



Hall County Regional Planning Commission

Wednesday, August 10, 2016
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
John Hoggatt	Grand Island	
Derek Apfel	Grand Island	
Jerry Huismann	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Planning Secretary:
Rose Rhoads

6:00 PM

Call to Order

Roll Call

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.

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.

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, August 10, 2016
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, August 10, 2016

6:00 p.m.

City Hall Council Chambers — Grand Island

1. Call to Order.

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.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of July 6, 2016.

3. Request Time to Speak.

4. Public Hearing - Redevelopment Plan - Concerning a redevelopment plan amendment for CRA Area 1. This is a Site Specific Redevelopment Plan for the Redevelopment of the building located at 210 N Walnut Street.

5. Public Hearing – Redevelopment Plan – Concerning a redevelopment plan amendment for CRA Area 18. This is a Site Specific Redevelopment Plan for a property located north of Old U.S. Highway 30 and east of Industrial Lane (Lots 2 and 3 of Commercial Industrial Park Sixth Subdivision.

6. Public Hearing - Redevelopment Plan - Concerning a redevelopment plan amendment for CRA Area 17 This is a Site Specific Redevelopment Plan for a property located south of Husker Highway and west of U.S. Highway 281 (currently platted as Ewoldt Subdivision.)

7. Public Hearing – Rezone - Concerning a change of zoning for land proposed for platting as Lots 1, 2 and 3 and Outlots 1 and 2 and half of the adjacent right-of ways of Prairie Commons Subdivision from TA Transitional Agricultural to CD Commercial Development. This land is located in the NE ¼ (quarter) Section 36, Township 11, Range 10, South of Husker Highway and West of U.S. Highway 281.

8. Public Hearing – Rezone - Concerning a change of zoning for land proposed

for platting as Lots 4 and 5 and half of the adjacent right-of-ways of Prairie Commons Subdivision from TA Transitional Agricultural to RO Residential Office Zone and Lots 6 and 7 and Outlot 4 and the adjacent right-of-ways to B2 General Business Zone. This land is located in the NE ¼ (quarter) Section 36, Township 11, Range 10, South of Husker Highway and West of U.S. Highway 281.

Consent Agenda

- 9. Preliminary Plat – Prairie Commons Subdivision** – located west of US Hwy 281 and south of Husker Hwy., in the City of Grand Island, Hall County, Nebraska. (20 Lots and 95.32 acres).

Final Plat – Prairie Commons Subdivision – located west of US Hwy 281 and south of Husker Hwy., in the City of Grand Island, Hall County, Nebraska. (10 Lots and 95.32 acres).

- 10. Final Plat – Caldwell Subdivision an Addition to the City of Grand Island** – located east of Shady Bend Rd and south of Seedling Mile Rd., in Grand Island, in Hall County, Nebraska. (3 Lots and 10.081 acres).

- 11. Final Plat – Northview Eleventh Subdivision** – located south of US Hwy 2 and west of North Rd., in Grand Island, in Hall County, Nebraska. (1 Lot and 5.710 acres).

- 12. Final Plat – Cairo Community Subdivision** - located north of Nile Street and east of Said Street in the Village of Cairo, Hall County, Nebraska (2 Lots and 2.059 acres).

- 13. Final Plat – Stacy Jo Subdivision** - located south of Wood River Rd., and east of Cottonwood Street, in the City of Wood River, Hall County, Nebraska (1 Lot and .393 acres).

- 14. Discussion – Complete Streets**

- 15. Directors Report**

- 16. Next Meeting September 7, 2016**

- 17. 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.



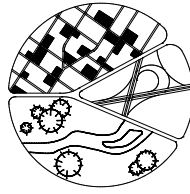
Hall County Regional Planning Commission

Wednesday, August 10, 2016
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
July 6, 2016

The meeting of the Regional Planning Commission was held Wednesday, July 6, 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" June 25, 2016.

Present: Pat O'Neill	Carla Maurer
Dean Kjar	John Hoggatt
Dean Sears	Leonard Rainforth
Derek Apfel	Jerry Huismann

Absent: Greg Robb, Terry Connick, Les Ruge, Jaye Monter

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill 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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of June 1, 2016 meeting.

A motion was made by Hoggatt and seconded by Kjar to approve the Minutes of the June 1, 2016 meeting as noted.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Apfel, Maurer, Kjar, Rainforth, Huismann, Sears and Hoggatt) and no member abstaining.

3. Request Time to Speak.

Fred Hoppe, 1600 Stoneyard Rd, Lincoln NE (4, 7, 10); Steve Wolford, 2590 S Deer Tr., Hastings, NE (11); Lonnie Parsons, 1100 S Jeffers St, North Platte, NE.

4. Public Hearing - Redevelopment Plan - Concerning an amendment to the redevelopment plan for CRA, Area 1. This is a Site Specific Redevelopment Plan for a property located in part of the SE ¼ of section 15 Township 11 North Range 9 West of the 6th PM to be platted as East Park on Stuhr, in Grand Island, Hall County, Nebraska. This property is located between Stuhr Road and the existing Cherry Park Apartments (415 S. Cherry Street). Resolution No. 2016-05. (C-21-2016GI)

O'Neill opened the Public Hearing.

Nabity discussed the redevelopment Hoppe Homes LP is proposing to complete the third phase of the Cherry Park Apartments development as East Park on Stuhr with 88 apartments in 7 buildings. The property is zoned RD Residential Development Zone and the developer has submitted a revised development plan for approval in conjunction with the application for tax increment financing. This property has been planned for apartments for more than 20 years.

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 proposed plan encourages a new commercial use for this area of town and corridor into the community. 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 evident by the fact that the property is zoned B2 General Business. The B2 zone allows for a variety of commercial, office and residential uses including those proposed with this plan as permitted principal uses.

Fred Hoppe spoke briefly about the plans for the East Park on Stuhr apartments.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Maurer to approve the Redevelopment Plan as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

5. **Public Hearing - Redevelopment Plan** - Concerning an amendment to the redevelopment plan for CRA, Area 2. This is a Site Specific Redevelopment Plan for property located in the NE ¼ of the Section 33, Township 11 North, Range 9 West of the 6th PM, in Grand Island, in Hall County, Nebraska. This property is located between Lake Street and U.S. Highway 34 and Tri Street and Locust Street and includes all platted lots and metes and bounds parcels within those boundaries except Lot 11 of Palu Subdivision. Resolution No. 2016-06. (C-22-2016GI)

O'Neill opened the Public Hearing.

Nabity explained Wild Bills Wings & Bowling, LLC is proposing to purchase and construct a family fun center (including bowling, laser tag, go carts, miniature golf, an arcade and similar family oriented entertainment activities and market for or construct a convenience store on property at this location. The property is zoned B2 General Business the proposed uses are permitted in this zoning district.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Kjar to approve the Redevelopment Plan as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

6. **Hall County Budget 2016-2017.** (C-23-2016HC)

Nabity reviewed the Planning budget for the 2016-2017 fiscal year.

A motion was made by Sears and seconded by Apfel to approve the Budget as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

7. **Public Hearing** - Concerning the rezone of a Pt SE1/4 Section 15 Township 11 North Range 9 West of the 6th PM, to be platted as East Park on Stuhr, in the City of Grand Island, Hall County, Nebraska from RD Residential Development Zone to Amended RD Residential Development Zone. This property is located west of Stuhr Rd and east of the existing Cherry Park Apartments (415 S. Cherry Street). (C-24-2016GI)

O'Neill opened the Public Hearing.

Nabity said an application has been made to a portion of the SE ¼ of Section 15, Township 11 North, Range 9, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located north of Bismark Road between Cherry Park Apartments and Stuhr Road and consists of 5.248 acres.

The original development plan for this property was approved on April 10, 1995. The first two phases of the development were completed with minor changes to the development plan by 1998. This project was originally planned for 62 units in Phase 1, 72 units in Phase two and 74 units in Phase three. Phases one and two were built with 60 units each. Phase three of the development has not moved forward until now and includes 88 units. Given the amount of time that has passed since the initial approval and changes to the market place and financing options available for these projects a revised development plan has been proposed for phase three.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Rainforth to approve the Rezone as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

- 8. Public Hearing – Rezone** Concerning the rezone of a part of the NE ¼ of Section 19, Township 10 N,-Range 11 W of the 6th PM, to be platted as Reeder Subdivision in the City of Wood River, Hall County, Nebraska from TA Transitional Agriculture to BG General Business Zone and from TA Transitional Agriculture to R6 Medium Density Residential Zone. This property is located north of U.S. Highway 30 between Pine Street and 130th Road. (C-25-2016WR)

O'Neill opened the Public Hearing.

Nabity explained this is a request to rezone a tract of land to be platted as Reeder Subdivision located east of Pine Street and north of U.S. Highway 30 and west of 130th Road from TA-Transitional Agriculture to BG-General Business and R-6 Multifamily Residential in the jurisdiction of the City of Wood River.

O'Neill closed the Public Hearing.

A motion was made by Rainforth and seconded by Huismann to approve the Rezone as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

Consent Agenda

- 9. Final Plat – Schimmer’s Third Subdivision** – located east of Eddy Street and south of 14th St., in Grand Island, in Hall County, Nebraska. (2 Lots and .160 acres).
- 10. Preliminary Plat – East Park on Stuhr Subdivision** – located north of Bismark Rd., and west of Stuhr Rd., in the City of Grand Island, Hall County, Nebraska. (1 Lot and 5.25 acres).

Final Plat – East Park on Stuhr Subdivision – located north of Bismark Rd., and west of Stuhr Rd., in the City of Grand Island, Hall County, Nebraska. (1 Lot and 5.25 acres).

- 11. Final Plat – Reeder Subdivision** – located north of State Hwy 30 and west of Pine Street, in the City of Wood River, Hall County, Nebraska (3 Lots and 7.24 acres)

A motion was made by Hoggatt and seconded by Rainforth to approve the Consent Agenda as presented.

The motion carried with 8 members present and 8 voting in favor (O’Neill, Maurer, Apfel, Kjar, Huismann, Sears, Hoggatt, and Rainforth) and no member abstaining.

- 4. Directors Report.** Community beautification nominations are being accepted.
- 5. Next Meeting August 10, 2016.**
- 6. Adjourn**
Chairman Pat O’Neill adjourned the meeting at 6:30 p.m.

Leslie Ruge, Secretary
By Rose Rhoads



Hall County Regional Planning Commission

**Wednesday, August 10, 2016
Regular Meeting**

Item F1

Redevelopment Plan Area 1

Staff Contact: Chad Nabity

Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 22, 2016

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for a Site Specific Redevelopment Plan for Grand Island, Hall County, Nebraska. This is the former Federation of Labor Temple Building at 210. N. Walnut Street. (C-28-2016GI)

PROPOSAL:

TW Ziller Properties LLC is proposing convert the Federation of Labor Temple Building into 11 apartment units in Downtown Grand Island. The property is zoned B3 Heavy Business Zone.

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 proposed plan encourages a mix of commercial and residential uses that has been identified as a priority for development in the downtown area. 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 evident by the fact that the property is zoned B3 Heavy Business and residential uses are allowed and encouraged at densities equal to that allowed in the RO zoning district. The B3 zone does not have a limit to the density of housing allowed on a property. The future land use plan would allow downtown development on this property, high density residential is considered compatible with downtown development.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial and residential uses here.

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 apartments this location appears to be supported by the plan.

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area 1
July 2016**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 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 1.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 210 N. WALNUT STREET FOR RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the Federation Labor Temple Building located at 210 N. Walnut Street into an apartment building with 4 garden level apartments and 7 upper story apartments. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic telephone exchange and office building into quality market rate residential units consistent with the downtown redevelopment plan and priorities to add 50 residential units downtown by 2019. This project would not be possible without the use of TIF.

T.W. Ziller Properties, LLC is the owner of the property. T.W. Ziller Properties, LLC., purchased this property in 2014. The purchase price is not included as an eligible TIF activity. The building is currently vacant. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2017 towards the allowable costs and associated financing for the acquisition and site work.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

210 N Walnut Street in Grand Island Nebraska (Federation Labor Temple Exchange Building)

Legal Descriptions: North 44 feet of Lot 8, Block 63, Original Town of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2017 through 2031 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 rehabilitation of this vacant historic building for residential uses as permitted in the B3 Heavy Business Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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 December 19, 2000.[§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 rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations.

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

a. Land Acquisition:

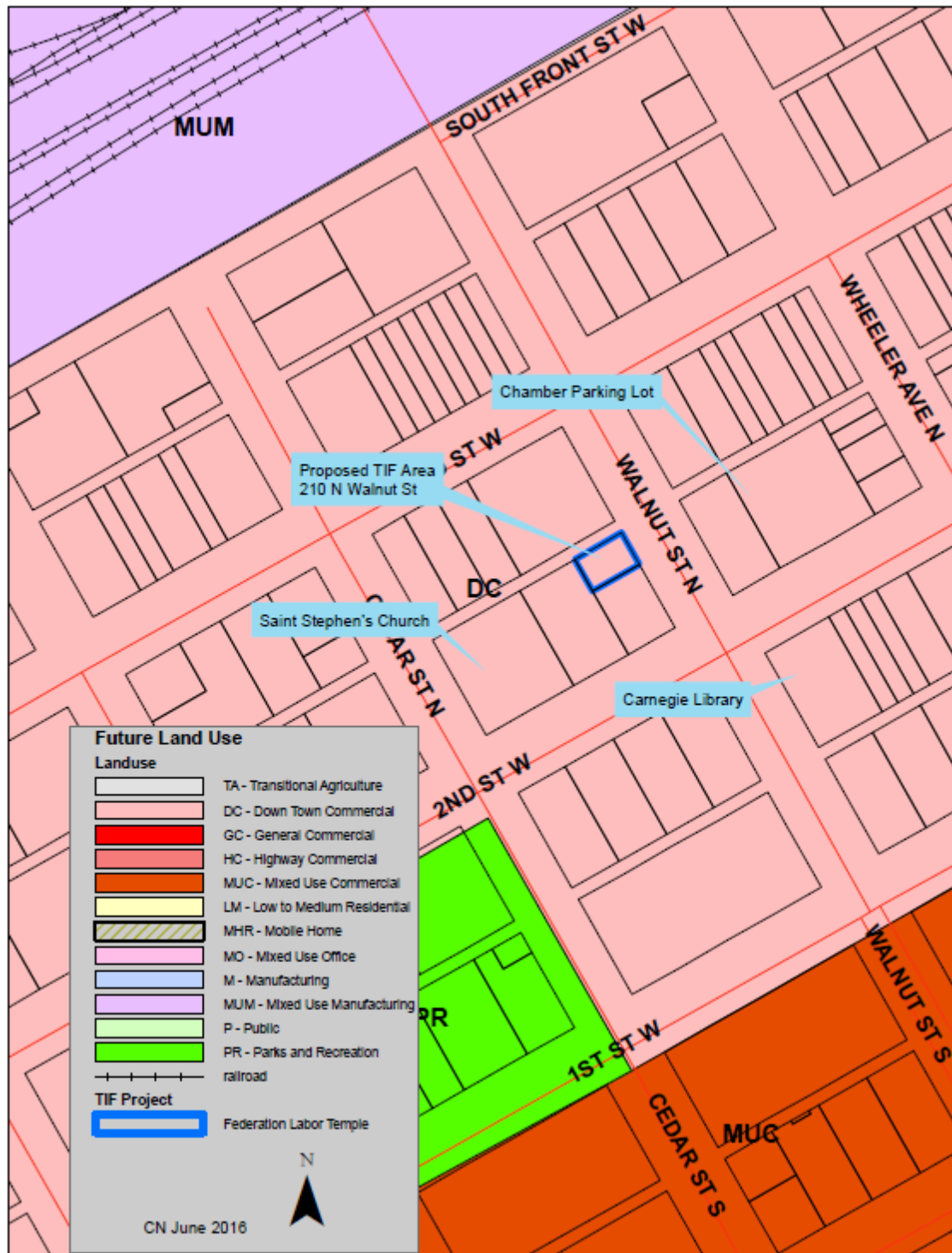
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§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 B3-Heavy Business zone. 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 rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. The developer will be required to extend a water line capable of providing sufficient water for the sprinkler system required to convert this building in a multifamily apartment building.

Electric utilities are sufficient for the proposed use of 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 vacant and has been vacant for more than 1 year; 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] No members of the authority or staff of the CRA have any interest in this property.

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 owns this property and acquisition is not part of the request for tax increment financing. The estimated costs of rehabilitation of this property is \$1,145,914

planning related expenses for Architectural and Engineering services of \$46,100 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$33,690 are included as TIF eligible expense. The total of eligible expenses for this project is \$1,225,604. The CRA has granted \$175,000 to this project to offset the cost of life safety improvements and will consider a façade application for \$53,200. The total eligible expenses for this project less other grant funds by the CRA is \$997,404.

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 \$220,000 from the proceeds of the TIF Indebtedness issued by the Authority based on projections from the lender this will result in a loan for the TIF proceeds of \$159,000. 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, 2017 through December 2032.

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. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business

Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area.

8. Time Frame for Development

Development of this project is anticipated to be completed between August 2016 and December of 2017. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new upper story residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. Since this is a split entry building with garden level and upper story floors it is not practical to include commercial space at the ground level. The use of this entire building for residential is appropriate.

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.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$220,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requests façade improvement funding of \$53,200 and received a life/safety grant of \$175,000. This investment by the Authority will leverage \$777,000 in private sector financing; a private investment of \$1.73 for every TIF and grant dollar investment.

Description	Use of Funds.			
	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition			\$2,500	\$2,500
Legal and Plan*			\$33,690	\$33,690
Engineering/Arch			\$46,100	\$46,100
Renovation	\$220,000	\$228,200	\$697,714	\$1,145,914
Financing Fees			\$8,735	\$8,735
Contingency			\$74,154	\$74,154
TOTALS	\$220,000	\$228,200	\$862,893	\$1,311,093

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$64,628. Based on the 2015 levy this would result in a real

property tax of approximately \$1,235. It is anticipated that the assessed value will increase by \$656,843 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$14,515 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2016 assessed value:	\$ 64,628
Estimated value after completion	\$ 721,471
Increment value	\$ 656,843
Annual TIF generated (estimated)	\$ 14,515
TIF bond issue	\$ 220,000

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

The redevelopment project area currently has an estimated valuation of \$64,628. The proposed redevelopment will create additional valuation of \$656,843. 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 negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

This will provide additional housing options in the downtown area consistent with the planned development in Downtown Grand Island.

(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 in any manner different from any other expanding business within the Grand Island area. This will

provide housing options for employees of Downtown businesses that wish to live Downtown.

(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 is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional housing units in downtown Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed during between April of 2016 and December 31 of 2017. The base tax year should be calculated on the value of the property as of January 1, 2016. Excess valuation should be available for this project for 15 years beginning in 2017 with taxes due in 2018. 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 \$220,000 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 rehabilitation the developer will spend at least \$997,000 on TIF eligible activities in excess of other grants given. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.

Resolution Number 2016-08

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: _____ 2016.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

TW Ziller Properties, LLC

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

TW Ziller Properties, LLC



Hall County Regional Planning Commission

**Wednesday, August 10, 2016
Regular Meeting**

Item F2

Redevelopment Plan Area 18

Staff Contact: Chad Nabity

Agenda Item 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 22, 2016

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 18 for a Site Specific Redevelopment Plan for property located on property currently platted as Lots 2 and 3 of Industrial Commercial Park Sixth Subdivision, in Grand Island, Hall County, Nebraska. This property is located north of Old Highway 30 and east of Industrial Lane. (2716 and 2802 W. Old Highway 30). (C-29-2016GI)

PROPOSAL:

Middleton Properties LLC is proposing to demolish an existing warehouse and replace it and rehabilitate their existing offices. The property is zoned M2 Heavy Manufacturing.

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 proposed plan encourages a mix of commercial and residential uses that has been identified as a priority for development in the downtown area. 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 evident by the fact that the property is zoned M2 Heavy Manufacturing Zone a zoning district that permits warehousing, offices and contractor's yards. The future land use plan would allow mixed use manufacturing development on this property.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial and residential uses here.

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 warehousing and office use at this location appears to be supported by the plan.

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area 18
July
2016**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 18 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 18.

Executive Summary:

Project Description

THE REDEVELOPMENT OF PROPERTY LOCATED NORTH OF OLD U.S. HIGHWAY 30 AND EAST OF INDUSTRIAL LANE (LOTS 2 AND 3 OF COMMERCIAL INDUSTRIAL PARK SIXTH SUBDIVISION). A NEW WAREHOUSE AND RENOVATED OFFICE SPACE FOR MIDDLETON ELECTRIC,(A LOCAL BUSINESS) INCLUDING DEMOLITION OF AN EXISTING OBSOLETE STRUCTURE, RENOVATION OF THE EXISTING OFFICE BUILDING AND NECESSARY INFRASTRUCTURE AND GRADING IMPROVEMENTS.

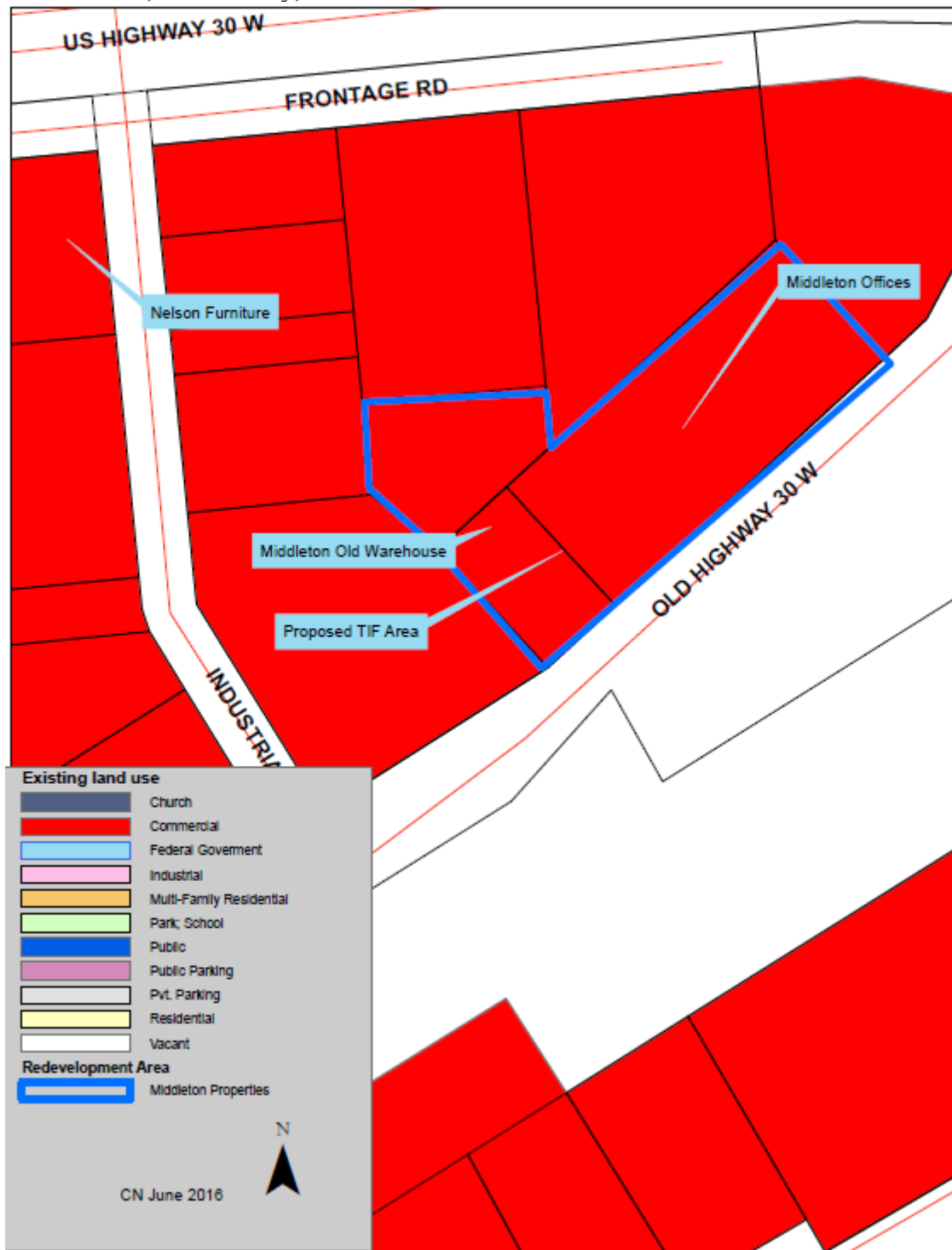
The use of Tax Increment Financing to aid in demolition, site clearance, rehabilitation and necessary infrastructure and grading improvements to redevelop 2716 and 2802 W. Old Highway 30 (Lots 2 and 3 of Commercial Industrial Park Sixth Subdivision in the City of Grand Island). The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in the construction of a new central warehouse and renovated office space for Middleton Electric. The developer has indicated that this development would not be considered for at this location without the use of TIF.

Middleton Properties L.L.C. owns the subject property and currently operates the Grand Island offices of Middleton Electric from this location. Middleton Electric also has offices and operations in Lincoln and Kearney. There is an old warehouse and off ice building on this property. The developer is proposing to replace the existing warehouse with one capable of serving as centralized storage for all three Middleton Electric locations and renovating the office space at the Grand Island offices. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the 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, 2018 towards the allowable costs.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the “Redevelopment Project Area”)

2716 and 2802 W. Old Highway 30 in Grand Island Nebraska

Legal Descriptions: Lots 2 and 3 of Commercial Industrial Park Sixth Subdivision in Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2018 through 2032 inclusive or as otherwise dictated by the contract.

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 the construction of a new ware housing space and remodeling of an existing office at this location as permitted in the M2 Heavy Manufacturing Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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 25, 2015.[§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 rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations.

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

a. Land Acquisition:

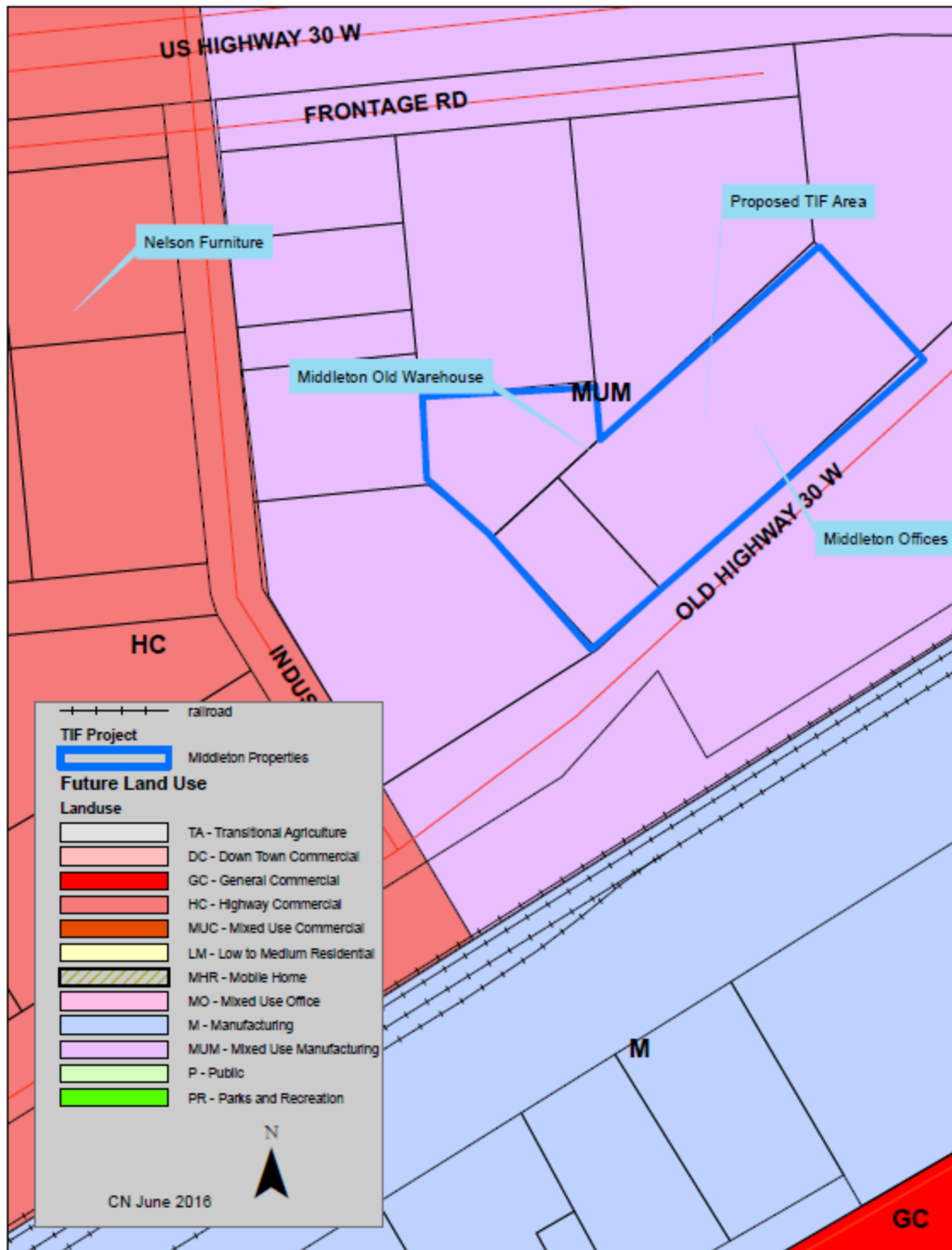
This Redevelopment Plan for Area 18 does not anticipate real property acquisition by the developer. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

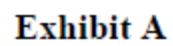
The project to be implemented with this plan provides for the demolition and removal of the existing warehouse on the property.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. This property is in private ownership and surrounding properties are planned for mixed use manufacturing. The property south of Old Highway 30 is owned by the Union Pacific Rail Road. [§18-2103(b) and §18-2111] A site plan of the area after redevelopment is also attached as Exhibit A. [§18-2111(5)]



City of Grand Island Future Land Use Map



Page 35 / 86

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

The area is zoned M2 Heavy Manufacturing zone. 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 to build on the site within the constraints allowed by the current zoning district. The M2 zoning district allows for up to 65% of each lot to be covered with buildings. The proposed warehouse on lot 2 will cover approximately 48% of the lot. The office building on lot 3 will not be increased in size and is a conforming building. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. No new services are anticipated with this development. However, the Redeveloper will install new gas, sewer, water and electrical lines to the new warehouse. Those improvements will be on site and not impact the city's main lines. Additionally, the Redeveloper will install a new manhole on the city sewer line.

. [§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. No individuals or businesses will be relocated due to this development. [§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] No members of the authority or staff of the CRA has any interest in this property.

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 owns this property. Demolition of the existing warehouse including asbestos removal is estimated at \$69,000 and is a TIF eligible expense. Site preparation including grading, dirt work, and well abandonment is expected to cost about \$90,000 and is a TIF eligible expense. Architecture, engineering and survey cost for the project are estimated at \$63,400. Utility connections and extensions and drive access for the new warehouse are estimated to cost \$60,000 and are a TIF eligible expense. Renovation of the existing office building is expected to cost about \$46,000 and is an eligible expense.

The blight study for this area along with attorney's fees for the applicant, are \$8,000. Costs for legal services fees advertising and accounting for the CRA and City of Grand Island are an additional \$ 5,600 of eligible expenses. The total of eligible expenses for this project is \$ 342,000.

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 \$247,561 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, 2017 through December 2031. The developer will use the TIF Note to secure debt financing in the amount of \$173,919 with \$ 247,561 to be paid to the note holder during the term of the financing.

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. This will have the intended result of preventing recurring elements of blighted conditions including renovating and rebuilding older buildings within the area.

8. Time Frame for Development

Development of this project is anticipated to be completed between September of 2016 and December of 2017. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year.

9. Justification of Project

Demolition, extension of utilities and substantial site grading are necessary to facilitate rebuilding at this site. The redevelopment of this property by Middleton Electric will result in greater investment by the company in their Grand Island location and will keep their employee base within the Grand Island area.

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.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$247,561 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$662,715 in private sector financing; a private investment of \$2.74 for every TIF dollar invested.

Use of Funds.			
Description	TIF Funds	Private Funds	Total
Demolition	\$68,488		\$68,488
Site Preparation	\$90,295		\$90,295
Utilities and Drive Access	\$16,148	\$53,515	\$59,663
Arch/Engineering/Planning	\$18,586	\$44,874	\$63,460
Building Costs		\$467,356	\$467,356
Renovation	\$46,044		\$46,044
Landscaping/Lighting/Parking		\$123,970	\$123,970
Fees Legal Study	\$18,000		\$18,000
TOTALS	\$247,561	\$689,715	\$937,276

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$116,960. Based on the 2015 levy this would result in a real property tax of approximately \$2,365. It is anticipated that the assessed value will increase by \$820,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$16,500 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be

required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2016 assessed value:	\$ 116,960
Estimated value after completion	\$ 936,667
Increment value	\$ 819,707
Annual TIF generated (estimated)	\$ 16,504
TIF bond issue	\$ 247,561

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

The redevelopment project area currently has an estimated valuation of \$116,960. The proposed redevelopment will create additional valuation of \$819,707. 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;

This plan provides for the placement of a new manhole in the city's sewer line. 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 negatively 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;

This will have minimal impact on employers or employees within the redevelopment project area. It will create the opportunity for additional employees within Middleton Electric in the Grand Island 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 in any manner different from any other expanding business within the Grand Island area. The Grand Island labor market is tight but this will create additional full time jobs in the regions. This will allow a local company to expand in our community.

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

Time Frame for Development

Development of this project is anticipated to be completed between September of 2016 and August of 2017. The base tax year should be calculated on the value of the property as of January 1, 2016. Excess valuation should be available for this project for 15 years beginning in 2017 with taxes due in 2018. 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 \$247,561 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 rehabilitation the developer will spend more than \$340,000 on TIF eligible activities.

Resolution Number 2016-09

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: _____ 2016.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

Middleton Properties II, LLC

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

Middleton Properties II, LLC



Hall County Regional Planning Commission

**Wednesday, August 10, 2016
Regular Meeting**

Item F3

Redevelopment Plan Area 17/Rezone

Staff Contact: Chad Nabity

Agenda Item 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 22, 2016

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 17 for a Site Specific Redevelopment Plan for property currently platted as Ewoldt Subdivision and the adjoining street and highway right-of-way. This property is located between Rae Road and Husker Highway west of U.S. Highway 281. (C-27-2016GI)

PROPOSAL:

Prataria Ventures LLC., a wholly owned subsidiary of Chief Industries is proposing to develop the property at the southwest corner of U.S Highway 281 and Husker Highway. The property is zoned TA Transitional Agriculture but the developers have submitted a request to rezone the property. The proposed uses on the site include a hospital; medical office building and hotel with conference center to be developed in phase one. The remainder of the property is planned for residential, office and commercial uses to be developed as the market demands.

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 proposed plan encourages commercial uses in an area of the community planned for Highway Commercial uses. 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 **proposed zoning** and the **future land use plan** for this area within the City of Grand Island. The future land use plan would allow commercial development on this property. The overall development with a combination of commercial frontage along the 281 corridor and office to multifamily residential along the westerly portion of the property will provide an appropriate transition to the lake front development likely to occur immediately west of this property.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls this area to be used for highway commercial uses.

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 apartments this location appears to be supported by the plan.

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

July 21, 2016

Dear Members of the Board:

Re: Rezone – Concerning a change of zoning for land proposed for platting as Lots 1, 2 and 3 and Outlots 1 and 2 and half of the adjacent right-of ways of Prairie Commons Subdivision from TA Transitional Agricultural to CD Commercial Development. This land is located in the NE ¼ (quarter) Section 36, Township 11, Range 10, South of Husker Highway and West of U.S. Highway 281.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from TA Transitional Agricultural to CD Commercial Development Zone. As shown on the enclosed map.

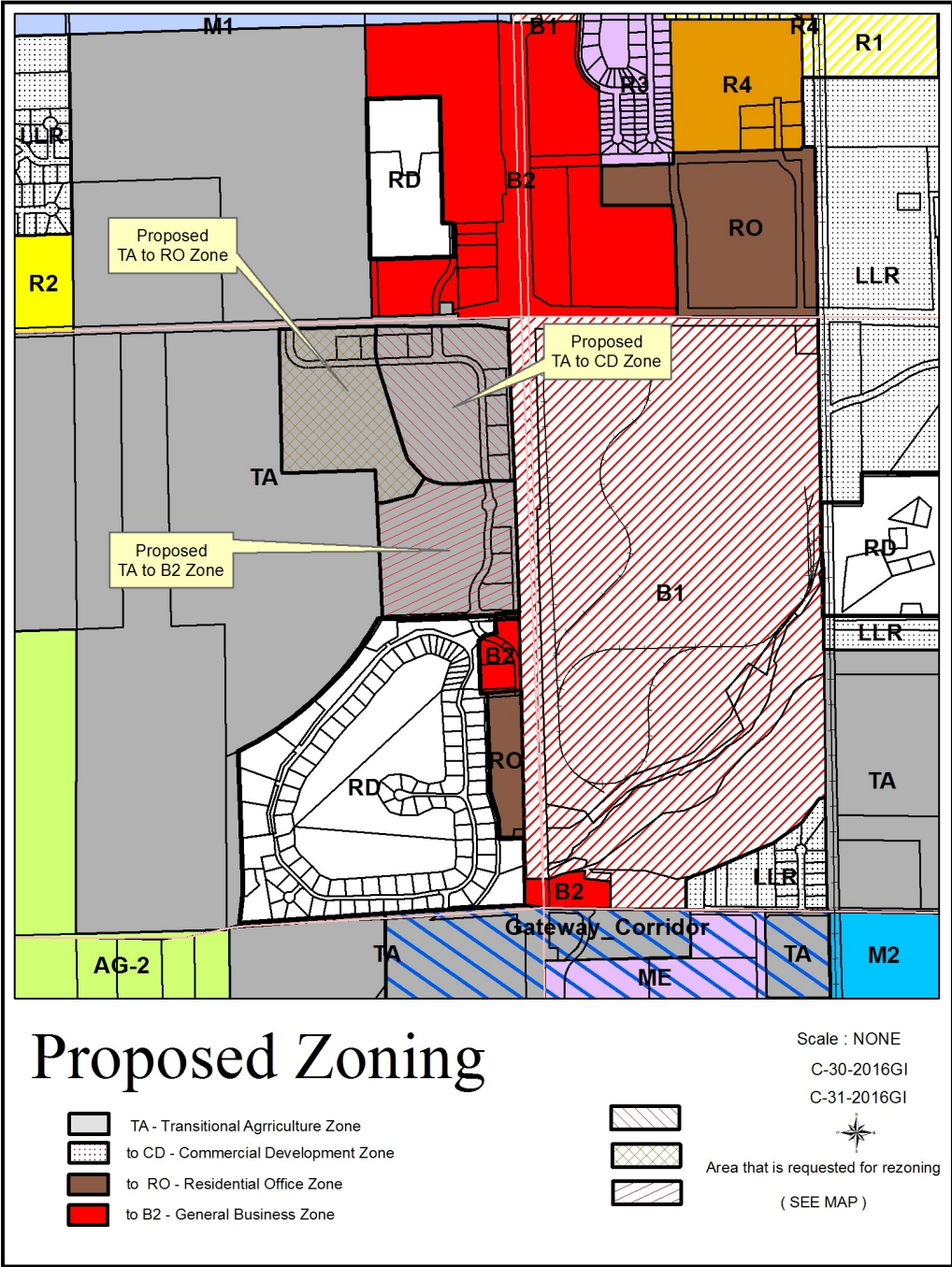
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on August 10, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

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



July 21, 2016

Dear Members of the Board:

Re: Rezone – Concerning a change of zoning for land proposed for platting as Lots 4 and 5 and half of the adjacent right-of-ways of Prairie Commons Subdivision from TA Transitional Agricultural to RO Residential Office Zone and Lots 6 and 7 and Outlot 4 and the adjacent right-of-ways to B2 General Business Zone. This land is located in the NE ¼ (quarter) Section 36, Township 11, Range 10, South of Husker Highway and West of U.S. Highway 281.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from TA Transitional Agricultural to RO Residential Office Zone and B2 General Business Zone. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on August 10, 2016 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

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

**Redevelopment Plan Amendment
Grand Island CRA Area 17
June 2016**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 17 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 17.

Executive Summary:

Project Description

THE REDEVELOPMENT OF PROPERTY LOCATED SOUTH OF HUSKER HIGHWAY AND WEST OF U.S. HIGHWAY 281 (THE PROJECT SITE IS CURRENTLY PLATTED AS EWOLDT SUBDIVISION WHICH PLAT WILL BE VACATED AND A NEW PLAT RECORDED). THE PROJECT WILL CONSIST OF DEMOLITION OF EXISTING FARMS STRUCTURES, ALL SITE WORK AND GRADING TO PROMOTE AND ENHANCE DRAINAGE ACROSS THE SITE, INTALLATION OF ROADS, SEWER, WATER AND OTHER UTILITY INFRASTRUCTURE TO SUPPORT DEVELOPMENT OF THE SITE. THE PROJECT SHALL ALSO INCLUDE INFRASTRUCTURE IMPROVEMENTS AND MODIFICATIONS WITHIN THE PUBLIC RIGHT-OF-WAY OF HUSKER HIGHWAY (U.S. HIGHWAY 34) AND U.S. HIGHWAY 281 TO FACILITATE THE TRAFFIC THE PROJECT WILL GENERATE. THE INTIAL PHASE OF THIS DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A 4 STORY 64 BED HOSPITAL, A 66,000 SQUARE FOOT MEDICAL OFFICE BUILDING AND A 103 BED HOTEL WITH 7000 SQUARE FEET OF CONFERENCE/MEETING SPACE.

The use of Tax Increment Financing to aid in demolition, site clearance, and necessary infrastructure and grading improvements to redevelop the southwest corner of Husker Highway and U.S. Highway 281 currently platted as Ewoldt Sub in the City of Grand Island. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project economically feasible. The project will result in the development of lots along this section of U.S. 281 toward U.S. Interstate 80. The proposed anchors for the first phase of this development location include a private hospital, medical office building and hotel with conference space. Subsequent phases of the remainder of the site include housing, office space and retail development. The developer has indicated that this development would not be considered nor financially feasible for at this location without the use of TIF.

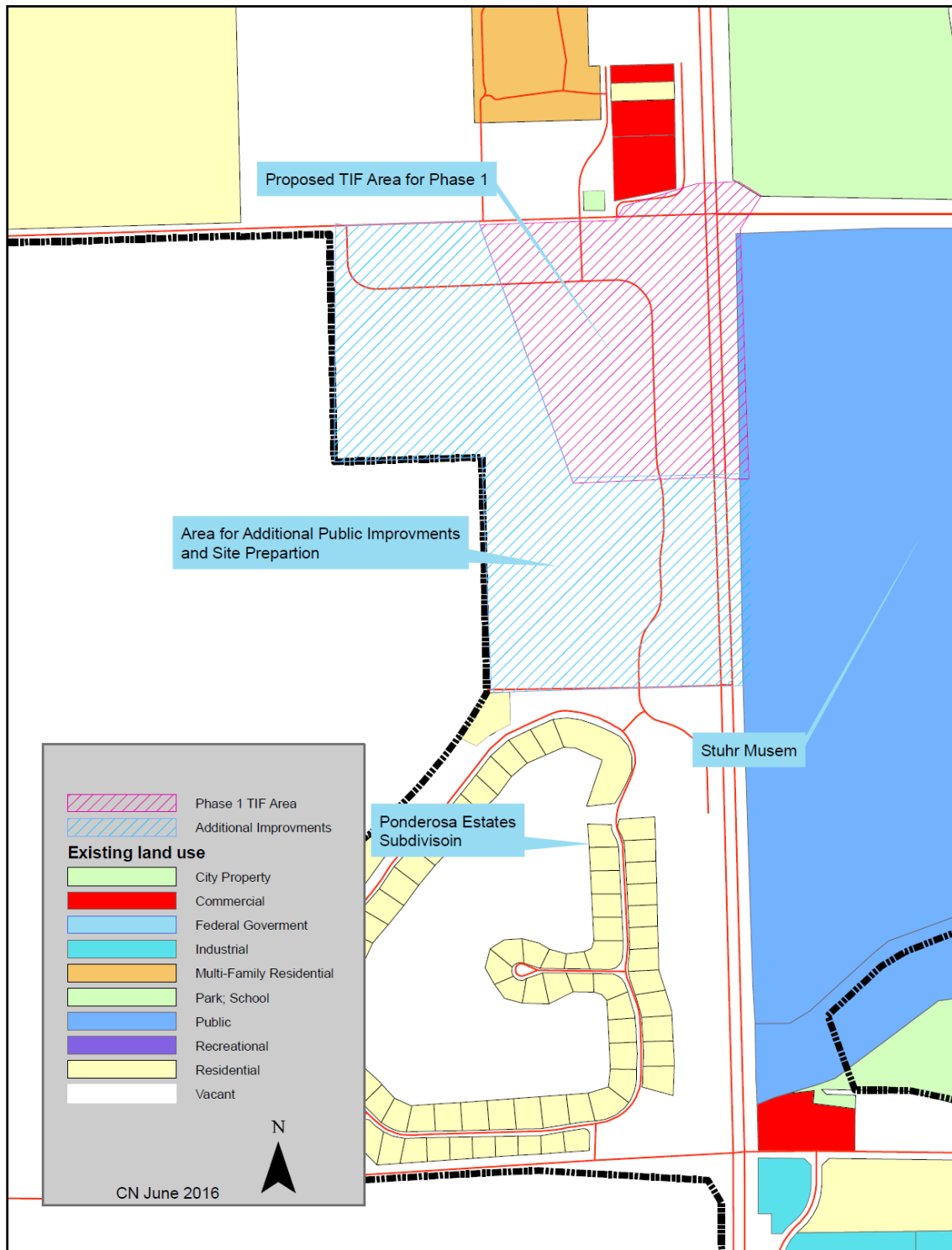
Prataria Ventures L.L.C., a wholly owned subsidiary of Chief Industries, Inc., owns the subject property. Chief Industries was founded in 1954 and is headquartered in Grand Island. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the 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, 2018 towards the allowable costs.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

Legal Descriptions: All of Ewoldt Subdivision in Grand Island, Hall County, Nebraska and the adjacent rights-of-way for Husker Highway/U.S. Highway 34, U.S. Highway 281 and Rae Road.



Existing Land Use and Subject Property

This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2018 through 2032 inclusive or as otherwise dictated by the contract.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The incremental value for the first phase will be created by the construction of a 64 bed private hospital, medical office building and hotel/conference center. This area is planned for commercial development with the Grand Island Comprehensive Plan and will need to be rezoned to either a B2 General Commercial or CD Commercial Development zone to accommodate the planned development. In addition, the current subdivision will be vacated and a new subdivision created to create the buildable lots of record for the first phase of redevelopment.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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 June 9, 2015.[§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 rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations.

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

a. Land Acquisition:

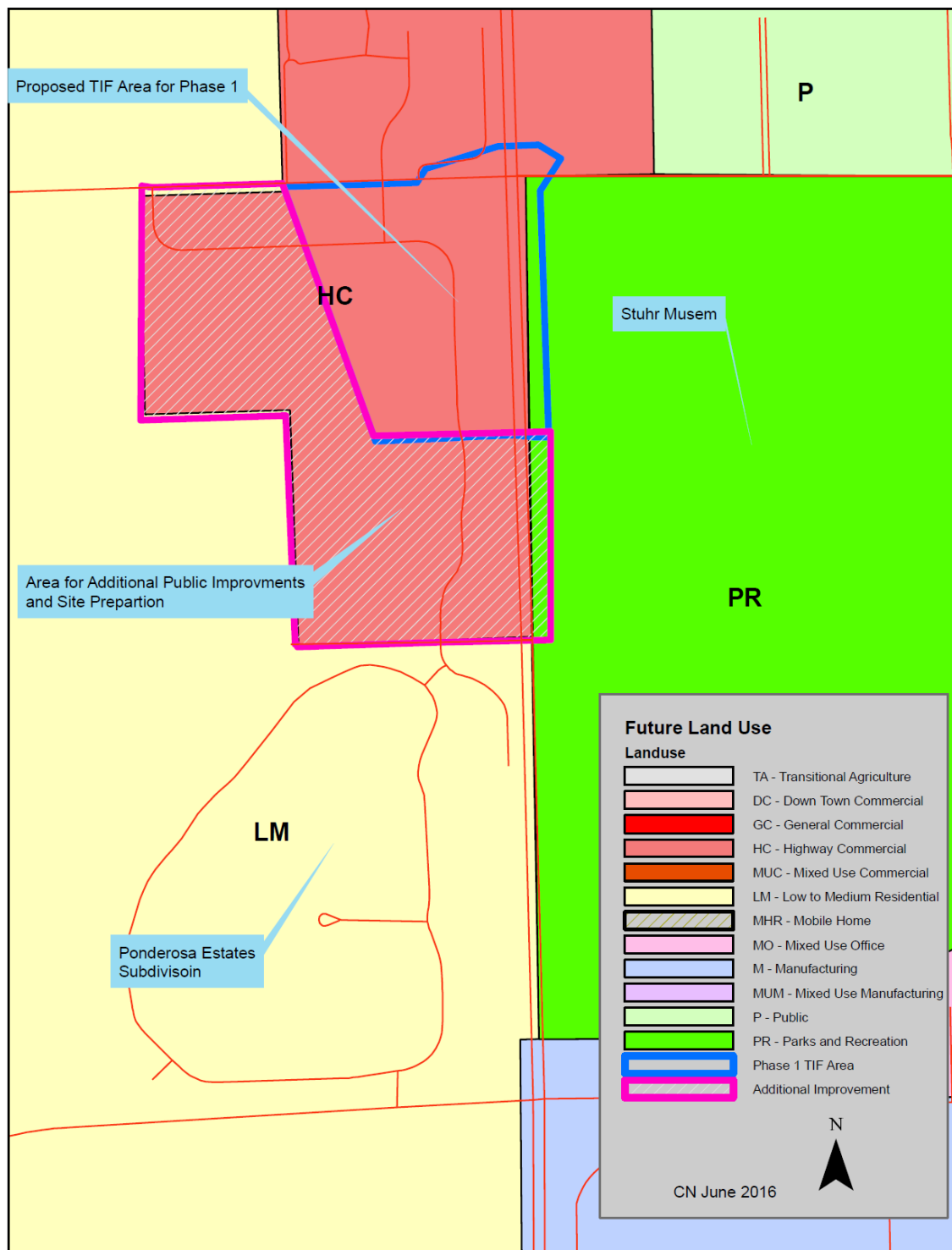
This Redevelopment Plan for Area 17 does not anticipate real property acquisition by the developer. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan provides for the demolition and removal of the existing abandoned farm buildings on the property.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. This property is in private ownership and is planned for commercial uses [§18-2103(b) and §18-2111]. A site plan of the area after the proposed redevelopment is also attached. [§18-2111(5)]



City of Grand Island Future Land Use Map

Exhibit A



Proposed Site Plan as developed.

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

The property is currently platted as Ewoldt Subdivision. The existing Ewoldt Subdivision and all easements on the property will be vacated. The property will be replatted with a new street and lot configuration. Necessary easements will be dedicated with the new subdivision plat.

The area is zoned TA Transitional Agriculture. It is anticipated that the area for the first phase of redevelopment will be rezoned to accommodate the development to a B2 General Commercial or CD Commercial Development Zone. These zoning districts at this location are consistent with the Grand Island Comprehensive Development Plan. The westerly portions of the property may be rezoned to an RO Residential Office zone that allows apartments and office buildings and which would provide a buffer between anticipated lakefront residential development to the west. Internal streets will be platted to connect James Road on the north with the intersection of James Road (Prairie View Road) and Rae Road on the south. All properties will be graded to drain appropriately and streets will be designed based on final lot elevations. Streets, utility infrastructure and grading will be completed for the whole development during the first phase of this project. No changes are anticipated in building codes or ordinances. However, the CRA intends to require enhancements to building facades as part of a public space requirement of the redevelopment project. No other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to build on the site within the constraints allowed by the proposed zoning districts. The CD zoning district allows for up to 50% of the CD zone to be covered with buildings. The B2 zone would allow coverage of up to 100% of the lot less required landscaping and the RO zoning district would allow up to 75% coverage. Final zoning on the project site will have to be approved by the Grand Island City Council prior to construction. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Sufficient capacity exists within these systems to support this development at completion. Sewer, water will be extended throughout the site. The developer will be responsible for engineering and installation of all required utilities. Said utilities are expected to become part of the city infrastructure and will be accepted into the city systems after construction and inspection. Electric infrastructure will be extended throughout the site according to typical commercial installation requirements. Natural gas and communications infrastructure will be installed according to the agreements formed with the private companies that provide those services. The City of Grand Island will secure all necessary easements for utility infrastructure with the platting and development processes. Public façade easements will be acquired in all buildings constructed as part of the project. The

Redeveloper will be required to enhance the building exteriors and façades as provided in the redevelopment contract as a part of the public space development in the project over and above Commercial Development Zone building requirements. The façade improvements are required to ensure long-term durability of the buildings to prevent the recurrence of blighted conditions, with such façade improvements protected with a grant of an easement to the City by the Redeveloper.

[§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. No individuals or businesses will be relocated due to this development. [§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] No members of the authority or staff of the CRA has any interest in this property.

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 owns this property. The developer has identified the following expenses shown as exhibit B as potentially eligible for TIF based on the costs for the first phase development and site preparation/grading, streets and utility infrastructure for the full 96 acre site at \$28,910,839. Additional TIF may be generated and used for complete development of the remainder of the site for site acquisition, planning, architecture, legal and other eligible activities.

Project TIF Eligible Expenses

A.	<u>Project Site Preparation Expenses</u>	
	1. Demolition:	\$60,000
	2. Grading/ <u>Stormwater</u> Detention:	<u>\$795,000</u>
	Total:	\$855,000
B.	<u>Public Improvements</u>	
	1. Public Streets; Public Utilities: (Sanitary/Storm sewer, water, traffic Improvements)	\$12,820,000
	2. Façade Enhancements: (Hospital, Hotel & Office Building)	\$1,680,000
	3. Private Street; Parking Lots:	\$4,038,000
	4. Offsite Street and Highway Improvements	<u>\$553,000</u>
	Total:	\$19,091,000
C.	<u>Planning Activities</u>	
	1. Design of Public Improvements: (Engineering, Architecture, Planning)	\$7,356,000
	2. Master Planning/Housing & Hotel Studies:	<u>\$59,000</u>
	Total:	\$7,415,000
D.	<u>Conference Center</u>	
	1.	<u>\$1,225,000</u>
	Total:	\$1,225,000
E.	<u>TIF Related Expenses</u>	
	1: Legal Fees	\$100,000
	2 Cost Benefit Analysis	\$20,000
	3 City and CRA Fees	<u>\$2,000</u>
	Total:	<u>\$122,000</u>
	Total Expenses:	\$28,708,000

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 \$28,708,000 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, 2017 through December 2031. The developer will use the TIF Note to secure debt financing in an amount not to exceed \$28,708,000 to be paid to the note holder during the term of the financing.

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. This will have the intended result of preventing recurring elements of blighted and substandard conditions within the area.

8. Time Frame for Development

Development of this project is anticipated to be completed between September of 2016 and December of 2018. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year. Additional projects may be brought forward for separate consideration on parcels located outside of this initial phase.

9. Justification of Project

Demolition, extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property by Prataria Ventures, LLC, will result in increased employment opportunities in the medical sector within Grand Island as well as expanded medical choices. This is a first step in extending development south along U.S. Highway 281 toward U.S. Interstate 80. The Grand Island City Council has made it clear with previous decisions that they support development toward the I-80/281 interchange.

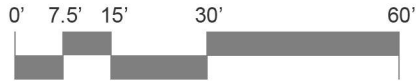
Comment [CN]: We do need to decide which year the project begins 2017 or 2018? This will impact the amount of increment based on what improvements have been completed.

10. Cost Benefit Analysis The CRA will engage consultants to prepare a cost benefit analysis. The results of the analysis will be included as an appendix to this plan amendment.

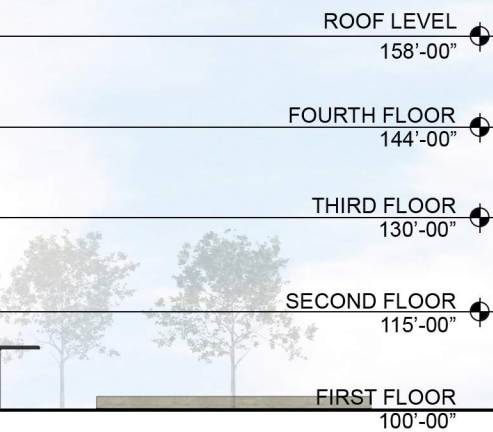
Time Frame for Development

Development of this project is anticipated to be completed between September of 2016 and December of 2018. The base tax year should be calculated on the value of the property as of January 1, 2017. Excess valuation should be available for this project for 15 years beginning in 2017 with taxes due in 2018. 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 \$28,708,000 the projected amount of increment based upon the anticipated value of the project and current tax rate.]

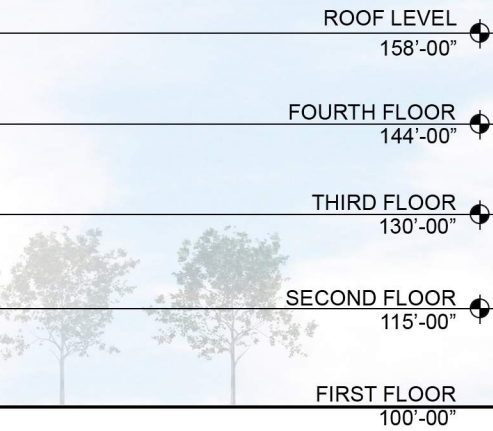
Comment [CN]: Again we need to confirm the start date for the contract.



WEST ELEVATION - MOB

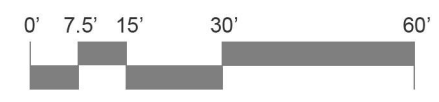


WEST ELEVATION - NO MOB





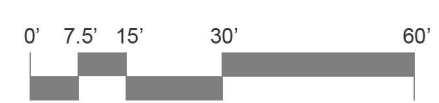
- ROOF LEVEL 158'-00"
- FOURTH FLOOR 144'-00"
- THIRD FLOOR 130'-00"
- SECOND FLOOR 115'-00"
- FIRST FLOOR 100'-00"



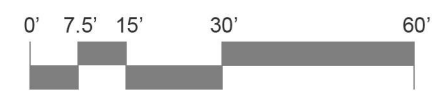
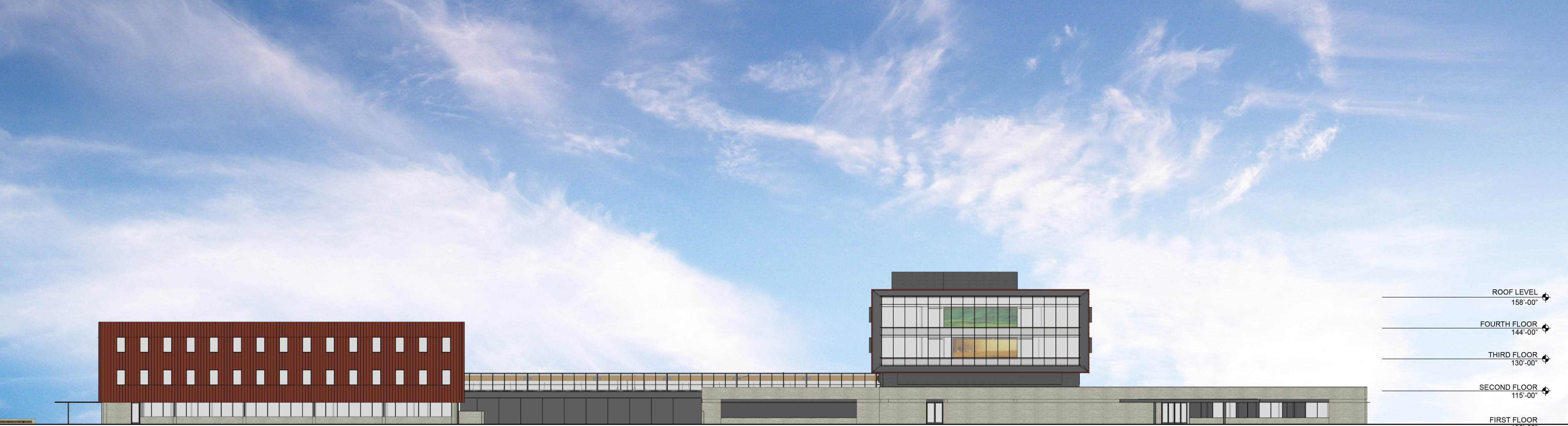
SOUTH ELEVATION - MOB



- ROOF LEVEL 158'-00"
- FOURTH FLOOR 144'-00"
- THIRD FLOOR 130'-00"
- SECOND FLOOR 115'-00"
- FIRST FLOOR 100'-00"

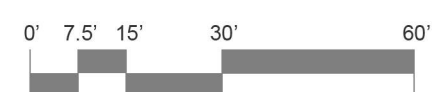


SOUTH ELEVATION - NO MOB



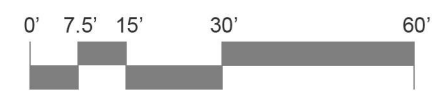
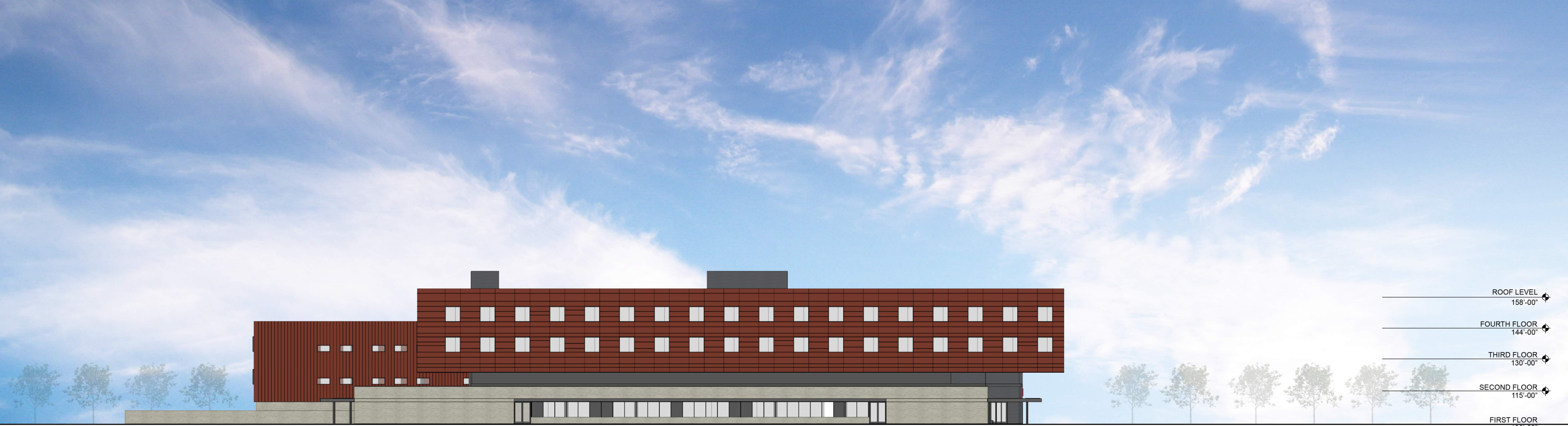
EAST ELEVATION - MOB

ROOF LEVEL	158'-00"
FOURTH FLOOR	144'-00"
THIRD FLOOR	130'-00"
SECOND FLOOR	115'-00"
FIRST FLOOR	100'-00"



EAST ELEVATION - NO MOB

ROOF LEVEL	158'-00"
FOURTH FLOOR	144'-00"
THIRD FLOOR	130'-00"
SECOND FLOOR	115'-00"
FIRST FLOOR	100'-00"



NORTH ELEVATION - MOB

ROOF LEVEL	158'-00"
FOURTH FLOOR	144'-00"
THIRD FLOOR	130'-00"
SECOND FLOOR	115'-00"
FIRST FLOOR	100'-00"



NORTH ELEVATION - NO MOB

ROOF LEVEL	158'-00"
FOURTH FLOOR	144'-00"
THIRD FLOOR	130'-00"
SECOND FLOOR	115'-00"
FIRST FLOOR	100'-00"

Resolution Number 2016-07

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: _____ 2016.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

Prataria Ventures, LLC

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

Prataria Ventures, LLC



Hall County Regional Planning Commission

**Wednesday, August 10, 2016
Regular Meeting**

Item J1

Prairie Commons Subdivision

Staff Contact: Chad Nabity

July 21, 2016

Dear Members of the Board:

RE: Preliminary and Final Plat – Prairie Commons Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of Prairie Commons Subdivision, located in Grand Island, in Hall County, Nebraska.

This preliminary plat proposes to create 20 lots, on a tract of land consisting of part of the Northeast Quarter (NE1/4) of Section 36, Township 11 North, Range 10 and the final plat proposes to create 10 lots, on a tract of land consisting of part of the Northeast Quarter (NE1/4) of Section 36, Township 11 North, Range 10 West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 95.32 acres.

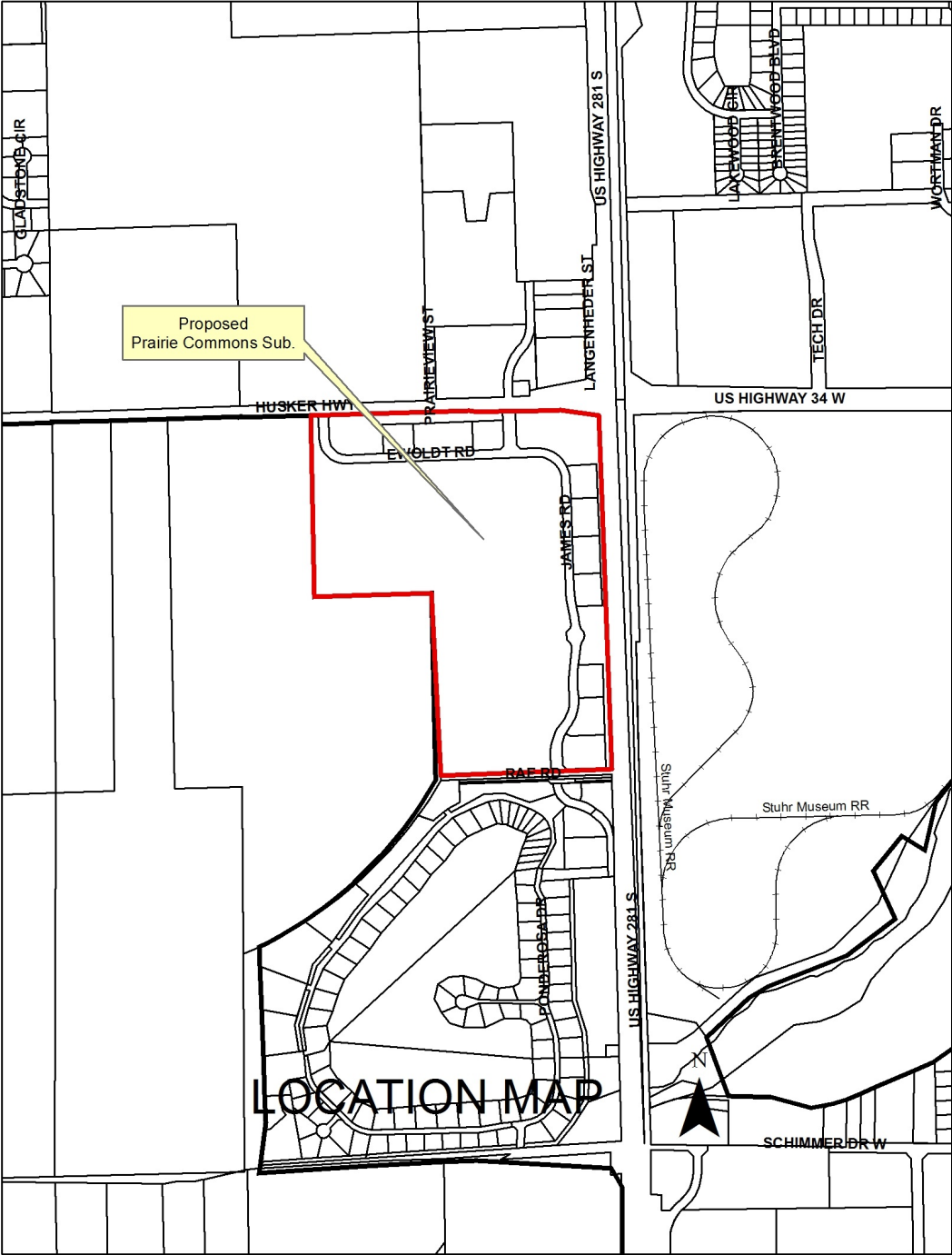
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 10, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Olsson Associates

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



PRAIRIE COMMONS SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

MOLSSON
ASSOCIATES

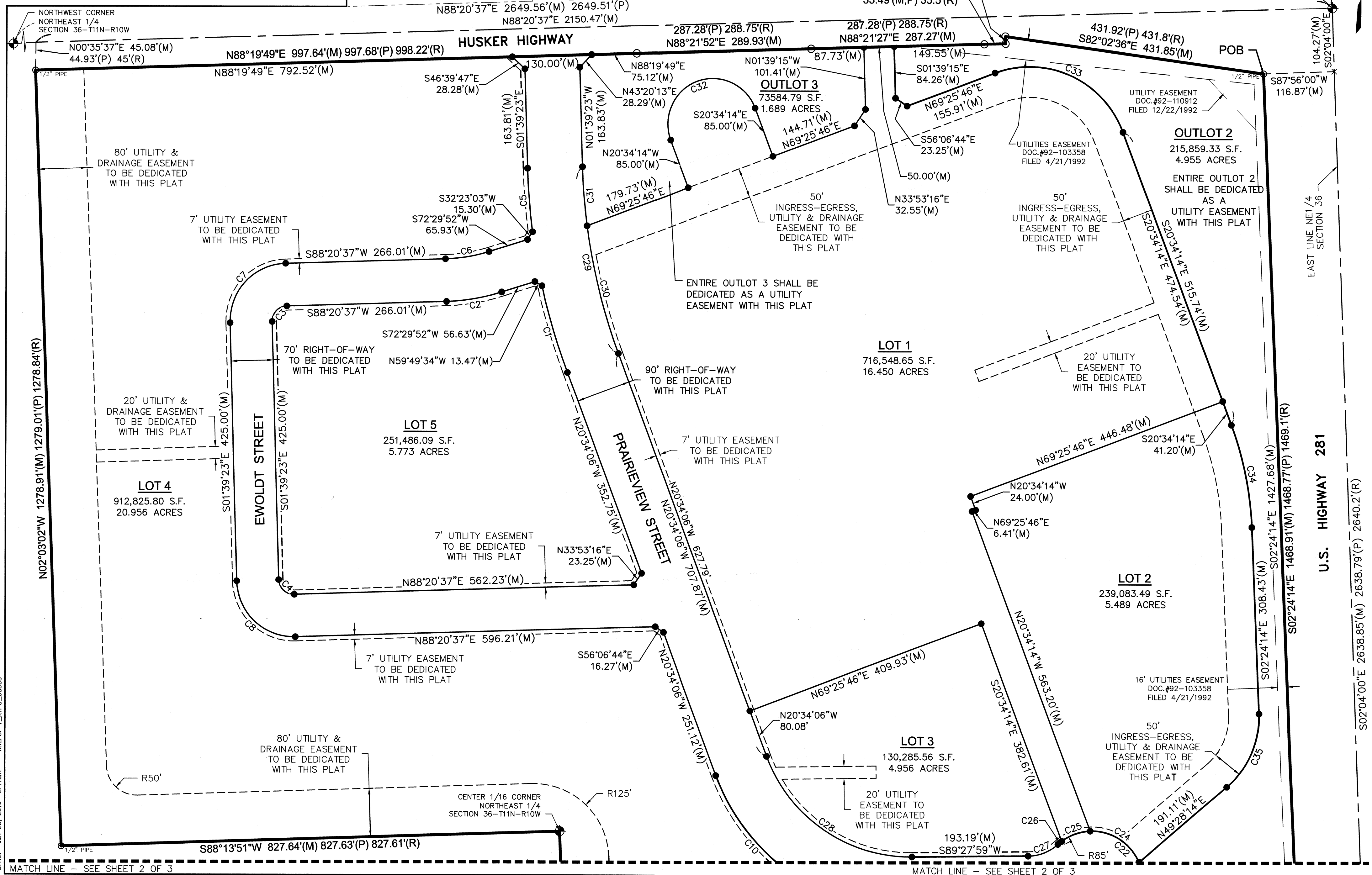
201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1176
PRATARIA VENTURES
HWY 281 & HUSKER HWY
FB: GI 2016-2

SHEET 1 OF 3

0' 50' 100' 200'
SCALE IN FEET

NORTHEAST CORNER
SECTION 36-T11N-R10W



DWG: F:\2016\1001-1500\016-1176\Design\Survey\SRV\Sheets\Sheet V_FPT_6176.dwg
DATE: Jun 29, 2016 9:41am
USER: jjimenez
XREFS: V_XPT0_60906



Hall County Regional Planning Commission

**Wednesday, August 10, 2016
Regular Meeting**

Item J2

Caldwell Subdivision

Staff Contact: Chad Nabity

July 21, 2016

Dear Members of the Board:

RE: Final Plat – Caldwell Subdivision.

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

This final plat proposes to create 3 lots, on a tract of land comprising a part of Lot 'C' Garden Subdivision of Lot One (1) Mainland in Section Thirteen (13), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 10.081 acres.

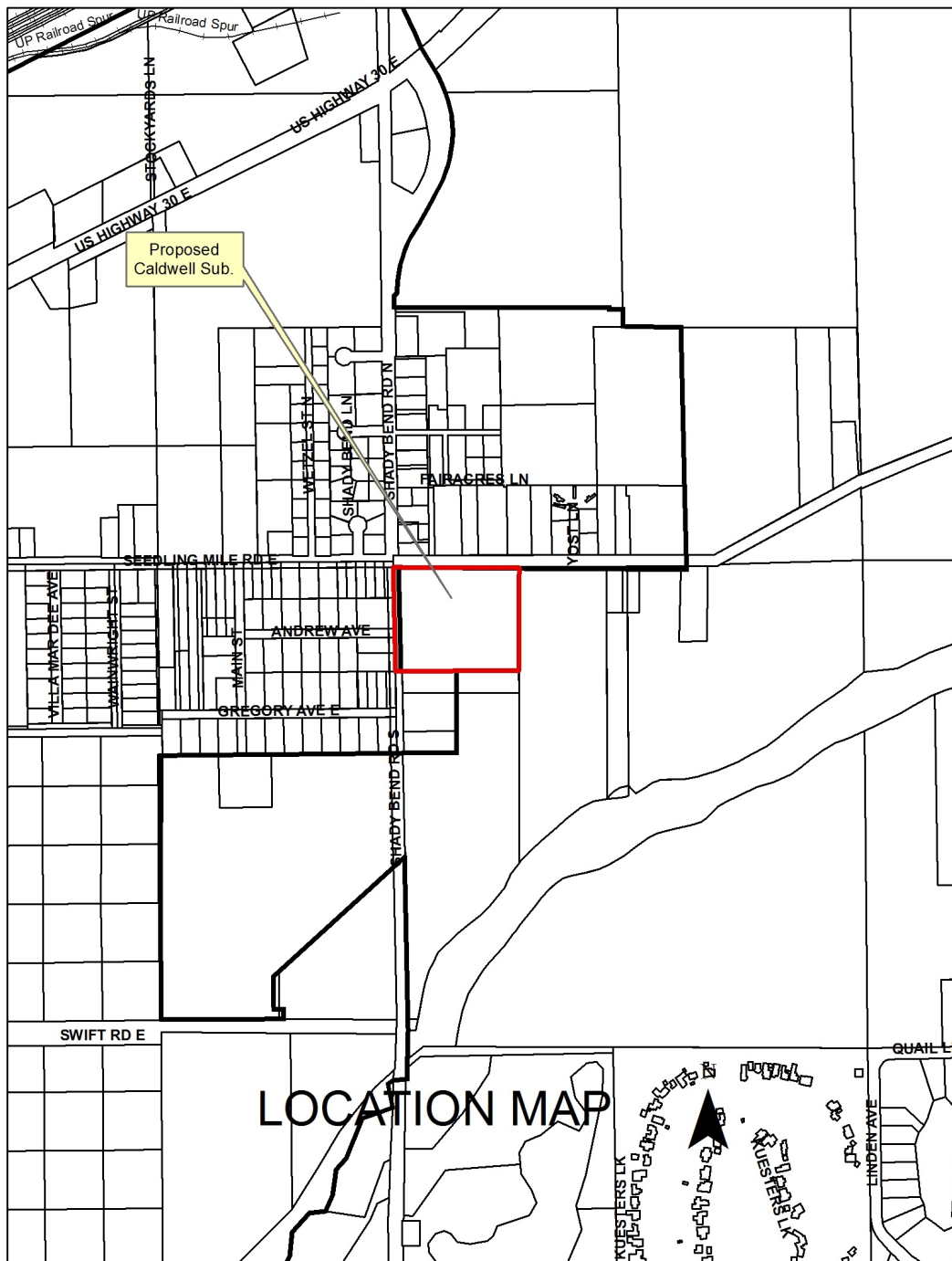
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 10, 2016 in the Council Chambers located in Grand Island's City Hall.

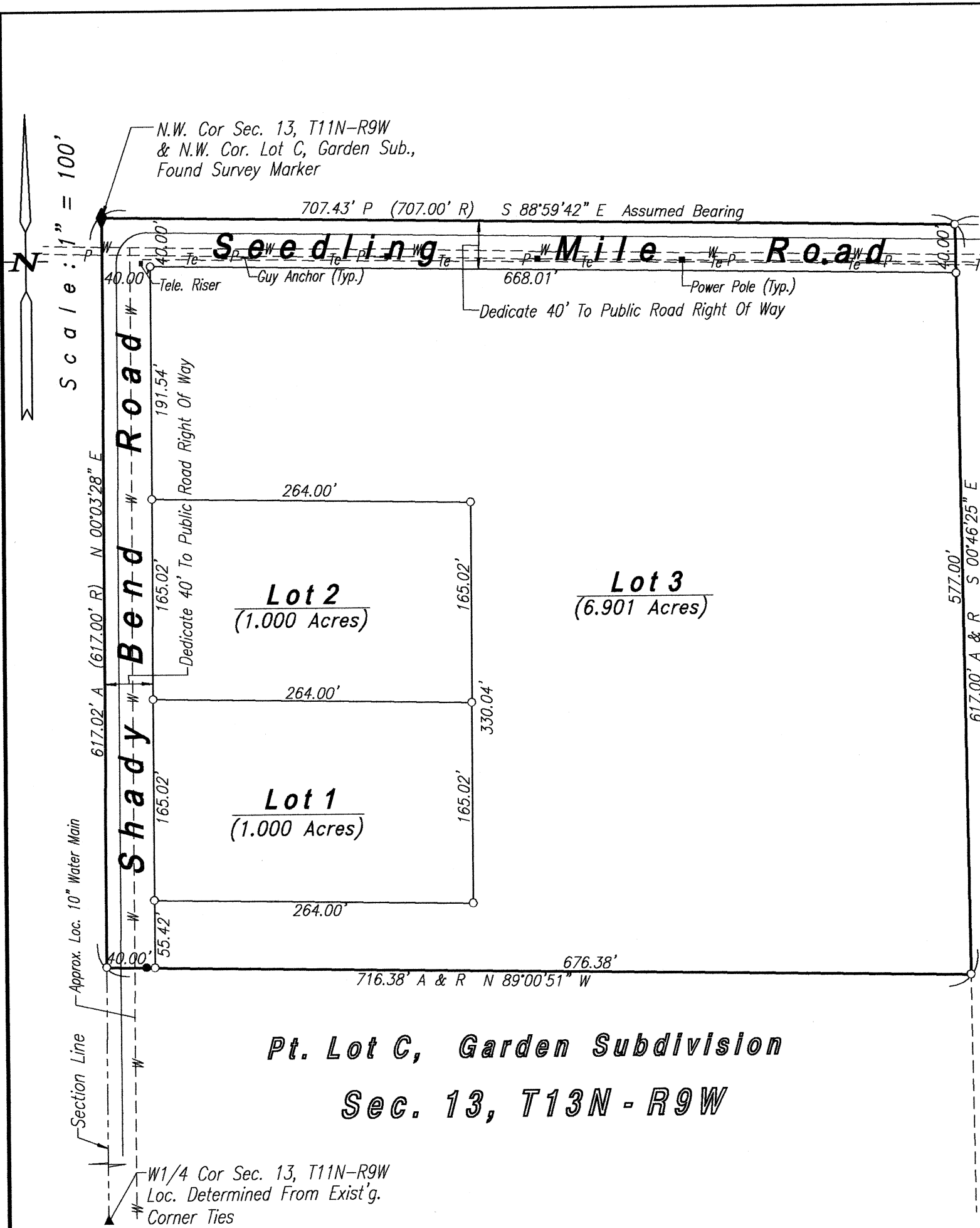
Sincerely,

Chad Nabity, AICP
Planning Director

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

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





LEGEND
●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
○-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
A-Indicates ACTUAL Distance
R-Indicates RECORDED Distance
P-Indicates PRORATED Distance

Legal Description

A tract of land comprising a part of Lot 'C' Garden Subdivision of Lot One (1), Mainland in Section Thirteen (13), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the northwest corner of said Section Thirteen (13), said point also being the northwest corner of said Lot 'C', Garden Subdivision; thence running easterly on the north line of said Section Thirteen (13) and said Lot 'C', on an Assumed Bearing of S88°59'42"E, a distance of Seven Hundred Seven and Forty Three Hundredths (707.43) feet, to the northeast corner of said Lot 'C'; thence running S00°46'25"E, on the east line of said Lot 'C', a distance of Six Hundred Seventeen (617.00) feet; thence running N89°00'51"W, a distance of Seven Hundred Sixteen and Thirty Eight Hundredths (716.38) feet, to a point on the west line of said Section Thirteen (13) and said Lot 'C'; thence running N00°03'28"E, on the west line of said Section Thirteen (13) and said Lot 'C', a distance of Six Hundred Seventeen and Two Hundredths (617.02) feet, to the Point of beginning and containing 10.081 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that KENNETH D. CALDWELL and PAMELA R. CALDWELL, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'CALDWELL SUBDIVISION' an Addition to the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.
IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2016.

Surveyor's Certificate

I hereby certify that on June 30, 2016, I completed an accurate survey of 'CALDWELL SUBDIVISION', an Addition to the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)
Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Kenneth D. Caldwell
Pamela R. Caldwell

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman _____ Date _____
Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2016.
Mayor _____ City Clerk _____
(Seal)

Acknowledgement

State Of Nebraska ss
County Of Hall
On the _____ day of _____, 2016, before me, _____ a Notary Public within and for said County, personally appeared, KENNETH D. CALDWELL and PAMELA R. CALDWELL, husband and wife and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____.

Notary Public

(Seal)

**PROPOSED
CALDWELL SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA**



Hall County Regional Planning Commission

**Wednesday, August 10, 2016
Regular Meeting**

Item J3

Northview Twelfth Subdivision

Staff Contact: Chad Nabity

July 21, 2016

Dear Members of the Board:

RE: Final Plat – Northview Eleventh Subdivision.

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

This final plat proposes to create 1 lot, on a replat of all of Lot 1, Northview Sixth Subdivision and a tract of land located in part of the Northeast Quarter (NE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 5.710 acres.

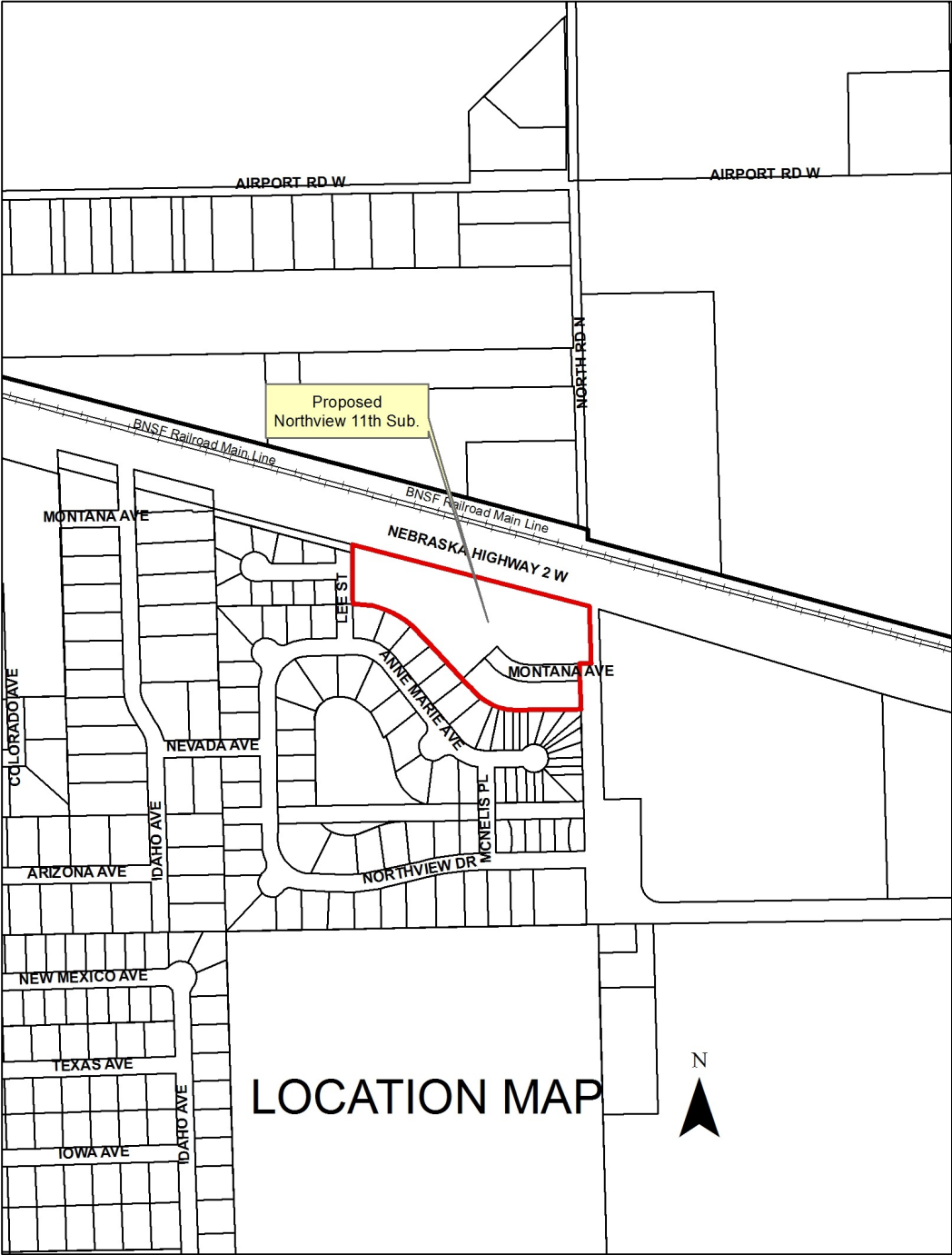
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 10, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Olsson Associates

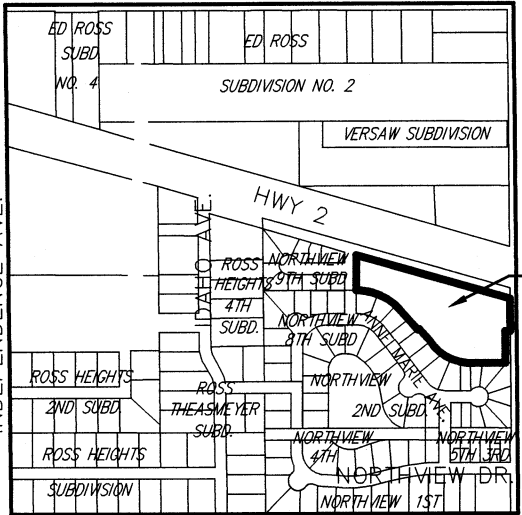
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



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DATE: Jul 18, 2016 8:49am
USER: lwheeler
XREFS: V_XTP0_61973

LOCATION MAP

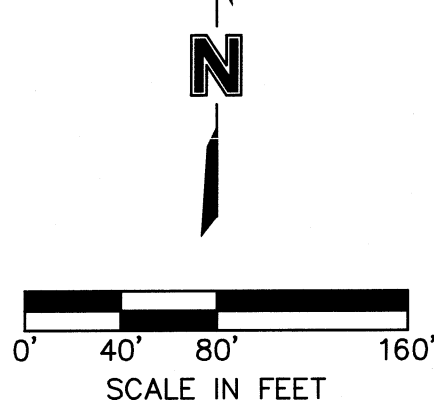
SEC. 2 T11N, R10W
NOT TO SCALE
AIRPORT ROAD W.



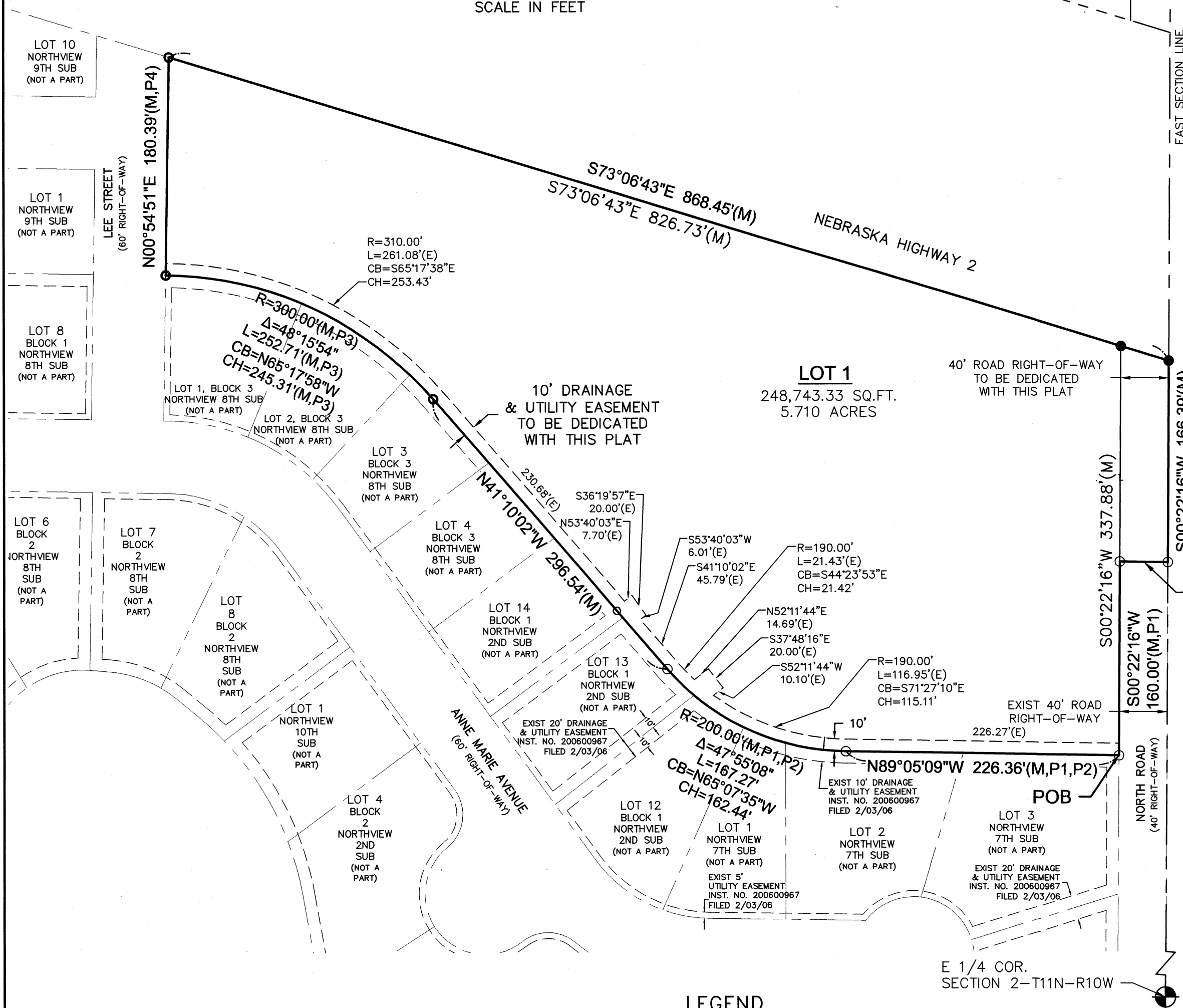
NORTHVIEW ELEVENTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



NE COR.
SECTION 2-T11N-R10W



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE UNLESS NOTED)
- M MEASURED DISTANCE
- P1 RECORDED DISTANCE NORTHVIEW SECOND SUB.
- P2 RECORDED DISTANCE NORTHVIEW SEVENTH SUB.
- P3 RECORDED DISTANCE NORTHVIEW EIGHTH SUB.
- P4 RECORDED DISTANCE NORTHVIEW NINTH SUB.

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, NORTHVIEW SIXTH SUBDIVISION, AND A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, NORTHVIEW SEVENTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°05'09"W, ALONG THE NORTH LINE OF NORTHVIEW SEVENTH SUBDIVISION, A DISTANCE OF 226.36 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 47°55'08", HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING OF N 65°07'36"W A DISTANCE OF 162.44 FEET; THENCE N41°10'02"W A DISTANCE OF 296.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE NORTH LINE OF NORTHVIEW EIGHTH SUBDIVISION, AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 48°15'54", HAVING A RADIUS OF 300.00 FEET, AND A CHORD BEARING OF N65°17'58"W A DISTANCE OF 245.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEE STREET; THENCE N00°54'51"E, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE EAST LINE OF NORTHVIEW NINTH SUBDIVISION, A DISTANCE OF 180.39 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 2; THENCE S73°06'43"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 868.45 FEET TO A POINT ON THE EAST SECTION LINE OF SECTION 2-T11N-R10W; THENCE S00°22'16"W, ALONG SAID EAST LINE, A DISTANCE OF 166.39 FEET; THENCE N89°05'09"W A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ROAD; THENCE S00°22'16"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 248,743.33 SQUARE FEET OR 5.710 ACRES MORE OR LESS OF WHICH 0.158 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT POG LLC, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**NORTHVIEW ELEVENTH SUBDIVISION**" IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT

_____, THIS ____ DAY OF _____, 2016

JARED WETOVICK, PRESIDENT - POG LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JARED WETOVICK, PRESIDENT - POG LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2016

MAYOR _____

CITY CLERK _____

OWNERS: POG LLC
SUBDIVIDER: POG LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1973
PINNACLE BANK
GI SURVEY
FB



Hall County Regional Planning Commission

**Wednesday, August 10, 2016
Regular Meeting**

Item J4

Stacy Jo Subdivision

Staff Contact: Chad Nabity

July 21, 2016

Dear Members of the Board:

RE: Final Plat – Stacy Jo Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Stacy Jo Subdivision, located in Wood River, in Hall County Nebraska.

This final plat proposes to create 1 lot, a replat of all of Lot 9 Thelen Subdivision, First Addition, City of Wood River and a tract of land located in part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., in Wood River, in Hall County, Nebraska, said tract containing .393 acres.

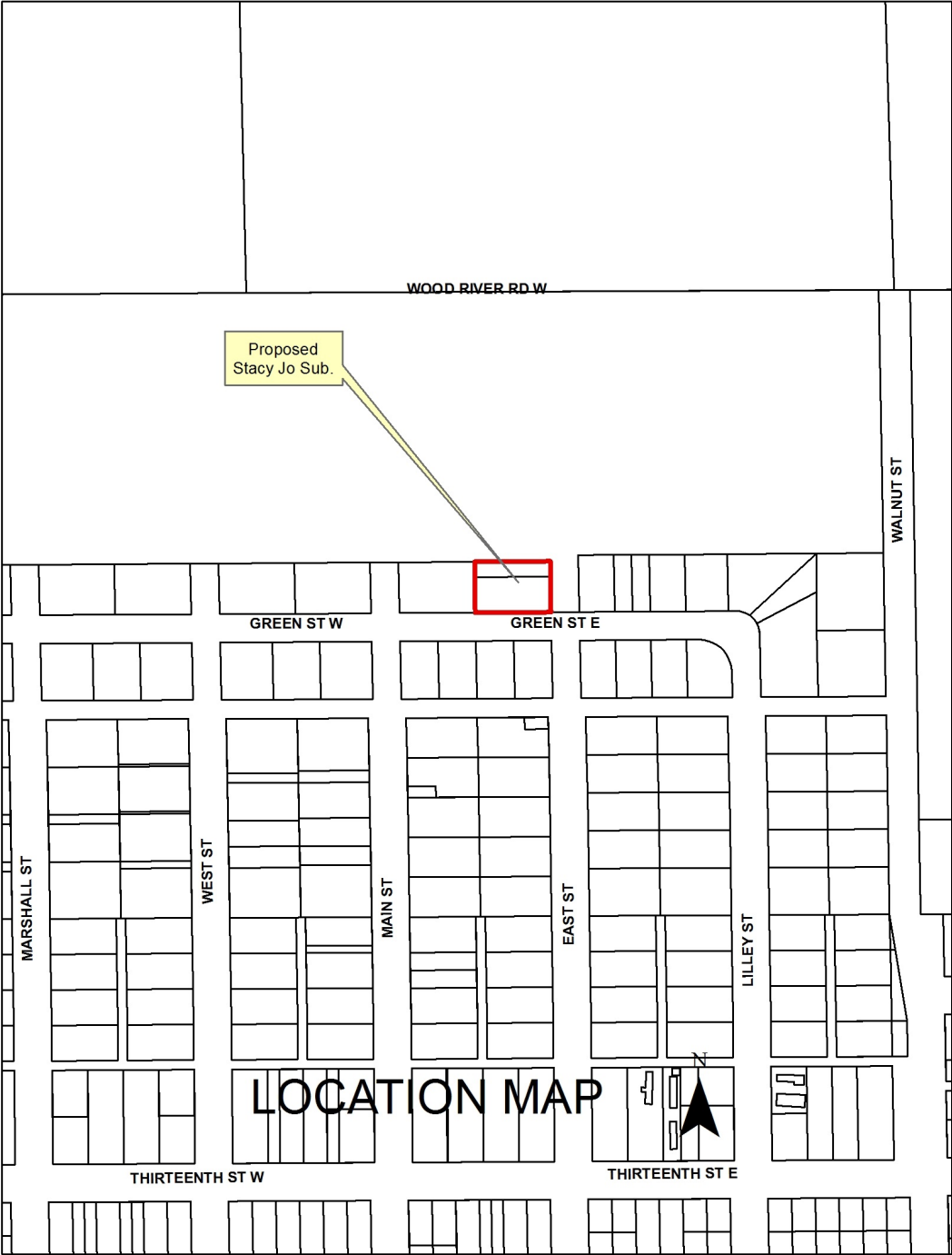
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 10, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk of Wood River
City Attorney of Wood River
County Public Works
County Zoning
Manager of Postal Operations
Olsson & Associates

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



STACY JO SUBDIVISION
AN ADDITION TO THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA
FINAL PLAT

APPROVALS
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF WOOD RIVER, NEBRASKA
THIS ____ DAY OF _____, 2016.

CHAIRPERSON _____ CLERK _____

DEDICATION OF PLAT
KNOW ALL MEN BY THESE PRESENTS, THAT ADAM HAYES AND STACY HAYES, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STACY JO SUBDIVISION**" A REPLAT OF ALL OF LOT 9, THELEN SUBDIVISION, FIRST ADDITION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2016.

ADAM HAYES _____ STACY HAYES _____

ACKNOWLEDGMENT
STATE OF NEBRASKA SS
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ADAM HAYES AND STACY HAYES, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DEDICATION OF PLAT
KNOW ALL MEN BY THESE PRESENTS, THAT THELEN GRAIN COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STACY JO SUBDIVISION**" A REPLAT OF ALL OF LOT 9, THELEN SUBDIVISION, FIRST ADDITION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2016.

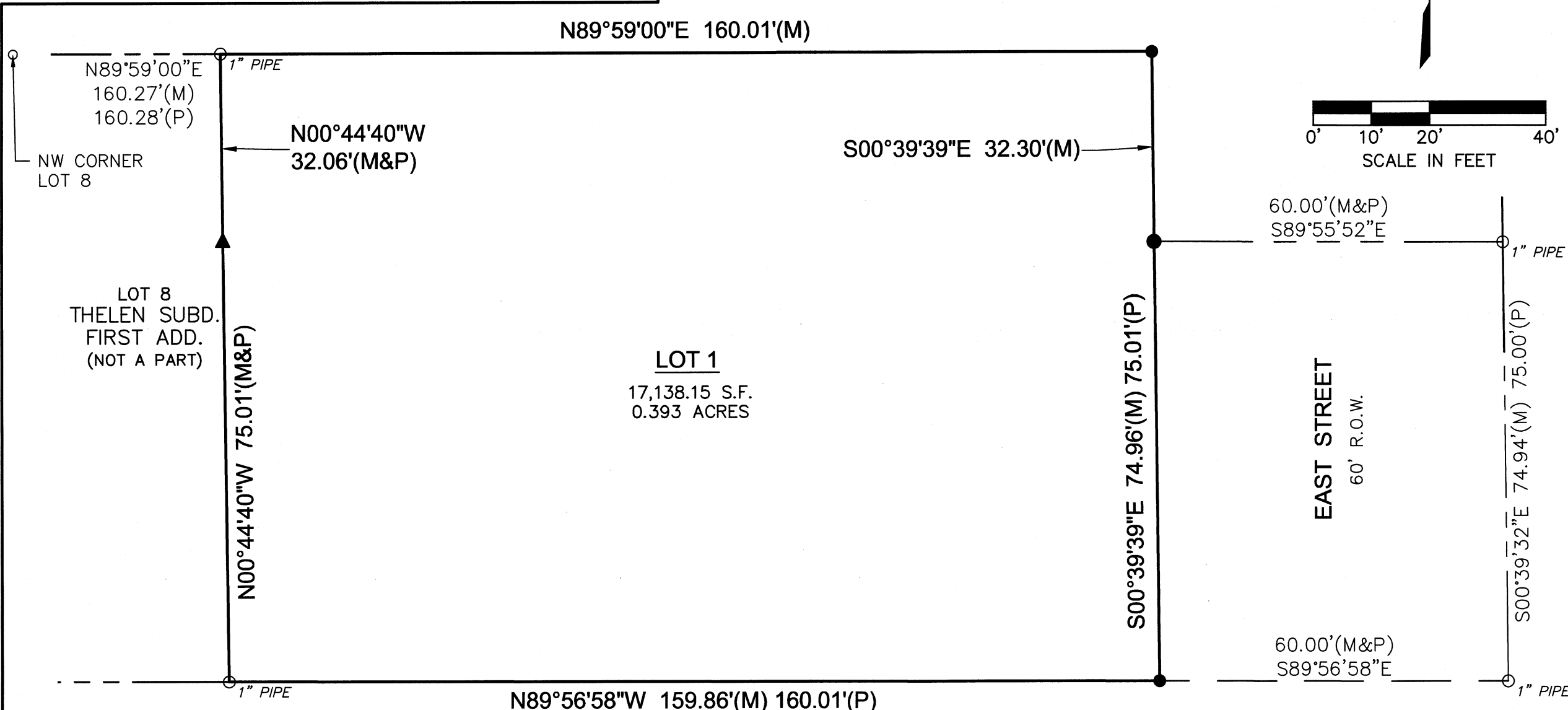
PATRICK THELEN, PRESIDENT _____

ACKNOWLEDGMENT
STATE OF NEBRASKA SS
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PATRICK THELEN, PRESIDENT, THELEN GRAIN COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

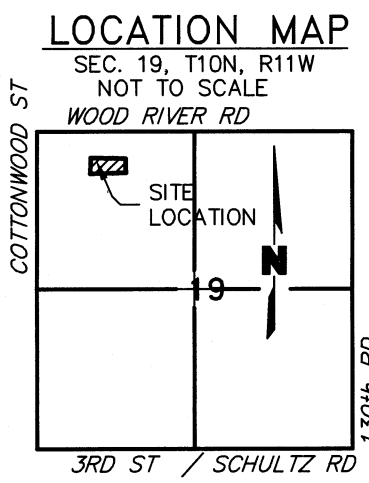
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

UNPLATTED
(NOT A PART)



- LEGEND
- SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (AS NOTED)
 - ▲ CALCULATED CORNER
 - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - SUBDIVISION BOUNDARY LINE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE



LEGAL DESCRIPTION
A REPLAT OF ALL OF LOT 9, THELEN SUBDIVISION, FIRST ADDITION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 9, THELEN SUBDIVISION, FIRST ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°44'40"W, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 75.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE CONTINUING N00°44'40"W, ALONG THE EAST LINE OF LOT 8, SAID THELEN SUBDIVISION, FIRST ADDITION, A DISTANCE OF 32.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE N89°59'00"E A DISTANCE OF 160.01 FEET; THENCE S00°39'39"E A DISTANCE OF 32.30 FEET TO THE NORTHEAST CORNER OF LOT 9, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST STREET; THENCE CONTINUING S00°39'39"E, ALONG THE EAST LINE OF LOT 9 AND ALSO BEING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 74.96 FEET TO THE SOUTHEAST CORNER OF LOT 9 AND ALSO BEING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF EAST STREET AND THE NORTH RIGHT-OF-WAY LINE OF GREEN STREET; THENCE N89°56'58"W, ALONG THE SOUTH LINE OF SAID LOT 9 AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 159.86 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 17,138.15 SQUARE FEET OR 0.393 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 9, THELEN SUBDIVISION, FIRST ADDITION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

OWNERS: ADAM & STACY HAYES, THELEN GRAIN CO
SUBDIVIDER: ADAM & STACY HAYES, THELEN GRAIN CO
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1951

ADAM HAYES
WOOD RIVER SURVEY

FB: MISC TOWNS 04



Hall County Regional Planning Commission

**Wednesday, August 10, 2016
Regular Meeting**

Item J5

Cairo Community Subdivision

Staff Contact: Chad Nabity

July 21, 2016

Dear Members of the Board:

RE: Final Plat – Cairo Community Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Cairo Community Subdivision, located in Cairo, in Hall County, Nebraska.

This final plat proposes to create 2 lots, on a tract of land comprised of all Lots 1 - 6, all in Block 12, Original Town of Cairo, and a part of the east half of the northeast Quarter (E1/2, NE1/4) of Section Twenty-Four (24), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. in Cairo, in Hall County, Nebraska, said tract containing 2.059 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 August 10, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Village Clerk
Village Attorney
County Public Works
County Zoning
Manager of Postal Operations
Olsson & Associates

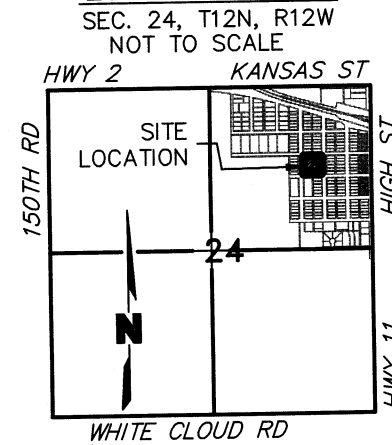
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.

CAIRO COMMUNITY SUBDIVISION
VILLAGE OF CAIRO, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGEND

- SET CORNER (5/8"x24" REBAR W/J HURT LS674 CAP)
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- E EASEMENT DISTANCE

LOCATION MAP



LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF ALL OF LOTS 1 - 6, ALL IN BLOCK 12, ORIGINAL TOWN OF CAIRO, AND A IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 12, ORIGINAL TOWN OF CAIRO, ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MEDINA STREET AND THE WEST RIGHT-OF-WAY LINE OF BERBER STREET; THENCE ON AN ASSUMED BEARING OF S00°14'18"W, ALONG THE EAST LINE OF SAID BLOCK 12, ALSO BEING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 299.39 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 12 AND ALSO BEING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF BERBER STREET AND THE NORTH RIGHT-OF-WAY LINE OF NILE STREET; THENCE N89°40'32"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 299.98 FEET TO A POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF NILE STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID STREET; THENCE N00°29'13"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 299.95 FEET TO A POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF SAID STREET AND SAID SOUTH RIGHT-OF-WAY LINE OF MEDINA STREET; THENCE S89°34'05"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 298.68 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 89700.70 SQUARE FEET OR 2.059 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND COMPRISED OF ALL OF LOTS 1 - 6, ALL IN BLOCK 12, ORIGINAL TOWN OF CAIRO, AND A IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON

DATE

APPROVED AND ACCEPTED BY THE VILLAGE OF CAIRO, NEBRASKA

THIS ____ DAY OF _____, 2016.

CHAIRPERSON

CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE VILLAGE OF CAIRO, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CAIRO COMMUNITY SUBDIVISION" A TRACT OF LAND COMPRISED OF ALL OF LOTS 1 - 6, ALL IN BLOCK 12, ORIGINAL TOWN OF CAIRO, AND A IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT

_____, NEBRASKA, THIS ____ DAY OF _____, 2016.

_____, CHAIRPERSON - VILLAGE OF CAIRO

ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF HALL

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____, CHAIRPERSON, VILLAGE OF CAIRO, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNERS: VILLAGE OF CAIRO
SUBDIVIDER: VILLAGE OF CAIRO
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1965

CAIRO ORIGINAL

TOWN SUBD. SURVEY

FB HALL CO. #3

USER: jjimenez

DWG: F:\2016\1501-2000\016-1965\40-Design\Survey\SRV\Xref\V_FPT_61965.dwg

DATE: Jul 14, 2016 3:33pm XREFS:

