



Community Redevelopment Authority (CRA)

**Wednesday, December 14, 2016
Regular Meeting Packet**

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

4:00 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.



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item A1

Agenda 12-14-16

Staff Contact: Chad Nabity

AGENDA
Wednesday Dec. 14, 2016
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

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 that wants to find out what those are is welcome to read through them.

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

2. Approval of Minutes of Nov. 9, 2016 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Consideration of a Resolution 230 to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 204 N. Carey, Think Smart Properties, LLC, Grand Island, NE.
7. Consideration of a Resolution 231 of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for 204 N. Carey, Think Smart Properties, LLC, Grand Island, NE.
8. Approve Resolution to Purchase/Sell Real Estate.
9. Directors Report.
10. Recess/Adjournment

Next Meeting 4 p.m. Jan. 11, 2017

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Dec. 14, 2016

1. CALL TO ORDER. The meeting will be called to order by Chairman Tom Gdowski. 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 that wants to find out what those are is welcome to read through them.
2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting of Nov. 9, 2016 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of November 1, 2016 through November 30, 2016 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$6,307.43 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. RESOLUTION 230
Consideration of a resolution to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for a four-plex at 204 N. Carey by Think Smart Properties LLC. A MOTION is in order.
7. RESOLUTION 231.
Consideration of a resolution of intent to enter into a Site Specific Redevelopment Contract and approval of related actions and 30-day notice to City Council for 204 N. Carey, Think Smart Properties, LLC Grand Island, NE. A \$350,000 four-plex is planned. The developer is seeking \$48,150 in tax-increment financing. A MOTION is in order.
8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE OR SELL REAL ESTATE.
None.
9. DIRECTOR'S REPORT.

This is an opportunity for the director to communicate on going actions and activities to the board and public.
10. RECESS/ADJOURNMENT.
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item B1

Minutes 11-9-16

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 9, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on November 9, 2016 at City Hall 100 E. First Street. Notice of the meeting was given in the November 2, 2016 Grand Island Independent.

1. CALL TO ORDER. Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Gdowski, Glen Murray, Sue Pirnie, Glenn Wilson and Krae Dutoit. Also present were: Director, Chad Nabity; Legal Counsel, Duane Burns; Council Liaison, Vaughn Minton; Planning Administrative Assistant Tracy Overstreet; Grand Island Christian School Administrator Richard Musgrave, school board member Chris Howard and past board member Travis Burdett; William Clingman and Brian Schultz from the Grand Island Finance Department; and Jeff Bahr of the Grand Island Independent.

Gdowski stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of Minutes for the October 12, 2016 meeting was made by Wilson and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financial reports for the period of October 1, 2016 through October 31, 2016. A motion was made by Murray and seconded by Pirnie to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried.
4. APPROVAL OF BILLS. The bills were reviewed. The payouts include the tax-increment financing pass through payments, as well as a \$1,200 share in the MySidewalk program. A motion was made by Pirnie and seconded by Dutoit to approve the bills in the amount of \$275,033.84. Upon roll call vote, all present voted aye. Motion carried.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity provided a review of the committed projects. He noted that the Bosselman project at the former Skagway South Locust location is progressing. He took pictures of that façade, as well as the Todd Enck Eddy Street duplex and the Hendrix ISA Hatchery. Nabity said the owners of 1201 S. Locust are still

considering the possible sale of that property and should know by January whether they will proceed with the sale or their façade upgrade, which included a \$90,000 grant. The apartment above Wing Properties should be complete next month. There has been interest in the former Ron's Transmission Property, but any redevelopment there must include a parking plan, as Nabity said that property is outside the downtown parking district.

6. FAÇADE REQUEST.

Nabity reported that the \$61,860.18 façade grant awarded in October to Timothy for Othy's Place at 724 W. 3rd St. could be divided over two fiscal years as the contractor for the Vitrolite (glass tile) restoration is booked 18 months out. The CRA could pay out \$34,899.18 after the sign upgrade is completed, which is expected this fiscal year, and the remaining \$26,961 for the Vitrolite upgrade after it is completed during the 2017-18 fiscal year.

A motion was made by Murray and seconded by Pirnie to split the payments. Upon roll call vote, all present voted aye. Motion carried.

7. DISCUSSION AND ACTION ON GRAND ISLAND CHRISTIAN SCHOOL.

Nabity explained that the CRA had awarded an \$80,000 façade grant and a \$129,000 other projects grant to Grand Island Christian School in 2010 to renovate the former West Lawn school building at 1804 W. State St.

Gdowski said the CRA put a \$129,000 lien on the property at that time as a way to protect the façade investment. The lien would be forgiven after 10 years (October 31, 2021) if the property continued to be used as a school. The school would now like to sell the building and has an offer from a buyer that would use part of the building for a church while letting the school remain. Gdowski asked the CRA if it would like to pursue this change.

Grand Island Christian School Administrator Richard Musgrave said school enrollment has dropped (currently has 14 students and 3 teachers) and the generous offer from True North Church was to purchase the building for \$200,000 and to use the auditorium for two church services, while allowing the school to stay for five years rent and utility free. In response to questions from the CRA, Musgrave said True North is a local group of about 120 who broke off from Evangelical Free Church after that church's discontinuance of the Singing Christmas Tree. Musgrave said the group is diverse and is here to stay. Musgrave said selling to True North would not only allow the school to continue, but it would allow the building to stay standing. He said there has been interest in the property from two other parties, but those parties want to demolish the building and use the property for either apartments or a strip mall. Musgrave said the school has been contacted by former West Lawn patrons who would like to see the school building preserved.

A motion was made by Pirnie and was seconded by Wilson to issue a new note and deed of trust to the buyer for the duration of the original lien, provided that either the buyer or seller pay all the associated legal fees. Upon roll call vote, four present voted aye (Murray, Pirnie, Wilson, Dutoit) and Gdowski abstained due to contact Equitable Bank has had with the buyers. Motion carried.

8. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.
No resolutions.

9. DIRECTORS REPORT.
Nabity reported that a follow-up meeting to the Tax-Increment Financing workshop was held between the city and representatives of the Grand Island Public School District.

10. ADJOURNMENT. Meeting was adjourned at 4:35 p.m.

The next meeting is scheduled for December , 2016.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item C1

Financials 12-14-16

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2016**

	MONTH ENDED	2016-2017	2017	REMAINING	% OF BUDGET
	<u>November-16</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CONSOLIDATED					
Beginning Cash	953,961		843,818		
REVENUE:					
Property Taxes - CRA	-	32,194	566,972	516,447	5.68%
Property Taxes - Lincoln Pool	-	11,852	195,863	186,198	6.05%
Property Taxes - TIF's	-	70,215	1,809,856	1,714,543	3.88%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	20	33	300	267	10.84%
Interest Income - TIF'S	2	2	23,720	23,718	0.01%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	-	(802)	130,000	130,802	-0.62%
Other Revenue - TIF's	-	-	-	-	#DIV/0!
TOTAL REVENUE	21	113,495	2,984,710	2,829,974	3.80%
TOTAL RESOURCES	953,982	113,495	3,828,529	2,829,974	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	180	285	3,000	2,715	9.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	11,114	14,221	75,000	60,779	18.96%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	-	16,000	16,000	0.00%
General Liability Insurance	-	-	250	250	0.00%
Postage	18	24	200	176	12.20%
Life Safety	-	-	265,000	265,000	0.00%
Legal Notices	16	29	500	471	5.75%
Travel & Training	-	100	1,000	900	10.02%
Other Expenditures	-	-	-	-	#DIV/0!
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	50,000	50,000	0.00%
Bond Principal - Lincoln Pool	175,000	175,000	175,000	-	100.00%
Bond Interest	10,781	10,781	20,863	10,082	51.68%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	-	835,148	835,148	0.00%
Other Projects	-	-	50,000	50,000	0.00%
Bond Principal-TIF's	68,521	68,521	1,815,774	1,722,155	3.77%
Bond Interest-TIF's	9,403	9,403	17,463	8,060	53.85%
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	275,034	278,365	3,537,498	3,234,035	7.87%
INCREASE(DECREASE) IN CASH	(275,013)	(164,870)	(552,788)		
ENDING CASH	678,948	(164,870)	291,031	-	
CRA CASH	565,846				
Lincoln Pool Tax Income Balance	75,104				
TIF CASH	37,998				
Total Cash	678,948				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2016

	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA		32,194	548,641	516,447	5.87%
Property Taxes - Lincoln Pool		11,852	198,050	186,198	5.98%
Interest Income	20	33	300	267	10.84%
Loan Income (Poplar Street Water Line)		-	8,000	8,000	0.00%
Land Sales		-	250,000	250,000	0.00%
Other Revenue & Motor Vehicle Tax		(802)	130,000	130,802	-0.62%
TOTAL	20	43,278	1,134,991	1,091,713	3.81%
GENTLE DENTAL					
Property Taxes		-	3,598	3,598	0.00%
Interest Income	0	0	404	404	0.10%
TOTAL	0	0	4,002	4,002	0.01%
PROCON TIF					
Property Taxes		8,708	15,601	6,893	55.82%
Interest Income	1	1	4,101	4,100	0.02%
TOTAL	1	8,709	19,702	10,993	44.20%
WALNUT HOUSING PROJECT					
Property Taxes		32,120	55,257	23,137	58.13%
Interest Income	1	1	19,215	19,214	0.00%
TOTAL	1	32,121	74,472	42,351	43.13%
BRUNS PET GROOMING					
Property Taxes		6,493	13,500	7,007	48.10%
TOTAL	-	6,493	13,500	7,007	48.10%
GIRARD VET CLINIC					
Property Taxes		-	14,500	14,500	0.00%
TOTAL	-	-	14,500	14,500	0.00%
GEDDES ST APTS-PROCON					
Property Taxes		-	30,000	30,000	0.00%
TOTAL	-	-	30,000	30,000	0.00%
SOUTHEAST CROSSING					
Property Taxes		-	18,000	18,000	0.00%
TOTAL	-	-	18,000	18,000	0.00%
POPLAR STREET WATER					
Property Taxes		52	8,000	7,948	0.65%
TOTAL	-	52	8,000	7,948	0.65%
CASEY'S @ FIVE POINTS					
Property Taxes		-	10,000	10,000	0.00%
TOTAL	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Property Taxes		-	90,000	90,000	0.00%
TOTAL	-	-	90,000	90,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2016

	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TODD ENCK PROJECT					
Property Taxes		-	6,000	6,000	0.00%
TOTAL	-	-	6,000	6,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		2,417	6,000	3,583	40.28%
TOTAL	-	2,417	6,000	3,583	40.28%
PHARMACY PROPERTIES INC					
Property Taxes		-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Property Taxes		-	85,000	85,000	0.00%
TOTAL	-	-	85,000	85,000	0.00%
TOKEN PROPERTIES RUBY					
Property Taxes		-	1,500	1,500	0.00%
TOTAL	-	-	1,500	1,500	0.00%
GORDMAN GRAND ISLAND					
Property Taxes		-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
BAKER DEVELOPMENT INC					
Property Taxes		1,687	3,000	1,313	56.23%
TOTAL	-	1,687	3,000	1,313	56.23%
STRATFORD PLAZA INC					
Property Taxes		-	35,000	35,000	0.00%
TOTAL	-	-	35,000	35,000	0.00%
COPPER CREEK 2013 HOUSES					
Property Taxes		1,602	80,000	78,398	0.00%
TOTAL	-	1,602	80,000	78,398	0.00%
FUTURE TIF'S					
Property Taxes		-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,269	2,700	1,431	47.01%
TOTAL	-	1,269	2,700	1,431	0.00%
GI HABITAT OF HUMANITY					
Property Taxes		-	8,000	8,000	0.00%
TOTAL	-	-	8,000	8,000	0.00%
AUTO ONE INC					
Property Taxes		-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2016

	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EIG GRAND ISLAND					
Property Taxes		-	50,000	50,000	0.00%
TOTAL	-	-	50,000	50,000	0.00%
TOKEN PROPERTIES CARY ST					
Property Taxes		3,636	8,000	4,364	45.45%
TOTAL	-	3,636	8,000	4,364	0.00%
WENN HOUSING PROJECT					
Property Taxes		-	4,200	4,200	0.00%
TOTAL	-	-	4,200	4,200	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes		329	200,000	199,671	0.16%
TOTAL	-	329	200,000	199,671	0.00%
TC ENCK BUILDERS					
Property Taxes		-	3,000	3,000	0.00%
TOTAL	-	-	3,000	3,000	0.00%
SUPER MARKET DEVELOPERS					
Property Taxes		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Property Taxes		11,902	25,000	13,098	47.61%
TOTAL	-	11,902	25,000	13,098	0.00%
TOWER 217					
Property Taxes		-	12,000	12,000	0.00%
TOTAL	-	-	12,000	12,000	0.00%
TOTAL REVENUE	21	113,495	2,968,567	2,794,974	3.82%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2016

	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	5,000	5,000	0.00%
Legal Services	180	285	3,000	2,715	9.50%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	11,114	14,221	75,000	60,779	18.96%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		-	16,000	16,000	0.00%
General Liability Insurance		-	250	250	0.00%
Postage	18	24	200	176	12.20%
Lifesafety Grant		-	265,000	265,000	0.00%
Legal Notices	16	29	500	471	5.75%
Travel & Training		100	1,000	900	10.02%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		-	50,000	50,000	0.00%
Bond Principal - Lincoln Pool	175,000	175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool	10,781	10,781	20,863	10,082	51.68%
PROJECTS					
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement		-	835,148	835,148	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	197,110	200,441	1,704,261	1,503,820	11.76%
GENTLE DENTAL					
Bond Principal	1,925	1,925	3,917	1,992	49.15%
Bond Interest	176	176	285	109	61.72%
TOTAL GENTLE DENTAL	2,101	2,101	4,202	2,101	50.00%
PROCON TIF					
Bond Principal	8,067	8,067	16,416	8,349	49.14%
Bond Interest	1,514	1,514	2,747	1,233	55.12%
TOTAL PROCON TIF	9,581	9,581	19,163	9,582	50.00%
WALNUT HOUSING PROJECT					
Bond Principal	29,523	29,523	60,041	30,518	49.17%
Bond Interest	7,713	7,713	14,431	6,718	53.45%
TOTAL	37,236	37,236	74,472	37,236	50.00%
BRUNS PET GROOMING					
Bond Principal	6,493	6,493	13,500	7,007	48.10%
TOTAL	6,493	6,493	13,500	7,007	48.10%
GIRARD VET CLINIC					
Bond Principal		-	14,500	14,500	0.00%
TOTAL	-	-	14,500	14,500	0.00%
GEDDES ST APTS - PROCON					
Bond Principal		-	30,000	30,000	0.00%
TOTAL	-	-	30,000	30,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2016

	MONTH ENDED <u>November-16</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
SOUTHEAST CROSSINGS					
Bond Principal		-	18,000	18,000	0.00%
TOTAL	-	-	18,000	18,000	0.00%
POPLAR STREET WATER					
Bond Principal		-	8,000	8,000	0.00%
TOTAL	-	-	8,000	8,000	0.00%
CASEY'S @ FIVE POINTS					
Bond Principal		-	10,000	10,000	0.00%
TOTAL	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	90,000	90,000	0.00%
TOTAL	-	-	90,000	90,000	0.00%
TODD ENCK PROJECT					
Bond Principal		-	6,000	6,000	0.00%
TOTAL	-	-	6,000	6,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	2,417	2,417	6,000	3,583	40.28%
TOTAL	2,417	2,417	6,000	3,583	40.28%
PHARMACY PROPERTIES INC					
Bond Principal		-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Bond Principal		-	85,000	85,000	0.00%
TOTAL	-	-	85,000	85,000	0.00%
TOKEN PROPERTIES RUBY					
Bond Principal		-	1,500	1,500	0.00%
TOTAL	-	-	1,500	1,500	0.00%
GORDMAN GRAND ISLAND					
Bond Principal		-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
BAKER DEVELOPMENT INC					
Bond Principal	1,687	1,687	3,000	1,313	56.23%
TOTAL	1,687	1,687	3,000	1,313	56.23%
STRATFORD PLAZA LLC					
Bond Principal		-	35,000	35,000	0.00%
TOTAL	-	-	35,000	35,000	0.00%
COPPER CREEK 2013 HOUSES					
Bond Principal	1,602	1,602	80,000	78,398	2.00%
TOTAL	1,602	1,602	80,000	78,398	2.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2016

	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,269	1,269	2,700	1,431	47.01%
TOTAL	1,269	1,269	2,700	1,431	47.01%
GI HABITAT FOR HUMANITY					
Bond Principal		-	8,000	8,000	0.00%
TOTAL	-	-	8,000	8,000	0.00%
AUTO ONE INC					
Bond Principal		-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%
EIG GRAND ISLAND					
Bond Principal		-	50,000	50,000	0.00%
TOTAL	-	-	50,000	50,000	0.00%
TOKEN PROPERTIES CARY STREET					
Bond Principal	3,636	3,636	8,000	4,364	45.45%
TOTAL	3,636	3,636	8,000	4,364	45.45%
WENN HOUSING PROJECT					
Bond Principal		-	4,200	4,200	0.00%
TOTAL	-	-	4,200	4,200	0.00%
COPPER CREEK 2014 HOUSES					
Bond Principal		-	200,000	200,000	0.00%
TOTAL	-	-	200,000	200,000	0.00%
TC ENCK BUILDERS					
Bond Principal		-	3,000	3,000	0.00%
TOTAL	-	-	3,000	3,000	0.00%
SUPER MARKET DEVELOPERS					
Bond Principal		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Bond Principal	11,902	11,902	25,000	13,098	47.61%
TOTAL	11,902	11,902	25,000	13,098	47.61%
TOWER 217					
Bond Principal		-	12,000	12,000	0.00%
TOTAL	-	-	12,000	12,000	0.00%
FUTURE TIF'S					
Bond Principal	-	-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
TOTAL EXPENSES	275,034	278,365	3,537,498	3,259,133	7.87%

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-275,012.73	678,948.37
900	11120	COUNTY TREASURER CASH	.00	114,460.48
900	11305	PROPERTY TAXES RECEIVABLE	.00	80,176.00
900	14100	NOTES RECEIVABLE	.00	365,077.58
900	14700	LAND	.00	575,369.33
TOTAL ASSETS			-275,012.73	1,814,031.76
LIABILITIES				
900	22100	LONG TERM DEBT	.00	-281,669.00
900	22200	ACCOUNTS PAYABLE	.00	-2,500.00
900	22400	OTHER LONG TERM DEBT	.00	-1,280,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-6,289.06
900	25100	ACCOUNTS PAYABLE	.00	-2,587.06
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-5,914.00
900	25316	DEFERRED REVENUE-YR END ADJ	.00	67,933.18
TOTAL LIABILITIES			.00	-1,511,025.94
FUND BALANCE				
900	39110	INVESTMENT IN FIXED ASSETS	.00	-575,369.33
900	39112	FUND BALANCE-BONDS	.00	1,250,994.94
900	39120	UNRESTRICTED FUND BALANCE	.00	-1,143,501.54
900	39500	REVENUE CONTROL	-21.11	-113,495.05
900	39600	EXPENDITURE CONTROL	275,033.84	278,365.16
TOTAL FUND BALANCE			275,012.73	-303,005.82
TOTAL LIABILITIES + FUND BALANCE			=====275,012.73=====	===== -1,814,031.76=====

** END OF REPORT - Generated by Brian Schultz **



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

14-Dec-16

TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island

Administration Fees

Accounting

Officenet Inc.

Postage

\$ 15.79

Grand Island Independent
Lawnscape

Mowing 408 E. 2nd

\$ 16.01

Bank of America (credit card)

TIF presentation supplies

\$ 71.70

TIF pass throughs

Tower 217

\$ 575.65

Property taxes-Desert Rose

\$ 4,953.28

Wells Fargo

Agent fee Lincoln Pool bond

\$ 525.00

Mayer, Burns & Koenig

\$ 150.00

Total:

\$ 6,307.43



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2017 FISCAL YR	2018 FISCAL YR	2019 FISCAL YR	ESTIMATED COMP
Bosselman Real Estate	\$ 300,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	2019
Federation of Labor - Ziller Residential Grant	\$ 60,000.00	\$ 60,000.00			2017
Federation of Labor - Ziller Facade Grant	\$ 53,200.00	\$ 53,200.00			2017
Master Stylists - 114 W. 3rd - Jeanene Campos	\$ 23,895.00	\$ 23,895.00			2017
Othy's Place - 724 W. 3rd - Lindell	\$ 61,860.18	\$ 34,899.18	\$ 26,961.00		2017 façade, 2018 sign
South Locust/Fonner Park BID	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00		2018
Wing Properties - 116 E 3rd St	\$ 68,132.00	\$ 68,132.00			2017
Wing Properties - 110-114 E 3rd St	\$ 167,016.00	\$ 167,016.00			2017
Zoul Properties - 1201 S Locust Street	\$ 90,000.00	\$ 90,000.00			2017
Total Committed	\$ 854,103.18	\$ 612,142.18	\$ 141,961.00	\$ 100,000.00	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2017 FISCAL YR	2018 FISCAL YR	2019 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson	\$200,000		\$ 200,000.00		2018
Federation of Labor - Tom Ziller	\$115,000	\$ 115,000.00			2017
Wing Properties - 110 E 3rd St	\$20,000	\$ 20,000.00			2017
Total Committed F&L Safety Grant	\$335,000	\$ 135,000.00	\$ 200,000.00		

Life Safety - Budget \$ Remaining	\$ 265,000.00	
Façade - Budget \$ Remaining	\$ 200,000.00	
Other Projects - Budget \$ Remaining	\$ 885,148.00	
Land - Budget \$ Remaining	\$ 50,000.00	
Land Sales - Budget \$ Remaining	(\$250,000.00)	
subtotal	\$ 1,150,148.00	\$ -
Less committed	(\$747,142.18)	(\$341,961.00)
Balance remaining	\$ 403,005.82	\$ (341,961.00)

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 nd St	\$4,869	11/11/2005	\$7,500	Surplus
3235 S Locust	\$450,000	4/2/2010	\$39,764	Surplus
604-612 W 3rd	\$80,000	6/10/2015		Surplus

November 30, 2016

2017 BUDGET AVAILABLE TO COMMIT

EXPENSES	2017 AVAILABLE TO COMMIT	COMMITTED	AVAILABLE TO COMMIT
Life Safety	\$ 265,000.00		\$ 265,000.00
Façade	\$ 200,000.00	\$ 111,994.18	\$ 88,005.82
Building Improvements	\$ 835,148.00		\$ 835,148.00
Other Projects	\$ 50,000.00		\$ 50,000.00
Land	\$ 50,000.00	\$ -	\$ 50,000.00
	\$ 1,400,148.00	\$ 111,994.18	\$ 1,288,153.82



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item H1

TIF Request 204. N. Carey

Staff Contact: Chad Nabity



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: [Think Smart Properties LLC](#)
Address: [PO Box 5632, Grand Island, NE 68802-5632](#)
Telephone No.: [308.210.4008](#)
Fax No.: [308.210.4009](#)
Contact: [Heath Reinders](#)

Brief Description of Applicant's Business:

[Think Smart Properties, LLC develops, owns and rents residential property](#)

Present Ownership Proposed Project Site:

[Douglas Luth owns the Property at 204 N Carey or Lot One \(1\), in Block Twenty-Nine \(29\), in Packer & Barr's Second Addition to the City of Grand Island, Hall County, Nebraska](#)

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

[Construct a four-plex. Each unit will have an attached garage. Three of the units will have two bedrooms, two bathrooms and a two car attached garage. The fourth unit which will have three bedrooms, two bathrooms, and a one car attached garage. Please see exhibit A for a site plan.](#)

If Property is to be Subdivided, Show Division Planned:

No subdivision planned

VI. Estimated Project Costs:

Acquisition Costs:

A.	Land	28,000
B.	Building	0

Construction Costs:

A.	Renovation or Building Costs:	0
B.	On-Site Improvements:	6,650

Soft Costs:

A.	Architectural & Engineering Fees:	1,000
B.	Financing Fees:	
C.	Legal/Developer/Audit Fees:	8,500
D.	Contingency Reserves:	4,000
E.	Other (Please Specify)	0
TOTAL		48,150

Total Estimated Market Value at Completion: 450,000

Source of Financing:

A.	Developer Equity:	150,000
B.	Commercial Bank Loan:	301,850
C.	Tax Credits:	
	1 N.I.F.A.	0
	2 Historic Tax Credits	0
D.	Industrial Revenue Bonds:	0
E.	Tax Increment Assistance:	48,150
F.	Other	0

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

General Contractor & Designer:

Sean O'Connor Construction, Inc
PO Box 5916
Grand Island, NE 68802-5916
308.381.2497
308.381.1285

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

\$11,007 (See Exhibit B for Assessor's Calculation)

Project Construction Schedule:

Construction Start Date:

Upon TIF Application Acceptance (weather permitting)

Construction Completion Date:

Six (6) Months after start date

If Phased Project:

Not Phased

XII. Please Attach Construction Pro Forma

See Exhibit C

XIII. Please Attach Annual Income & Expense Pro Forma
(With Appropriate Schedules)

See Exhibit D

TAX INCREMENT FINANCING REQUEST INFORMATION

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

\$48,150 of tax increment financing is requested to assist in the acquisition, site preparation and construction of new residential housing.

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

Tax increment financing makes this project feasible in this area. Developer desires to construct new housing units with garages to assist with the Neighborhood Redevelopment Plan Number 6. Rents in this area will not support new housing units. Other units have been constructed within one block of this site with the assistance of TIF and have been successful in helping to revitalize the area. This parcel has remained undeveloped.

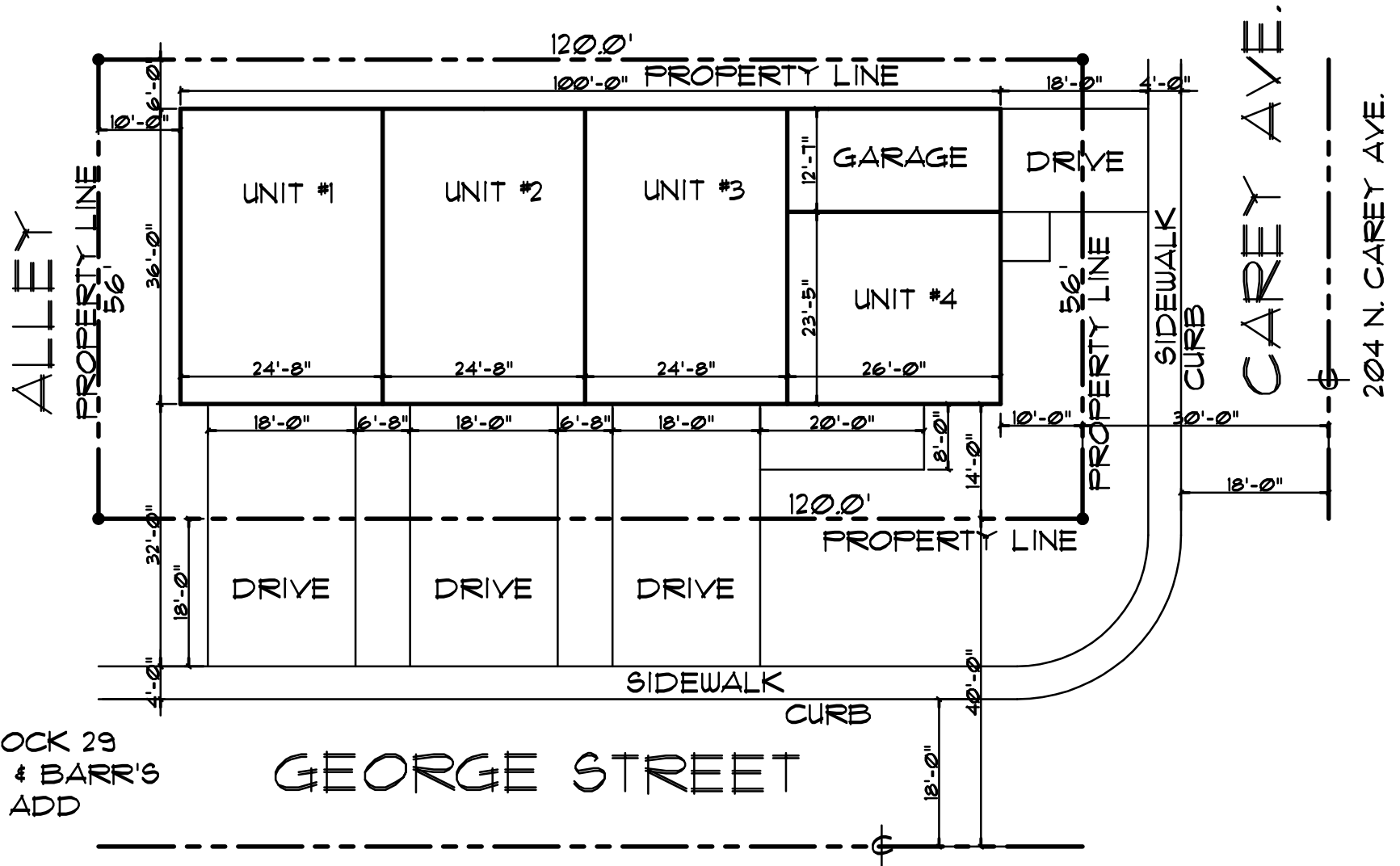
Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

Roger Heffelfinger, Exchange Bank	308.382.2900
Bruce Schreiner, Schroeder & Schreiner, PC	308.381.1355
Krae Dutoit, Gary Thompson Agency	308.384.0388
Andy Baack, Leininger Smith Law Firm	308.382.0280

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

N/A – Applicant is a new legal entity

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



LEGAL: LOT 1 BLOCK 29
PACKER & BARR'S
SECOND ADD



Think Smart Properties
 204 N Carey Avenue, Grand Island, NE 68803
 Projected Cash Flow

Existing Assessed Value and Real Estate Tax on Project Site

Parcel Number	Assessed Value (2015)			Taxes
	Improvements	Land	Total	
400071142	-	8,400	8,400	178
	-	8,400	8,400	178

Estimated Real Estate Taxes on Project Site Upon Completion of Project

Proposed Assessed Value	519,140
Current Tax Rate	2.1190%
Estimated Annual Real Estate Tax after Project Completion	11,001
Estimated Annual Real Estate Tax per Assesor	11,007
Less: Existing Annual Real Estate Tax	(178)
Estimated Increase in Annual Real Estate Tax	10,829

Exhibit B

 THOMSON REUTERS

Parcel Information

Ownership Information

Property Data					
Neighborhood	645	Topography		Number of Units	
Lot Width		Street		Unit Value	
Lot Depth		Utilities		Adjustment	
Units Buildable		Amenities 1		Lot Value	
Value Method		Amenities 2			

Building Data															
Bldg.	Sec.	Code	Description	Year	C/s.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys.	Func.	RCNLD
1	1	352	RESIDENCE, MULTIPLE	2016	D	300	40	600	98	1	8	40,566			40,566
1			BUILT-IN GARAGE	2016				2,100				34,419			34,419
1			WOOD DECK W/ROOF	2016				421				4,328			4,328
2	1	352	RESIDENCE, MULTIPLE	2016	D	300	40	1,200	182	1	16	100,656			100,656
2	2	352	RESIDENCE, MULTIPLE	2016	D	300	40	2,400	272	1	8	162,264			162,264
2	3	352	RESIDENCE, MULTIPLE	2016	D	300	40	900	174	1	16	75,492			75,492
3	1	352	RESIDENCE, MULTIPLE	2016	D	300	40	1,500	190	1	8	101,415			101,415

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

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HALL COUNTY ASSESSOR'S OFFICE



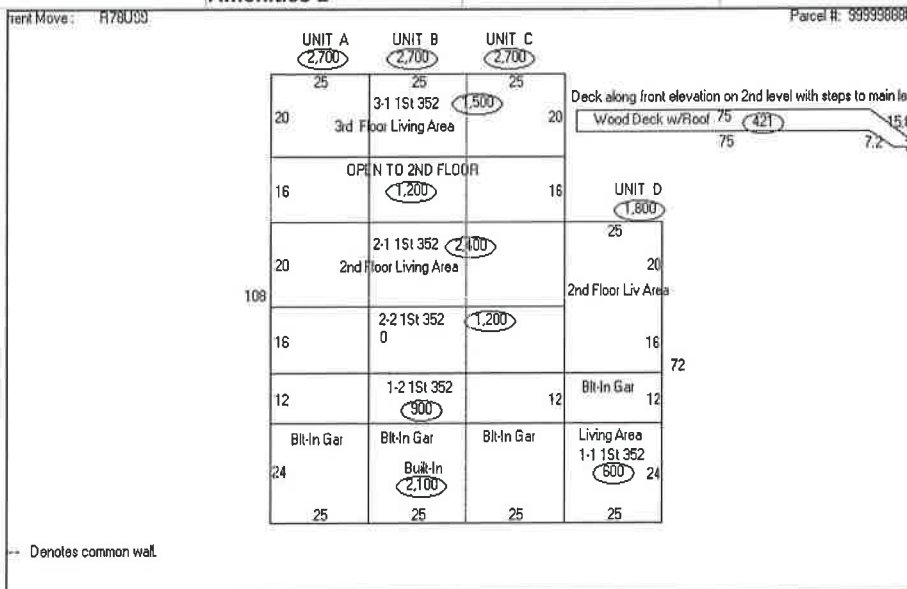
Commercial Property Record Card



Data Provided By: JANET L. PELLAND County Assessor. Printed on 09/20/2016 at 09:51:31A

Parcel Information		Ownership Information	
Parcel Number	999998888	Current Owner	SEAN O'CONNOR
Map Number		Address	422 S GUNBARREL RD
Situs	204 N CAREY	City St. Zip	GRAND ISLAND NE 68801-
Legal	WHAT IF FOR SEAN O'CONNOR (4 PLEX @ CAREY & GEORGE) 400071142	Cadastral #	

Property Data			
Neighborhood	645	Topography	
Lot Width		Street	
Lot Depth		Utilities	
Units Buildable		Amenities 1	
Value Method		Amenities 2	
		Number of Units	
		Unit Value	
		Adjustment	
		Lot Value	



Building Data													
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec RCN	Phys. Func. RCNLD
1	1	352	RESIDENCE, MULTIPLE	2016	D		350	40	600	98	1	8	47,814
1			BUILT-IN GARAGE	2016					2,100				39,900
1			WOOD DECK W/ROOF	2016					421				4,328
2	1	352	RESIDENCE, MULTIPLE	2016	D		350	40	1,200	182	1	16	118,656
2	2	352	RESIDENCE, MULTIPLE	2016	D		350	40	2,400	272	1	8	191,256
2	3	352	RESIDENCE, MULTIPLE	2016	D		350	40	900	174	1	16	88,992
3	1	352	RESIDENCE, MULTIPLE	2016	D		350	40	1,500	190	1	8	119,535

Cost Approach From Marshall & Swift				Potential Gross Income			
Total Building Area	6,600			Contract		Market	
Total Building RCN	566,253	Vacancy & Collection Loss					
Total Refinements	44,228	Effective Income					
Total Replacement Cost New	610,481	Total Expenses					
Total Phys. & Func. Depreciation		Net Operating Income					
RCN Less Phys. & Func.	610,481	Capitalization Rate					
Economic Depreciation		Income Approach					
Accrued Economic depreciation		Final Value Reconciliation					610,481
Total RCN Less Depreciation	610,481	<i>Average + quality</i> <i>Estimated tax \$12,943.38</i>					
Additional Lump Sums							
Land Value							
Total Cost Value	610,481						
Value Per Res Unit	152,620.25						
Value Per Sq. Ft.	92.50						

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

Exhibit B

HALL COUNTY ASSESSOR'S OFFICE



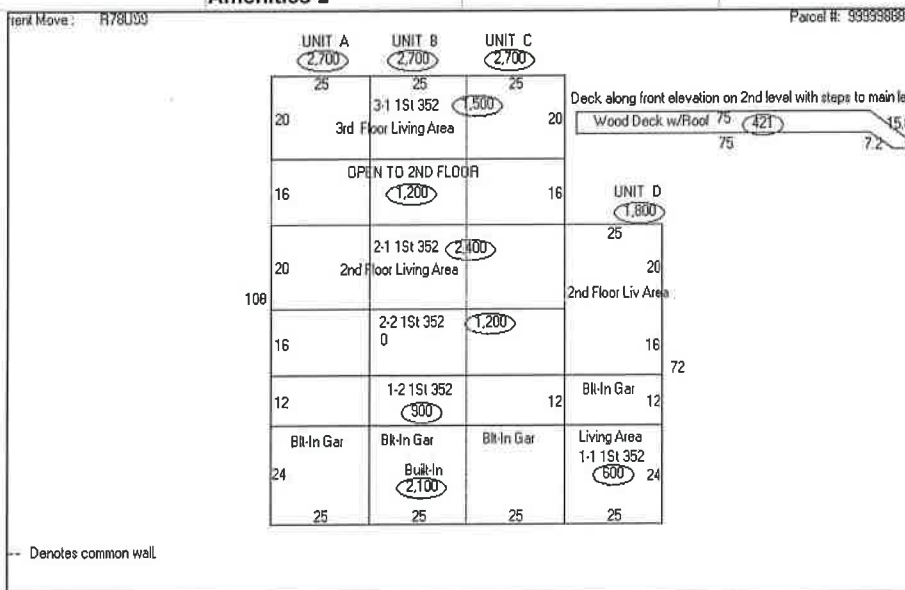
Commercial Property Record Card



Data Provided By: JANET L. PELLAND County Assessor. Printed on 09/20/2016 at 09:47:40A

Parcel Information		Ownership Information	
Parcel Number	999998888	Current Owner	SEAN O'CONNOR
Map Number		Address	422 S GUNBARREL RD
Situs	204 N CAREY	City St. Zip	GRAND ISLAND NE 68801-
Legal	WHAT IF FOR SEAN O'CONNOR (4 PLEX @ CAREY & GEORGE) 400071142	Cadastral #	

Property Data			
Neighborhood	645	Topography	
Lot Width		Street	
Lot Depth		Utilities	
Units Buildable		Amenities 1	
Value Method		Amenities 2	
		Number of Units	
		Unit Value	
		Adjustment	
		Lot Value	



Building Data															
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys.	Func.	RCNLD
1	1	352	RESIDENCE, MULTIPLE	2016	D		400	40	600	98	1	8	54,198		54,198
1			BUILT-IN GARAGE	2016					2,100				39,900		39,900
1			WOOD DECK W/ROOF	2016					421				4,328		4,328
2	1	352	RESIDENCE, MULTIPLE	2016	D		400	40	1,200	182	1	16	134,916		134,916
2	2	352	RESIDENCE, MULTIPLE	2016	D		400	40	2,400	272	1	8	216,792		216,792
2	3	352	RESIDENCE, MULTIPLE	2016	D		400	40	900	174	1	16	101,187		101,187
3	1	352	RESIDENCE, MULTIPLE	2016	D		400	40	1,500	190	1	8	135,495		135,495

Cost Approach From Marshall & Swift				Potential Gross Income			
Total Building Area	6,600			Contract		Market	
Total Building RCN	642,588	Vacancy & Collection Loss					
Total Refinements	44,228	Effective Income					
Total Replacement Cost New	686,816	Total Expenses					
Total Phys. & Func. Depreciation		Net Operating Income					
RCN Less Phys. & Func.	686,816	Capitalization Rate					
Economic Depreciation		Income Approach					
Accrued Economic depreciation		Final Value Reconciliation					686,816
Total RCN Less Depreciation	686,816	<i>Good quality</i> <i>Estimated tax \$14,561.82</i>					
Additional Lump Sums							
Land Value							
Total Cost Value	686,816						
Value Per Res Unit	171,704.00						
Value Per Sq. Ft.	104.06						

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

Exhibit B

Think Smart Properties, LLC
 204 N Carey Avenue, Grand Island, NE 68803
 Construction Pro Forma

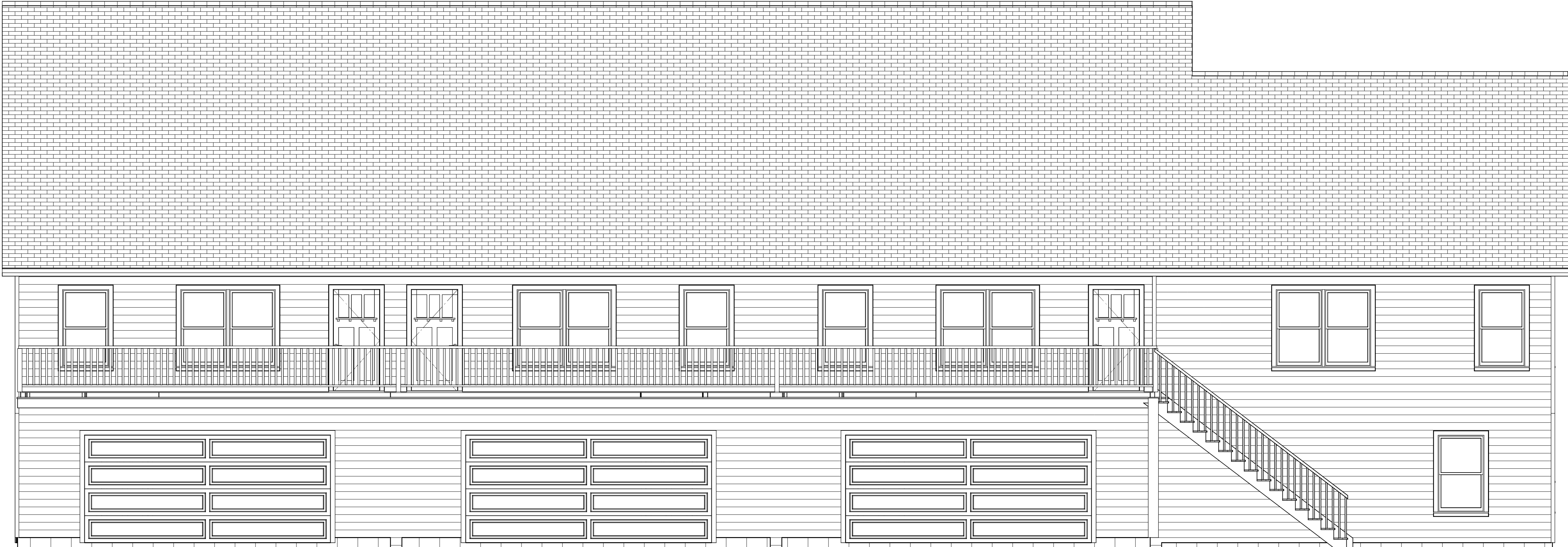
	Total	TIF Qualified
Material	145,138	
Plumbing	21,234	
Electric	33,974	
HVAC	39,708	
Roofing	1,593	
Framing	53,085	
Drywall	26,493	
Finish	21,455	
Siding & Windows	16,775	
Painting	15,926	
Concrete Structural	28,135	
Concrete Flat	10,617	6,650
Site Work	3,000	3,000
Landscaping	10,617	
Appliances	2,654	
Flooring Material	20,172	
Land	28,000	28,000
Flooring Labor	10,924	
Architectural & Engineering Fees	1,000	1,000
Legal/Developer/Audit Fees	8,500	8,500
Contingency Reserves	1,000	1,000
	500,000	48,150

Exhibit C

Think Smart Properties
 204 N Carey Avenue, Grand Island, NE 68803
 Projected Cash Flow

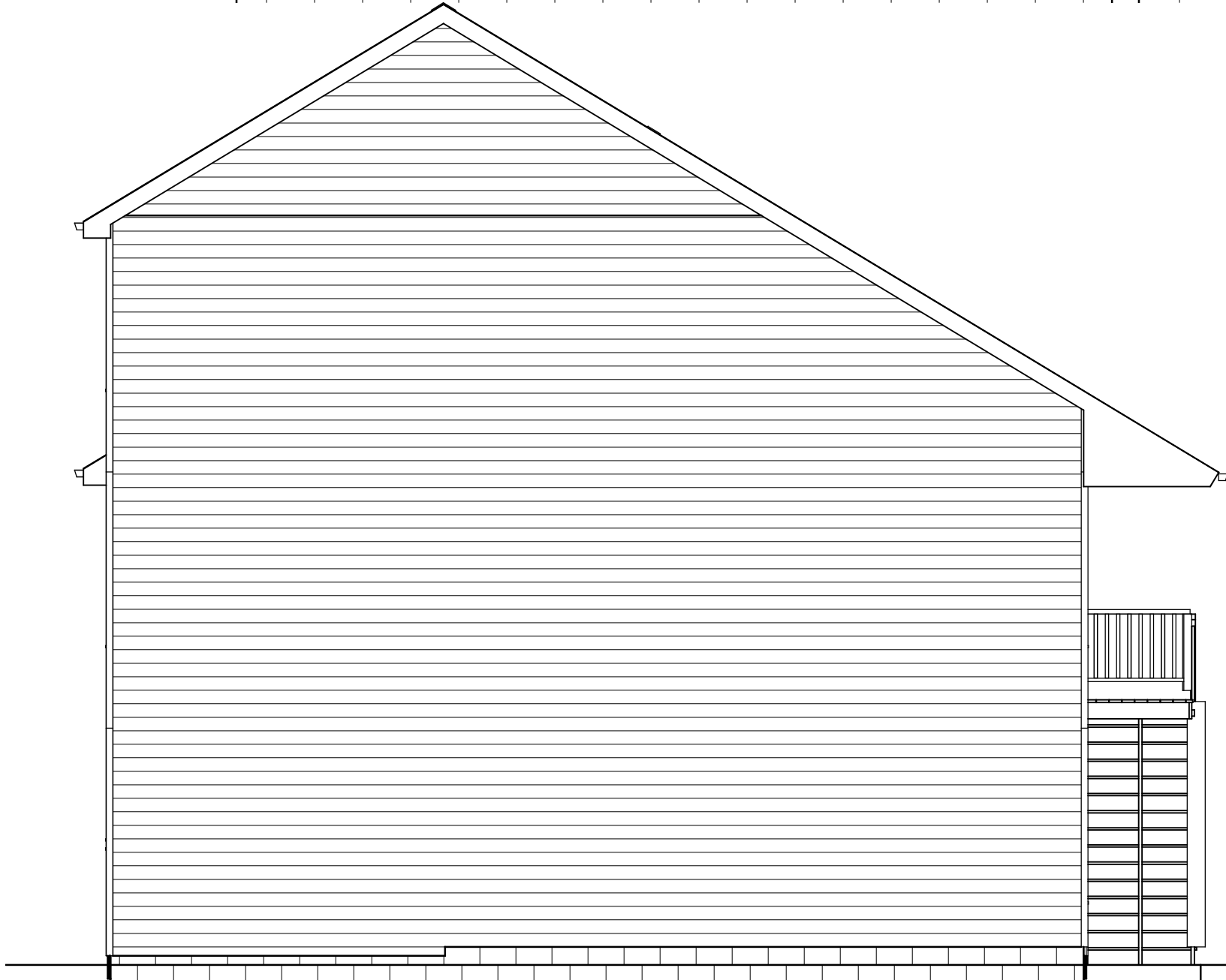
	With Tax Increment Financing	Without Tax Increment Financing
Receipts		
Rent	49,020	49,020
Operating Disbursements		
Utilities	-	-
Repairs	3,600	3,600
Trash	1,800	1,800
Landscaping & Snow	2,400	2,400
Insurance \$2k to \$3k	2,500	2,500
Management 7%	3,431	3,431
Real Estate Taxes - Existing	178	178
Real Estate Taxes - Increment	10,829	10,829
Total Operating Disbursements	24,738	24,738
TIF - Nonshreholder Capital Contribution	10,829	
Annual Debt Service - Non TIF	(24,156)	(27,720)
Annual Debt Service - TIF	(10,829)	-
Net Cash Flow	126	(3,438)

Exhibit D



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

8'-1 1/8" FIRST FLOOR HEIGHT
8'-1 1/8" SECOND FLOOR HEIGHT
8'-1 1/8" THIRD FLOOR HEIGHT

- GENERAL NOTES
1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5 1/2" (2x6 STUDS), 3 1/2" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS, FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
 9. BUILDERS IS NOT A PROFESSIONAL ENGINEERING OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

1.	PRELIM FLOOR PLANS	EAH	06-13-16
2.	PRELIM PLANS	EAH	06-21-16
3.	REV. PRELIM PLANS	EAH	06-24-16
6.	REV. PRELIM PLANS	EAH	07-13-16
7.	REV. PRELIM PLANS	EAH	07-15-16
8.	REV. PRELIM PLANS	EAH	07-18-16
9.	REV. PRELIM PLANS	EAH	07-20-16
10.	REV. 2X6 EXT WALLS	EAH	07-20-16

www.erictholtdesign.com
720-555-7385
eric@ericholtdesign.com
PROJECT # 1640
COOPERATION CONTAINED WITHIN THESE DESIGN CONCEPTS ARE PROPERTY OF BUILDERS. INFORMATION IS NOT TO BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF BUILDERS.

Builders 1-308-382-9656
LUMBER & BUILDING CENTER

PROJECT OWNERS:	HEATH REINDERS
CONTRACTOR:	

SHEET TITLE:	ELEVATION PLAN
PROJECT DESCRIPTION:	4-PLEX APARTMENT

DRAWN BY:	EAH
PLAN DATE:	6/13/16
PLOT DATE:	7/20/2016
PATA #	P112243
SHEET:	1 OF 7



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item I1

Redevelopment Plan 204 N. Carey

Staff Contact: Chad Nabity

**Redevelopment Plan Amendment
Grand Island CRA Area #6
December 2016**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #6 with in the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #6.

**Executive Summary:
Project Description**

THE ACQUISITION PROPERTY AT 204 N CAREY AND THE SUBSEQUENT SITE WORK, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR BUILDING A FOUR UNIT APARTMENT BUILDING AT THIS LOCATION.

The use of Tax Increment Financing (TIF) to aid in acquisition of this site and costs associated with redevelopment of this site for a four unit apartment building. The use of TIF makes it affordable to provide additional housing in Grand Island at this location at a contract rent that is consistent with the neighborhood. This project would not be possible in an affordable manner without the use of TIF.

The site is will be acquired for by the developer if TIF is approved. All site work, fee, engineering cost and utility extensions or services will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2018 towards the allowable costs and associated financing for the acquisition and site work.

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

Property Description (the “Redevelopment Project Area”)

This property is located at the northeast corner of 204 N Carey in north central Grand Island. The attached map identifies the subject property and the surrounding land uses:

- **Legal Descriptions** Lot 1 Block 29 of Packer and Barr’s Second Addition to the City of Grand Island.



The tax increment will be captured for the tax years with payments due beginning in 2018 and ending no later than 2032.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of a four-plex apartment at this location.

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2018.

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 October 9, 2007.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

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

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

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

a. Land Acquisition:

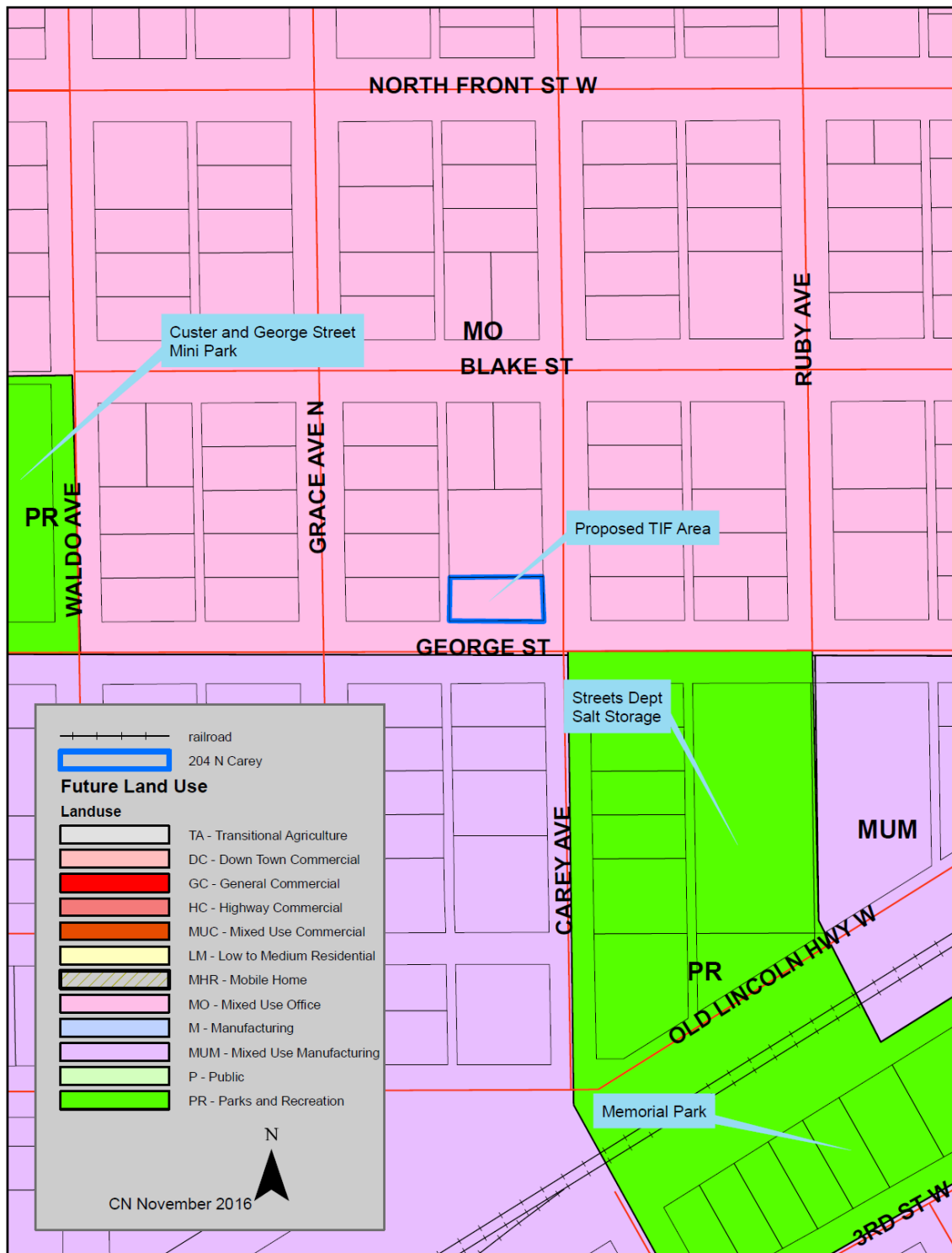
The Redevelopment Plan for Area #6 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not require the demolition and removal of an existing structure.

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 medium density residential to office use development, this includes housing at densities substantially higher than presented in this application. 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 R4-High Density Residential 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 R4 zoning district allows 1 dwelling unit per 1,000 square feet of property. The lots contains 6,720 square feet of property; enough to legally accommodate up to six housing units. The property is zoned R4 and could accommodate a building of up to 60% of the property area; allowable coverage would be about 4,032 square feet. The proposed units including the attached garages will cover about 3,600 square feet, well within the allowable coverage. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

No other utilities would be impacted by the development.

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

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

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

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

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

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

The developer has a contract to purchase the property contingent on TIF availability. The \$28,000 cost of property acquisition is included as a TIF eligible expense. Costs for site preparation and flat concrete of \$9,650 are included as a TIF eligible expense.

Engineering and design fees are estimated at \$1,000 and are included as a TIF eligible expense. Fees and reimbursement to the City and the CRA of \$5,700 are included as a TIF eligible expense. Developer planning costs including legal and design fees of \$4,800 are included as a TIF eligible expense. The total of eligible expenses for this project is \$48,150.

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 \$48,150 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, 2018 through December 2032.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan. There is no structure on the property and the property is unoccupied.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of and redevelopment residential lots. New residential development will raise property values and provide a stimulus to keep surrounding properties properly maintained. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

Development of this project (including demolition, site preparation and new construction) is anticipated to be completed between February and December of 2017. Excess valuation should be available for this project for 15 years beginning with the 2018 tax year.

9. Justification of Project

This is a residential neighborhood characterized by a combination of small apartment buildings and single family dwellings on smaller lots. The lot has been vacant and undeveloped for at least 26 years. The residential property to the north is a metal building that is essentially a large garage with a dwelling unit inside. That building is more industrial in nature than residential. The properties to the west are multi-family buildings similar in nature to the proposed building. The City of Grand Island is in need of additional housing units and this development will provide 4 brand new units. This is infill development in an area with all city services available. This project does not propose to tear down any buildings with historic value.

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

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 \$48,150 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 \$451,850 in private sector financing; a private investment of \$9.38 for every TIF dollar invested.

Use of Funds.			
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$28,000		\$28,000
Site preparation	\$3,000		\$3,000
Legal and Plan	\$10,500		\$10,500
Building Costs		\$447,883	\$447,883
Flat Concrete	\$6,650	\$3,967	\$10,617
TOTALS	\$48,150	\$451,850	\$500,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$519,140. Based on the 2015 levy, this would result in a real property tax of approximately \$11,007. It is anticipated that the assessed value will increase by \$510,740 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$10,800 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city or other taxing entity general tax revenues, for a period of 8 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 2017 assessed value:	\$ 8,400
Estimated value after completion	\$ 519,140
Increment value	\$ 510,740
Annual TIF generated (estimated)	\$ 10,800
TIF bond issue	\$ 48,150

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

The redevelopment project area currently has an estimated valuation of \$8,400. The proposed redevelopment and subsequent construction of a four-unit apartment building at this location will result in an additional \$510,740 of taxable valuation based on an analysis by the Hall County Assessor's office. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

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

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

The proposed facility will provide jobs for persons employed with the construction company that will be building this structure. It will have no impact on other firms locating or expanding in the area.

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

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

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

This project will increase the available quality housing in Grand Island by a net of four (4) units. These types of smaller projects spread throughout the city will have a less drastic impact on neighborhoods and schools than a centralized larger housing project.

The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving more than xx units is proposed within District. Projects involving less than xx units, such as this one do not present an issue for the District.



This neighborhood has not had a great deal of new development in many years. Projects like this are starting to create a positive impact in the neighborhood. The location of this lot with commercial uses to the south and residential uses that look like commercial uses to the north make it a difficult property to redevelop without assistance.

Time Frame for Development

Development of this project is anticipated to be completed between February 2017 and December of 2017. 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 2018 with taxes due in 2019. 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 8 years or an amount not to exceed \$48,150 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the cost of acquisition, site preparation, engineering,

expenses and fees reimbursed to the City and CRA, and financing fees the developer will spend at least \$48,150 on TIF eligible activities.

See Attached Building Plans



Community Redevelopment Authority (CRA)

**Wednesday, December 14, 2016
Regular Meeting**

Item J1

Resolution 230 - forward to RPC

Staff Contact: Chad Nabity

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

RESOLUTION NO. 230

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 14th day of December, 2016.

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

By _____
Chairperson

ATTEST:

Secretary

204. N. Carey, Think Smart Properties LLC



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item J2

Resolution 231- site specific and 30-day notice to CC

Staff Contact: Chad Nabity

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

RESOLUTION NO. 231

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 6, from Think Smart Properties LLC for 204 N. Carey, (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 6;

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 14th day of December, 2016.

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

By _____
Chairperson

ATTEST:

Secretary

204 N. Carey, Think Smart Properties, LLC