



Hall County Regional Planning Commission

Wednesday, January 4, 2017
Regular Meeting

Item E1

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
December 7, 2016

The meeting of the Regional Planning Commission was held Wednesday, December 7, 2016, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on November 26, 2016.

Present: Dean Sears	Pat O'Neill
Les Ruge	Carla Maurer
Greg Robb	Jaye Monter
Jerry Huismann	Leonard Rainforth

Absent: John Hoggatt, Terry Connick, Derek Apfel, Dean Kjar

Other: Councilman Mitch Nickerson, City Administrator Marlan Ferguson,
Public Works Director John Collins.

Staff: Chad Nabity, Tracy Overstreet Gartner

Press: Jeff Bahr from the Grand Island Independent.

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 November 2, 2016 meeting.

A motion was made by Rainforth and seconded by Sears to approve the Minutes of the November 2, 2016 meeting as presented.

The motion carried with 6 members in favor (O'Neill, Ruge, Robb, Rainforth, Huismann and Sears), 2 members abstaining (Maurer and Monter) and no members voting no.

3. Request Time to Speak.

None.

4. Public Hearing – Concerning adoption of the Grand Island 1 and 6 Year Street Improvement Plan.

Grand Island Public Works Director John Collins presented Grand Island's 1 and 6 Year Street Improvement Plan, including ADA sidewalk ramps along 4th and 5th Streets, rehabilitation redesign for concrete deterioration in the Sycamore Street underpass that may lead to its eventual closure, the widening of Adams Street with the relocation of a traffic signal on Stolley Park Road to accommodate Barr Middle School and the new Starr Elementary School, planned improvements along Stolley Park Road, upgrades to Highway 281, signal upgrades at the Five Points intersection, a new road at Sterling Estates to access a new city park there and the expansion of the Moores Creek Drainway to coincide with Highway 30 west improvements.

Collins said the \$4.7 million of planned improvements is among the least amount of funding the city has had for street improvements during his tenure, but they fit within the city's current financial constraints. O'Neill asked how much more could have been done had a proposed half-cent sales tax for infrastructure passed in the November general election. Collin's said about \$5.5 million a year could have been raised with that tax.

A motion was made by Ruge and seconded by Huismann to approve Grand Island's 1 and 6 Year Street Improvement Plan.

The motion carried with 8 members voting in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Huismann and Sears) and no members voting no or abstaining.

5. Final Plat – A and E Third Subdivision – Located south of Nebraska Highway 2 and west of 70th Road, Hall County, Nebraska (1 Lot and 10.3751 acres).

A motion was made by Robb and seconded by Monter to approve the final plat for A and E Third Subdivision. The motion carried with 8 voting in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Huismann and Sears) and no members voting no or abstaining.

- 7. TIF Game Presentation** – Nabity presented a hypothetical example of a tax-increment financing project for Santa's Warehouse. Santa selected Grand Island to build a \$500,000 centralized distribution warehouse on land that was already blighted and substandard. If Santa presents a TIF application Jan. 11, the application will be considered by the Community Redevelopment Authority Feb. 8, will be referred to the Regional Planning Commission for a recommendation at its March 1 meeting, will go to the March 8 CRA meeting for an update and then to the March 21 Grand Island City Council meeting for a final decision. If approved by the council, the CRA would finalize the TIF contract at its April 12 meeting. For a new \$500,000 warehouse on an existing \$100,000 piece of ground, Nabity said Santa could receive TIF on eligible expenses, such as \$50,000 on land purchase, \$50,000 of water line extension and \$50,000 of sewer extension. In that scenario, Santa would be given a \$150,000 bond – a piece of paper that he could take to a private bank or investor to be funded. After summer construction, Santa would receive his 2017 tax notice and pay taxes on the \$100,000 of undeveloped land. Nabity said the \$2,174 in taxes would be distributed to the following: \$3 to the Hall County Ag Society, \$13 to ESU No. 10, \$35 to the Airport, \$36 to the Central Platte NRD, \$95 to CCC, \$346 to the city, \$391 to Hall County and \$1,255 to Grand Island Public Schools. In 2018, post improvements, the Hall County Assessor and Treasurer would be notified to split the taxes. That means that in 2018, Santa would continue to pay the \$2,174 in property taxes to the same political subdivisions, and would pay an additional \$10,866 in taxes that the County Treasurer would turn over to the CRA for payment of the TIF bond. That split in taxes could occur for 15 years or until the \$150,000 bond is paid off, whichever comes first. After the bond is either expired or paid in full, the Treasurer is notified to stop splitting the taxes and the political subdivisions then receive all the property taxes on Santa's warehouse. Assuming no increase in property valuation over that time frame, that would mean \$17 for the Hall County Ag Society, \$77 for the ESU, \$207 for the Airport, \$215 for the Central Platte NRD, \$571 for CCC, \$2,077 for the city, \$2,344 for Hall County and \$7,532 for Grand Island Public Schools. Nabity explained that Santa is subject to paying income tax on the TIF, as well as paying any sales tax and personal property taxes on purchases and business equipment. He said there are at least five public meetings on TIF before a contract is approved, and double that number if a blighted and substandard study is required first.

9. Directors Report –None.

10. Next Meeting January 11, 2017.

11. Adjourn

O'Neill adjourned the meeting at 6:57 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner