



# Hall County Regional Planning Commission

**Wednesday, November 7, 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, November 7, 2012  
Regular Meeting

## Item A1

### Agenda

Staff Contact: Chad Nabity

## **REGIONAL PLANNING COMMISSION**

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

**Wednesday, November 7, 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 October 3, 2012.**
- 4. Request Time to Speak.**
- 5. Public Hearing** - Concerning annexation of land, located north of Wildwood Drive and west of Saturn Street. (C-03-2013 Alda)
- 6. Public Hearing** - Concerning an amendment to the redevelopment plan for CRA, Area 10, for a Site Specific Redevelopment Plan for 809-811 S Kimball Ave., in Grand Island, Hall County, Nebraska. Resolution No. 2013-03. (C-04-2013GI)
- 7. Final Plat – Dowd Second Subdivision** – located east of South Locust and north of Fonner Park Road, in Grand Island, in Hall County, Nebraska. Consisting of .693 acres and (2 Lots).
- 8. Final Plat – Turek Acres Subdivision** – located east of NE State Hwy 11 and south of Old Potash Hwy, in Hall County, Nebraska. Consisting of 3.4138 acres and (1Lot).
- 9. Final Plat – 3J Subdivision** – located north of Abbott Road and west of Burwick Road, in Hall County, Nebraska. Consisting of 8.224 acres and (1Lot).
- 10. Election of Officers**
- 11. Planning Director's Report.**
- 12. Next Meeting December 5, 2012.**
- 13. 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.



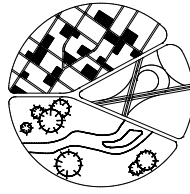
# **Hall County Regional Planning Commission**

**Wednesday, November 7, 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  
October 3, 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" September 22, 2012.

Present:	Leslie Ruge	Scott Eriksen
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	Bill Hayes
	Mark Haskins	Dennis McCarty
	Julie Connelly	

Absent: Don Snodgrass, John Amick 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 6:00 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 September 5, 2012 meeting.**

A motion was made by Bredthauer to approve the meeting minutes and seconded by Hayes to approve the Minutes of the September 5, 2012 meeting as mailed.

The motion carried with 8 members present and 8 voting in favor (McCarty, Hayes, Haskins, Ruge, O'Neill, Bredthauer, Connelly and Eriksen) and no members present abstaining.

**3. Request Time to Speak.**

**4. 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)

O'Neill opened the Public Hearing.

Nabity spoke briefly 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 tri-plex 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.

O'Neill closed the Public Hearing.

A motion was made by McCarty and seconded by Hayes to approve the Redevelopment Plan Amendment and Resolution 2013-01 as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Eriksen, Connelly, McCarty, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

**5. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA, Area 1, for a Site Specific Redevelopment Plan for 1103 St Paul Road, in Grand Island, Hall County, Nebraska. Resolution No. 2013-02. (C-02-2013GI)

O'Neill opened the Public Hearing.

Nabity explained 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.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by McCarty to approve the Redevelopment Plan Amendment and Resolution 2013-02.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Eriksen, Connelly, McCarty, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 6. 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).

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

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Eriksen, Connelly, McCarty, Hayes, O'Neill, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 7. Vacate a part of Outlot A of Lake Heritage Second.** The owners of this property are proposing a subdivision that does not include the easterly 22 feet of the south east corner of Outlot A. This property is covered with trees that adjoin their property to the east. This small parcel will be added to the deed of the larger parcel to the east.

**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).

A motion was made by Ruge and seconded by Connelly to approve the Vacate a portion of Outlot A of Lake Heritage Second Subdivision and Final Plat for Lake Heritage Third Subdivision.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Eriksen, Connelly, McCarty, Hayes, O'Neill, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

## **8. Planning Director's Report**

## **9. Next Meeting November 7, 2012**

## **10. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:35 p.m.

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Leslie Ruge, Secretary

by Rose Woods





# **Hall County Regional Planning Commission**

**Wednesday, November 7, 2012  
Regular Meeting**

## **Item F1**

### **Public Hearing - Alda Annexation Plan**

**Staff Contact: Chad Nabity**

## **ANNEXATION PLAN –Alda Nebraska**

October 18, 2012

### **OVERVIEW**

Section 17-405 of The Nebraska State Statute allows Villages to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing village boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing village boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-village residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to village to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements. This would include extension of sewer, water and electrical infrastructure.
9. Provide long term visioning abilities as it relates to growth and provision of services.

## Other Factors

The Village has caused to be prepared annexation plats of the parcels under consideration and has forwarded a request to make a recommendation on annexation of these properties to the Hall County Regional Planning Commission in the form of an Ordinance.

A comprehensive inventory of services and facilities has been developed, with the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Emergency services
- Summary of operating expenditures associated with increased services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services if necessary will take place over a reasonable period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the Village's enterprise funds. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***

## **Inventory of Service and Service Plan**

The parcels under consideration are located adjacent to the Alda Village limits. Parcels 1, 2, 3, 4, 5, and 7 are located south of the Union Pacific Rail Road tracks and Parcel 6 includes the UPRR right-of-way both south and north of U.S. Highway 30 on the eastern edge of Alda.

### **INVENTORY OF SERVICES**

1. **Police Protection.** The Hall County Sheriff's Department under contract with the Village of Alda will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are offered by contract for all properties within the municipal limits of Alda.

2. **Fire Protection.** The Alda Rural Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials regulation
- Periodic inspections of commercial properties
- Public safety education

3. **Wastewater (Sanitary Sewer).** The Village of Alda currently maintains the wastewater utilities services for the proposed annexation area. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the Village. Wastewater service to this area is available through existing lines.

4. Maintenance of Roads and Streets. The Village of Alda will maintain public streets over which the Village has jurisdiction. A section of 60<sup>th</sup> Road east of Parcel 6 and Alda Road west of Parcel 1 are the only new roads to be included with the municipal limits. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance

The Village of Alda will coordinate with the State of Nebraska for the necessary services in regard to that portion of Alda Road being annexed West of Parcel 1 and will assume responsibility or reimburse the State of Nebraska for those services to the extent required. Likewise, in regard to that portion of 60<sup>th</sup> Road being annexed East of Parcel 6, the Village of Alda will coordinate with Hall County for the necessary services and will assume responsibility for those services or reimburse Hall County for those services to the extent required.

5. Water Utilities. The Village of Alda currently maintains the water utilities services for the proposed annexation area. Water service to this area is available through existing water lines.

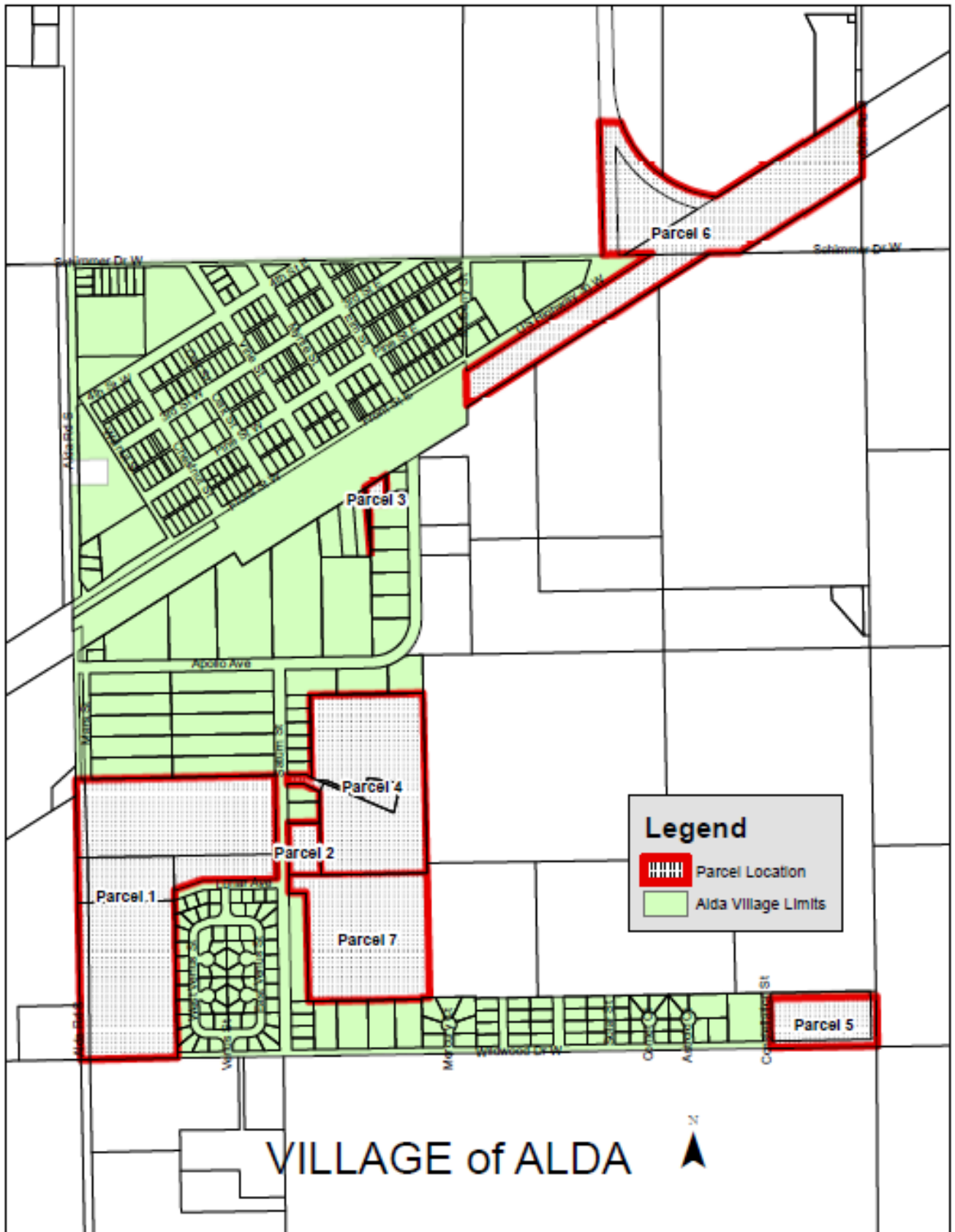
6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation. This area did include a 9-hole private golf course that was open to the public.

7. Zoning Regulations. The Village of Alda is not enforcing building regulations. Zoning permits are issued through an agreement with Hall County by the Hall County Building and Grounds Department. Hall County will continue to oversee services associated with zoning regulations, including:

- Zoning Permit Issuance
- Investigation and Enforcement of Zoning Violations

8. Summary of Impacts

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Change
Wastewater	Available
Roads and Streets	Possible Change of Maintenance responsibilities along the perimeter of Alda on South Alda Road and 60 <sup>th</sup> Road
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Alda Regulations
School District	District 12 and 8 (Alda and Wood River)



October 23, 2012

Dear Members of the Board:

**RE: Annexation Area** Concerning annexation of land proposed for annexation as Parcels 1, 2, 3, 4, 5, 6, and 7 located wholly or partially within Section 5, Township 10 N, Range 10, west of the 6<sup>th</sup> P.M. in Hall County, Nebraska and Parcel 6 located partially within Section 21, Township 11 N, Range 10, West of the 6<sup>th</sup> P.M. in Hall County, Nebraska. (C-03-2012Alda)

A map of the properties and legal descriptions are included. Upon final approval the Alda City limits will be changed to include these parcels of land.

You are hereby notified that the Regional Planning Commission will consider this annexation at the next meeting that will be held at 6:00 p.m. on November 7, 2012 in the Council Chambers located in Grand Island's City Hall.

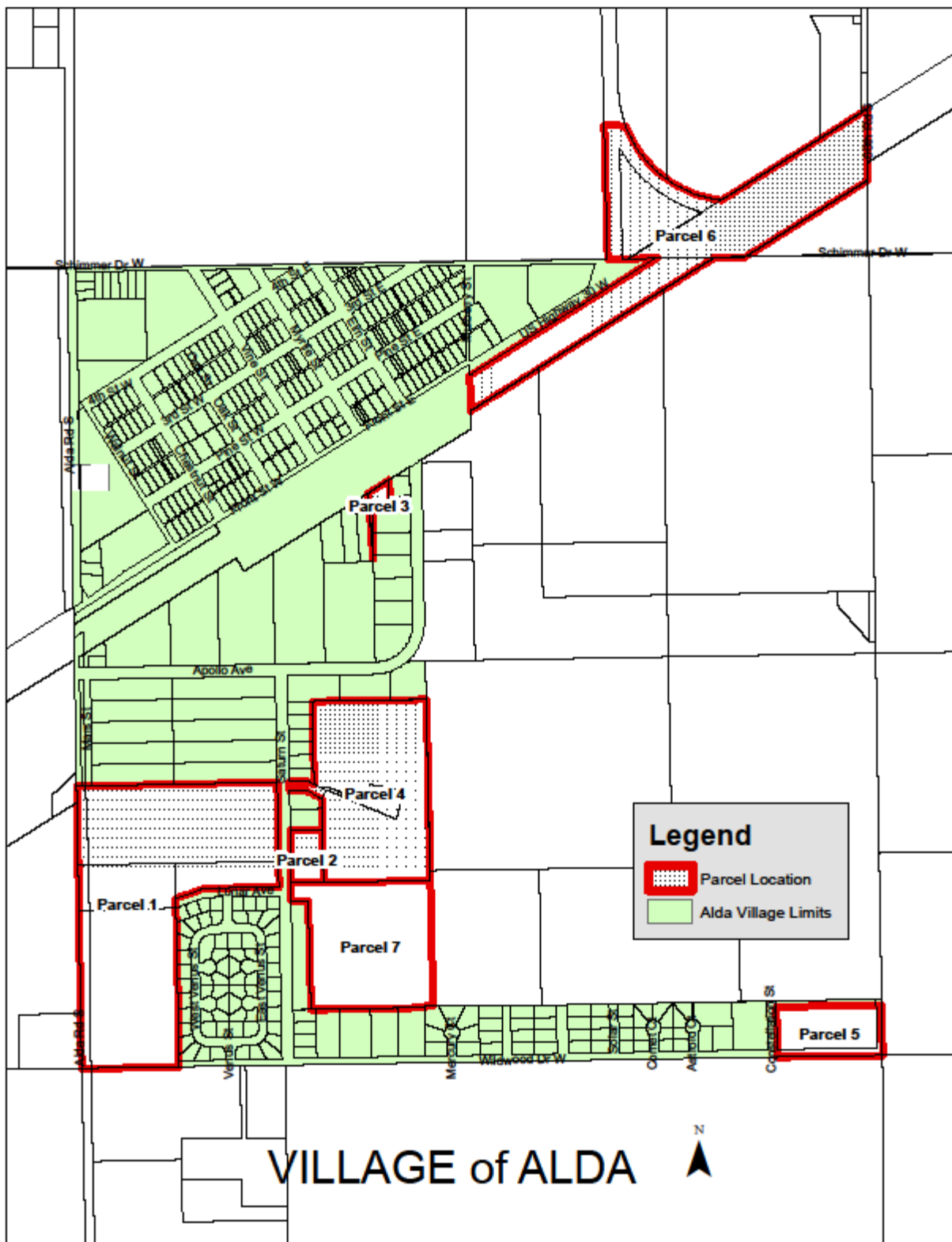
Sincerely,

Chad Nabity, AICP  
Planning Director

cc: Alda Attorney  
Alda Clerk  
Hall County Zoning  
Hall County Public Works  
Manager of Postal Operations

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, November 7, 2012  
Regular Meeting**

## **Item F2**

### **Puplic Hearing - Redevelopment Plan**

**Staff Contact: Chad Nabity**

**Site Specific Redevelopment Plan  
Grand Island CRA Area #10  
October 2012**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #10 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #10.**

**Executive Summary:  
Project Description**

THE DEMOLITION OF THE EXISTING SINGLE FAMILY HOUSE AT 809 AND 811 S KIMBALL AND THE SUBSEQUENT ACQUISITION, SITE WORK, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR REBUILDING A DUPLEX AT THIS LOCATION.

The use of Tax Increment Financing to aid in demolition of existing structures along with costs associated with redevelopment of this site with two new duplexes. The use of Tax Increment Finance makes it affordable to provide additional housing in Grand Island at this location at a contract rent that is consistent with the neighborhood. This project would not be possible in an affordable manner without the use of TIF.

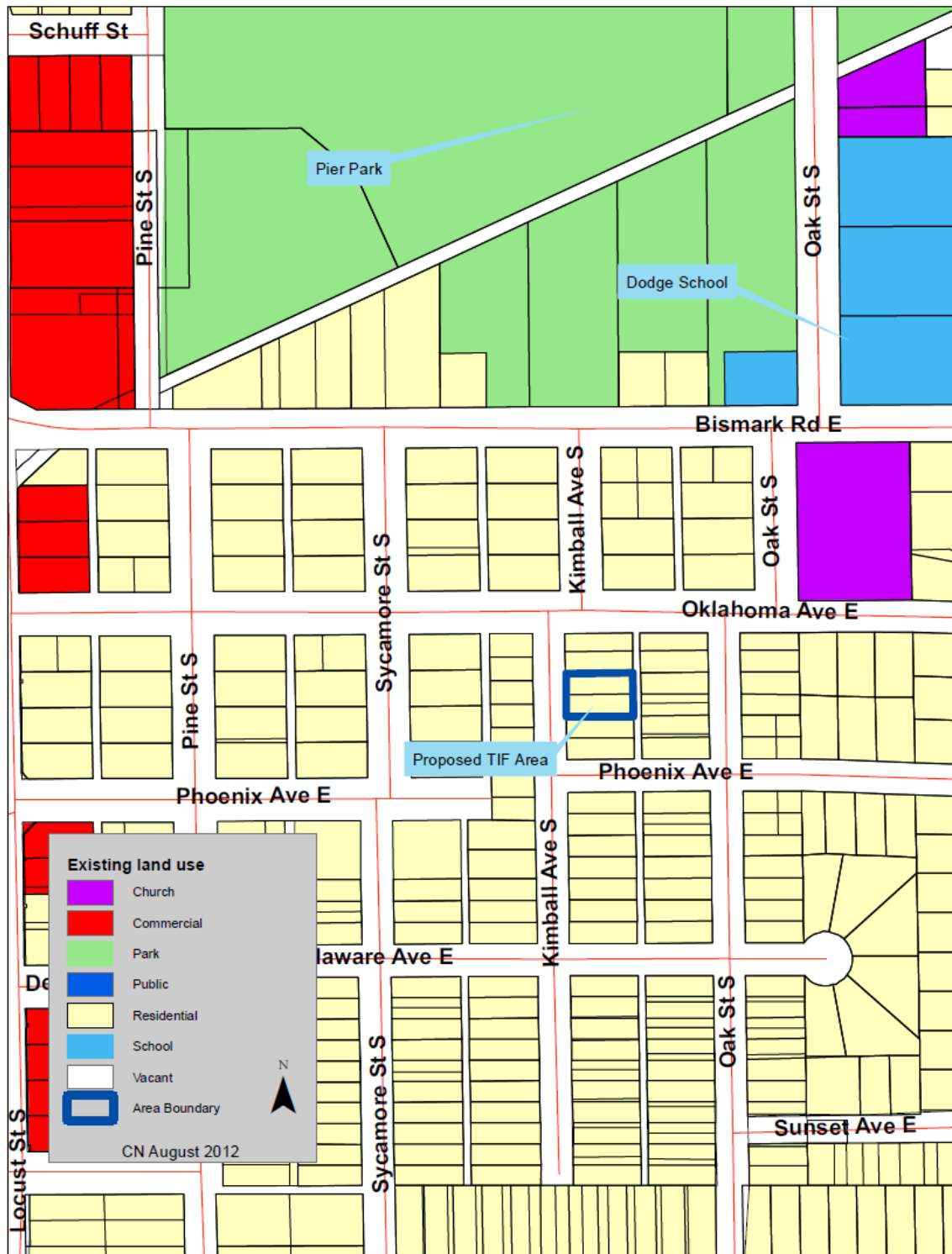
The site is owned by the developer and will be acquired for actual purchase price by a Limited Liability Corporation owned and controlled by the developer. All site work, demolition and utilities will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2014 towards the allowable costs and associated financing for the acquisition and site work.

**TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:**

**Property Description (the “Redevelopment Project Area”)**

This property is located at 809 and 811 S Kimball Avenue in south central Grand Island. The attached map identifies the subject property and the surrounding land uses:

- **Legal Descriptions** Lots 65 and 66 of Hawthorne Place in the City of Grand Island, Hall County, Nebraska.



**The tax increment will be captured for the tax years the payments for which become delinquent in years 2015 through 2029 inclusive.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of a duplex housing unit at this location.**

**Statutory Pledge of Taxes.**

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2014.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on August 14, 2012.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

**2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to acquire the necessary property and provide the necessary site work for the construction of a permitted use on this property.

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]**

***a. Land Acquisition:***

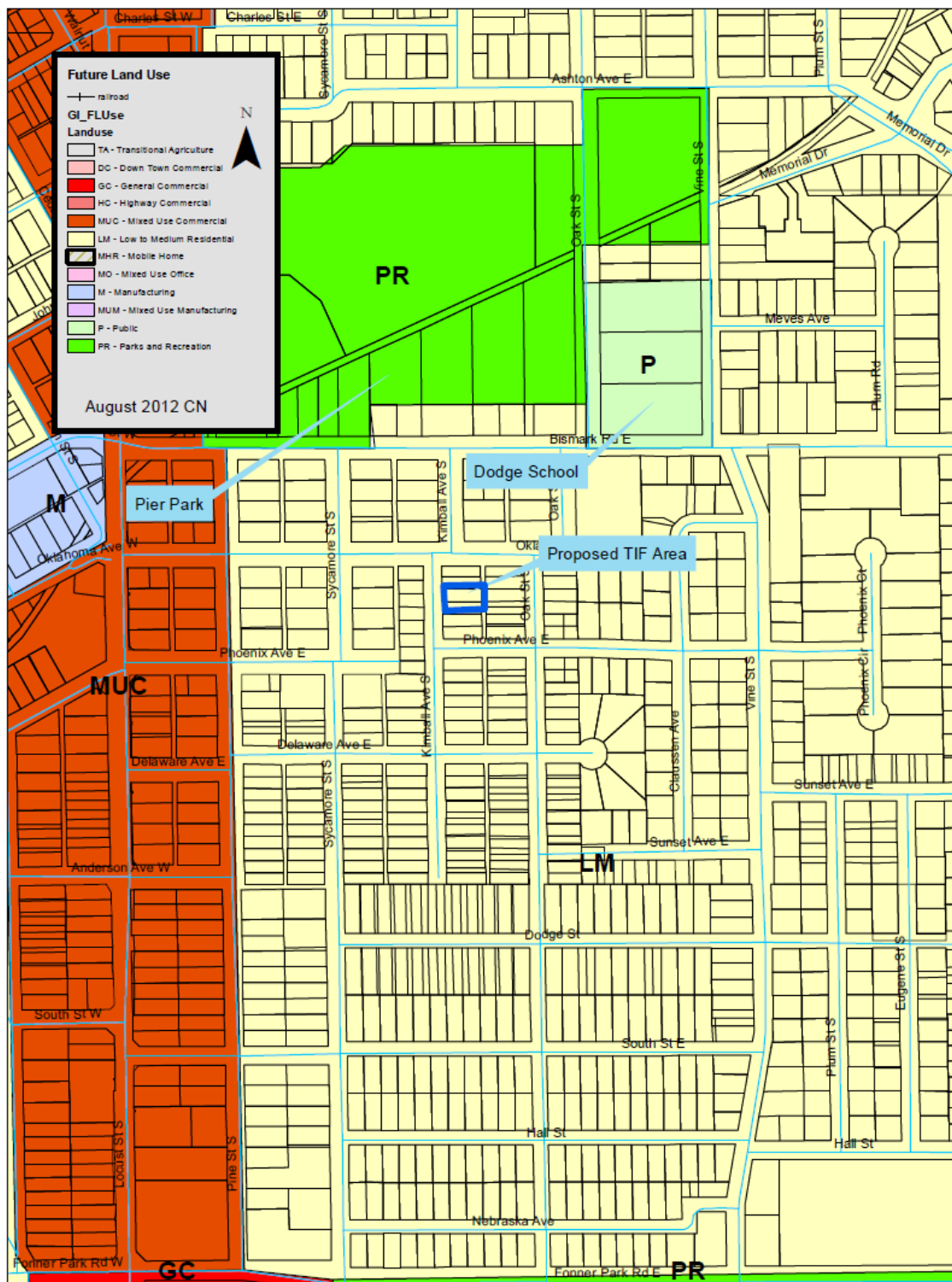
This Site Specific Redevelopment Plan for Area #10 provides for real property acquisition. There is no proposed acquisition by the authority. It is expected that the developer will or has recently acquired the property.

***b. Demolition and Removal of Structures:***

The project to be implemented with this plan does for the demolition and removal of an existing substandard housing unit at this location. The structure to be demolished is a vacant substandard residential structure owned by the applicant.

***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site is planned for low to medium density residential uses. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

***d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.***

The area is zoned R2-Low Density Residential Use. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

***e. Site Coverage and Intensity of Use***

The developer is proposing remove the existing structures from the property. There are two lots of record at this site and a residential dwelling can be built on each lot. The proposed units including the attached garages will cover about 2,400 square feet, well within the allowable coverage. [§18-2103(b) and §18-2111]

***f. Additional Public Facilities or Utilities***

Sewer and water are available to support this development. New water and sewer services may be required for this building.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]



**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property, owned by the developer is currently vacant, no relocation is contemplated or necessary. [§18-2103.02]**

**5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]**

**6. Section 18-2114 of the Act requires that the Authority consider:**

***a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.***

The developer has purchased the property after making an application for tax increment financing. The cost of property acquisition \$16,500 is included as a TIF eligible expense. Costs for demolition, site preparation, landscaping, concrete and contingencies of \$17,422 are included as a TIF eligible expense. Engineering and design fees are estimated at \$700 and are included as a TIF eligible expense. Fees and reimbursement to the City and the CRA of \$2750 are included as a TIF eligible expense. Finance, interest and closing costs of \$1000 are included as a TIF eligible expense. The total of eligible expenses for this project is \$38,372.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

***b. Statement of proposed method of financing the redevelopment project.***

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$38,372 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2015 through December 2029.

***c. Statement of feasible method of relocating displaced families.***

No families will be displaced as a result of this plan.

**7. Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs,

promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of and redevelopment of commercial lots. This will not significantly impact traffic on at the Five Points intersection. Renovated commercial development will raise property values and provide a stimulus to keep surrounding properties properly maintained. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

#### **8. Time Frame for Development**

Development of this project (including demolition, site preparation and new construction) is anticipated to be completed between October 2012 and December of 2013. Excess valuation should be available for this project for 15 years beginning with the 2015 tax year.

#### **9. Justification of Project**

This is a residential neighborhood characterized by single family dwellings on smaller lots. The existing structure is considered badly worn by the Hall County Assessor and has a number of safety issues that cannot be fixed without the cost of the repairs exceeding the value of the building. The City of Grand Island is in need of additional housing units and this development will remove one very poor housing unit and replace it with 4 brand new units. This is infill development in an area with all city services available. This project does not propose to tear down any buildings with historic value.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

##### ***(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;***

The redevelopment project area currently has an estimated valuation of \$18,574. The proposed demolition and subsequent construction of duplexes at this location will result in an additional \$141,426 of taxable valuation based on the valuation of similar structures building by Token Properties, LLC. No tax shifts are anticipated from the project. The

project creates additional valuation that will support taxing entities long after the project is paid off.

***(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;***

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. Fire and police protection are available and should not be impacted by this development.

***(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;***

The proposed facility will provide jobs for persons employed with T.C. Enck Construction. It will have no impact on other firms locating or expanding in the area.

***(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and***

This project will not have a negative impact on other employers and will result in additional housing choices for employees within the city.

***(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.***

This project will increase the available quality housing in Grand Island by a net of two (2) units. The existing structure is worn out and not acceptable as a housing unit. These types of smaller projects spread throughout the city will have a less drastic impact on neighborhoods and schools than a centralized larger housing project.

This neighborhood has not had a great deal of new development in many years and some newer buildings, especially ones that replace worn out buildings are likely to raise all of the property values.

**Time Frame for Development**

Development of this project is anticipated to be completed during between October 1, 2012 and September 1, of 2013. The base tax year should be calculated on the value of the property as of January 1, 2013. Excess valuation should be available for this project for 15 years beginning in 2015 with taxes due in 2014. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$38,372 the projected amount of increment based upon the anticipated value of the project and current

tax rate. Based on the estimates of the expenses of the cost of demolition, site preparation, engineering, expenses and fees reimbursed to the City and CRA, and financing fees the developer will spend at least \$38,372 on TIF eligible activities.

**See Attached Building Plans**

**Resolution Number 2013-03**

**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, November 7, 2012  
Regular Meeting**

## **Item M1**

### **Final Plats**

Staff Contact: Chad Nabity

October 22, 2012



Dear Members of the Board:

**RE: Final Plat – Dowd Second Subdivision – Final Plat**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted final plat of Dowd 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 One, Dowd Subdivision, in the City of Grand Island, Hall County, Nebraska, and said tract containing .693 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 November 7, 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.



October 22, 2012

Dear Members of the Board:

**RE: Final Plat – Turek Acres Subdivision – Final Plat.**

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

This final plat proposes to create 1 Lot on a tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Eleven (11) North,

Range Eleven (11) West of the 6<sup>th</sup> P.M., in Hall County, Nebraska, said tract containing 3.4138 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 November 7, 2012 in the Council Chambers located in Grand Island's City Hall.

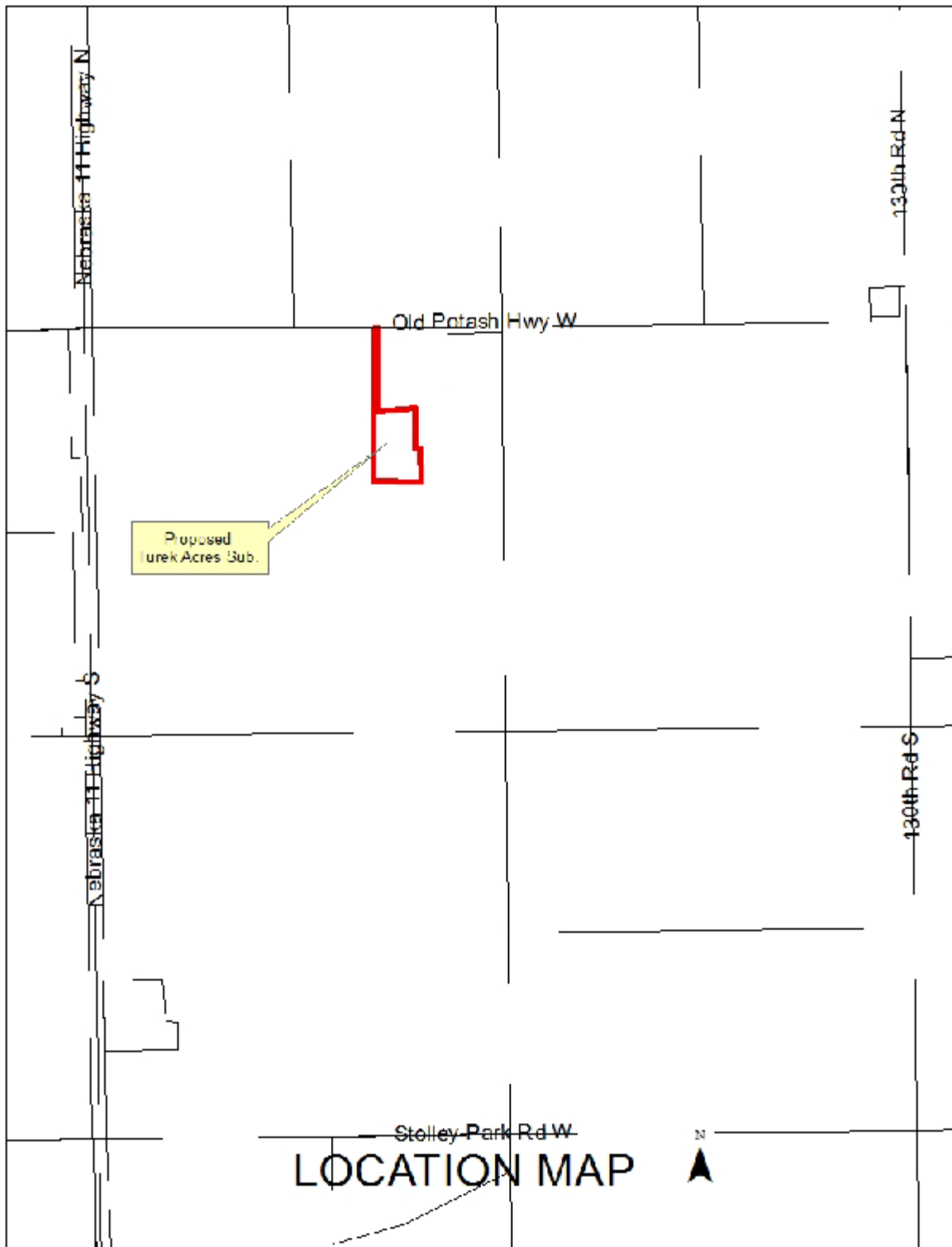
Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Benjamin & Associates, INC



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



October 22, 2012

Dear Members of the Board:

**RE: Final Plat – 3J Subdivision – Final Plat.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of 3J Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 Lot on a tract of land comprising a part of the Southeast Quarter (SE1/4), of Section Twenty Nine (29), Township Twelve (12)

North, Range Eleven (11) West of the 6<sup>th</sup> P.M., in Hall County, Nebraska, said tract containing 8.224 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 November 7, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Rockwell & Associates, INC

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

