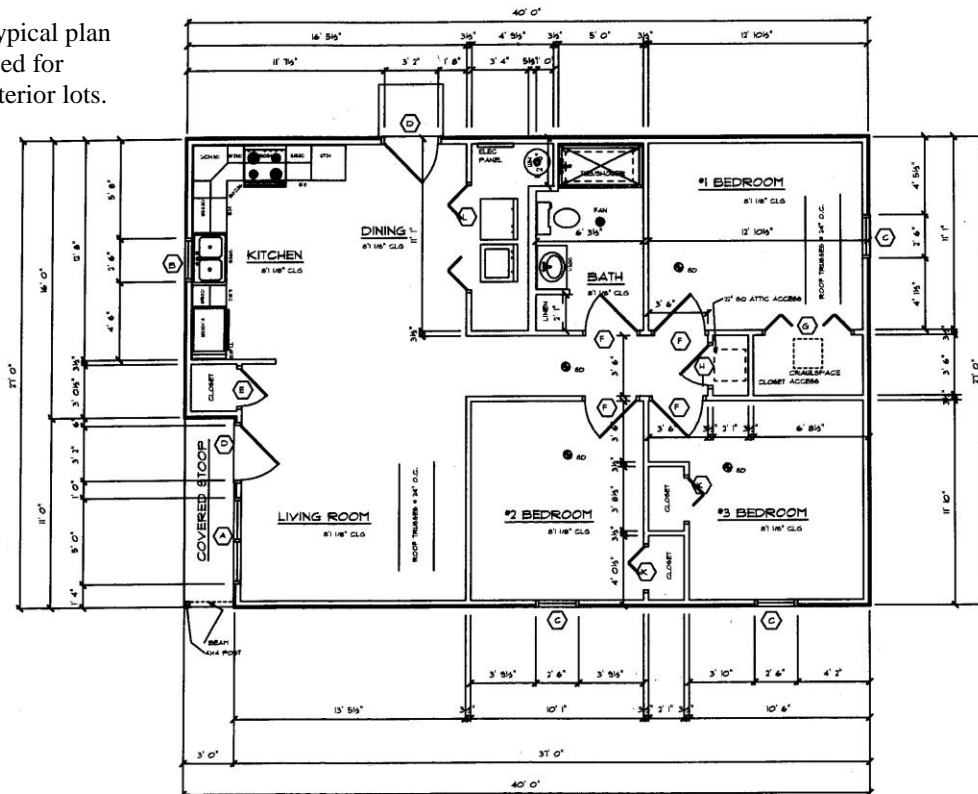
<b>Construction Budget</b>	
Three-Bedroom Habitat for Humanity Home	Cost
Permits/Curb Cut/Site Prep	950
Pre-construction Total	950
Contract Labor	
Drywall Finishing	1200
Gutters	700
Floor Covering	2000
Heating/Venting	4200
Plumbing	6000
Termite Control	325
Construction Supervisor/Manager Stipends	3100
Electrical	1250
Landscaping	2400
Contract Labor (other)	375
Contract Labor Total	21550
Materials/Supplies	
Lumber & Building Materials	15000
Insulation	1200
Electrical Supplies/Lights	4000
Masonry/Concrete	4200
Paint	400
Doors, Trim & Cabinets	5850
Windows	1500
Appliances	1500
Materials/Supply Total	33650
Indirect Construction Costs	
Administration	4000
Public Works	200
Sanitation/Garbage	500
Utilities during construction	150
Indirect Costs Total	4850
Total Costs	61000



Typical plan  
used for a  
corner lot.



Typical plan  
used for  
interior lots.





Above: Typical three bedroom home on a corner lot.

Right: Typical three bedroom home on an interior lot. Note – NSP funds were used to tear down the garage in the background to make way for the home next door.



Bottom: A four bedroom home on a corner lot where CRA provided water lines.



**Resolution Number 2013-02**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC  
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;  
AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred that certain Redevelopment Plan to the Hall County Regional Planning Commission, (the “**Commission**”) a copy of which is attached hereto as Exhibit “A” for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

**NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:**

**Section 1.** The Commission hereby recommends approval of the Redevelopment Plan.

**Section 2.** All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 3.** This resolution shall be in full force and effect from and after its passage as provided by law.

**DATED:** \_\_\_\_\_ 2012.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

**FORM OF REDEVELOPMENT PLAN**



# **Hall County Regional Planning Commission**

**Wednesday, October 3, 2012  
Regular Meeting**

## **Item M1**

### **Final Plat - DSK Second Subdivision**

Staff Contact: Chad Nabity

September 25, 2012

Dear Members of the Board:

**RE: Final Plat – DSK Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted final plat of DSK Second Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot Two (2), DSK Subdivision and all of Lot Thirteen (13), Eglewood Acres Subdivision, all in a part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4), of Section Thirteen (13), Township Eleven (11) North, Range Nine (9), in the City of Grand Island Hall County, Nebraska, said tract containing 3.250 acres.

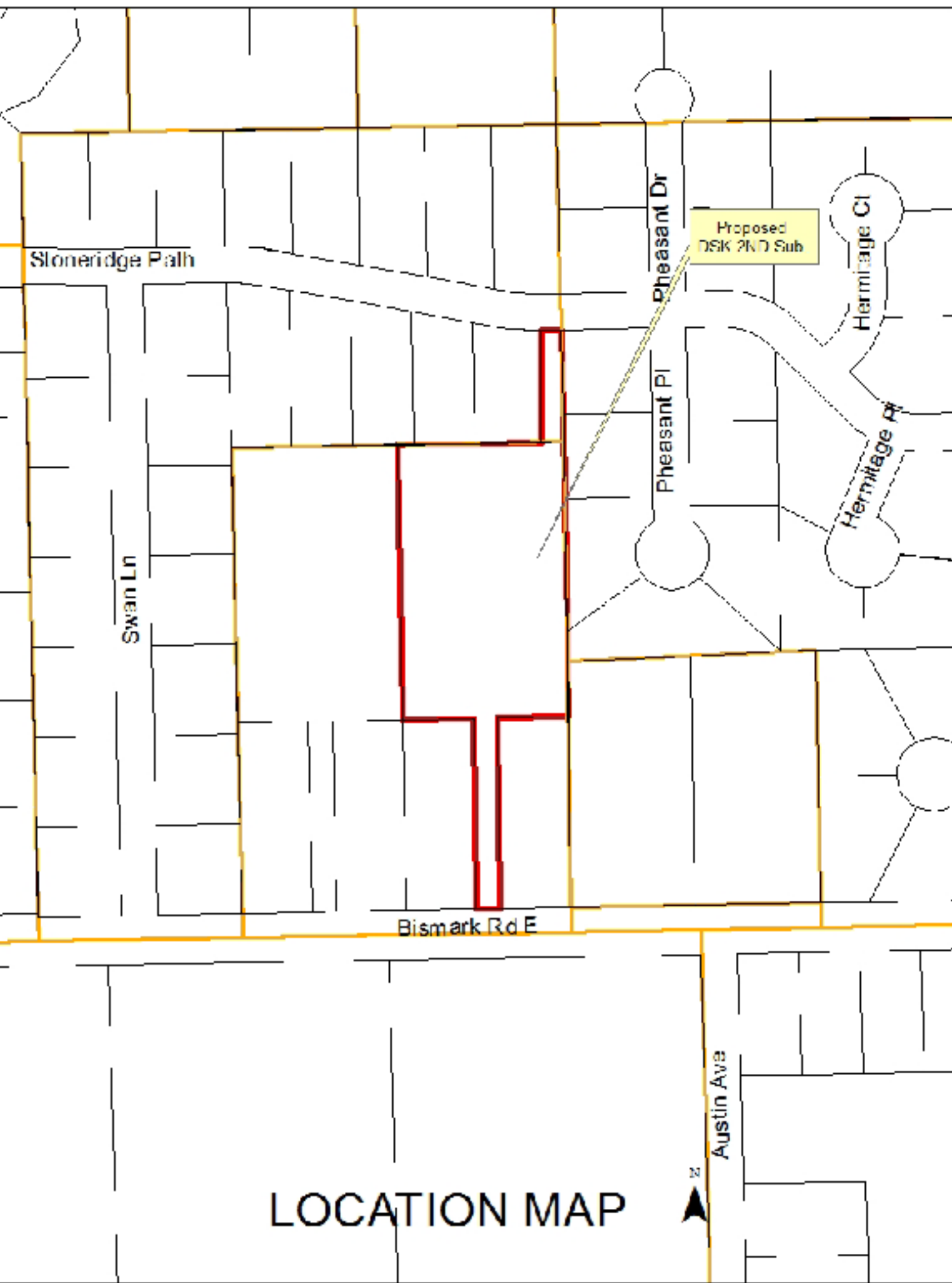
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 3, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.





# **Hall County Regional Planning Commission**

**Wednesday, October 3, 2012  
Regular Meeting**

## **Item M2**

**Vacate a Part of Outlot A Lake Heritage Second & Final Plat  
Lake Heritage Third**

Staff Contact: Chad Nabity

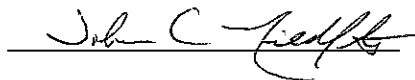


NOTICE TO VACATE

September 24, 2012

TO WHOM IT MAY CONCERN:

Please find the attached legal description for a part of Outlot A, Lake Heritage Second Subdivision. At this time I would like to request, on behalf of Doralene F. Niedfelt, 1515 W Highway 34, Grand Island, NE, to vacate said portion of Outlot A and to return this property to adjacent property to the north and east which is currently property owned by Doralene F. Niedfelt.

A handwritten signature in cursive script, appearing to read "John C. Niedfelt", is written over a horizontal line.

John C. Niedfelt

VACATION OF PART OF OUTLOT A

LEGAL DESCRIPTION

PART OF OUTLOT A, LAKE HERITAGE SECOND SUBDIVISION, IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER(NW1/4) OF SECTION THIRTY THREE (33), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY THREE (33); ASSUMING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID NORTHWEST QUARTER IS S89°36'13"W AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO) ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER(NW1/4) A DISTANCE OF 22.00 FEET; THENCE N01°46'48"W A DISTANCE OF 228.48 FEET; THENCE S77°35'34"E A DISTANCE OF 22.44 FEET TO THE EAST LINE OF SAID NW1/4 OF THE NW1/4; THENCE S01°46'48"E A DISTANCE OF 223.81 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 0.11 ACRES MORE OR LESS.

September 25, 2012

Dear Members of the Board:

**RE: Final Plat – Lake Heritage Third Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Lake Heritage Third Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 3 lots, a part of Outlot A, Lake Heritage Second Subdivision in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty Three (33), Township Eleven (11) North, Range Nine (9), in the City of Grand Island Hall County, Nebraska, said tract containing 9.43 acres.

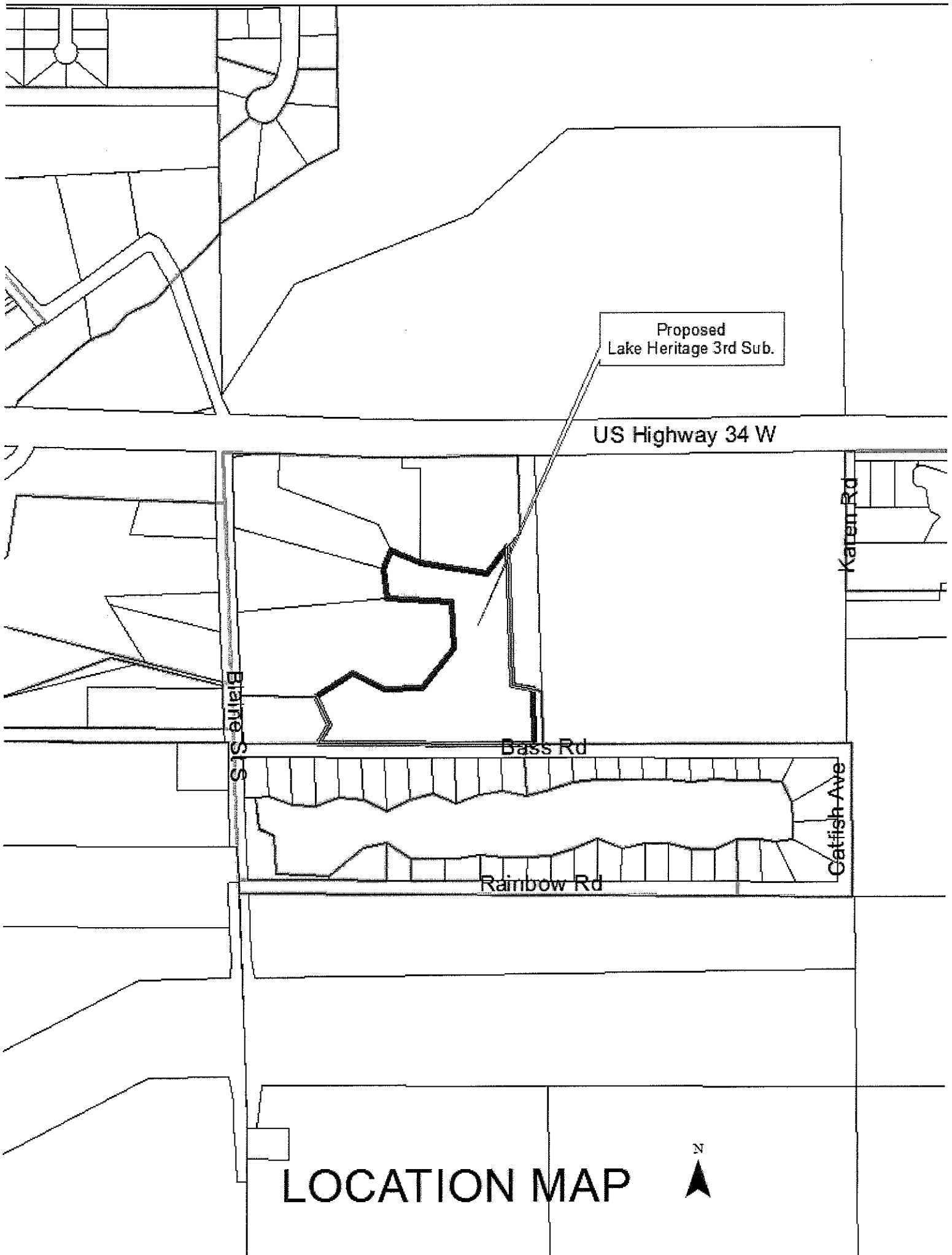
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 3, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Jake Ripp

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



## LOCATION MAP

