



Community Redevelopment Authority (CRA)

**Wednesday, July 13, 2016
Regular Meeting**

Item H2

TIF App - Prataria Ventures, LLC

Staff Contact: Chad Nabity



Community Redevelopment Authority (CRA)

BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

JUNE 8, 2016

PROJECT REDEVELOPER INFORMATION

Business Name: Prataria Ventures, LLC

A wholly owned limited liability company of Chief Industries, Inc.

Address: 3942 W Old Highway 30
Grand Island, NE 68803

P.O. Box 2078
Grand Island, NE 68802

Telephone Number: 308-389-7200

Fax Number: 308-389-7352

Contact: Roger Bullington, P. E.
308-389-7288
roger.bullington@chiefind.com

Brief Description of Applicant's Business:

Prataria Ventures is the development business unit of Chief Industries. This entity provides development services for projects. Prataria holds the real estate holding for potential real estate and development investments, and is a premier real estate developer in the Midwest providing innovative and progressive developments through public and private partnerships. Our development portfolio includes projects for private and public/private institutions as well as for our own use. Our projects range from small properties to expansive developments throughout diverse communities from small towns to metropolitan communities.

Chief Industries, Inc. is a diverse company headquartered in Grand Island. Founded in 1954, Chief has been a community leader in Grand Island and Central Nebraska and is a privately owned entity.

Present Ownership Proposed Project Site:

Prataria Ventures, LLC
c/o Chief Industries, Inc.
P.O. Box 2078
Grand Island, NE 68802

Proposed Project: Building square footage, size of property, description of buildings - materials, etc. Attach site plan, if available.

Building square footage: Total 319,865

Size of property: Phase 1, 35 Acres

Description of buildings:

Prataria owns a 96 acre parcel of land that includes a farm homestead, farmland and pasture land. This is a generational development opportunity which sits at the front door of Grand Island. Prataria proposes to develop this parcel in four separate phases. The first phase will be on 35 acres that will include a hospital, medical office building and a hotel.

The hospital is approximately 172,000 square feet and will be designed for potential future expansion horizontally and vertically. The initial 4 story bed tower will be comprised of 64 patient rooms and will be designed for two additional floors for future growth. The structure is designed utilizing conventional steel framing, with the exterior being a combination of precast panels, metal panels, curtainwall and storefront glass features.

The Medical Office Building will be a three story structure totaling 66,000 square feet. It will also be a conventional steel framed structure with the same exterior materials and features as the hospital. Thus, creating a campus feel with complimentary architectural design features. It will be attached to the hospital structure, allowing patient and visitors ease of accessing both facilities.

The hotel is also planned to be attached to the medical office building and the hospital. The hotel will be a select-service hotel that includes approximately 103 beds and will be about 81,500 square feet. The select service hotels offer a selection of services and amenities characterized by a full-service hotel property at a value-added price point. The hotel will offer about 7,000 square feet of conference/meeting space.

Additional phases will be forthcoming.

If Property is to be Subdivided, Show Division Planned:

See conceptual plan submitted. Actual preliminary plat to be determined in near future.
See Exhibit A

VI. Estimated Project Cost

Acquisition Costs:

A. Land

\$ 2,070,000

B. Building

\$0

Construction Costs:

A. Renovation or Building Costs

\$91,175,000

B. On-Site Improvements

\$13,456,849

Soft Costs:

A. Architectural & Engineering Fees:

\$ 6,600,111

B. Financing Fees:

\$4,430,000

C. Legal/Developer/Audit Fees:

\$3,394,641

D. Contingency Reserves:

\$4,896,256

E. Other (Please Specify)

\$0

Total: \$126,022,857

Total Estimated Value at Completion:

\$95,710,857

Source of Financing:

A. Developer Equity

\$21,509,143

B. Commercial Bank Loan:

\$75,613,714

Tax Credits:

1. N.I.F.A

\$0

2. Historic Tax Credits

\$0

D. Industrial Revenue Bonds:

\$0

E. Tax Increment Assistance:

\$28,900,000

F. Other:

\$0

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

Architect

Name: HDR
Phone: 402-399-1000
Fax Number: 402-392-6713
Address: 8404 Indian Hills Drive
Omaha, NE 68114

Engineer

Name: Olsson Associates
Phone: 308-384-8750
Fax Number: 308-384-8752
Address: 201 E. 2nd Street
Grand Island, NE 68801

General Contractor

Name: Chief Construction
Phone: 308-389-7222
Fax Number: 308-389-7393
Address: 2107 S. North Road
Grand Island, NE 68803

Estimated Real Estate Taxes on Project Site Upon Completion of the Project:

(Please Show Calculations)

Please See Exhibit B

Project Construction Schedule:

Construction Start Date

Phase 1: September 2016

Construction Completion Date

Phase 1: Fall 2018

If Phased Project:

Year Complete	%
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Year Complete	%
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This will be a phased project with phase one comprised of a healthcare/hospitality component and the site/utility work necessary for the development project. Three additional phases are planned and the times and sequencing of each respective phase will be dependent on market conditions. These phases may include a substantial retail component, multi-family/senior housing and an office component.

XII. Please Attach Construction Pro Forma

Due to confidential nature of the projects, construction proforma available for discussion.

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

Due to confidential nature of the projects, proforma available for discussion.

PROJECT REDEVELOPER INFORMATION

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

28,900,000 dollars of tax increment financing is being requested to assist in the site preparation, demolition, utilities, construction costs and other necessary site preparation and development expenditures. This is a green field site that will need complete site work done before it is ready for any construction to commence. The TIF funds will enable project completion of phase 1, which will result in a vast improvement to the economic condition of the land and become a tax generating entity for the city of Grand Island. The opportunity to continue development in south Grand Island down corridor 281 towards the interstate has been a key objective for the city. This development will kick off this growth and be the catalyst for future developments. Between the hospital, MOB and hotel, significant personal property tax and sales tax will be generated due to extensive equipment purchases. This site will not only generate additional taxes for the city, but it will provide ample employment opportunities, healthcare alternatives and quality of life features. This site has significant elevation and utility challenges, which take a substantial investment to overcome. Without TIF assistance, this location will not be developed in this manner and the healthcare and hospitality projects will not be built.

Statement Identifying Financial Gap and necessity for use of Tax Increment Financing for Proposed Project:

The proposed site work and construction costs will result in an overall improvement to the area and allow for additional medical goods and services, employment opportunities, medical office space and a hospitality/conference area. Tax increment financing is an integral and essential component to the project completion which is contingent upon receipt of the expected tax increment assistance. Feasibility is dependent upon TIF funds that will enable the creation of adequate economics to make the necessary site improvements, utility extensions and new construction costs at a competitive rate in the area.

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

Green Line Redevelopment

Current site of the Chief Construction Campus and Christensen Concrete.

Contact:

David Ostdiek
Chief Industries
Phone: 308-389-7246
Fax: 308-389-7352

Aurora Co-Op Redevelopment

Current site of Goodwill Industries Warehouse and Chief Fabrication.

Contact:

David Ostdiek
Chief Industries
Phone: 308-389-7246
Fax: 308-389-7352

Contact:

Chad Nabity
Regional Planning Department
Phone: 308-385-5444 ext. 210

Lincoln West Haymarket Phase 1 & Phase 2

Includes Canopy Lofts, The Railyard, The Hobson Place and the Hyatt hotel.

Contact:

Hallie Salem
Lincoln NE Urban Development
Department
Phone: 402-441-7864
Fax: 402-441-8711

Contact:

David Landis
Lincoln NE Urban Development
Department
Phone: 402-441-7864
Fax: 402-441-8711

Contact:

Mayor Chris Beutler
Mayor of Lincoln, NE
Phone: 402-441-7511
Fax: 402-441-7120

Hastings City Block Development

Includes conference link, hotel, student housing, medical office space, office space and mixed use.

Contact:

Dave Rippe
Hastings Economic Development
Corporation
Phone: 402-461-8403
Fax: 402-461-4400

Contact:

Mayor Vern Powers
Mayor of Hastings, NE
Phone: 402-461-2317
Fax: 402-461-2323

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

To be provided.

Exhibit A



Exhibit B

**Chief Industries, Inc.
Tax Increment Financing Request
Estimated Real Estate on Project Site**

Existing Assessed Value and Real Estate Tax on Project Site

Total Investment:	\$112,601,008
Property Tax Basis:	\$339,997
Total Increment Created (Investment- Current Value) :	\$112,261,011
Assessed Tax Base	85.00%
Total Value :	\$95,421,859
 Tax Rate	 2.1123338%
Number of Payments (Years)	15
 Increased Property Tax Revenue	 \$2,015,628
Current Property Tax Revenue	\$7,182
<hr/>	
Total Estimated Tax Bill	\$2,022,810
 Allowable TIF Assistance	 \$30,234,423
Requested TIF Assistance	\$28,900,000

Project TIF Eligible Expenses

Item	Cost
Permits	\$425,000
MOB Façade Upcharge	\$409,016
Hotel Façade Upcharge	\$356,832
Hospital Façade Upcharge	\$915,031
Hospital Site Paving	\$2,188,000
Hotel site paving	\$750,000
MOB Site paving	\$1,100,000
Hotel Conference Center	\$1,225,000
Legal Fees	\$100,000
Structural Demolition of homestead	\$60,000
Master Planning (West Development) Costs	\$39,500
Housing Study	\$12,000
Hotel Study	\$7,600
Architecture/Engineering/Survey/ Planning	\$7,356,011
Roads, sanitary/storm sewer, water, highway(OA Estimate)	\$12,821,849
Development Signage	\$350,000
Detention/Water Feature	\$795,000
Summary Total	\$28,910,839

**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

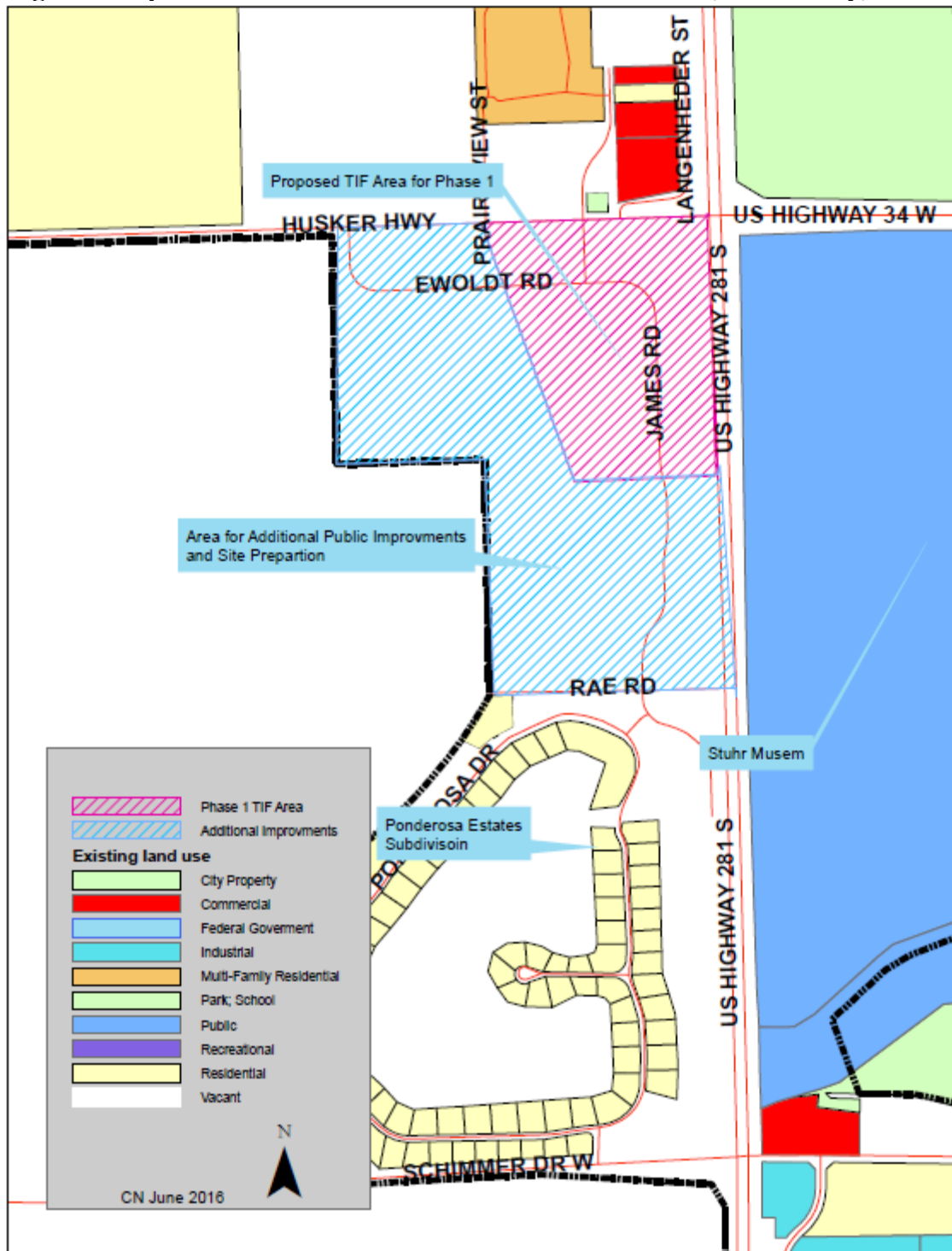
THE REDEVELOPMENT OF PROPERTY LOCATED SOUTH OF HUSKER HIGHWAY AND WEST OF U.S. HIGHWAY 281 (CURRENTLY PLATTED AS EWOLDT SUBDIVISION). THE PROJECT WILL CONSIST OF DEMOLITION OF EXISTING FARMS STRUCTURES, ALL SITE WORK AND GRADING TO PROMOTE AND ENHANCE DRAINAGE ACROSS THE SITE, INTALLATION OF ROADS, SEWER, WATER AND OTHER UTILITY INFRASTRUCTURE TO SUPPORT DEVELOPMENT OF THE SITE. THE 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 affordable. 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 this development location are a private hospital, medical office building and hotel with conference space. Other potential uses of the remainder of the site include housing, office space and retail development. The developer has indicated that this development would not be considered 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.



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 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.

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)]

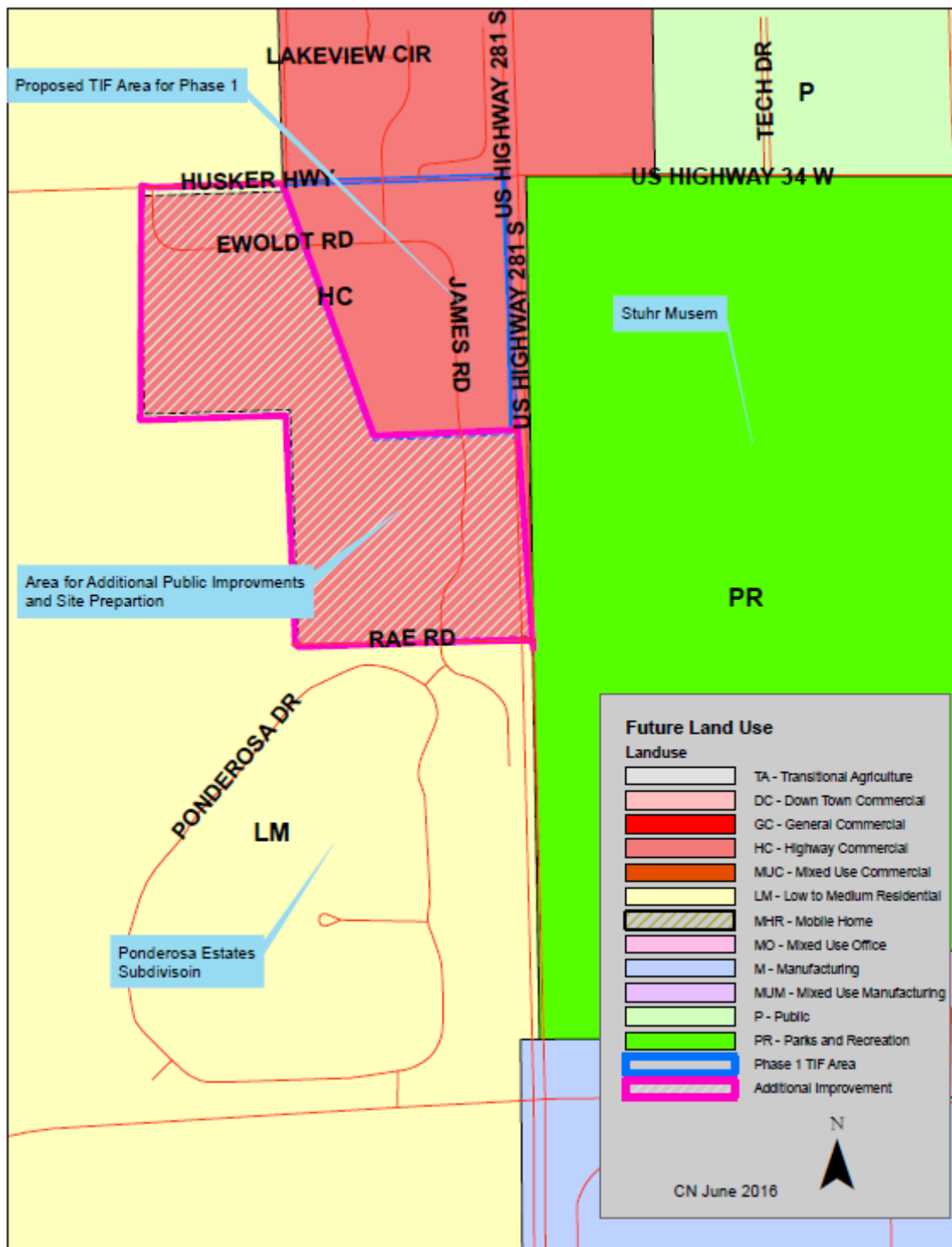


Exhibit A



Proposed Site Plan as developed.

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

The area is zoned TA Transitional Agriculture. It is anticipated that this area will be rezoned to accommodate the development to a B2 General Commercial or CD Commercial Development Zone. 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. 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.

[§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

Item	Cost
Land Cost	\$2,070,000
Permits	\$425,000
MOB Façade Upcharge	\$409,016
Hotel Façade Upcharge	\$356,832
Hospital Façade Upcharge	\$915,031
Hospital Site Paving	\$2,188,000
Hotel site paving	\$750,000
MOB Site paving	\$1,100,000
Hotel Conference Center	\$1,225,000
Legal Fees	\$100,000
Structural Demolition of homestead	\$60,000
Master Planning (West Development) Costs	\$39,500
Housing Study	\$12,000
Hotel Study	\$7,600
OA Civil/Site Design Engineering/Traffic Study	\$190,000
Architectural Fee (hospital, MOB, hotel)	\$5,631,011
Roads, sanitary/storm sewer, water, highway(OA Estimate)	\$12,821,849
Geotechnical Testing/Surveying/Etc.	\$35,000
Development Signage	\$350,000
Detention/Water Feature	\$225,000
Summary Total	\$28,910,839

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 \$28,910,839 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 \$28,910,839 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.

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 \$28,900,000 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 \$87,626,121 in private sector financing; a private investment of \$3.02 for every TIF dollar invested.

Sources and Use of Funds			
Description	TIF Funds	Private Funds	Total
Land Acquisition		\$ 2,070,000	\$ 2,070,000
Permits	\$ 425,000		\$ 425,000
Façade Upcharges	\$ 1,680,879		\$ 1,680,879
Site Paving	\$ 4,038,000		\$ 4,038,000
Conference Center	\$ 1,225,000		\$ 1,225,000
Legal Fees	\$ 100,000		\$ 100,000
Demolition	\$ 60,000		\$ 60,000
Study Costs	\$ 59,100		\$ 59,100
Architecture/Engineering/Survey Planning	\$ 7,356,011		\$ 7,356,011
Roads/Water/Sewer/Signage	\$ 13,171,849		\$ 13,171,849
Stormwater Detention/Water Feature	\$ 795,000		\$ 795,000
Hospital Building Base Cost		\$ 60,796,969	\$ 60,796,969
Hotel Building Base Cost		\$ 11,868,168	\$ 11,868,168
MOB Building Base Cost		\$ 12,790,984	\$ 12,790,984
Totals	\$ 28,910,839	\$ 87,526,121	\$ 116,436,960

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$381,064. Based on the 2015 levy this would result in a real property tax of approximately \$8,421. It is anticipated that the assessed value will increase by \$95,421,589 upon full completion of phase 1, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$2,100,000 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:	\$ 381,064
Estimated value after completion	\$95,421,859
Increment value	\$95,040,795
Annual TIF generated (estimated)	\$ 2,100,174
TIF bond issue	\$28,900,000

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

The redevelopment project area currently has an estimated valuation of \$381,064. The proposed redevelopment will create additional valuation of \$95,040,795. 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 extension of city water, sewer, storm sewer and streets to accommodate the development of this site. No additional public service needs have been identified. Existing water and waste water facilities will not be negatively impacted by this development; city systems are sized to accommodate this growth. The electric utility has sufficient capacity to support the development. This phase of the development will not have any direct impact on schools. No residential units are proposed at this time. 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;

There are not currently any employers or employees within the area of the redevelopment project. This project will provide substantial opportunity for a variety of jobs ranging from service/custodial jobs to those requiring professional degrees such as doctors and nurses.

(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 create direct competition in the medical market. Grand Island currently has only one full service hospital, St. Francis. St. Francis is owned and operated by Catholic Health Initiative (CHI). Opening an additional hospital will create additional competition for staff. Grand Island has typically had a very low unemployment rate overall. The positive impact to this competition is a choice in service providers and the ability of individuals to choose a wider variety of medical procedures and less likelihood that conflicts between a hospital organization and insurance organization will leave consumers without a choice for local hospitalization covered by their insurance.

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

Ultimately as a for profit development this project will have a substantial impact on the valuation of the City. The proposed development includes upgraded facades and material choices that will complement and enhance this entrance to the City of Grand Island. The proposed hospital development will increase the choice for medical service providers in Grand Island and the region. Medical services are a significant attraction, bringing people living outside of Grand Island into Grand Island. Those visits translate to hotel stays, restaurant purchases and retail purchases all increasing the sale and occupation taxes collected across the city.

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 \$28,900,000 the projected amount of increment based upon the anticipated value of the project and current tax rate.

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 220

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED
REDEVELOPMENT PLAN TO THE HALL COUNTY REGIONAL PLANNING
COMMISSION FOR ITS RECOMMENDATION

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this ____ day of _____, 2016.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA.

By _____
Chairperson

ATTEST:

Secretary

Prataria Ventures, LLC

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 221

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PROVIDING NOTICE OF INTENT TO ENTER INTO A REDEVELOPMENT AFTER THE PASSAGE OF 30 DAYS AND OTHER MATTERS

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 17, from Prataria Ventures, LLC, (The "Developer") for redevelopment of an area within the city limits of the City of Grand Island as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 17;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. In compliance with section 18-2114 of the Act, the Authority hereby gives the governing body of the City notice that it intends to enter into the Redevelopment Contract, attached as Exhibit 1, with such changes as are deemed appropriate by the Authority, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.

Section 2. The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this ____ day of _____, 2016.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA.

By _____
Chairperson

ATTEST:

Secretary

Prataria Ventures, LLC