



Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting Packet

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

4:00 PM
City Hall

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, October 18, 2017
Regular Meeting

Item A1

Agenda 10-18-17

Staff Contact: Chad Nabity



AGENDA
Wednesday, October 18, 2017
4 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 September 20, 2017, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Regional Planning Commission recommendation of Husker Harvest Days redevelopment project and consideration of Resolution 250 to forward a Redevelopment Plan Amendment to the Grand Island City Council.
7. Regional Planning Commission recommendation of O'Neill Wood Resources redevelopment project and consideration of Resolution 251 to forward a Redevelopment Plan Amendment to the Grand Island City Council.
8. Regional Planning Commission recommendation of Mendez Enterprises redevelopment project and consideration of Resolution 252 to forward a Redevelopment Plan Amendment to the Grand Island City Council.

9. Redevelopment Plan Amendment for Urban Island - Kinkaider.
 - a. Consideration of Resolution 253 - Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Urban Island – Kinkaider.
 - b. Consideration of Resolution 254 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Urban Island - Kinkaider.
10. Fire and Life Safety Request for Urban Island – Kinkaider.
11. Façade Committee Recommendations and Action on Recommendations
 - a. Urban Island-Kinkaider.
 - b. Hedde Building.
 - c. Fonner Court.
12. Approve Resolution to Purchase/Sell Real Estate (none)
13. Director’s Report.
14. Adjournment.

Next Meeting 4 p.m. November 15, 2017
(this is a change of date)

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, October 18, 2017

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 August 10, 2017, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of September 1 through 30, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$232,282.15 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN AMENDMENT – HUSKER HARVEST DAYS. The Regional Planning Commission approved Resolution 2018-01 at its Oct. 11, 2017 meeting. The commission found that the Redevelopment Plan for Husker Harvest Days by owner Farm Progress Companies, Inc. is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 25 for a Site Specific Redevelopment Plan at a formerly used defense site calls for \$7 million in upgrades to the electrical distribution, drainage and paving to the show site. A proposed \$2 million of public funds from Grand Island's food and beverage occupation tax would aid in the redevelopment. A MOTION to approve Resolution 250 (to forward to city council) is in order.
7. REDEVELOPMENT PLAN AMENDMENT – O'NEILL WOOD RESOURCES. The Regional Planning Commission approved Resolution 2018-02 at its Oct. 11, 2017 meeting. The commission found that the Redevelopment Plan for O'Neill Wood Resources is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 20 for a Site Specific Redevelopment Plan at a formerly used defense site calls for 58 acres at 7100 W. Old Potash Highway to be redeveloped. The request is for \$209,000 in tax-increment financing to assist with site acquisition, grading, site preparation, utility extensions and private roads for development of a construction and demolition landfill and associated buildings. A MOTION to approve Resolution 251 (to forward to city council) is in order.

8. REDEVELOPMENT PLAN AMENDMENT – MENDEZ ENTERPRISES. The Regional Planning Commission approved Resolution 2018-03 at its Oct. 11, 2017 meeting. The commission found that the Redevelopment Plan for Mendez Enterprises is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 6 calls for a Site Specific Redevelopment Plan in an area along Old Lincoln Highway between Carey and Waldo avenues. The request from Mendez Enterprises is for \$886,965 in tax-increment financing to assist with the redevelopment of commercial lots. A MOTION to approve Resolution 252 (to forward to city council) is in order.

9. REDEVELOPMENT PLAN AMENDMENT – URBAN ISLAND LLC – KINKAIDER. Concerning an amendment to the redevelopment plan for CRA Area No. 1 for a Site Specific Redevelopment Plan at 320-322 N. Pine. The request from Urban Island LLC for Kinkaider Brewing Company calls for redevelopment of the kitchen/party room into mixed use for six apartments and two retail tenant spaces. The plan requests \$164,181 in tax increment financing for \$115,000 of direct aid to the project. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A MOTION to approve Resolution 253 (forward to Regional Planning Commission) and Resolution 254 (30-day intent notice to city council) is in order.

10. FIRE AND LIFE SAFETY GRANT REQUEST – URBAN ISLAND LLC - KINKAIDER.
 Urban Island LLC is proposing to redevelop 320-322 N. Pine to include three upper-story one-bedroom apartments and three upper-story two-plus bedroom apartments. The Life Safety grant allows up to \$15,000 per one-bedroom unit on an upper story and up to \$20,000 per two-plus bedroom unit. The maximum grant allowed on this request would be \$105,000 (\$45,000 for the one-bedroom and \$60,000 for the two-bedrooms.) A MOTION is in order.

11. FAÇADE GRANT REQUESTS. The CRA Façade Grant Review Commission met on October 10 with architect Brad Kissler. The committee forwarded the following recommendations for funding: Urban Island-Kinkaider, \$100,000 for fiscal year 2017-18 and \$68,677 for fiscal year 2018-19 for 320-322 N. Pine; Staab Management, \$106,500 for fiscal year 2017-18 for Fonner Court at 1512-1608 S. Locust; and Hedde Building, \$100,000 for fiscal year 2017-18 and \$100,000 each for fiscal year 2018-19 and 2019-20 for 201-205 W. Third St. A MOTION is in order.

12. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.
 None.

13. DIRECTOR’S REPORT.
 This is an opportunity for the director to communicate on going actions and activities to the board and public.

14. ADJOURNMENT.

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item B1

Minutes 9-20-17

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 20, 2017

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on September 20, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the September 13, 2017 Grand Island Independent.

1. CALL TO ORDER. Chairman Tom Gdowski called the meeting to order at 4:02 p.m. The following members were present: Glen Murray, Glenn Wilson and Krae Dutoit. CRA Member Sue Pirnie was absent. Also present were: Director Chad Nabity, Planning Administrative Assistant Tracy Overstreet, Finance Director Renae Jimenez, Billy Clingman and Brian Schultz from the Grand Island Finance Department, City Administrator Marlan Ferguson and Council President Vaughn Minton.

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 the Minutes for the August 10, 2017 meeting was made by Wilson and seconded by Dutoit. Gdowski asked that his absence from the August 10 meeting be noted in the minutes. Upon roll call vote, all present voted aye. Motion carried 4-0.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financials from August 1 to August 31. A motion for approval of the financial reports was made by Murray and seconded by Wilson. Upon roll call vote, all present voted aye. Motion carried 4-0.
4. APPROVAL OF BILLS. The bills, which included a \$100,000 façade grant payout for Bosselman corporate and numerous TIF pass through payments, were reviewed by Gdowski. A motion was made by Murray and seconded by Dutoit to approve the bills in the amount of \$659,022.70. Upon roll call vote, all present voted aye. Motion carried 4-0.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity provided an overview of the committed projects. He said the South Locust landscaping improvements are set to occur in October or next spring, depending upon the weather, so that payout will be next fiscal year. Other payouts next year include the Labor Temple Apartments, which have not concluded occupancy checks yet;

Othy's Place, which is waiting on Vitrolite installation; and Auto America on its façade. The Bosselman corporate project is complete for façade, he said. The CRA has received two purchase offers on 408 E. Second and is still taking proposals on 3235 S. Locust and the Ron's Transmission lot downtown.

6. TIF CONTRACT APPROVAL – PRATARIA VENTURES. Prataria Ventures LLC has requested \$15.8 million of tax-increment financing assistance for a three-phase development, which includes a hospital, medical office building and hotel. The CRA passed Resolution 221 on July 27, 2016 notifying the city council of its intent to enter into a redevelopment contract. The Regional Planning Commission met on August 10, 2016 and passed Resolution 2016-07 finding that this plan amendment is consistent with the comprehensive plan for the City of Grand Island. The Grand Island City Council passed Resolution 2016-207 at its meeting on August 23, 2016. Nabity said the original tax-increment financing value was estimated at \$27.8 million, but a more conservative number of \$15.9 million is now being used. The eligible TIF expenses include infrastructure and grading. Nabity said three bonds will be issued for the project.

Andrew Willis of Cline Williams law firm said his client is planning the same three-phase project as originally proposed. The total valuation at completion should be around \$75 million. They expect to use the \$15.8 million in TIF for streets, utilities, stormwater and drainage. Willis said construction completion is expected in mid-2019. Nabity said the hospital has a 24-month build time. The medical office building and hotel each have an 18-month build time. Nabity said this area was first considered for retail redevelopment in 2007, but the economy turned and the property has been cornfield since.

A motion was made by Murray and seconded by Wilson to approve Resolution 243 for the Prataria Ventures redevelopment contract and for the bond note. Upon roll call vote, all present voted aye. Motion carried 4-0.

7. REDEVELOPMENT PLAN AMENDMENT – HUSKER HARVEST DAYS. Concerning an amending to the redevelopment plan for CRA Area No. 25 for a Site Specific Redevelopment Plan at a formerly used defense site for Husker Harvest Days by Farm Progress Companies Inc. They have plans to make \$7 million in upgrades to the electrical distribution, drainage and paving to the show site. A proposed \$2 million of public funds from Grand Island's food and beverage occupation tax would aid in the redevelopment. Nabity said the CRA will need a contract with the city for a 20-year contract and bond that will be repaid by food and beverage tax receipts at \$100,000 a year. That contract is still being prepared. Nabity said Farm Progress is committing to put on a three-day show annually for 20 years and if not, will need to repay the balance of the bond, which is forgiven at \$100,000 a year. As an example, Nabity said if Farm Progress does 10 years worth of shows and then ceases, it would need to repay \$1 million of bonds. He said the

land for the show is zone SE-AG Special Events Agriculture and was identified in the Hall County Reuse Plan for the Cornhusker Army Ammunition Plant site.

Matt Jungmann, the national shows coordinator for Farm Progress Companies, detailed the \$7 million of upgrades to the show site that he believes will make the site a state-of-the art facility for corporate shows to continuing exhibiting at Husker Harvest Days.

City Administrator Marlan Ferguson spoke in favor of the redevelopment plan. Also speaking in favor of the plan were Grand Island Area Chamber of Commerce President Cindy Johnson, Grand Island Area Economic Development Corporation President Dave Taylor and former Grand Island Mayor Ken Gnadt.

A motion was made by Dutoit and seconded by Wilson to approve Resolution 244 to forward the plan to the Regional Planning Commission and Resolution 245 to give 30-day intent notice to the Grand Island City Council for a site specific redevelopment plan. Upon roll call vote, all present voted aye. Motion carried 4-0.

8. REDEVELOPMENT PLAN AMENDMENT – O’NEILL WOOD RESOURCES.

Concerning an amending to the redevelopment plan for CRA Area No. 20 for a Site Specific Redevelopment Plan at a formerly used defense site for 58 acres at 7100 W. Old Potash Highway by O’Neill Wood Resources. The request is for \$209,000 in tax-increment financing to assist with site acquisition, grading, site preparation, utility extensions and private roads for development of a construction and demolition landfill and associated buildings. Nabity said the nearest construction and demolition landfill is in Elba. Nabity said the former Cornhusker Army Ammunition Plant is a great location for this type of business because the zoning prohibits home development.

O’Neill said the tax-increment financing would be used toward the development of the recycling center. He said about 10 to 15 jobs are expected to be created with the project.

A motion was made by Murray and seconded by Dutoit to approve Resolution 246 to forward the plan to the Regional Planning Commission and Resolution 247 to give 30-day intent notice to the Grand Island City Council for a site specific redevelopment plan. Upon roll call vote, three present voted aye (Murray, Dutoit, Wilson). Motion carried 3-0. Gdowski abstained.

9. REDEVELOPMENT PLAN AMENDMENT-MENDEZ ENTERPRISES.

Concerning an amending to the redevelopment plan for CRA Area No. 6 for a Site Specific Redevelopment Plan in an area along Old Lincoln Highway between Carey and Waldo avenues. The request from Mendez Enterprises is for \$886,965

in tax-increment financing to assist with the redevelopment of commercial lots, into a trampoline center, an educational facility, a diner and an office.

Architect Ken Fredrick said owner Vince Mendez will be putting \$7.2 million of investment in the area. He's already purchased buildings in that area, done clean up, landscaping and added parking. Mendez said he is a third-generation mechanic and wants to develop the area as a campus for a technology school. He estimated job creation to be 20 to 25 employees in the four to five buildings. Grand Island Area Chamber of Commerce President Cindy Johnson said Mendez has a passion for his work and sharing training skills.

Gdowski said the project is aggressive and has many different directions. He asked if Mendez had a financial commitment letter from a bank. Mendez said he didn't realize one was needed, but he could get one to submit.

A motion was made by Murray and seconded by Dutoit to approve Resolution 248 to forward the plan to the Regional Planning Commission and Resolution 249 to give 30-day intent notice to the Grand Island City Council for a site specific redevelopment plan contingent upon Mendez submitting a financial commitment letter from a bank. Upon roll call vote, three present voted aye (Murray, Dutoit, Wilson) and one voted no (Gdowski). Motion carried 3-1.

10. DEMOLITION GRANT – HABITAT FOR HUMANITY. Habitat for Humanity has requested a demolition and clean-up grant of up to \$14,000 in the event the non-profit can successfully purchase a substandard house at 1812 W. 11th Street. The house is located in Redevelopment Area No. 6.

A motion was made by Wilson and seconded by Dutoit to approve a grant of up to \$14,000 to Habitat for Humanity for 1812 W. 11th Street. Upon roll call vote, all present voted aye. Motion carried 4-0.

11. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE. Consideration of offer(s) to sell 408 E. Second Street. The CRA bought the property in 2005 for \$6,000 after a fire damaged the home there.

A motion was made by Murray and seconded by Wilson to go into closed session to discuss a possible sale. Upon roll call vote, all present voted aye. Motion carried 4-0. The CRA went into closed session at 5:24 p.m.

The CRA returned to open session at 5:35 p.m. A motion was made by Murray and seconded by Dutoit to accept a \$15,000 purchase offer from Weinrich Developments and authorized the chairman to sign. Upon roll call vote, three present voted aye (Murray, Dutoit, Wilson.) Motion carried 3-0. Gdowski abstained.

12. DIRECTOR'S REPORT. Nabity said there are several façade grant requests that will come forward at the upcoming meeting at the start of the fiscal year.
13. RECESS TO TOUR OF TEMPLE LOFT APARTMENTS/ADJOURNMENT. Nabity said Temple Lofts owner Tom Ziller was at his property at 210 N. Walnut and could give tours to CRA members and the public who desired to see the project following the meeting. The lofts will also be open from 10 a.m. to 5 p.m. September 30 as part of the Central Nebraska Home Builders tour, which costs \$5. The lofts will also be open free during the Railside tours from 1 to 4 p.m. Oct. 8 and during a Chamber ribbon cutting event at 10 a.m. October 13. Gdowski adjourned the meeting at 5:50 p.m.

The next meeting is scheduled for 4 p.m., Wednesday, October 18, 2017.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item C1

Financials

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017**

CONSOLIDATED	MONTH ENDED September-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	1,034,073		843,818		
REVENUE:					
Property Taxes - CRA	156,459	567,931	566,972	-	100.17%
Property Taxes - Lincoln Pool	57,854	187,634	195,863	10,416	95.80%
Property Taxes -TIF's	267,196	1,131,188	1,809,856	727,884	62.50%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	23	244	300	56	81.32%
Interest Income - TIF'S	1	5,123	23,720	18,597	21.60%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	5,420	13,875	130,000	116,125	10.67%
Other Revenue - TIF's	-	10,082	-	-	#DIV/0!
TOTAL REVENUE	486,952	1,916,077	2,984,710	1,131,079	64.20%
TOTAL RESOURCES	1,521,026	1,916,077	3,828,529	1,131,079	
EXPENSES					
Auditing & Accounting	-	4,475	5,000	525	89.50%
Legal Services	-	613	3,000	2,387	20.43%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	7,026	50,366	75,000	24,634	67.16%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	205	5,158	16,000	10,842	32.24%
General Liability Insurance	-	-	250	250	0.00%
Postage	77	136	200	64	67.87%
Life Safety	-	-	265,000	265,000	0.00%
Legal Notices	17	207	500	293	41.31%
Travel & Training	-	100	1,000	900	10.02%
Other Expenditures	-	-	-	-	#DIV/0!
Office Supplies	-	72	1,000	928	7.17%
Supplies	-	-	300	300	0.00%
Land	-	3,798	50,000	46,203	7.60%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	-	21,388	20,863	-	102.51%
Façade Improvement	-	1,000	200,000	199,000	0.50%
Building Improvement	300,000	500,303	835,148	334,845	59.91%
Other Projects	-	-	50,000	50,000	0.00%
Bond Principal-TIF's	351,698	1,117,816	1,815,774	713,498	61.56%
Bond Interest-TIF's	-	17,462	17,463	1	100.00%
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	659,023	1,897,893	3,537,498	1,655,670	53.65%
INCREASE(DECREASE) IN CASH	(172,070)	18,184	(552,788)		
ENDING CASH	862,003	18,184	291,031	-	
CRA CASH	564,903				
Lincoln Pool Tax Income Balance	240,280				
TIF CASH	56,820				
Total Cash	862,003				

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017**

	<u>MONTH ENDED</u> <u>September-17</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>
GENERAL OPERATIONS:					
Property Taxes - CRA	156,459	567,931	548,641	-	103.52%
Property Taxes - Lincoln Pool	57,854	187,634	198,050	10,416	94.74%
Interest Income	23	244	300	56	81.32%
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	5,420	13,875	130,000	116,125	10.67%
TOTAL	219,756	769,684	1,134,991	384,597	67.81%
GENTLE DENTAL					
Property Taxes		5,713	3,598	-	158.78%
Interest Income	0	2	404	402	0.42%
TOTAL	0	5,715	4,002	402	142.79%
PROCON TIF					
Property Taxes		27,243	15,601	-	174.63%
Interest Income	1	5	4,101	4,096	0.13%
TOTAL	1	27,249	19,702	4,096	138.30%
WALNUT HOUSING PROJECT					
Property Taxes		57,918	55,257	-	104.82%
Interest Income		5,116	19,215	14,099	26.62%
Other Revenue		10,082		-	
TOTAL	-	73,116	74,472	14,099	98.18%
BRUNS PET GROOMING					
Property Taxes		13,900	13,500	-	102.96%
TOTAL	-	13,900	13,500	-	102.96%
GIRARD VET CLINIC					
Property Taxes		5,509	14,500	8,991	37.99%
TOTAL	-	5,509	14,500	8,991	37.99%
GEDDES ST APTS-PROCON					
Property Taxes	13,369	27,888	30,000	2,112	92.96%
TOTAL	13,369	27,888	30,000	2,112	92.96%
SOUTHEAST CROSSING					
Property Taxes	1,525	15,352	18,000	2,648	85.29%
TOTAL	1,525	15,352	18,000	2,648	85.29%
POPLAR STREET WATER					
Property Taxes	4,134	12,050	8,000	-	150.63%
TOTAL	4,134	12,050	8,000	-	150.63%
CASEY'S @ FIVE POINTS					
Property Taxes	6,736	14,051	10,000	-	140.51%
TOTAL	6,736	14,051	10,000	-	140.51%
SOUTH POINTE HOTEL PROJECT					
Property Taxes		83,682	90,000	6,318	92.98%
TOTAL	-	83,682	90,000	6,318	92.98%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017

	<u>MONTH ENDED</u> <u>September-17</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	3,084	6,434	6,000	-	107.23%
TOTAL	3,084	6,434	6,000	-	107.23%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		6,092	6,000	-	101.54%
TOTAL	-	6,092	6,000	-	101.54%
PHARMACY PROPERTIES INC					
Property Taxes	5,668	11,824	11,000	-	107.49%
TOTAL	5,668	11,824	11,000	-	107.49%
KEN-RAY LLC					
Property Taxes	21,724	45,346	85,000	39,654	53.35%
TOTAL	21,724	45,346	85,000	39,654	53.35%
TOKEN PROPERTIES RUBY					
Property Taxes	1,410	2,942	1,500	-	196.11%
TOTAL	1,410	2,942	1,500	-	196.11%
GORDMAN GRAND ISLAND					
Property Taxes		53,235	40,000	-	133.09%
TOTAL	-	53,235	40,000	-	133.09%
BAKER DEVELOPMENT INC					
Property Taxes	1,661	5,152	3,000	-	171.74%
TOTAL	1,661	5,152	3,000	-	171.74%
STRATFORD PLAZA INC					
Property Taxes		32,978	35,000	2,022	94.22%
TOTAL	-	32,978	35,000	2,022	94.22%
COPPER CREEK 2013 HOUSES					
Property Taxes	27,351	72,653	80,000	7,347	0.00%
TOTAL	27,351	72,653	80,000	7,347	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	17,352	36,197	40,000	3,803	90.49%
TOTAL	17,352	36,197	40,000	3,803	0.00%
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		2,627	2,700	73	97.29%
TOTAL	-	2,627	2,700	73	0.00%
GI HABITAT OF HUMANITY					
Property Taxes	1,972	4,113	8,000	3,887	51.41%
TOTAL	1,972	4,113	8,000	3,887	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017

	<u>MONTH ENDED</u> <u>September-17</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>
AUTO ONE INC					
Property Taxes		6,178	11,000	4,822	56.16%
TOTAL	-	6,178	11,000	4,822	0.00%
EIG GRAND ISLAND					
Property Taxes	34,044	71,016	50,000	(21,016)	142.03%
TOTAL	34,044	71,016	50,000	(21,016)	0.00%
TOKEN PROPERTIES CARY ST					
Property Taxes		7,974	8,000	26	99.67%
TOTAL	-	7,974	8,000	26	0.00%
WENN HOUSING PROJECT					
Property Taxes	2,074	4,327	4,200	(127)	103.01%
TOTAL	2,074	4,327	4,200	(127)	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes	104,224	253,290	200,000	(53,290)	126.65%
TOTAL	104,224	253,290	200,000	(53,290)	0.00%
TC ENCK BUILDERS					
Property Taxes		215	3,000	2,785	7.16%
TOTAL	-	215	3,000	2,785	0.00%
SUPER MARKET DEVELOPERS					
Property Taxes		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Property Taxes		45,159	25,000	(20,159)	180.64%
TOTAL	-	45,159	25,000	(20,159)	0.00%
TOWER 217					
Property Taxes	1,289	15,759	12,000	(3,759)	131.33%
TOTAL	1,289	15,759	12,000	(3,759)	0.00%
COPPER CREEK 2015 HOUSES					
Property Taxes	16,643	40,174	-	(40,174)	
TOTAL	16,643	40,174	-	(40,174)	
NORTHWEST COMMONS					
Property Taxes		138,080	-	(138,080)	
TOTAL	-	138,080	-	(138,080)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	2,116	4,412		(4,412)	
TOTAL	2,116	4,412	-	(4,412)	
KAUFMAN BUILDING					
Property Taxes	818	1,706		(1,706)	
TOTAL	818	1,706	-	(1,706)	
TOTAL REVENUE	486,952	1,916,077	2,968,567	1,131,079	64.55%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017

	<u>MONTH ENDED</u> <u>September-17</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		4,475	5,000	525	89.50%
Legal Services		613	3,000	2,387	20.43%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	7,026	50,366	75,000	24,634	67.16%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	205	5,158	16,000	10,842	32.24%
General Liability Insurance		-	250	250	0.00%
Postage	77	136	200	64	67.87%
Lifesafety Grant		-	265,000	265,000	0.00%
Legal Notices	17	207	500	293	41.31%
Travel & Training		100	1,000	900	10.02%
Office Supplies		72	1,000	928	7.17%
Supplies		-	300	300	0.00%
Land		3,798	50,000	46,203	7.60%
Bond Principal - Lincoln Pool		175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool		21,388	20,863	-	102.51%
PROJECTS					
Façade Improvement		1,000	200,000	199,000	0.50%
Building Improvement	300,000	500,303	835,148	334,845	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	307,325	762,615	1,704,261	942,171	44.75%
GENTLE DENTAL					
Bond Principal		3,917	3,917	0	99.99%
Bond Interest		285	285	-	100.14%
TOTAL GENTLE DENTAL	-	4,202	4,202	0	100.00%
PROCON TIF					
Bond Principal		16,416	16,416	-	100.00%
Bond Interest		2,746	2,747	1	99.95%
TOTAL PROCON TIF	-	19,162	19,163	1	99.99%
WALNUT HOUSING PROJECT					
Bond Principal		60,041	60,041	0	100.00%
Bond Interest		14,431	14,431	-	100.00%
TOTAL	-	74,472	74,472	0	100.00%
BRUNS PET GROOMING					
Bond Principal		13,900	13,500	-	102.96%
TOTAL	-	13,900	13,500	-	102.96%
GIRARD VET CLINIC					
Bond Principal		5,509	14,500	8,991	37.99%
TOTAL	-	5,509	14,500	8,991	37.99%
GEDDES ST APTS - PROCON					
Bond Principal	13,369	27,888	30,000	2,112	92.96%
TOTAL	13,369	27,888	30,000	2,112	92.96%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017

	<u>MONTH ENDED</u> <u>September-17</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>
SOUTHEAST CROSSINGS					
Bond Principal	1,525	15,352	18,000	2,648	85.29%
TOTAL	1,525	15,352	18,000	2,648	85.29%
POPLAR STREET WATER					
Bond Principal	4,564	11,621	8,000	-	145.26%
TOTAL	4,564	11,621	8,000	-	145.26%
CASEY'S @ FIVE POINTS					
Bond Principal	6,736	14,051	10,000	-	140.51%
TOTAL	6,736	14,051	10,000	-	140.51%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	40,117	83,682	90,000	6,318	92.98%
TOTAL	40,117	83,682	90,000	6,318	92.98%
TODD ENCK PROJECT					
Bond Principal	3,084	6,434	6,000	-	107.23%
TOTAL	3,084	6,434	6,000	-	107.23%
JOHN SCHULTE CONSTRUCTION					
Bond Principal		6,092	6,000	-	101.54%
TOTAL	-	6,092	6,000	-	101.54%
PHARMACY PROPERTIES INC					
Bond Principal	5,668	11,824	11,000	-	107.49%
TOTAL	5,668	11,824	11,000	-	107.49%
KEN-RAY LLC					
Bond Principal	21,724	45,346	85,000	39,654	53.35%
TOTAL	21,724	45,346	85,000	39,654	53.35%
TOKEN PROPERTIES RUBY					
Bond Principal	1,410	2,942	1,500	(1,442)	196.11%
TOTAL	1,410	2,942	1,500	(1,442)	196.11%
GORDMAN GRAND ISLAND					
Bond Principal	25,521	53,235	40,000	(13,235)	133.09%
TOTAL	25,521	53,235	40,000	(13,235)	133.09%
BAKER DEVELOPMENT INC					
Bond Principal	1,661	5,152	3,000	(2,152)	171.74%
TOTAL	1,661	5,152	3,000	(2,152)	171.74%
STRATFORD PLAZA LLC					
Bond Principal	15,809	32,978	35,000	2,022	94.22%
TOTAL	15,809	32,978	35,000	2,022	94.22%
COPPER CREEK 2013 HOUSES					
Bond Principal	29,541	74,320	80,000	5,680	92.90%
TOTAL	29,541	74,320	80,000	5,680	92.90%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017

	<u>MONTH ENDED</u> <u>September-17</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	17,352	36,197	40,000	3,803	90.49%
TOTAL	17,352	36,197	40,000	3,803	90.49%
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		2,627	2,700	73	97.29%
TOTAL	-	2,627	2,700	73	97.29%
GI HABITAT FOR HUMANITY					
Bond Principal	1,972	4,113	8,000	3,887	51.41%
TOTAL	1,972	4,113	8,000	3,887	51.41%
AUTO ONE INC					
Bond Principal		6,178	11,000	4,822	56.16%
TOTAL	-	6,178	11,000	4,822	56.16%
EIG GRAND ISLAND					
Bond Principal	34,044	71,016	50,000	(21,016)	142.03%
TOTAL	34,044	71,016	50,000	(21,016)	142.03%
TOKEN PROPERTIES CARY STREET					
Bond Principal		7,974	8,000	26	99.67%
TOTAL	-	7,974	8,000	26	99.67%
WENN HOUSING PROJECT					
Bond Principal	2,074	4,327	4,200	(127)	103.01%
TOTAL	2,074	4,327	4,200	(127)	103.01%
COPPER CREEK 2014 HOUSES					
Bond Principal	104,371	249,398	200,000	(49,398)	124.70%
TOTAL	104,371	249,398	200,000	(49,398)	124.70%
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		45,159	25,000	(20,159)	180.64%
TOTAL	-	45,159	25,000	(20,159)	180.64%
TOWER 217					
Bond Principal	284	14,471	12,000	(2,471)	120.59%
TOTAL	284	14,471	12,000	(2,471)	120.59%
COPPER CREEK 2015 HOUSES					
Bond Principal	16,647	40,171	-	(40,171)	
TOTAL	16,647	40,171	-	(40,171)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017

	<u>MONTH ENDED</u> <u>September-17</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>
NORTHWEST COMMONS					
Bond Principal	1,289	139,369	-	(139,369)	
TOTAL	1,289	139,369		(139,369)	
HABITAT - 8TH & SUPERIOR					
Bond Principal	2,116	4,412	-	(4,412)	
TOTAL	2,116	4,412		(4,412)	
KAUFMAN BUILDING					
Bond Principal	818	1,706	-	(1,706)	
TOTAL	818	1,706		(1,706)	
FUTURE TIF'S					
Bond Principal	-	-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
TOTAL EXPENSES	659,023	1,897,893	3,537,498	1,655,670	53.65%

10/10/2017 10:35
briansc

CITY OF GRAND ISLAND
BALANCE SHEET FOR 2017 12

P 1
gibalsht

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-172,070.27	862,002.87
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			-172,070.27	1,997,086.26
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	39107	BUDGETARY FUND BAL - UNRESERVD	.00	552,787.93
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	39130	ESTIMATED REVENUES	.00	2,984,710.07
900	39140	ESTIMATED EXPENSES	.00	-3,537,498.00
900	39500	REVENUE CONTROL	-486,952.43	-1,916,077.05
900	39600	EXPENDITURE CONTROL	659,022.70	1,897,892.66
TOTAL FUND BALANCE			172,070.27	-486,060.32
TOTAL LIABILITIES + FUND BALANCE			172,070.27	-1,997,086.26

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



Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

18-Oct-17

TO: Community Redevelopment Authority Board Members
FROM: Chad Naby, 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 for Sept.	\$ 3,255.66
	Accounting fees Oct-Dec 2017	\$ 450.00
Grand Island Independent	legal notices	\$ 17.49
Lawnscape	225 S. Plum	\$ 88.00
	408 E. 2nd	\$ 76.00
Mayer, Burns & Koenig	Sale agreement for 408 E. 2nd	\$ 195.00
First National Bank/Tom Ziller-210 N. Walnut	Life Safety grant	\$ 175,000.00
	Façade grant	\$ 53,200.00
Total:		<u>\$ 232,282.15</u>



Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2018 FISCAL YR	2019 FISCAL YR	2020 FISCAL YR	ESTIMATED COMP
Auto America-3036 S. Locust (4-12-17)	\$ 80,000.00	\$ 80,000.00			Fall 2017
Federation of Labor - Ziller Residential Grant (10/12/16)	\$ 60,000.00	\$ 60,000.00			2018
Federation of Labor - Ziller Façade Grant (10/12/16)	\$ 53,200.00	\$ 53,200.00			2018
Othy's Place - 724 W. 3rd - Lindell (10/12/16)	\$ 26,961.00	\$ 26,961.00			2017 sign, 2018 façade \$34,899.18 paid March 15, 2017
South Locust/Fonner Park BID (7/13/16)	\$ 30,000.00	\$ 30,000.00			Spring 2018
Wing Properties - 110-114 E 3rd St (9/9/15)	\$ 167,016.00	\$ 167,016.00			2018
Total Committed	\$ 417,177.00	\$ 417,177.00	\$ -	\$ -	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2018 FISCAL YR	2019 FISCAL YR	2020 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8/24/16)	\$ 240,000.00	\$ 240,000.00			2018
Federation of Labor - Tom Ziller (5/13/15)	\$ 115,000.00	\$ 115,000.00			2018
Peaceful Root - 112 W. 2nd St. (1/11/17)	\$ 50,000.00	\$ 50,000.00			2018 - Q1
Total Committed F&L Safety Grant	\$ 405,000.00	\$ 405,000.00	\$ -	\$ -	

Life Safety - Budget \$ Remaining	\$	265,000.00	
Façade - Budget \$ Remaining	\$	199,000.00	
Other Projects - Budget \$ Remaining	\$	384,844.97	
Land - Budget \$ Remaining	\$	46,202.50	
Land Sales - Budget \$ Remaining		(\$250,000.00)	
subtotal	\$	645,047.47	\$ -
Less committed		(\$822,177.00)	\$0.00
Balance remaining	\$	(177,129.53)	\$ -

CRA PROPERTIES

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

September 30, 2017



Community Redevelopment Authority (CRA)

**Wednesday, October 18, 2017
Regular Meeting**

Item F1

Facade grant request-Urban Island/Kinkaider

Staff Contact: Chad Nabity



RECEIVED
9-6-17

Façade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: Urban Island LLC
Address: 7315 Thomasbrook Ct Lincoln NE 68516
Telephone No.: (308) 227-6213
Contact: Jon Myers

II. Legal Street Address of Project Site: 320-322 North Pine

III. Zoning of Project Site: Commercial

IV. Current and Contemplated Use Of Project: Party room/future commercial

V. Present Ownership of Project Site: Urban Island LLC

VI. Proposed Project: Describe in detail; attach plans and specifications:
See Attached

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 210,000
B. Building	\$

Construction Costs:

- A. Renovation or Building Costs Attributable to Façade Improvements (attach detail): \$ 168,677
- B. Other Construction Costs: \$ 576,720 (est.)

VIII. Source of Financing:

- A. Developer Equity: \$260,000
- B. Commercial Bank Loan: \$576,720 (est.)
- C. Historic Tax Credits \$
- D. Tax Increment Assistance: \$ 164,181 (est.)
- E. Other (Describe: FLS___) \$ 105,000 (est.)

IX. Name, Address of Architect, Engineer and General Contractor:

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-2455
Architect: Stacy J Spotanski/ Toby Gay, Gay & Associates, 1470 31st Ave, Columbus, NE (308) 850-8186

X. Project Construction Schedule:

- A. Construction Start Date: Upon CRA Façade/TIF Approval
- B. Construction Completion Date: 2018

FINANCING REQUEST INFORMATION

- I. Describe Amount and Purpose for Which Façade Improvement Program funds is Requested: The amount of Façade dollars being asked for is \$168,677. These funds will be used to renovate the front of the former Nathan Detroit's Building.

II. Statement Identifying Financial Gap and Necessity for use of Façade

Improvement Program Funds for Proposed Project: All of the available funds have all ready been used for the interior build out and startup costs thus creating a financial gap. Without a Façade grant, the storefront will receive a coat of paint and no more due to the expensive nature of downtown building renovation.

III. Application of Grant Funds:

 X Grant to Redeveloper; or
 Interest Rate Buy-Down

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

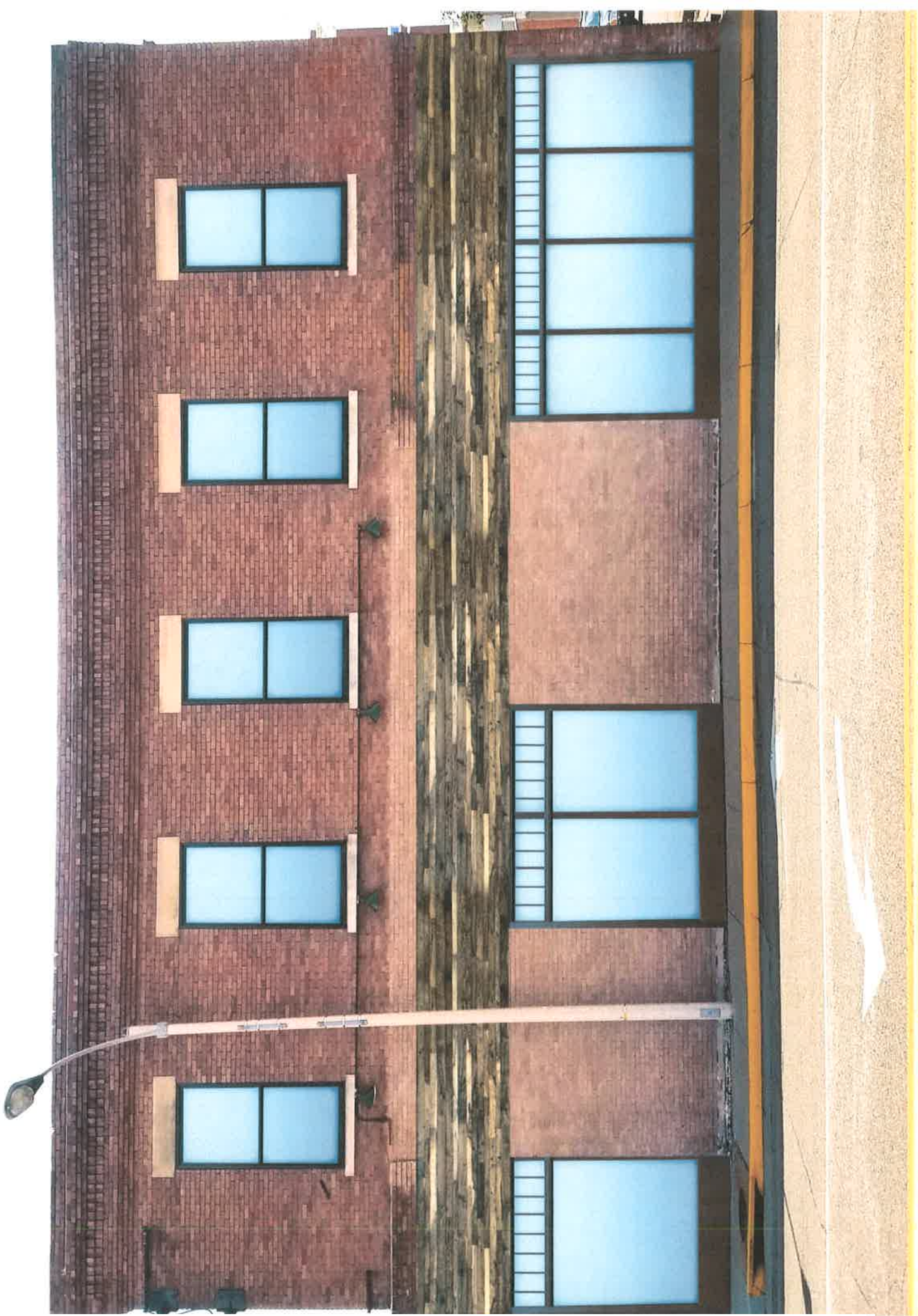
Façade build-out costs

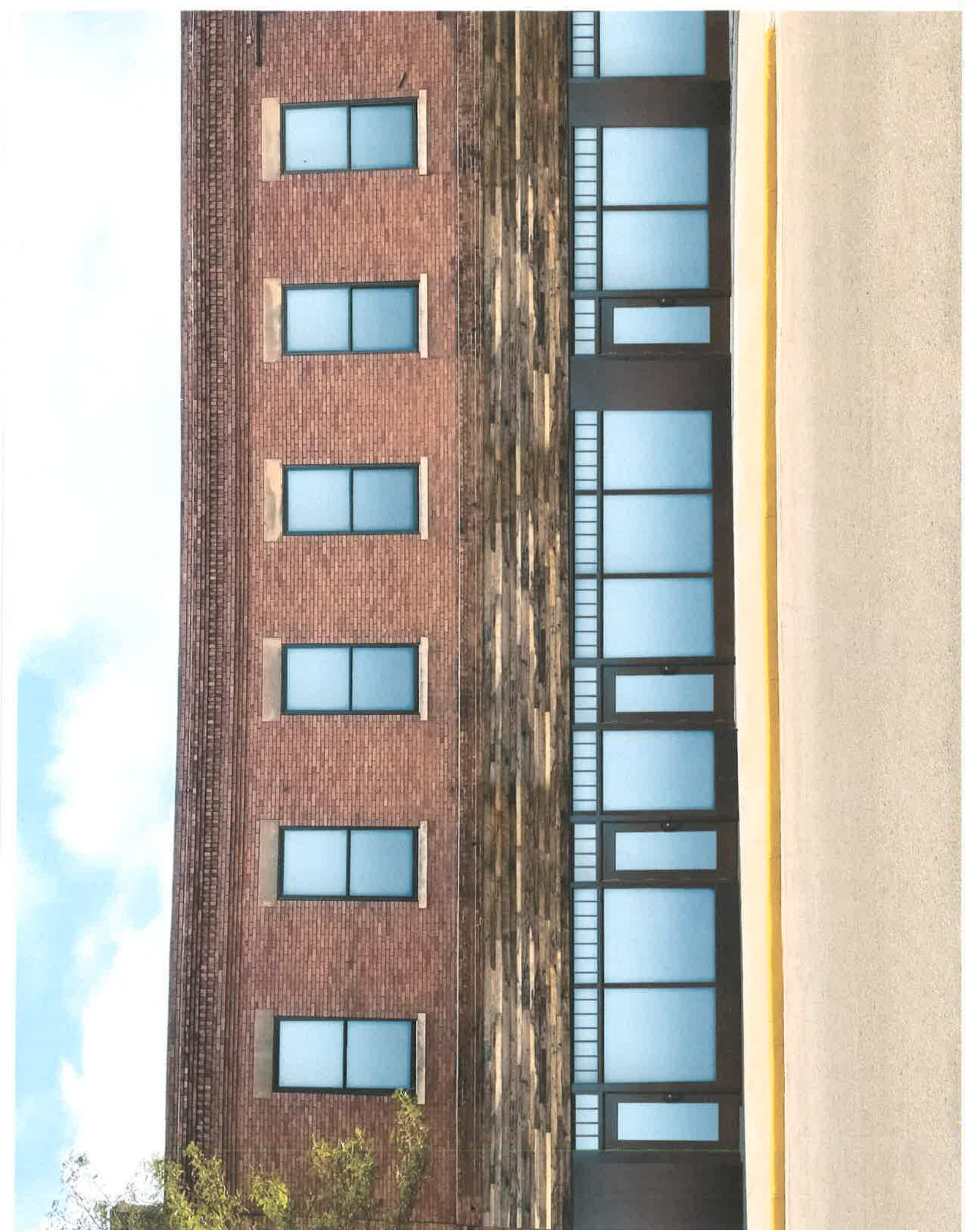
Permits	\$1,800
Carpentry	\$30,800
Demo	\$4,000
Materials	\$6,283
Architect	\$1,500
Granite	\$20,753
Glass	\$75,428
O&P	\$28,113
Total	\$168,677





SPACE
FOR LEASE
Info/Cont
TrentTown
308-227-







Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item F2

Facade request - Hedde Building

Staff Contact: Chad Nabity

RECEIVED
3-30-17



Façade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: Hedde Building LLC
Address: 432 South Stuhr Rd, Grand Island NE 68801
Telephone No.: 308-390-2455
Contact: Amos Anson
- II. Legal Street Address of Project Site: 201-205 West 3rd
- III. Zoning of Project Site: Commercial
- IV. Current and Contemplated Use of Project: Currently vacant, will be a mixed-use commercial/residential building.
- V. Present Ownership of Project Site: Hedde Building LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications:
Former Wayne's Pawn Shop building located at 201-205 W 3rd. Approximately 28,000 s.f, three story brick and wood framed structure on a 44'x132' lot in the downtown Railside district. The building is proposed to be renovated into a mixed use, historic property consisting of commercial on the main floor & basement, & sixteen apartments on the second and third floors.
- VI. Estimated Project Costs:
- Acquisition Costs:
- A. Land \$ -

B. Building \$ 150,000

Construction Costs:

A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail): \$ 523,600
B. Other Construction Costs: \$ 3,423,318

VIII. Source of Financing:

A. Developer Equity: \$ 83,480
B. Commercial Bank Loan: \$1,781,251
C. Historic Tax Credits \$1,122,186
D. Tax Increment Assistance: \$ 420,000
E. Other (Life Safety, Façade) \$ 540,000

IX. Name, Address of Architect, Engineer and General Contractor:

Architect: **ALLEY POYNER MACCHIETTO, 1516 Cuming Street
Omaha, NE 68102 402-341-1544 Jennifer Honebrink**

Engineer: Olsson Associates, 201 E 2nd Grand Island, NE 68801 308-384-8750 Mike Spilinek

GC: FAmos Construction PO Box 1665 Grand Island, NE 68802 308-390-2455 Amos Anson

X. Project Construction Schedule:

A. Construction Start Date: Q2 2017

FINANCING REQUEST INFORMATION

I. Describe Amount and Purpose for Which Façade Improvement Program funds is Requested:

Hedde Building LLC is requesting \$300,000 in façade grant funds to help pay for a portion of the costs associated with the exterior renovation. This project is very challenging to make cash flow and the façade grant will help fund a portion of the financing “gap”.

	Overall costs	Façade costs
Permit	\$ 5,000.00	
Building cost	\$ -	
Demo/windows/elevator pit	\$ 200,000.00	\$140,000.00
Carpentry Labor	\$ 43,680.00	\$15,000.00
Materials	\$ 316,994.85	\$200,000.00
Roof	\$ 79,750.00	
Plumbing	\$ 275,000.00	
HVAC	\$ 225,000.00	
Electric	\$ 300,000.00	\$15,000.00
Insulation	\$ 31,000.00	
Drywall Hang	\$ 48,268.80	
Drywall Finish	\$ 48,268.80	
Paint	\$ 129,600.00	
Trim Labor	\$ 49,920.00	
Cabinets	\$ 112,000.00	
Countertops	\$ 32,000.00	
Flooring Allowance	\$ 99,840.00	
Lighting Allowance	\$ 32,000.00	
Electronics	\$ 150,000.00	
Fire Sprinklers	\$ 76,000.00	
Concrete	\$ 20,000.00	\$20,000.00
Cornace- Top	\$ -	
Cornace- Mid	\$ 10,000.00	\$10,000.00
Millwork/Tin ceiling	\$ 50,000.00	
Elevator	\$ 160,000.00	
Stairs to basement (outdoor)	\$ 26,000.00	\$26,000.00
Fire Alarm	\$ 20,000.00	
Window repair	\$ 50,000.00	\$50,000.00
Architect		\$45,000.00
Sub Total	\$ 2,590,322.45	\$521,000.00
O&P	\$ 250,000.00	\$52,100.00
Total	\$ 2,840,322.45	\$573,100.00

The costs associated with the replacement of the existing 2nd & 3rd story window totals \$215,000. It is known that the replacement of existing windows is not an eligible expense for the façade program.









Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item F3

Facade grant request - Fonner Court

Staff Contact: Chad Nabity

RECEIVED
4-19-17

4/12/17



COMMUNITY REDEVELOPMENT AUTHORITY

Facade Improvement Program Application

mstaab@windstream.net

Project Redeveloper Information

- I. Applicant Name: Locust Street LLC
 Address: 1512-1608 S Locust
 Telephone No.: (402) 430-5791 (Mike)
 Contact: Mike & Ken Staab

- II. Legal Street Address of Project Site: 1516 S Locust Parcel # 400078813

- III. Zoning of Project Site: _____

- IV. Current and Contemplated Use of Project: Retail

- V. Present Ownership of Project Site: We currently own this property

- VI. Proposed Project: Describe in detail; attach plans and specifications:
Redoing existing (19,500 sf) blding w/ exterior and facade improvements. (see attached)
We are adding an additional 8,700 sf of new retail space to the south of existing blding. None of the proposed 300K ^{costs} are related to new portions of blding.

- VII. Estimated Project Costs
Acquisition Costs:
 A. Land \$ 0
 B. Building \$ 0

Construction Costs:

A. Renovation or Building Costs Attributable to Façade Improvements (attach detail):

\$ 300,000

B. Other Construction Costs:

Signage

\$ 55,000

VIII. Source of Financing:

A. Developer Equity:

\$ _____

B. Commercial Bank Loan:

\$ _____

C. Historic Tax Credits:

\$ 0

D. Tax Increment Assistance:

\$ _____

E. Other (Describe _____)

\$ _____

IX. Name & Address of Architect, Engineer and General Contractor:

Proj. Mgr - Chief Construction Comp. - Chad Micek (308) 238-2754
Arch. Designer " " Rob Stoppkotte (308) 389-7423

X. Project Construction Schedule:

A. Construction Start Date: 2Q-3Q 2017

B. Construction Completion Date: 4Q 2017

Financing Request Information

I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:

We will be redoing the existing exterior/facade on existing building (19,500 sf).
Include new ~~sign~~ property sign on South Locust.

existing Includes adding column design figures, ~~the~~ resurfacing ~~the~~ front curb drive & front EFIS, painting whole building.

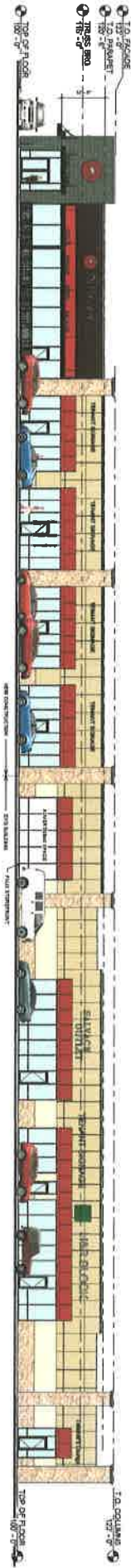
II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project:

Market rents (even w/ improvements) will not cover long term costs.

III. Application of Grant Funds:

Grant to Redeveloper; or
 Interest Rate Buy-Down

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



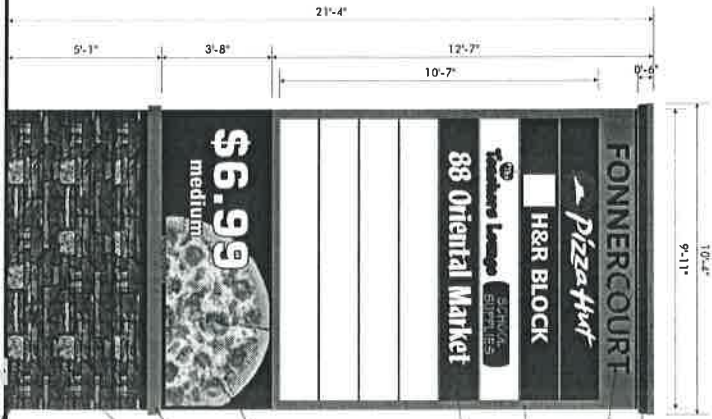
New

Existing Bldg





B1 TENANT SIGN W/ LED DISPLAY
SCALE: 1/4"=1'-0"



B2 SIDE VIEW
SCALE: 1/4"=1'-0"

ACCENT TO MATCH COLOR AND STYLE ON BUILDING.

FONNERCOURT LETTERS WILL BE ROUTED PUSH THRU ACRYLIC WITH BLACK PERFORATED VINYL APPLIED TO THE FACES. INTERNALLY ILLUMINATED WITH WHITE LEDS.

CABINET BUILT FROM AN ALUMINUM AND STEEL ANGLE FRAME. SIGN FRAME WITH .080 ALUMINUM PAINTED BEIGE COLOR TO MATCH THE BUILDING.

1'-3" X 9'-4" TENANT PANELS TO BE WHITE 3/16" ACRYLIC WITH VINYL GRAPHICS APPLIED FIRST SURFACE TO MATCH DRAWING. INTERNALLY ILLUMINATED WITH WHITE LEDS.

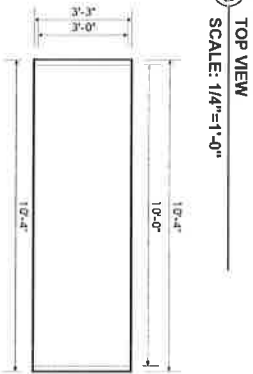
DOUBLE FACE DAKTRONICS 15.85MM LED DISPLAY. 60X 175 ACTIVE PIXEL MATRIX CAN DISPLAY MESSAGES, TEXT AND VIDEO AS WELL AS GRAPHICS. SUPPORTS MULTIMEDIA SOFTWARE IS CLOUD BASE AND CAN USED ANYWHERE, ON ANY DEVICE WITH INTERNET.

5" ALUMINUM CAP PAINTED BEIGE

STONE COVER TO BE DONE BY OTHERS USING STONE TO MATCH BUILDING.

GENERAL NOTES

1. POLE STRUCTURE IS EXISTING.
2. REMOVE AND DISCARD EXISTING SIGN.
3. DAKTRONICS DISPLAY WILL REQUIRE A NEW 120V CIRCUIT DONE BY OTHERS.



COLOR / MATERIAL	
	Black 230-22
	White
	Light Beige 468
	Alum
	Acrylic

Handwritten signature in blue ink



3000 W OR HWY 20
Grand Island, NE 68026
308.881.8525
14677 15th St, NE
Grand Island, NE 68026

Developer: F&S Sign, Inc.
14677 15th St, NE
Grand Island, NE 68026

Designer: D. Beck
Sales: Derek Beck
Location: Grand Island, NE
Date: 12-15-16
Approved by:

Project:
TENANT SIGN
W/ LED DISPLAY
Client:
FONNER COURT
STAAB MANAGEMENT

Revisions:

#	DATE	REASON

NOTICE:
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OF GRAND ISLAND.

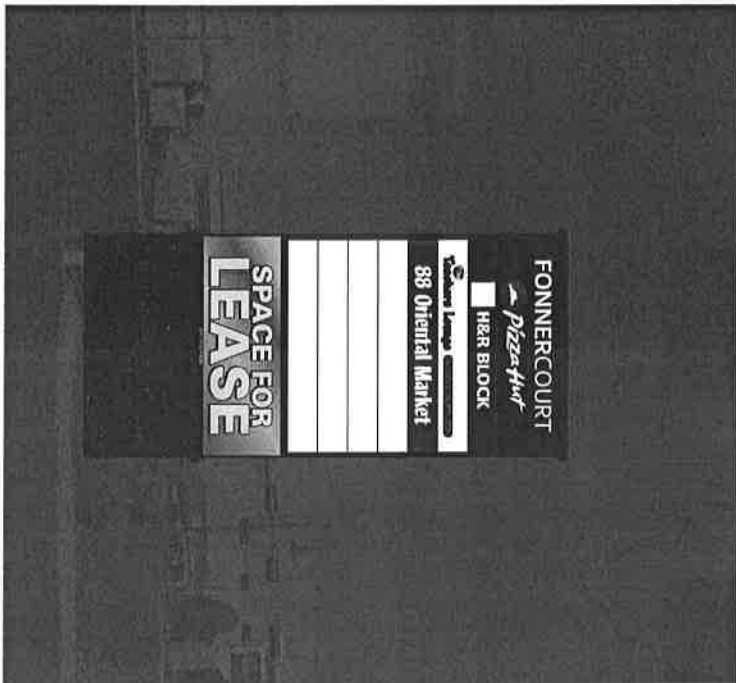


SHEET
B1.01
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B4 ELEVATION DAY VIEW
SCALE: 3/16"=1'-0"



B5 NIGHT VIEW
SCALE: 3/16"=1'-0"



COLOR / MATERIAL

Black-230-22
Pen Wng
Light Beige-468
Alum



3000 W Old Hwy 30
Grand Island, NE 68802
308.381.5525
1477.281.5300
FOLLOW US
Facebook
Twitter
LinkedIn
Pinterest

Designer: D. Beck
Sales: Derek Beck
Location: Grand Island, NE
Date: 12-15-16
Approved By:

Project:
TENANT SIGN
W/ LED DISPLAY
Client:
FONNER COURT
STAAB MANAGEMENT

Revisions:

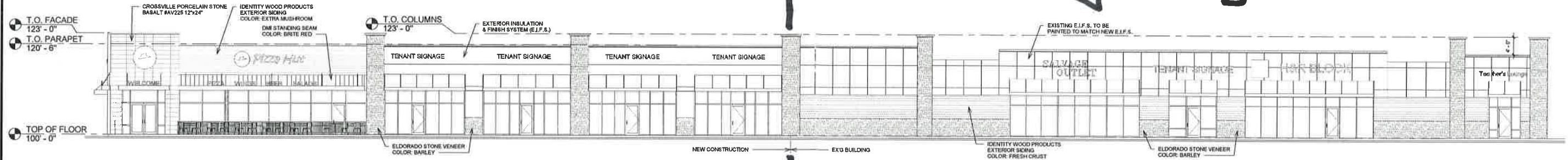
#	DATE	REASON

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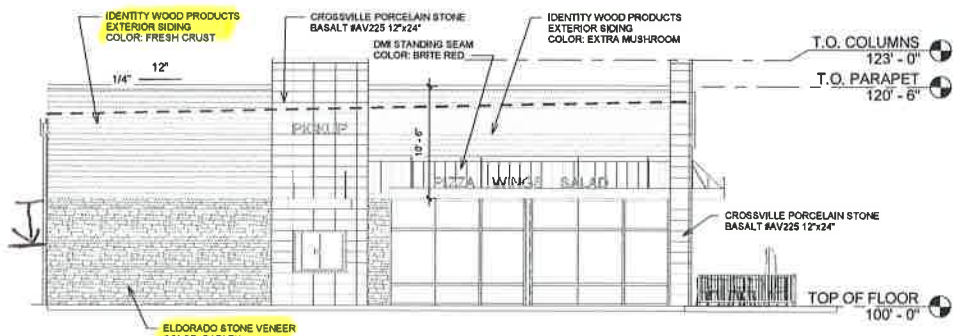
Existing Building



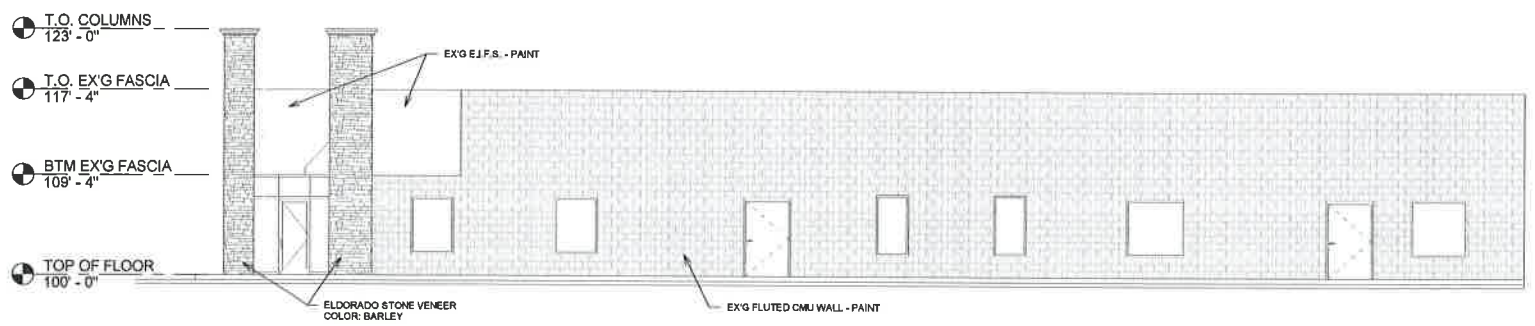
EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



PERSPECTIVE VIEW

CONFIDENTIAL
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DESIGN/BUILD - GENERAL CONTRACTORS
GRAND ISLAND, NE (308) 389-7222
KEARNEY, NE (308) 238-2755
http://www.chiefconstruction.us



PROJECT NAME:
STAAB MANAGEMENT
GRAND ISLAND, NEBRASKA

DRAWN BY:
RAS
DATE:
3-10-2017
PROJECT NO:
16077 VE
SCALE:
As Indicated
SHEET NO:

A-2.0

NOT FOR CONSTRUCTION



Community Redevelopment Authority (CRA)

**Wednesday, October 18, 2017
Regular Meeting**

Item G1

Fire and Life Safety-Urban Island/Kinkaider

Staff Contact: Chad Nabity



RECEIVED
9-14-17

Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name: Urban Island LLC
Address: 2016 West State st. Grand Island NE 68803
Telephone No.: (308) 227-6213
Contact: Jon Myers

II. Legal Street Address of Project Site: 320-322 North Pine

III. Present Ownership of Project Site: Urban Island LLC

IV. Proposed Project: Describe in detail; attach plans and specifications:

Proposed Number of Upper Story 1 Bedroom Units 3

Proposed Number of Upper Story 2+ Bedroom Units 3

Other Info:

V. Building Details

A. Actual Purchase Price \$265,000

B. Assessed Value of Property	\$ 150,688
C. When Acquired	9/28/2016
D. Number of Floors	2
E. Square Footage of Building	3800/ floor
F. Current Use of Building	
<u>Kinkaidier Brewing Company/ vacant.</u>	

VI. Construction Costs

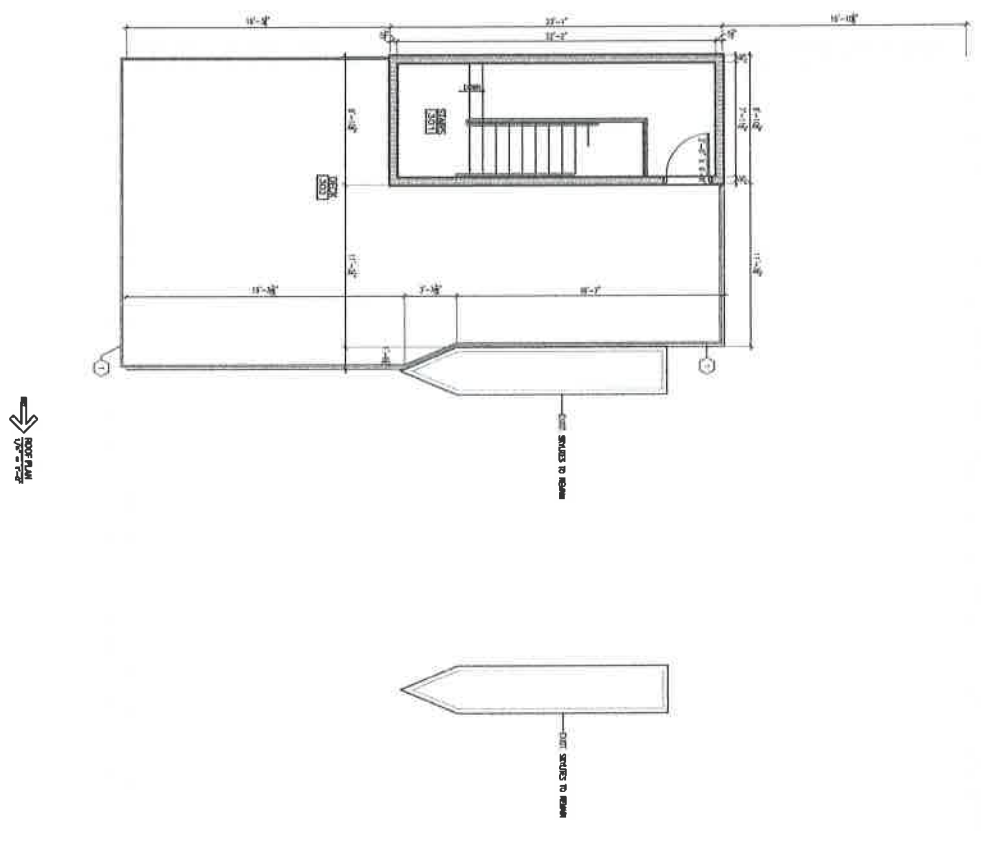
A. Total Estimated Renovation or Building Costs	\$ 1,137,636
B. Estimated Cost of Life Safety Improvements:	
Fire Sprinklers	\$ 20,000
Exiting	\$ 20,000
Electric Upgrades	\$ 60,000
Water Upgrades for Sprinklers	\$ 7,500

C. Other Construction Costs: See attached construction costs

First Floor Renovation	\$ _____
Second Floor Renovation	\$ _____
Third Floor Renovation	\$ _____
Fourth Floor Renovation	\$ _____
Basement Renovation	\$ _____
Roof	\$ _____
Heating and AC	\$ _____
Façade Improvements/Maintenance	\$ _____
Other Construction Costs	_____
_____	_____
_____	_____
_____	_____

VII. Source of Financing:

Developer Equity:	\$265,000
Commercial Bank Loan:	\$484,032
Historic Tax Credits:	\$



GENERAL ROOF PLAN NOTES

1. CORROSION WORK WITH APPROVAL, AND DETAIL PLAN FOR TYPICAL ROOF JOINTS. PERFORMANCES ARE GIVEN A CORROSION PROTECTION TO BE MADE WITH 150%.

FLOOR PLAN KEYNOTES

1/16" SCALE & 1/8" DIMENSIONS

GENERAL NOTES

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THESE PLANS TO SHOW ALL NECESSARY DETAILS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS TO BE MADE WITH 150%.

2. THESE DRAWINGS ARE INTENDED TO CONFORM TO USUALLY ACCEPTED BUILDING PRACTICES AND STANDARDS. ALL LOCAL, STATE, FEDERAL, AND LOCAL ORDINANCES, REGULATIONS, ETC. SHALL BE OBSERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS TO BE MADE WITH 150%.

3. DO NOT SCALE DIMENSIONS. USE ONLY THE DIMENSIONS SHOWN ON THE DRAWINGS.

4. VERIFY ALL DIMENSIONS AND CONDITIONS ALL DIMENSIONS ARE TAKEN FROM/TO FINISH SURF OF A DIMENSION UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TAKEN FROM/TO FINISH SURF OF A DIMENSION UNLESS OTHERWISE NOTED.

6. DUE TO CONSTRUCTION WITH FINISH AND MATERIALS, DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DIMENSIONS.

7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK, INCLUDING THE DIMENSIONS, ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS TO BE MADE WITH 150%.

8. CONTRACTOR SHALL FURNISH ALL ITEMS AND MATERIALS FOR THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS TO BE MADE WITH 150%.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS TO BE MADE WITH 150%.

PROFESSIONAL SEAL

OWNER: KMCALCIDER

DRAWN BY: SJS

PROJECT DESCRIPTION: 320/320.5 N. PINE STREET GRAND ISLAND, NE.

PLAN DATE: 09-01-2017

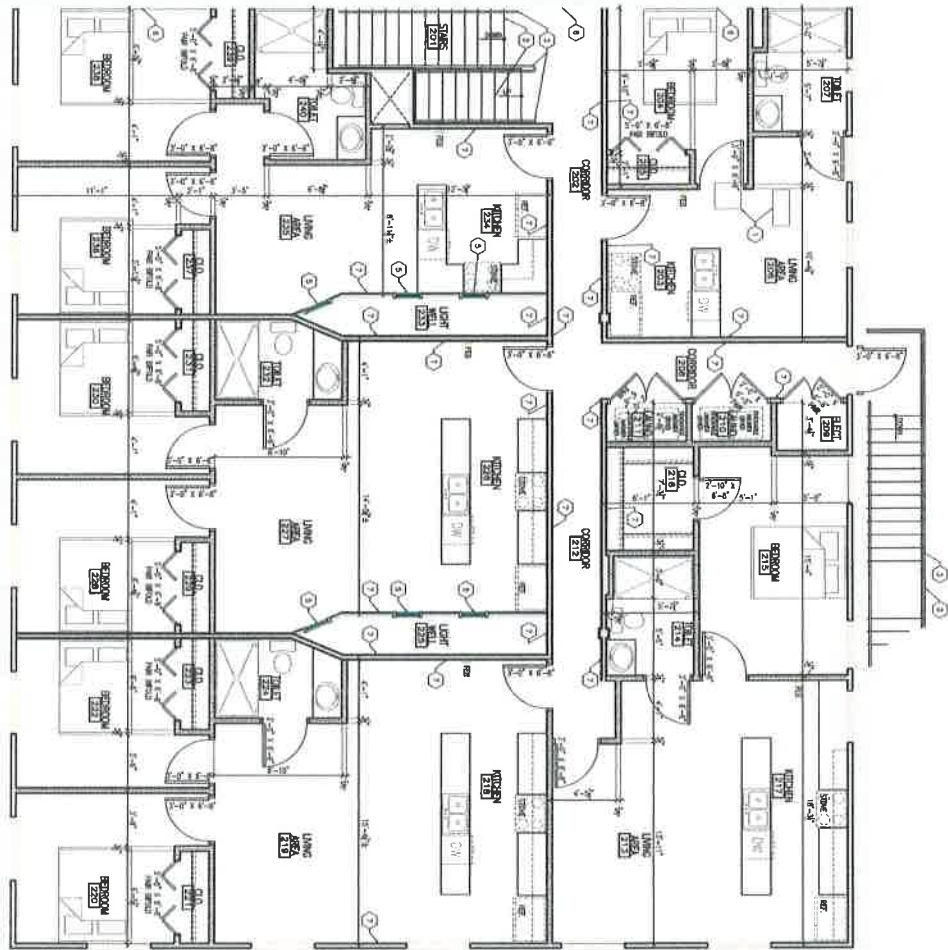
PLOT DATE: 09-01-2017

SHEET: A1.06

SPOTANSKI Creative Building Design & Drafting, LLC

STACY J. SPOTANSKI

REVISION:	DATE:



↔ SECOND FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN REMOVES

- 1) REAR DECK, TUBS, REFRIGERATOR, CUPB'D TO BENCH DECK, CLOSET
- 2) AIR SHIMS
- 3) AIR HANDRAILS
- 4) DOOR WADDER TO REAR TR.
- 5) AIR EXHAUST, COILS, VENTRY EXT. OVER THE 8' SIZE
- 6) DOOR INSET TO BENCH DECK.
- 7) AIR 5/8" THE 1" ON. BL. DOOR DECK, FINISH.

GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF GRAND ISLAND, NEBRASKA, STATE AND LOCAL CODES, NATIONAL AND INTERNATIONAL REGULATIONS, ETC. SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL DIMENSIONS AND REQUIREMENTS ARE AS SHOWN ON THESE PLANS.
- 4. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS.
- 5. VERIFY WITH THE WINDOW MANUFACTURER ALL DIMENSIONS AND APPROXIMATE FINISH.
- 6. ALL DIMENSIONS ARE TAKEN FROM TO FINISH UNLESS OTHERWISE NOTED. FINISHES TO BE DETERMINED BY THE CONTRACTOR IN CONSULTATION WITH THE ARCHITECT.
- 7. THESE DRAWINGS INDICATE THE GENERAL SCOPES OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 8. DUE TO COORDINATION WITH FINISH AND MECHANICAL INSTALLATION, FINAL DIMENSIONS SHOWN ON CONSTRUCTION DRAWINGS.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 10. CONSTRUCTION SHALL FINISH ALL ITEMS AND COMPLETE THE WORK. VERIFY ALL DIMENSIONS AND APPROXIMATE FINISHES TO THE CONTRACTOR. VERIFY ALL DIMENSIONS AND APPROXIMATE FINISHES TO THE CONTRACTOR. VERIFY ALL DIMENSIONS AND APPROXIMATE FINISHES TO THE CONTRACTOR.

PROFESSIONAL SEAL

PLAN DATE: 09-01-2017
 PLOT DATE: 09-01-2017
 SHEET: A1.04

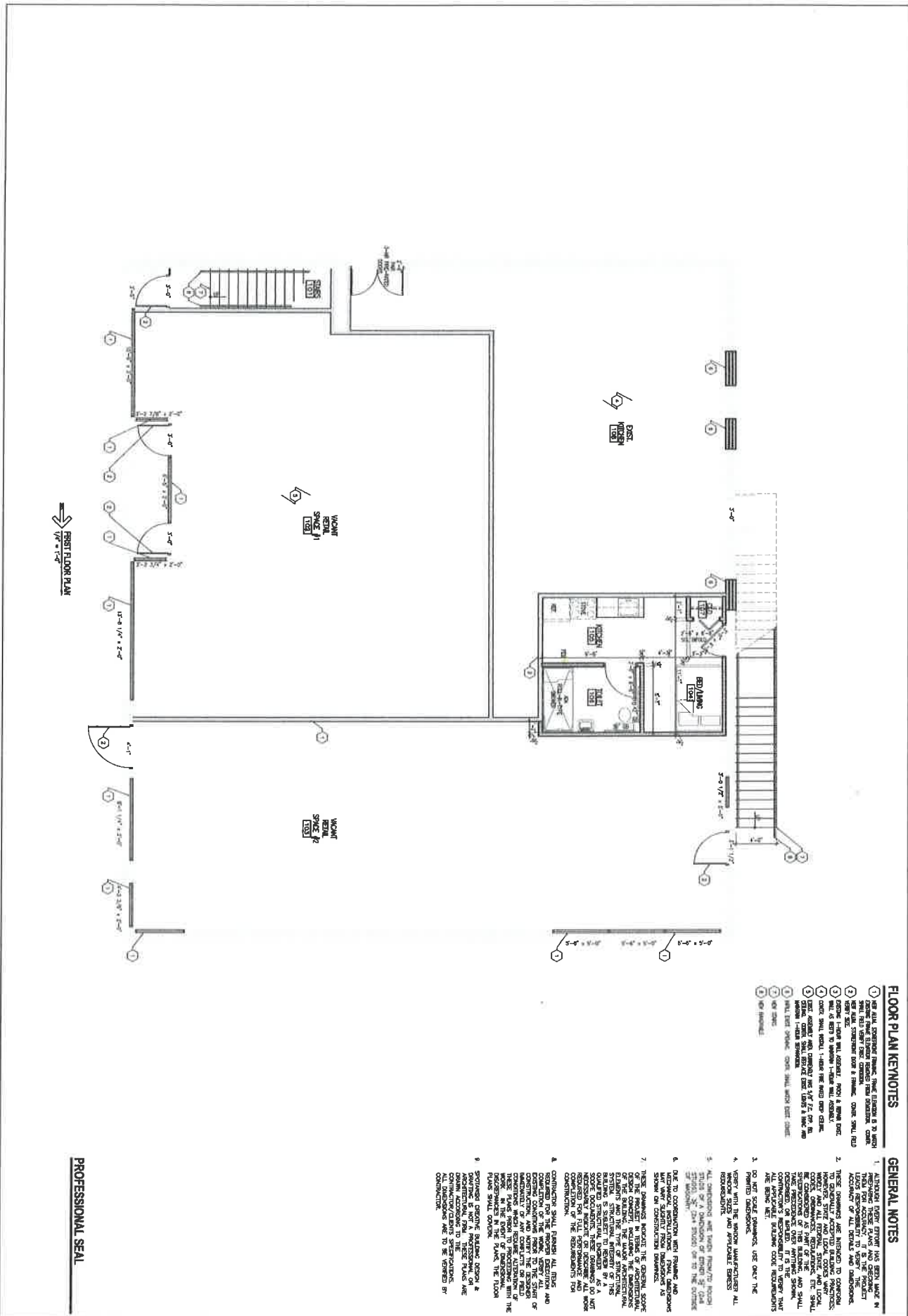
SHEET TITLE:
 PROJECT DESCRIPTION:
 329/330.5 N. PINE STREET,
 GRAND ISLAND, NE.

OWNER: KINCAIDER

DRAWN BY:
 SJS

Spotanski Creative Building Design & Drafting, LLC
 STACY J. SPOTANSKI

REVISION:	DATE:



FLOOR PLAN KEYNOTES

- 1) SEE ALL CONSTRUCTION FRAME, FINISH ELEVATION IS TO MATCH EXISTING. ALL FINISHES TO BE MATCHED TO EXISTING. VERIFY ALL FINISHES WITH THE ARCHITECT.
- 2) VERIFY ALL CONSTRUCTION FRAME, FINISH, AND FINISHES WITH THE ARCHITECT.
- 3) VERIFY ALL CONSTRUCTION FRAME, FINISH, AND FINISHES WITH THE ARCHITECT.
- 4) VERIFY ALL CONSTRUCTION FRAME, FINISH, AND FINISHES WITH THE ARCHITECT.
- 5) VERIFY ALL CONSTRUCTION FRAME, FINISH, AND FINISHES WITH THE ARCHITECT.
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- 7) VERIFY ALL CONSTRUCTION FRAME, FINISH, AND FINISHES WITH THE ARCHITECT.
- 8) VERIFY ALL CONSTRUCTION FRAME, FINISH, AND FINISHES WITH THE ARCHITECT.
- 9) VERIFY ALL CONSTRUCTION FRAME, FINISH, AND FINISHES WITH THE ARCHITECT.

GENERAL NOTES

1. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED THE BASIS FOR ALL CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
2. THESE DRAWINGS ARE INTENDED TO CONVEY THE ARCHITECT'S DESIGN AND SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT.
3. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT.
4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE FINISHES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
6. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT.
7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
8. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT.
9. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE ARCHITECT'S DESIGN SHALL BE CONSIDERED AS PART OF THE CONTRACT.

PROFESSIONAL SEAL

SHEET TITLE:
 PROJECT DESCRIPTION:
 320/320.5 N. PINE STREET
 GRAND ISLAND, NE.
 DRAWN BY:
 SJS
 PLAN DATE:
 09-01-2017
 PLOT DATE:
 09-01-2017
 SHEET:
A1.02

OWNER: KINCAID

Spotanski Creative Building Design & Drafting, LLC
 STACY J. SPOTANSKI

REVISION:	DATE:



Permits	\$2,500
Insurance	\$1,500
Demo	\$4,000
Dumpster	\$1,200
Brick chipping	\$2,000
Suspended ceiling	\$17,000
Structural Labor	\$2,000
Materials	\$40,105
Framing labor	\$10,450
Skylights	\$6,000
Electric	\$35,000
Plumbing	\$30,000
HVAC	\$33,066
Insulation	\$14,720
Drywall Hang	\$5,571
Drywall Finish	\$8,704
Flooring	\$17,100
Paint	\$15,200
Cabinets	\$40,000
Trim Labor	\$8,550
Audio Video	\$0
Fixture allowance	\$2,000
Appliances	\$21,000
Water service	\$10,000
Fire Sprinklers	\$20,000
Architect/Engineer	\$8,500
Re-roof	\$65,250
Handrail for roof	\$15,000
Main Floor	\$45,000
Misc	\$35,617
Total	\$517,032
Overhead & Profit	\$60,000
	\$577,032



Community Redevelopment Authority (CRA)

**Wednesday, October 18, 2017
Regular Meeting**

Item I1

Redevelopment plan -Husker Harvest Days

Staff Contact: Chad Nabity

Resolution Number 2018-01

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for the Husker Harvest Days Site by Farm Progress Companies Inc.** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), specifically as it pertains to formerly used defense sites; and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County finding;

The proposed use as described in this plan is in compliance with the Comprehensive Plan for the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: October 11, 2017

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

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

RESOLUTION NO. 250

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; RECOMMENDING APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF GRAND ISLAND, NEBRASKA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and Council of the City of Grand Island, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Grand Island, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Area**”) to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared by Community Redevelopment Authority of Grand Island, Nebraska, (the “**Authority**”) pursuant to an application by Farm Progress Companies, Inc., for the Husker Harvest Days show site (the “**Redeveloper**”), in the form attached hereto as **Exhibit B**, for the purpose of redeveloping Redevelopment Area legally described on **Exhibit A**, referred to herein as the Project Area (the “**Project Area**”); and

WHEREAS, pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the purposes specified in the Redevelopment Plan (the “**Project**”), in accordance with and as permitted by the Act; and

WHEREAS, the Authority has conducted a cost benefit analysis of the Project (the “**Cost Benefit Analysis**”) pursuant to Section 18-2113 of the Act, a which is included in the Redevelopment Plan attached hereto as **Exhibit B**; and

WHEREAS, the Authority has made certain findings and pursuant thereto has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan and approve the Redevelopment Project and to approve the transactions contemplated thereby.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:

Section 1. The Authority has determined that the proposed land uses and building requirements in the Redevelopment Plan for the Project Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, 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 in 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 provisions 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 communitive 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

Farm Progress Companies, Inc. – Husker Harvest Days

unsanitary or unsafe dwelling accommodations, or conditions of blight.

Section 2. The Authority has conducted a Cost Benefit Analysis for the Project, included in the the Redevelopment Plan attached hereto as Exhibit B, in accordance with the Act, and has found and hereby finds that the Project would not be economically feasible without the use of redevelopment assistance, the Project would not occur in the Project Area without the use of redevelopment assistance and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project.

Section 3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of preparation for redevelopment including site work, onsite utilities and related costs are described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of redevelopment assistance from the Grand Island food and beverage occupation tax issued in the approximate amount of \$2 million, which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

Section 4. The Authority hereby recommends to the City approval of the Redevelopment Plan and the Redevelopment Project described in the Redevelopment Plan.

Section 5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 6. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 18th day of October, 2017.

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

ATTEST:

By: _____
Chair

By: _____
Secretary

Farm Progress Companies, Inc. – Husker Harvest Days

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

* * * * *

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

Farm Progress Companies, Inc. – Husker Harvest Days

Husker Harvest Days Redevelopment Project July 2017

Farm Progress Companies, Inc. (“Farm Progress”) and the City of Grand Island, Nebraska (the “City”) intend to complete a transaction relating to the *Husker Harvest Days* show (the “Show”).

Executive Summary:

Husker Harvest Days, the World’s Largest Totally Irrigated Working Farm Show, is celebrating its 40th year in Grand Island, Nebraska. The Show features over 600 exhibitors demonstrating the latest technology, equipment, and supplies for today’s agricultural producers. The Show draws visitors from over 30 states and several countries.

The long-time partnership between Farm Progress and the City has been enormously beneficial to Central Nebraska in many ways. Aside from the national and global acclaim of the event, the Show injects millions of dollars into the local economy via support of local retail and personal property tax base. During the span of 12 days, hotels, restaurants, and retail outlets throughout the region are busy. Temporary laborers are hired, and vendors purchase internet, landscaping, rental equipment, fuel and other services.

Farm Progress, in cooperation with the Agricultural Institute of Nebraska, also makes substantial contributions to local philanthropies. This support includes college scholarships for students pursuing agricultural careers, contributions to the Hall County Agricultural Society, the Heartland Events Center, the Nebraska State Fair, livestock auctions at county fairs, and local law enforcement and emergency response groups. Nonprofit groups such as Central Catholic High School and the Wood River Booster Club host concession fundraisers at the Show. In 2015, Heartland United Way’s food drive at the Show garnered more than 8,700 pounds of food.

Through this Redevelopment Project, the City and Farm Progress seek to deepen their local partnership by investing in critical capital improvements to the Show. These improvements will help preserve a valuable and constructive agricultural asset and ensure its continued prosperity for many years to come.

Project Description

This Redevelopment Project is intended to advance the long-standing partnership between Farm Progress and the City by installing and updating critical infrastructure on the property where the Show is held, (“Show Land”) as more specifically defined below. These updates and improvements will enhance the overall experience for guests of the Show and is part of a strategic plan to evolve the Show to attract national and international guests and vendors.

The City has approved a study regarding whether the Show Land is located within a blighted or substandard area (the "Blight Study"). This Redevelopment Project contemplates the Show Land is located within a blighted or substandard area, thereby enabling the City to undertake a redevelopment project pursuant to Neb. Rev. Stat. §18-2123.01. In addition, Farm Progress has formed a Sanitary Improvement District for the Show Land, in furtherance of this Redevelopment Project.

Funding sources for the improvements identified in this Redevelopment Project will come from the three following sources.

1. The City shall contribute \$2,000,000 for use by Farm Progress toward capital improvements on the Show Land consistent with the Redevelopment Project (the "City Contribution"). These funds will be generated by the City's food and beverage tax and held by the Community Redevelopment Authority of the City of Grand Island ("CRA") pending completion of the capital improvements. The City is providing these funds to the CRA pursuant to Neb. Rev. Stat. §18-2138.
2. Farm Progress through the Agricultural Institute of Nebraska ("AIN"), has secured \$225,000 from the Grand Island Convention Visitor's Bureau ("CVB") for use toward certain capital improvements on the Show Land consistent with the Redevelopment Project (the "CVB/Chamber Contribution"). Farm Progress and AIN will work with the CVB and other community partners to secure additional funds.
3. Farm Progress shall contribute at least \$2,000,000 for use toward certain capital improvements on the Show Land as determined by Farm Progress in its sole discretion (the "Farm Progress Contribution").

Farm Progress will retain ownership of the Show Land and has created a Sanitary and Improvement District to make the Show Land eligible for the Redevelopment Project. The Redevelopment Project will primarily include projects associated with electrical distribution, drainage and paving. This will consist of establishing an underground primary system, removing power poles, replacing power pedestals, establishing power feeds between transformers and pedestals, establishing surface and subsurface drainage, paving, fencing, and any exterior improvements as more specifically detailed in Exhibit A, which are anticipated to cost at least \$7 million in the aggregate to implement. Third-party vendors whose services shall be required to make capital improvements to the Show Land shall be selected and managed by Farm Progress.

Upon approval of this Redevelopment Project, Farm Progress shall begin making capital improvements to the Show Land consistent with this Redevelopment Project. The CRA will use the City Contribution to reimburse Farm Progress for up to \$2,000,000 of such capital improvements and related expenses incurred by Farm Progress (including with respect to architects, engineers, general contractors, consultants and accounting, legal and other professional advisors). Farm Progress will submit documentation evidencing such capital improvements and/or related expenses for which Farm Progress desires reimbursement to the CRA. The CRA shall then

reimburse Farm Progress for such capital improvements and/or related expenses as and when incurred by Farm Progress up to the amount of the City Contribution. Farm Progress will have no obligation to make any capital improvements or incur any related expenses beyond the first \$7,000,000 except as otherwise determined by Farm Progress in its sole discretion.

In exchange for the City Contribution, Farm Progress agrees to host the Show for at least twenty years. If Farm Progress fails to host the Show, Farm Progress agrees to pay the City a penalty equal to \$100,000 per year for each year prior to 2037 that Farm Progress does not host the Show for any reason other than due to inclement weather or any force majeure cause.

REDEVELOPMENT PROJECT SHALL BE LIMITED TO THE FOLLOWING GEOGRAPHIC AREA:

Property Description (the “Redevelopment Project Area”)

A tract of land comprising the west half of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Five (25), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M. and all of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty Six (26), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., all being in Hall County, Nebraska and depicted in the following aerial map:

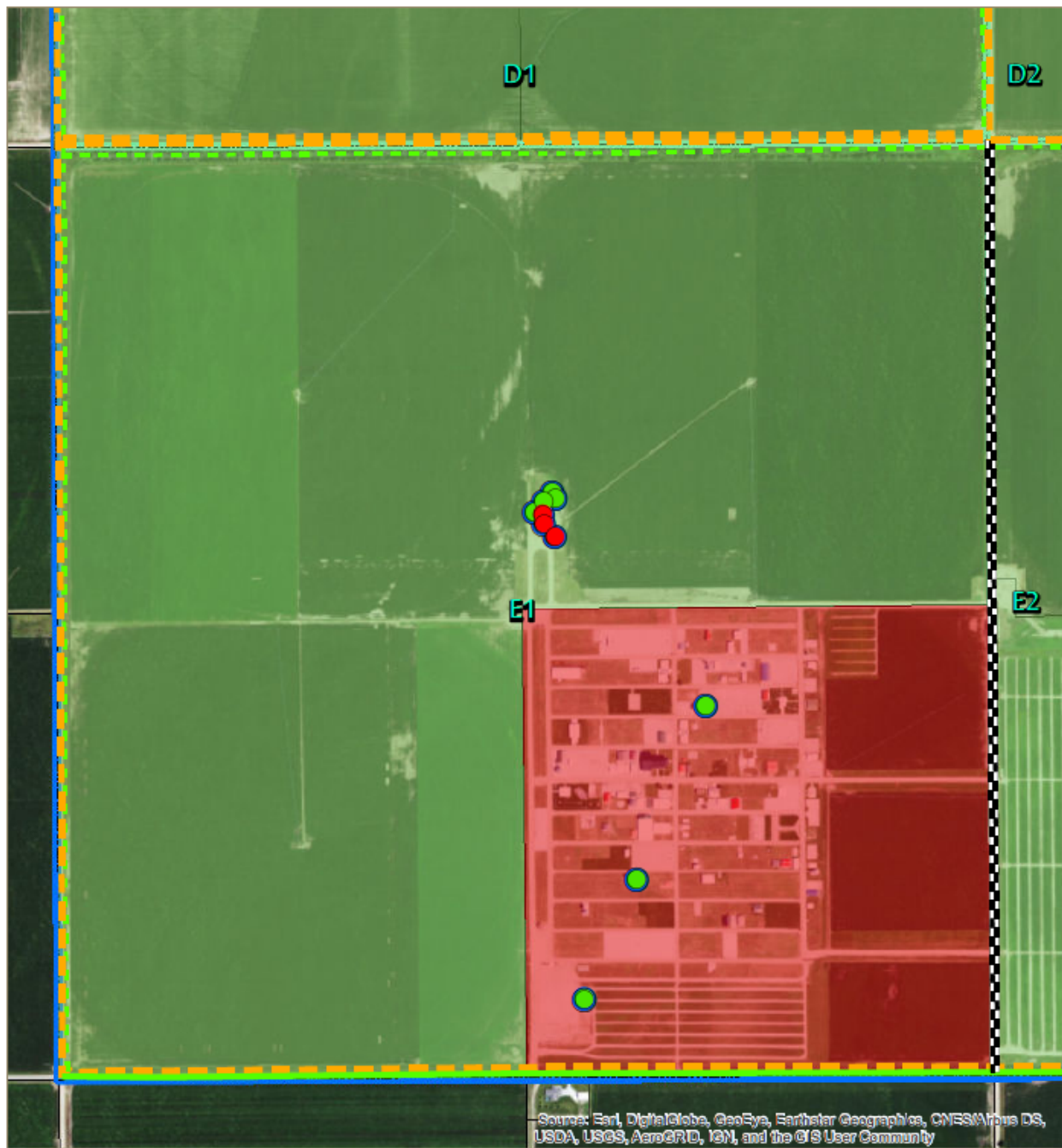


Aerial Map






The Aerial Map was taken from the Hall County GIS Mapping Application provided by the Hall County Assessor's online database. All outlining and labeling was added by the analyst for illustration purposes only and is not considered to be at scale. The subject property is outlined in red.

Existing Land Use Map



CAAP - SECTION E1

CITY OF GRAND ISLAND
HALL COUNTY, NEBRASKA

<ul style="list-style-type: none"> Previously Studied Areas CAAP Eight Study Limits CAAP Index Mapping Sections Hall County Parcels 	<ul style="list-style-type: none"> ● Less Than 40 Years Old - 44 Structures ● 40+ Years Old - 158 Structures ● Good - 46 Structures ● Deteriorated/Dilapidated - 156 Structures 	<table border="0"> <tr> <th style="text-align: left;">Existing Land Use</th> <th style="text-align: left;">Road Conditions</th> <th style="text-align: left;">Drainage Features</th> </tr> <tr> <td> Agricultural</td> <td> Good (Paved) - 37,111 Linear Feet</td> <td> Drainage Ditch</td> </tr> <tr> <td> Commercial</td> <td> Fair (Paved) - 34,565 Linear Feet</td> <td> Rural Section Ditches</td> </tr> <tr> <td> Industrial</td> <td> Gravel Road - 104,648 Linear Feet</td> <td></td> </tr> <tr> <td> Parks & Rec</td> <td> Closed - 23,459 Linear Feet</td> <td></td> </tr> <tr> <td> Public</td> <td></td> <td></td> </tr> </table>	Existing Land Use	Road Conditions	Drainage Features	 Agricultural	 Good (Paved) - 37,111 Linear Feet	 Drainage Ditch	 Commercial	 Fair (Paved) - 34,565 Linear Feet	 Rural Section Ditches	 Industrial	 Gravel Road - 104,648 Linear Feet		 Parks & Rec	 Closed - 23,459 Linear Feet		 Public			<p style="text-align: right;">DATA SOURCES: BASE DATA PROVIDED BY HALL COUNTY AERIAL IMAGERY PROVIDED BY ESRI</p> <div style="text-align: center;">  </div> <div style="display: flex; justify-content: center; align-items: center;"> <div style="text-align: center; margin-right: 20px;">  <p style="font-size: 0.8em;">MARSH PLANNING CONSULTANTS LAND USE PLANNING / TRANSPORTATION PLANNING</p> </div> <div style="text-align: center;">  <p style="font-size: 0.8em;">MUNICIPAL SERVICES ASSOCIATES</p> </div> </div>
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Printed by: cjanson, File: C:\CAAP GIS\MAPS\CAAP Section E1.mxd Print Date: 11/17/27 PM 4/23/2017

THE REDEVELOPMENT PROJECT 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 City Can Undertake this Redevelopment Project on real property located outside the corporate limits of the City for the following reasons: [Neb. Rev. Stat. §18-2123.01]:

- (a) The real property located outside the corporate limits of the city is a formerly used defense site;

The Show Land is located outside the corporate limits of the City and is a formerly used defense site;

- (b) The formerly used defense site is located within the same county as the city approving such redevelopment project;

The Show Land and the City are both located in Hall County;

- (c) The formerly used defense site is located within a sanitary and improvement district;

Farm Progress has created SID Number 3, which was approved by the District Court on July 19, 2017;

- (d) The governing body of the city approving such redevelopment project passes an ordinance stating such city's intent to annex the formerly used defense site in the future; and

Ordinance #9645 stating the intent of the City to annex the Cornhusker Army Ammunition Plant property in whole or part as it becomes eligible for annexation was adopted by the Grand Island City Council on August 22, 2017;

- (e) The redevelopment project has been consented to by any city exercising extraterritorial jurisdiction over the formerly used defense site.

No city is exercising extraterritorial jurisdiction over the Show Land.

2. Redevelopment Project Area 25 was declared to be declared blighted and substandard by action of the Grand Island City Council.[§18-2109] with the passage of Resolution #2017-206 on July 25, 2017. Such declaration was made after a public hearing in full compliance with the public notice requirements of §18-2115 of the Act.

The City has approved the Blight Study to include the Show Land, thereby enabling the City to undertake a redevelopment project pursuant to Neb. Rev. Stat. §18-2123.01.

3. 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. Hall County adopted a Comprehensive Plan on April 20, 2004. This Redevelopment Project is consistent with the Comprehensive Plans of both Grand Island and Hall County, in that no changes in the Comprehensive Plan elements are intended and will only impact property located outside of the City's corporate limits. The plan is also consistent with the Cornhusker Army Ammunition Reuse Plan as prepared for the Army Corps of Engineers by RKG Associates, Inc and Black & Veatch in 1997.

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

(a) Land Acquisition:

The Redevelopment Plan does not provide for real property acquisition.

(b) Demolition and Removal of Structures:

The projects to be implemented with this Redevelopment Plan do not provide directly for the demolition of structures. Some internal or other incidental demolition may be necessary for redevelopment but the primary purpose of this plan is to install and update improvements to the Show Land.

(c) Future Land Use Plan:

The Show Land is intended to be used for the Show. The Show Land is located outside of the corporate limits of the City and is intended to have no impact on the 2004 Grand Island Comprehensive Plan. The Hall County Comprehensive Plan has this property designated for special events and agriculture per the CAAP Reuse Plan. The Show is consistent with both plans. [§18-2103(b) and §18-2111].

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

As the Show Land is located outside of the City's corporate limits, no zoning changes are anticipated with this project. The Show Land is with the Hall County Zoning jurisdiction and zoned AG-SE Special Agriculture/Events zone. 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 Show Land is zoned AG-SE Special Agriculture/Events zone and can accommodate the improvements contemplated as part of this Redevelopment Project. [§18-2103(b) and §18-2111]

(f) Additional Public Facilities or Utilities:

Electrical, sewer, and water are available to support the Show Land. Sewer and water are provided privately. Potable water at the site is provided through dedicated service wells on site which are tested annually before the event and have been, in all prior years, found to be safe. The Redevelopment Project will include projects associated with electrical distribution, drainage and paving. No City utilities will be impacted by the Redevelopment Project. [§18-2103(b) and §18-2111]

5. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. [§18-2103.02].

This Redevelopment Plan will not require the displacement of individuals or families.

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

The Show Land is wholly owned by Farm Progress. No members of the CRA of the City hold an interest in property within the Redevelopment Project Area.

7. 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.

Outside of the City Contribution and the CVB/Chamber Contribution, Farm Progress will provide and secure all necessary financing.

(b) Statement of proposed method of financing the Redevelopment Project.

Outside of the City Contribution and the CVB/Chamber Contribution, Farm Progress will provide all necessary financing for the project. Farm Progress will submit documentation evidencing expenditures for

improvements outlined in Exhibit A for which Farm Progress desires reimbursement to the CRA. The CRA shall then reimburse Farm Progress for such expenditures as and when incurred by Farm Progress up to the amount of the City Contribution.

- (c) Statement of feasible method of relocating displaced families. No families will be displaced as a result of this Redevelopment Plan.

8. 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 CRA has considered these elements in proposing this Redevelopment Plan. This Redevelopment Plan will have no impact negative on the Comprehensive Plans for either the City of Grand Island or Hall County. The improvements contemplated under this Redevelopment Plan will raise property values and provide a stimulus to keep surrounding properties properly maintained and support additional commercial development. This will have the intended result of preventing recurring elements of blighting conditions.

9. Time Frame for Development

This Redevelopment Plan is to be following the 2017 Show and will continue until all improvements are accomplished, which is currently anticipated to be in 2018, and in any event before the end of 2019. The effectiveness of this Redevelopment Project will be evaluated in November of each year beginning in November of 2017. It is anticipated that this Redevelopment Plan and the money appropriated to support the Redevelopment Plan will result in increased property values and economic stimulus to the City beginning in 2017 and continuing thereafter for decades to come.

10. Justification of Project

One of the keys to this Redevelopment Plan is to enhance the Show and the benefits of the retail and personal services associated with the Show. We expect the

Redevelopment Project's improvements to support the entire community, but particularly the retail, dining, hospitality, and entertainment industries. This Redevelopment Project does not propose to tear down any buildings with historic value.

11. Cost Benefit Analysis

This Redevelopment Plan does not permit the use of TIF. Any project using TIF will need to be approved with a separate plan amendment that will include a cost benefit analysis.

- (a) 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 Redevelopment Project. The electric utility has sufficient capacity to support this Redevelopment Project. It is not anticipated that this Redevelopment Project will impact schools. Fire and police protection are available and should not be impacted by this Redevelopment Project.

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

The Show injects millions of dollars into the local economy via support of local retail and personal property tax base. During the span of 12 days, hotels, restaurants, and retail outlets throughout the region are busy. Temporary laborers are hired, and vendors purchase internet, landscaping, rental equipment, fuel and other services. Farm Progress also supports local philanthropies, and contributes to local law enforcement and emergency response groups.

- (c) 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

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

This Redevelopment Project will serve as an economic boost for numerous industries in the Grand Island area. This Redevelopment Project will increase Grand Island's ability to compete for talented individuals.

Time Frame for Development

It is anticipated that all improvements associated with this Redevelopment Project will commence on or shortly after approval of the Redevelopment Project by the City and the CRA and be completed by the end of 2018, and in any event before the end of 2019.

Husker Harvest Days		
Item Description	Quantity	Units
PAVING & EXCAVATION		
Excavation	75,000	CY
7" TH. Concrete Pavement	71,180	SY
7" TH. Crushed Concrete	6,750	TONS
WATER SERVICE		
1" HDPE Water Pipe	935	LF
2" HDPE Water Pipe	775	LF
4" PVC Water Pipe	3,365	LF
6" PVC Water Pipe	2,765	LF
5 1/4" Pumper Hydrant, M.J.	3	EA
Muller 3/4" Yard Hydrant	18	EA
6" Gate Valve, M.J.	6	EA
STORM SEWER		
12" HDPE Storm Sewer	4,550	LF
15" HDPE Storm Sewer	5,650	LF
18" HDPE Storm Sewer	6,120	LF
18" RCP Storm Sewer	1,000	LF
21" RCP Storm Sewer	215	LF
24" RCP Storm Sewer	560	LF
48" RCP Storm Sewer	380	LF
18" RCP Flared End Section	8	EA
21" RCP Flared End Section	2	EA
24" RCP Flared End Section	4	EA
48" RCP Flared End Section	6	EA
21" X 45 deg. Bend	1	EA
24" X 60 deg. Bend	1	EA
2' X 2' Inlets	77	EA
Trench Backfill	2,500	CY
SECURITY FENCING		
Fence (6' Chain Link, Posts @ 10' CL)	7,215	LF
2 X 16' Swinging Gates w/ Locking Mech.	1	EA
2 X 17' Swinging Gates w/ Locking Mech.	3	EA

2 X 18' Swinging Gates w/ Locking Mech.	1	EA
2 X 30' Swinging Gates W/ Wheel & Locking Mech.	1	EA
1 X 10' Swinging Gates w/ Locking Mech.	2	EA
2 X 16' Sliding Gates w/ Locking Mech.	1	EA
2 X 17' Sliding Gates w/ Locking Mech.	1	EA
Stop Bar	9	EA

ELECTRICAL

15KV Medium Voltage Switch	1	EA
15KV Medium Voltage Distribution Cable	7,180	LF
4" Conduit for 15KV Cable	7,180	LF
600V USE Direct Bury Cable	25,944	LF
Transformer Vaults	32	EA
600V Transformers	32	EA
600V Disconnects	30	EA
600V Distribution Panels	17	EA
600V Power Pedestals	116	EA

25 currently purchased, 7 needs to be purchased, 32 installed

25 currently purchased, 7 needs to be purchased, 32 installed

5 extra for future needs



Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item I2

Redevelopment plan O'Neill Wood Resources

Staff Contact: Chad Nabity

Resolution Number 2018-02

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for CRA Area 20 for 58 acres at 7100 W. Old Potash Highway by O’Neill Wood Resources** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), specifically as it pertains to formerly used defense sites; and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County finding;

The proposed use as described in this plan is in compliance with the Comprehensive Plan for the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: October 11, 2017

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

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

RESOLUTION NO. 251

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; RECOMMENDING APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF GRAND ISLAND, NEBRASKA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and Council of the City of Grand Island, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Grand Island, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Area**”) to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared by Community Redevelopment Authority of Grand Island, Nebraska, (the “**Authority**”) pursuant to an application by O’Neill Wood Resources (the “**Redeveloper**”), in the form attached hereto as **Exhibit B**, for the purpose of redeveloping Redevelopment Area legally described on **Exhibit A**, referred to herein as the Project Area (the “**Project Area**”); and

WHEREAS, pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the purposes specified in the Redevelopment Plan (the “**Project**”), in accordance with and as permitted by the Act; and

WHEREAS, the Authority has conducted a cost benefit analysis of the Project (the “**Cost Benefit Analysis**”) pursuant to Section 18-2113 of the Act, a which is included in the Redevelopment Plan attached hereto as **Exhibit B**; and

WHEREAS, the Authority has made certain findings and pursuant thereto has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan and approve the Redevelopment Project and to approve the transactions contemplated thereby.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:

Section 1. The Authority has determined that the proposed land uses and building requirements in the Redevelopment Plan for the Project Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, 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 in 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 provisions 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 communitive 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

O’Neill Wood Resources

unsanitary or unsafe dwelling accommodations, or conditions of blight.

Section 2. The Authority has conducted a Cost Benefit Analysis for the Project, included in the the Redevelopment Plan attached hereto as Exhibit B, in accordance with the Act, and has found and hereby finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Project Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project.

Section 3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of preparation for redevelopment including site work, onsite utilities and related costs are described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$209,000, which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

Section 4. The Authority hereby recommends to the City approval of the Redevelopment Plan and the Redevelopment Project described in the Redevelopment Plan.

Section 5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 6. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 18th day of October, 2017.

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

ATTEST:

By: _____
Chair

By: _____
Secretary

O'Neill Wood Resources

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

* * * * *

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

O'Neill Wood Resources

**Site Specific Redevelopment Plan
Grand Island CRA Area 20 (CAAP)
May 2017**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 20 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 20.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE PROPERTY (58 ACRES LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA) NORTH OF THE CURRENT O’NEILL WOOD RESOURCES FACILITY 7100 W. OLD POTASH HIGHWAY (NORTHWEST CORNER OF ALDA ROAD AND OLD POTASH HIGHWAY) FOR INDUSTRIAL USES, INCLUDING A CONSTRUCTION AND DEMOLITION LANDFILL.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the property located at 7100 W. Old Potash Highway. The proposed plans would include the development of a construction and demolition landfill and all associated buildings. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The use of this property of industrial non-residential uses is consistent with the Cornhusker Army Ammunition Plant (CAAP) reuse plan as approved and adopted by the CAAP Reuse Committee and the Hall County Board of Supervisors. This project would not be feasible without the use of TIF.

O’Neill Wood Resources owns a portion of the property and has a contract to purchase additional property contingent on the approval of Tax Increment Financing. O’Neill Wood Resources has been located on the balance of this property since 2009. The purchase price the additional property is a TIF eligible activity. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with this project. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2019 towards the allowable costs and associated financing for the acquisition and site work.

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

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18; THENCE ON AN ASSUMED BEARING OF N01°18'49"W, ALONG THE EAST LINE OF SAID E1/2 OF SECTION 18, A DISTANCE OF 591.59 FEET; THENCE S88°41'11"W A DISTANCE OF 4.22 FEET TO THE POINT OF BEGINNING; THENCE S89°02'09"W A DISTANCE OF 2510.04 FEET; THENCE N00°59'37"W A DISTANCE OF 927.97 FEET; THENCE N89°02'52"E A DISTANCE OF 820.31 FEET TO A POINT ON THE WEST LINE OF 86 FT. DRAINAGE EASEMENT; THENCE N01°11'12"W, ALONG SAID WEST LINE OF DRAINAGE EASEMENT, A DISTANCE OF 76.55 FEET; THENCE N89°24'56"E A DISTANCE OF 1639.82 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING AN ANGLE OF 20°33'43", HAVING A RADIUS OF 722.17 FEET, AND CHORD BEARING S11°30'01"E A CHORD DISTANCE OF 257.78 FEET; THENCE S01°14'28"E A DISTANCE OF 740.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 2,442,827.01 SQUARE FEET OR 56.080 ACRES MORE OR LESS, OF WHICH 1.02 ACRES ARE COUNTY ROAD RIGHT-OF-WAY.

Existing Land Use Map



Source: Marvin Planning Consultants, 2016

Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2020 through 2034 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of a Construction and Demolition Recycling Center and the associated structures necessary to facilitate operation of the landfill. This use requires separate permitting by both Hall County and the Nebraska Department of Environmental Quality.

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 February 14, 2017.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

The City Can Undertake this Redevelopment Project on real property located outside the corporate limits of the City for the following reasons: [Neb. Rev. Stat. §18-2123.01]:

(a) The real property located outside the corporate limits of the city is a formerly used defense site;

The Site is located outside the corporate limits of the City and is a formerly used defense site;

(b) The formerly used defense site is located within the same county as the city approving such redevelopment project;

The Site and the City are both located in Hall County;

(c) The formerly used defense site is located within a sanitary and improvement district;

O'Neill Wood Resources, LLC and CAIP, LLC have created SID Number 4 in Hall County, which was approved by the District Court on September 20, 2017.

(d) The governing body of the city approving such redevelopment project passes an ordinance stating such city's intent to annex the formerly used defense site in the future; and

Ordinance #9645 stating the intent of the City to annex the Cornhusker Army Ammunition Plant property in whole or part as it becomes eligible for annexation was adopted by the Grand Island City Council on August 22, 2017;

(e) The redevelopment project has been consented to by any city exercising extraterritorial jurisdiction over the formerly used defense site.

No city is exercising extraterritorial jurisdiction over the Site.

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 property is not located within Grand Island or the 2 mile extraterritorial jurisdiction of Grand Island. Hall County adopted their comprehensive plan including the CAAP redevelopment plan on April 20, 2004. This redevelopment plan amendment and project are consistent with

the Hall County Comprehensive Plan and the CAAP Reuse Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to develop property with permitted uses on this property as defined by the current and effective zoning regulations. The Hall County Regional Planning Commission reviewed this project at their meeting on March 1, 2017 as part of the requirements for the Nebraska Local Siting Act and recommended approval of the local siting permit as it is consistent with the zoning on the site. The Hall County Regional Planning Commission held a public hearing at their meeting on October 11, 2017 and passed resolution 2018-02 confirming that this project is consistent with the Comprehensive Plan for the Hall County.

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

a. Land Acquisition:

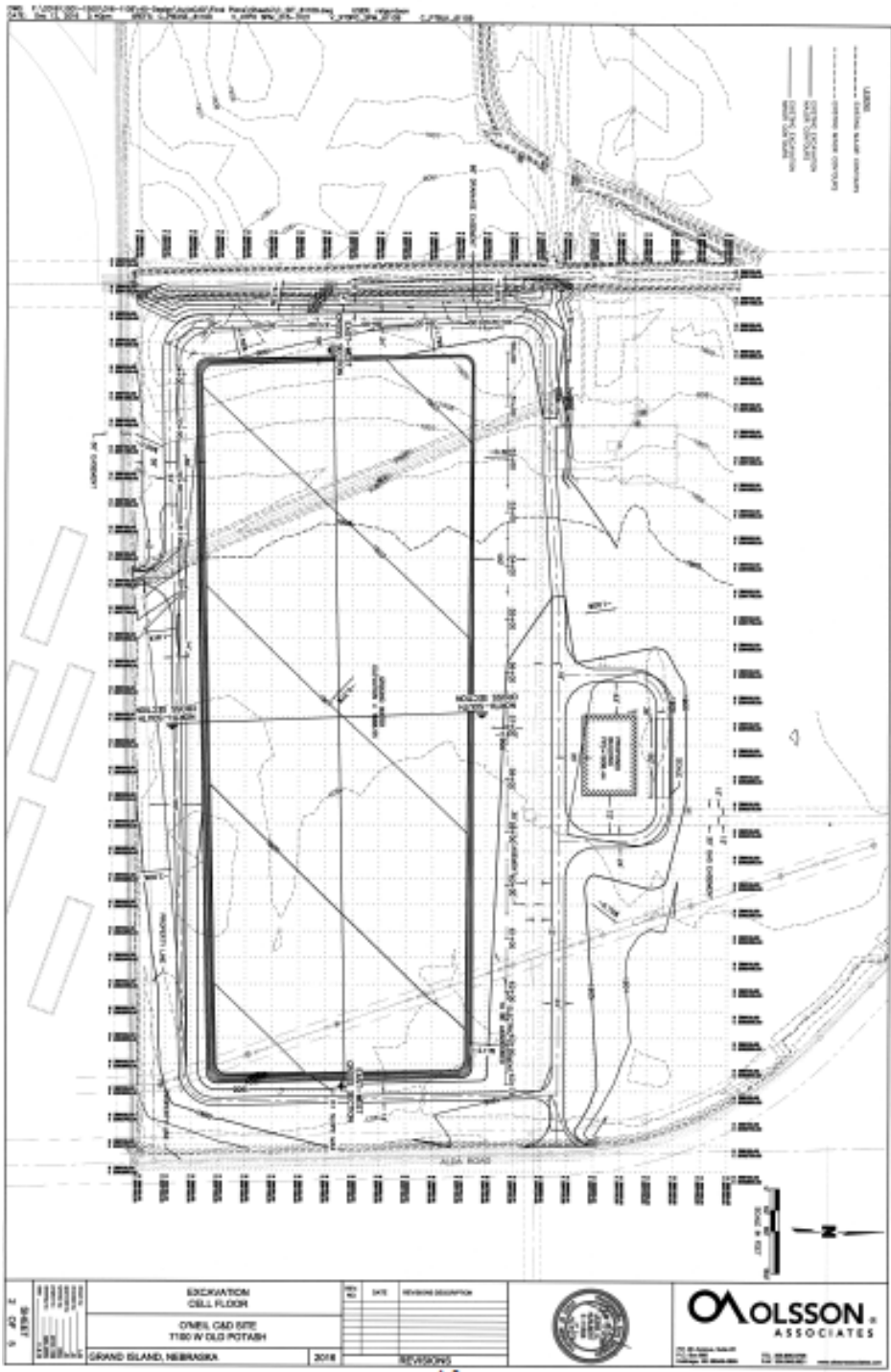
This Redevelopment Plan provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. It is anticipated that property acquisition will be the primary eligible activity for this project.

b. Demolition and Removal of Structures:

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

c. Future Land Use Plan

Within the Hall County Comprehensive Plan as adopted and updated since 2004 this area and all of the CAAP grounds are designated as CAAP Reuse Area. According to the CAAP Reuse Plan this particular area is planned for Agriculture and Special Industrial Uses. 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)]



Site plan for the area of the landfill after completion of the project

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

The area is zoned AG/SI-Special Agriculture/Industrial zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to construct and operate a recycling center and landfill for construction and demolition debris. The proposed development is within the site coverage and intensity of use limits of the district. A conditional use permit from Hall County will be required and is currently in process. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Municipal sewer and water are not available to this development.

Electric utilities are sufficient for the proposed use of this building.

No other utilities would be impacted by the development.

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property, owned by the developer, is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]

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

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

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

The developer has a purchase agreement for the purchase of this property pending approval of Tax Increment Financing. The total estimated project cost is \$4,750,000 with at least \$1,029,000 being TIF eligible expenses. No other CRA funding has been approved for the project. The property will be acquired for \$312,000. Planning related expenses for Architectural and Engineering and legal services of \$107,000 and are included as a TIF eligible expense. The estimated costs for on-site improvements

including grading, site preparation, utility extensions and private road ways total \$615,000. The total of eligible expenses for this project is \$1,029,000. The projected tax increment available and to be pledged for the project is \$209,000.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$209,000 from the proceeds of the TIF. 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, 2019 through December 2034.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of encouraging appropriate industrial development at the CAAP.

8. Time Frame for Development

Development of this project is anticipated to be completed between September 2017 and December of 2018. Excess valuation should be available for this project for 15 years beginning with the 2019 tax year.

9. Justification of Project

The project has received approval from the Hall County Board in the form of a conditional use permit. The Planning Commission recommended in favor of the project in March of 2017 as it is consistent with the zoning in place at the site. This project will provide a local site for recycling and landfilling construction and demolition materials in a manner consistent with state and federal laws. The location of this site should result in more competitive bids for demolition by reducing the cost of transportation of demolition materials. This project will also result 12 to 15 additional full time employees at the site.

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 \$209,000 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 \$4,789,000 in private sector financing; a private investment of \$22.91 for every TIF and grant dollar investment.

Description	Use of Funds.		
	TIF Funds	Private Funds	Total
Site Acquisition	\$209,000	\$103,000	\$312,000
Legal and Plan*		\$34,000	\$34,000
Engineering/Arch		\$73,000	\$73,000
On-Site Improvements		\$615,000	\$615,000
New Construction		\$1,375,000	\$1,375,000
Equipment		\$2,250,000	\$2,250,000
Financing		\$30,000	\$30,000
Contingency		\$100,000	\$100,000
TOTALS	\$209,000	\$4,580,000	\$4,789,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2017, valuation of approximately \$199,650. Based on the 2016 levy this would result in a real property tax of approximately \$2,952. It is anticipated that the assessed value will

increase by \$941,343 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$13,919 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:	\$ 199,650
Estimated value after completion	\$ 1,140,993
Increment value	\$ 941,343
Annual TIF generated (estimated)	\$ 13,919
TIF bond issue	\$ 209,000

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

The redevelopment project area currently has an estimated valuation of \$199,650. The proposed redevelopment will create additional valuation of \$941,343. No tax shifts are anticipated from the project. This project will not have a direct negative impact on local schools systems. The school system will gain an immediate bump in personal property taxes from the new equipment purchases and a long-term benefit from the additional tax base created on the property. No new roads will be created for this 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 in any significant way. Fire and police protection are available and should not be negatively impacted by this development.

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

This will create some additional employment in the area. Unemployment is low in this area. The impacts on existing employers in the area will be minimal as there are not many new employees.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area.

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

This project is consistent the goals of the CAAP Reuse Plan and would be a step forward in creating the industrial district envisioned with that redevelopment. These types of uses that do not mix well with residential uses are ideal for property that is highly restricted for residential development.

Time Frame for Development

Development of this project is anticipated to be completed during between September of 2017 and December 31 of 2018. The base tax year should be calculated on the value of the property as of January 1, 2018. Excess valuation should be available for this project for 15 years beginning in 2019 with taxes due in 2020. 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 \$209,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses presented including acquisition of property the developer will spend at least \$1,029,000 on TIF eligible activities. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.



Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item I3

Redevelopment Plan Mendez Enterprises

Staff Contact: Chad Nabity

Resolution Number 2018-03

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for Redevelopment Area No. 6 for property located along Old Lincoln Highway between Carey and Waldo avenues in Grand Island by Mendez Enterprises** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County finding;

The proposed use as described in this plan is in compliance with the Comprehensive Plan for the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: October 11, 2017

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

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

RESOLUTION NO. 252

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; RECOMMENDING APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF GRAND ISLAND, NEBRASKA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and Council of the City of Grand Island, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Grand Island, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Area**”) to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared by Community Redevelopment Authority of Grand Island, Nebraska, (the “**Authority**”) pursuant to an application by Mendez Enterprises (the “**Redeveloper**”), in the form attached hereto as **Exhibit B**, for the purpose of redeveloping Redevelopment Area legally described on **Exhibit A**, referred to herein as the Project Area (the “**Project Area**”); and

WHEREAS, pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the purposes specified in the Redevelopment Plan (the “**Project**”), in accordance with and as permitted by the Act; and

WHEREAS, the Authority has conducted a cost benefit analysis of the Project (the “**Cost Benefit Analysis**”) pursuant to Section 18-2113 of the Act, a which is included in the Redevelopment Plan attached hereto as **Exhibit B**; and

WHEREAS, the Authority has made certain findings and pursuant thereto has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan and approve the Redevelopment Project and to approve the transactions contemplated thereby.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:

Section 1. The Authority has determined that the proposed land uses and building requirements in the Redevelopment Plan for the Project Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, 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 in 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 provisions 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 communitive 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 unsanitary or unsafe dwelling accommodations, or conditions of blight.

Mendez Enterprises

Section 2. The Authority has conducted a Cost Benefit Analysis for the Project, included in the the Redevelopment Plan attached hereto as Exhibit B, in accordance with the Act, and has found and hereby finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Project Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project.

Section 3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of preparation for redevelopment including site work, onsite utilities and related costs are described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$886,965, which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

Section 4. The Authority hereby recommends to the City approval of the Redevelopment Plan and the Redevelopment Project described in the Redevelopment Plan.

Section 5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 6. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 18th day of October, 2017.

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

ATTEST:

By: _____
Chair

By: _____
Secretary

Mendez Enterprises

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

* * * * *

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

Mendez Enterprises

**Redevelopment Plan Amendment
Grand Island CRA Area 6
September 2017**

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

**Executive Summary:
Project Description**

THE REDEVELOPMENT OF PROPERTY LOCATED ALONG OLD LINCOLN HIGHWAY BETWEEN WALDO AVENUE AND CAREY AVENUE INCLUDING ACQUISITION OF PROPERTY, RENOVATION OF EXISTING BUILDINGS FOR COMMERCIAL AND EDUCATIONAL USES ALLOWED IN THE DISTRICT AND CONSTRUCTION OF NEW BUILDINGS ON VACANT PROPERTY WITHIN THE AREA BY THE DEVELOPER. ELIGIBLE REDEVELOPMENT COSTS ARE ANTICIPATED TO INCLUDE: ACQUISITION OF PROPERTY, RENOVATION OF EXISTING BUILDINGS, SITE PREPARATION, DEMOLITION, UTILITY IMPROVEMENTS, AND PARKING IMPROVEMENTS.

The use of Tax Increment Financing (“TIF”) for this project is to aid in the acquisition of property, demolition and renovation of existing structures, necessary site work and installation of public utilities and street improvements necessary to redevelop this site. The use of TIF makes it feasible to complete all of the phases of the proposed project within the timeline presented. This project could not be completed without the use of TIF.

The acquisition of property, renovation, demolition, site work and construction of all improvements 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, 2019 towards the allowable costs and associated financing for the acquisition, demolition, renovation and site work as outlined.

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

Property Description (the “Redevelopment Project Area”)

This property is located at the north of the Union Pacific Railroad and south of George Street between Waldo Avenue and Carey Avenue (Not all properties in this area are included in the plan) in central Grand Island including the attached map identifies the subject properties and the surrounding land uses:

Legal Descriptions

PACKER & BARR'S SECOND ADDITION LOTS 4,5, 6 & 7 BLOCK 44, LOTS 8, 9, &10 BLOCK 39, LOTS 5, 9 & 10 BLOCK 38, LOTS 4,5, 6 & 7 BLOCK 45, WEST'S SECOND SUBDIVISION LOTS 1 & 2, WEST'S SUBDIVISION FRACTIONAL LOT 8, BLOCK 1, LOTS 1,2, FRACTIONAL LOTS 3 & 8 BLOCK 2, VACATED CLARENCE STREET ADJACENT TO LOTS ABOVE AND STREET RIGHT OF WAY FOR OLD LINCOLN HIGHWAY, WALDO AVENUE, GRACE AVENUE, CAREY AVENUE AND GEORGE STREET WHERE THEY ABUT THE PROPERTIES ABOVE.

- **It is anticipated that the tax increment will be captured for the tax years the payments for which become delinquent in years 2020 through 2034 inclusive. Changes to these years may be approved within the TIF agreement.**

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 new commercial space on this property.

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, 2019 or such date as stated in an approved TIF agreement.

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 property, rehabilitate existing structures and provide for the necessary site work and utilities 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:

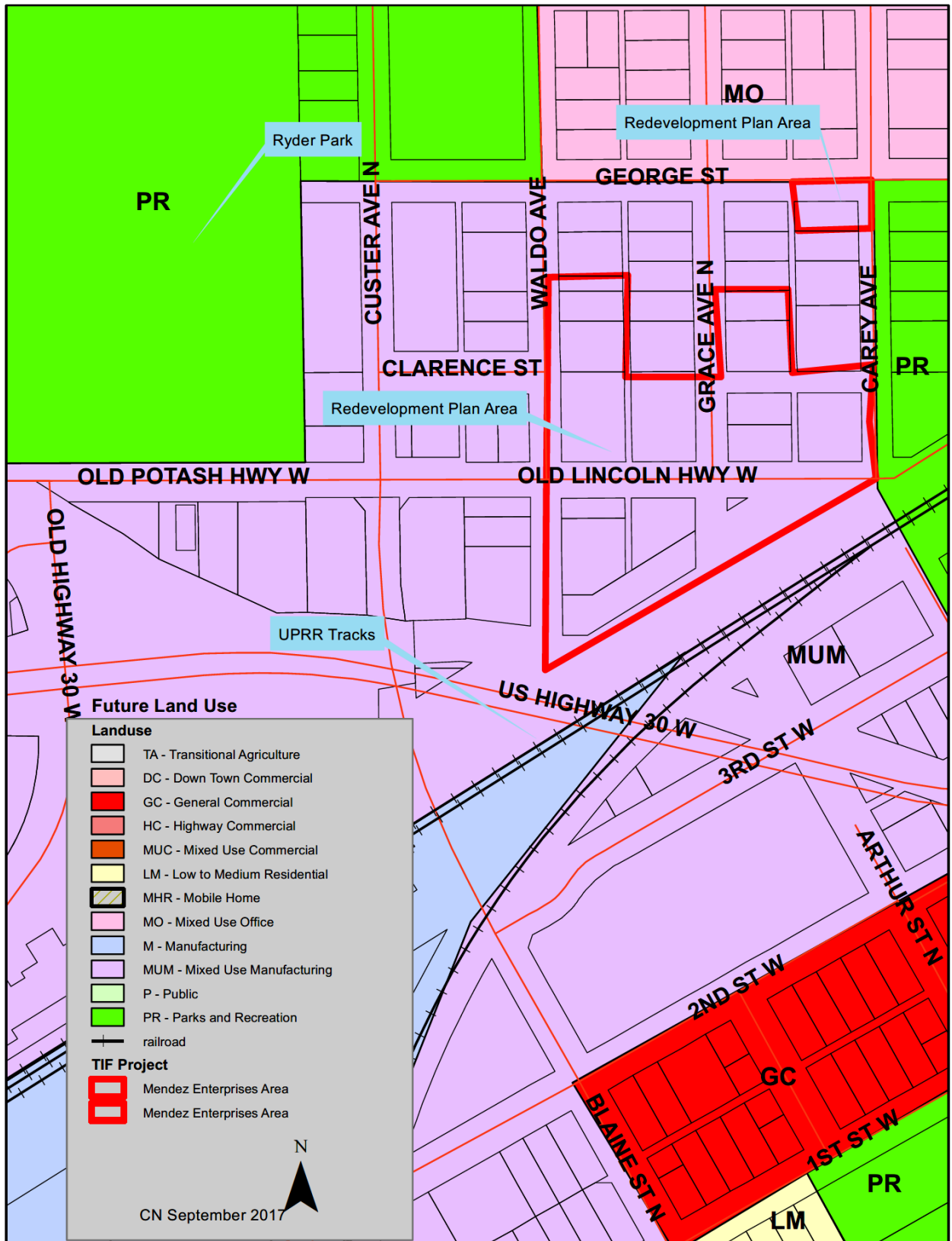
The Redevelopment Plan for Area 6 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The applicant will be acquiring the property from the current owner.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does allow for the demolition of structures within the area to provide for new construction.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for commercial development. [§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 M3- Mixed Use Manufacturing zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing renovate several structures on the site, move utilities and construct the Sky Zone trampoline center on the subject property in two phases. The property is zoned M3 and could accommodate buildings covering of up to 65% of each property [§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.

Electric lines will need to be relocated to facilitate this 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 amendment does not provide for acquisition of any residences and therefore, no relocation is contemplated. [§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 owns some of this property and is proposing to other portions (specifically those owned by Woody's Welding) for redevelopment for \$662,479 in the next year provided that TIF is available for the project as defined. The cost of property acquisition is being included as a TIF eligible expense. Costs for site preparation, rehabilitation, demolition, utility improvements and parking improvements are included as a TIF eligible expenses. It is estimated based on the proposed increased valuation of \$2,830,825 will result in \$886,965 of increment generated over a 15 year period, substantially less than the TIF allowable expenses.

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 \$886,965 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, 2022 through December 2034 or as agreed to in the TIF agreement.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of and redevelopment of commercial lots. This will not significantly impact at this location. New and renovated commercial development will raise property values and provide a stimulus to keep surrounding properties properly maintained. The proposed private education facility will provide opportunities for local youth to enhance their career choices within the community. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

Development of phase one of this project (including construction of the Sky Zone and educational facility) is anticipated to be completed between November of 2017 and December of 2018. Phase two of the project will begin in 2018 and be completed by the end of 2019. Excess valuation should be available for this project for 15 years beginning with the 2019 and 2020 tax years.

9. Justification of Project

This location along Old Lincoln Highway has been a manufacturing and mixed use commercial center since the earliest days of the City of Grand Island. Several transportation projects including closing the railroad crossing at the east edge of this property and the construction of the Highway 30 overpass have impacted the property in a negative manner cutting it off and blanketing it in shadow. The proposed changes will bring more people into the area and highlight properties that are visible from above while traveling on Highway 30. The cleanup, repairs and new investment in the area will enhance and protect the property values and tax base in this central area of the community.

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 Mendez Enterprises LLC Redevelopment Project, including:

Project Sources and Uses. Approximately \$1,887,000 in public funds from tax increment financing and grant funds provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$6,049,495 in private sector financing; a private investment of \$3.20 for every TIF and grant dollar investment by the CRA.

Use of Funds Phase 1.			
Description	TIF Funds	Private Funds	Total
Site Acquisition		\$1,285,000	\$1,285,000
Site preparation	\$155,236	\$587,704	\$742,940
Legal and Plan	\$60,000	\$79,300	\$139,300
Building Costs		\$993,100	\$993,100
Personal Property		\$892,347	\$892,347
Soft Costs		\$487,044	\$487,044
TOTALS	\$215,236	\$4,324,495	\$4,539,731

Use of Funds Phase 2			
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$662,429		\$662,429
Site preparation		\$239,400	\$239,400
Legal and Plan	\$9,300		\$9,300
Building Costs		\$474,000	\$474,000
Personal Property		\$1,060,443	\$1,060,443
Soft Costs		\$251,157	\$251,157
TOTALS	\$671,729	\$2,025,000	\$2,696,729

Use of Funds Total			
Description	TIF Funds	Private Funds	Total
Phase 1	\$215,236	\$4,324,495	\$4,539,731
Phase 2	\$671,729	\$2,025,000	\$2,696,729
TOTALS	\$886,965	\$6,349,495	\$7,236,460

Tax Revenue. The property to be redeveloped in Phase 1 is anticipated to have a January 1, 2018, valuation of approximately \$1,057,768. Based on the 2017 levy this would result in a real property tax of approximately \$21,897. It is anticipated that the assessed value will increase by \$2,215,400, upon full completion, as a result of the site redevelopment. This development will

result in an estimated tax increase of over \$46,300 annually, resulting in \$694,514 of increment over the 15 year period.

The property to be redeveloped in Phase 2 is anticipated to have a January 1, 2019, valuation of approximately \$507,936. Based on the 2017 levy this would result in a real property tax of approximately \$10,575.58. It is anticipated that the assessed value will increase by \$615,425 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$12,830 annually, resulting in \$192,452 of increment over the 15 year period. The total increment expected across both phase 1 and 2 of the project is \$886,955.

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 2018 assessed value both phases	\$ 1,565,704
Estimated value after completion	\$ 4,396,629
Increment value	\$ 2,830,825
Annual TIF generated (estimated)	\$ 59,131
TIF bond issue	\$ 886,965

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

The redevelopment project area currently has an estimated valuation of \$1,565,704. The proposed acquisition rehabilitation demolition, and site work at this location will result in an additional \$2,830,825 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;

This project will protect and enhance the existing employment within the Project Area by maintaining and expanding business opportunities at this location. The proposed educational facility may result in additional skilled workers to fill positions within the community. Temporary construction employment will increase during the construction. The construction period is expected to exceed 12 months.

(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 facility could draw employees from other similar facilities within the City. The educational facilities if successful will provide additional skilled employees for the labor market, benefiting other employers with an increased employee base.

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

This will provide appropriate development at this location in Grand Island. This location has struggled since the change in traffic patterns that resulted from the closing of the at-grade crossing across the Union Pacific Railroad.

Personal property in the project is subject to current property tax rates. Personal property for the Project is estimated at \$1,900,000. Personal property tax is not subject to TIF and will be paid to the normal taxing entities. There will additionally be more city sales taxes paid to the city of Grand Island as a result of new taxable sales at the restaurant and Sky Zone.

Time Frame for Development

Development of phase 1 of this project is anticipated to be completed between November 2017 and December of 2018. The base tax year should be calculated on the value of the property as of January 1, 2018. Excess valuation should be available for this project for 15 years beginning with the 2019 tax year. 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 \$886,965 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the purchase price of the property and estimates of the expenses of renovation activities and associated engineering fees, the developer will spend more than \$1,500,000 on TIF eligible activities.

See Attached Site Plan and Interior Renovation Plan



MENDEZ ENTERPRISES
NORTH EXISTING REDEVELOPMENT PLAN

Master Builder
 ASSOCIATES
 ARCHITECTS & CONSTRUCTION MANAGERS

US 30 HWY W

RAILROAD TRACKS

OLD LINCOLN HWY

WALDO AVE

GRACE AVE

CAREY AVE

GEORGE ST

PHASE TWO

PHASE TWO

PHASE TWO

PHASE TWO

MENDEZ ENTERPRISES
PROPOSED REDEVELOPMENT PLAN (PHASE ONE)

Master Builder
 ASSOCIATES
 ARCHITECTS & CONSTRUCTION MANAGERS

US 30 HWY W

RAILROAD TRACKS

OLD LINCOLN HWY

WALDO AVE

GRACE AVE

CAREY AVE

GEORGE ST

PHASE TWO

PHASE TWO

PHASE TWO

PHASE TWO

CONCRETE PAVEMENT- 83,259 S.F.
 SIDEWALK- 6,815 S.F.
 GREEN AREA- 48,493 S.F.
 LANDSCAPE AREA- 5,602 S.F.



Community Redevelopment Authority (CRA)

**Wednesday, October 18, 2017
Regular Meeting**

Item I4

Redevelopment Plan - TIF Request-Urban Island/Kinkaider

Staff Contact: Chad Nabity



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Urban Island LLC

Address: 2016 West State st. Grand Island NE 68803

Telephone No.: (308) 227-6213

Fax No.: _____

Contact: Jon Myers

Brief Description of Applicant's Business:

Urban Island is a real estate development company. They currently own and/or manage several buildings in downtown Grand Island.

Present Ownership Proposed Project Site: Urban Island LLC

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

The building formerly housed Nathan Detroit's, and is now home of Kinkaider Brewing Company. The property being redeveloped is the building that houses the Kinkaider kitchen/party room, not the building that houses the dining room to the south. There is approximately 3,800 square feet per floor and it consists of a

basement, main floor and second floor. The building is brick and wood. Please see attached floor plans.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 265,000
B. Building	\$

Construction Costs:

A. Renovation or Building Costs:	\$ 568,532
B. On-Site Improvements:	\$
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$ 8,500	
B. Financing Fees:	\$	
Closing costs, filing fees		
C. Legal/Developer/Audit Fees:	\$ 46,927	
D. Contingency Reserves:	\$ 80,000	
E. Other (Please Specify)	\$ 168,677	
Façade costs		
	TOTAL	\$ 1,137,636

Total Estimated Market Value at Completion: \$ 780,000

Source of Financing:

A. Developer Equity:	\$ 265,000
B. Commercial Bank Loan:	\$ 484,032
Tax Credits:	
1. N.I.F.A.	\$
2. Historic Tax Credits	\$
D. Industrial Revenue Bonds:	\$
E. Tax Increment Assistance:	\$ 114,927
F. Other (Life safety & Façade grants)	\$ 273,677

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

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-2455

Architect: Stacy J Spotanski/ Toby Gay, Gay & Associates, 1470 31st Ave, Columbus, NE (308) 850-8186

Engineer: Olsson Associates, 201 E 2nd Grand Island, NE 68801 308-384-8750 Mike Spilinek

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

(Please Show Calculations)

See attached

Project Construction Schedule:

Construction Start Date: Upon CRA approval

Construction Completion Date: Q3 2018

If Phased Project:

_____ Year ___ % Complete

_____ Year ___ % Complete

XII. Please Attach Construction Pro Forma: See attached

XIII. Please Attach Annual Income & Expense Pro Forma: See attached

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

Urban Island LLC is requesting \$164,181 in tax increment financing. The TIF will be used for renovation costs.

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

for Proposed Project: Without TIF assistance the project will not cash flow and therefore will not be a successful business venture. See attached proforma

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:

NA

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

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



FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

- 1 NEW ALUM. STOREFRONT FRAMING, FRAME ELEVATION IS TO MATCH EXISTING FRAME ELEVATION REMOVED FROM DEMOLITION. CONTR. SHALL FIELD VERIFY EXIST. CONDITION.
- 2 NEW ALUM. STOREFRONT DOOR & FRAMING. CONTR. SHALL FIELD VERIFY SIZE.
- 3 EXISTING 1-HOUR WALL ASSEMBLY. PATCH & REPAIR EXIST. WALL AS REQ'D TO MAINTAIN 1-HOUR WALL ASSEMBLY.
- 4 CONTR. SHALL INSTALL 1-HOUR FIRE RATED DROP CEILING.
- 5 EXIST. ASSEMBLY AREA CURRENTLY HAS 5/8" F.C. GYP. BD. CEILING. CONTR. SHALL REPLACE EXIST. LIGHTS & HVAC AND MAINTAIN 1-HOUR SEPARATION.
- 6 INFILL EXIST. OPENING. CONTR. SHALL MATCH EXIST. CONST.
- 7 NEW STAIRS
- 8 NEW HANDRAILS

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 5/8" (2x6 STUDS), 3/4" (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 A SCOPE DOCUMENT, 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. SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

DATE:	
REVISION:	

Spotanski Creative Building Design & Drafting, LLC
 724 W. Maple St., 4th Floor, Grand Island, NE 68801
 (508) 850-8188 spotanski@spotanski.net

STACY J. SPOTANSKI

OWNER: KINCALDER

SHEET TITLE:
 PROJECT DESCRIPTION:
 320/320.5 N. PINE STREET
 GRAND ISLAND, NE.

DRAWN BY:
 SJS
 PLAN DATE:
 09-01-2017
 PLOT DATE:
 09-01-2017
 SHEET:

PROFESSIONAL SEAL

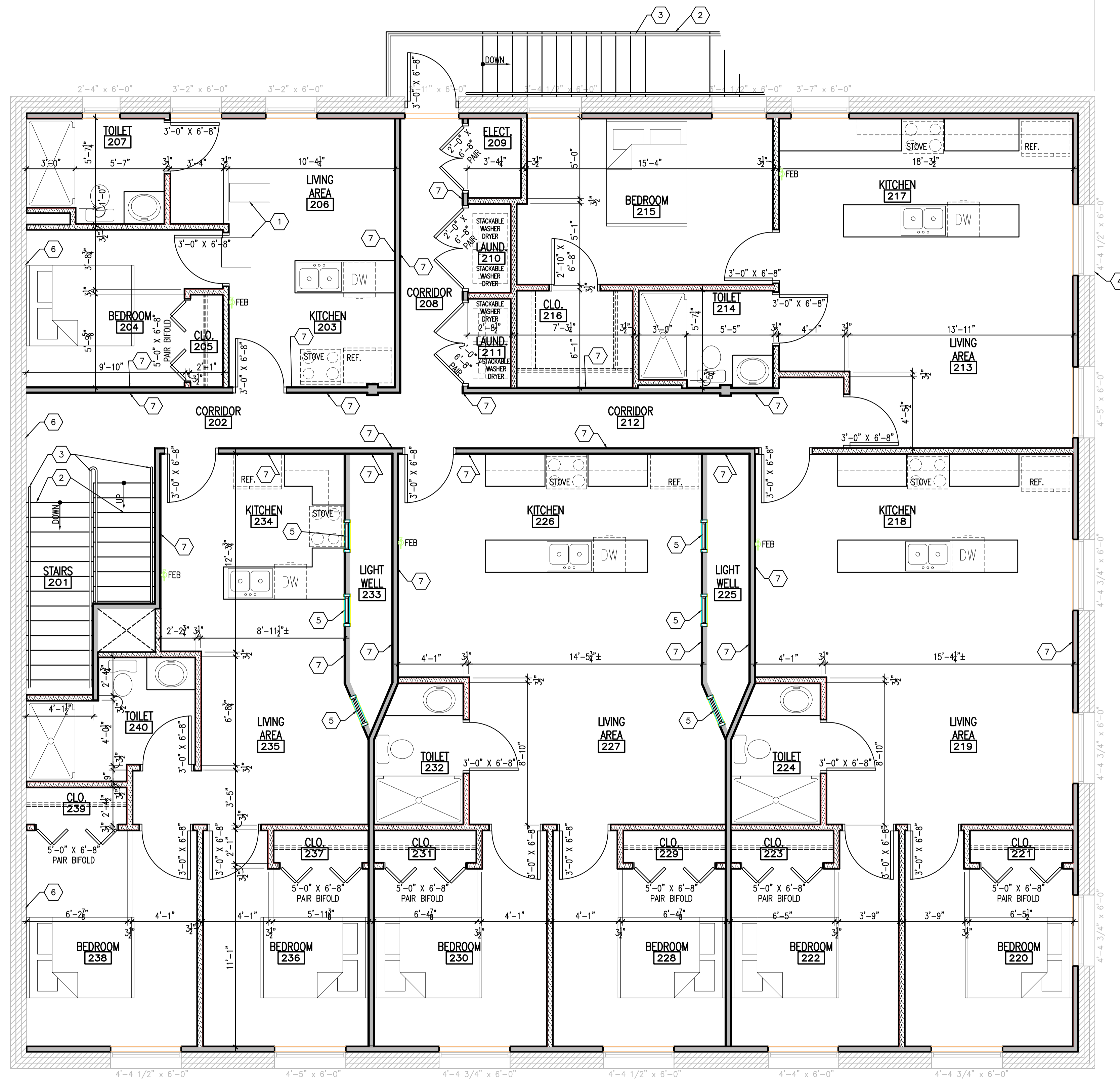
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FLOOR PLAN KEYNOTES

- 1 PATCH EXIST. FLOOR PENETRATION. CONST. TO MATCH EXIST. CONST.
- 2 NEW STAIRS
- 3 NEW HANDRAILS
- 4 EXIST. WINDOW TO REMAIN, TYP.
- 5 NEW WINDOWS, CONTR. VERIFY WITH OWNER TYPE & SIZE.
- 6 EXIST. BRICK TO REMAIN EXPOSED.
- 7 NEW 5/8" TYPE "X" GYP. BD. OVER EXIST. FRAMING.

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SECOND FLOOR PLAN
1/4" = 1'-0"

DATE:	
REVISION:	

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 STACY J. SPOTANSKI

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GENERAL ROOF PLAN NOTES

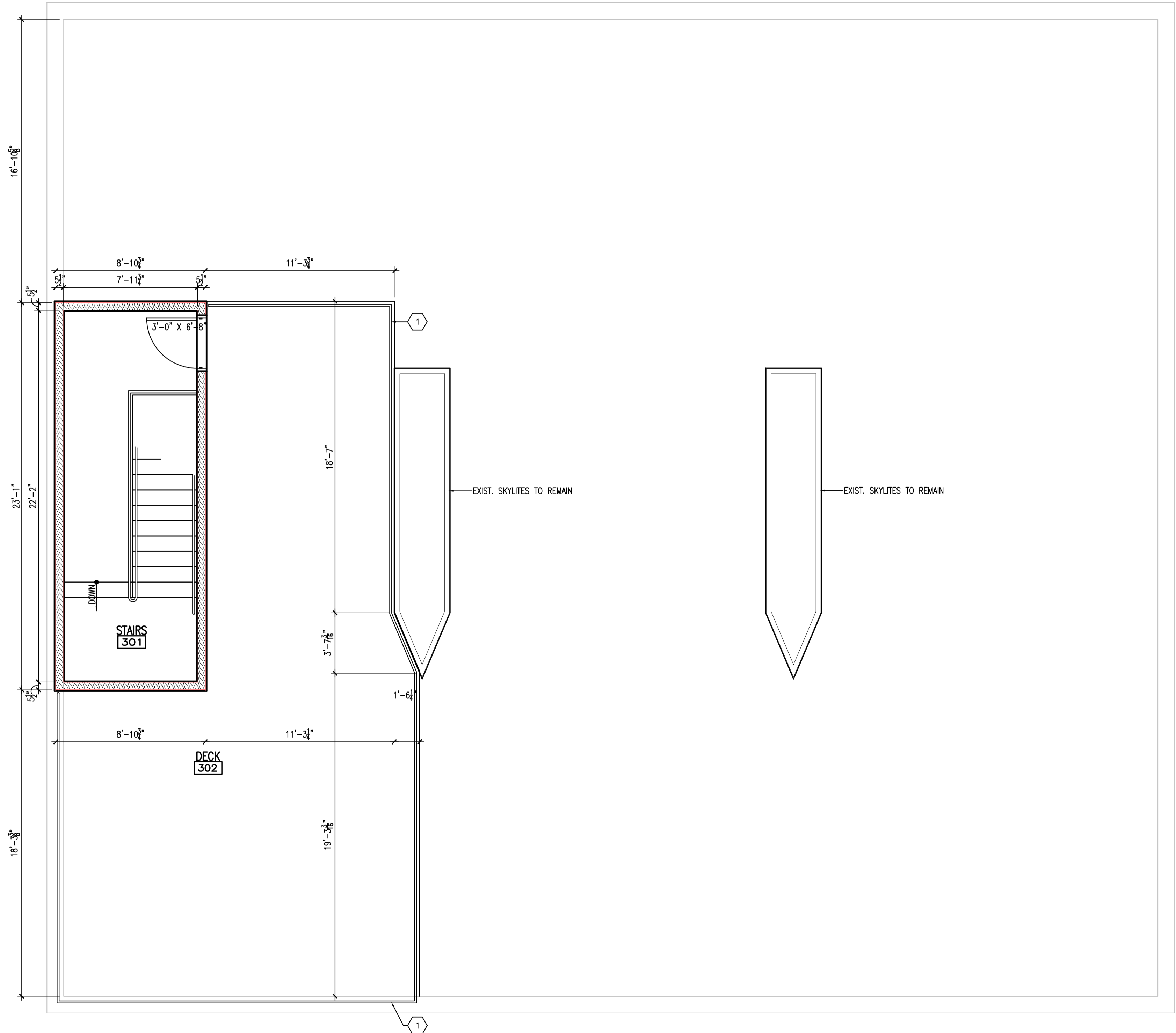
- COORDINATE WORK WITH MECHANICAL AND ELECTRICAL TRADES FOR ADDITIONAL EQUIPMENT AND/OR PENETRATIONS THROUGH ROOF. PENETRATIONS MAY REQUIRE A CURB AND/OR FLASHING TO BE MADE WATER TIGHT.

FLOOR PLAN KEYNOTES

1 1/2" OUTSIDE Ø STL. GUARDRAILS

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ROOF PLAN
1/4" = 1'-0"

DATE:	
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A1.06

OPERATING PROFORMA

ANNUAL RENTAL INCOME

2-Beds	\$911	1.2	\$10,930
2-Beds	\$899	1.2	\$10,786
2-Beds	\$748	1.2	\$8,971
1-Beds	\$755	1.2	\$9,058
Studio	\$478	1.25	\$5,730
Efficiency	\$360	1.5	\$4,320
Commercial	\$1,276	1.16	\$15,312

GROSS INCOME \$65,106

VACANCY \$3,906

EXPENSES \$7,081

\$10,988

NET OPERATING INCOME \$54,118

DEBT SERVICE \$40,735

CASH FLOW \$13,384

**Redevelopment Plan Amendment
Grand Island CRA Area 1
October 2017**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 1.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 320 and 322 N. PINE STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the kitchen/party room for Kinkaidier Brewing Company formerly Nathan Detroit's 320 and 322 N. Pine Street into a mixed use building containing six apartments and two retail tenant spaces. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into a combination of commercial space and market rate residential units. The addition of the residential units is consistent with the downtown redevelopment plan and priorities to add 50 residential units downtown by 2019. This project would not be possible without the use of TIF.

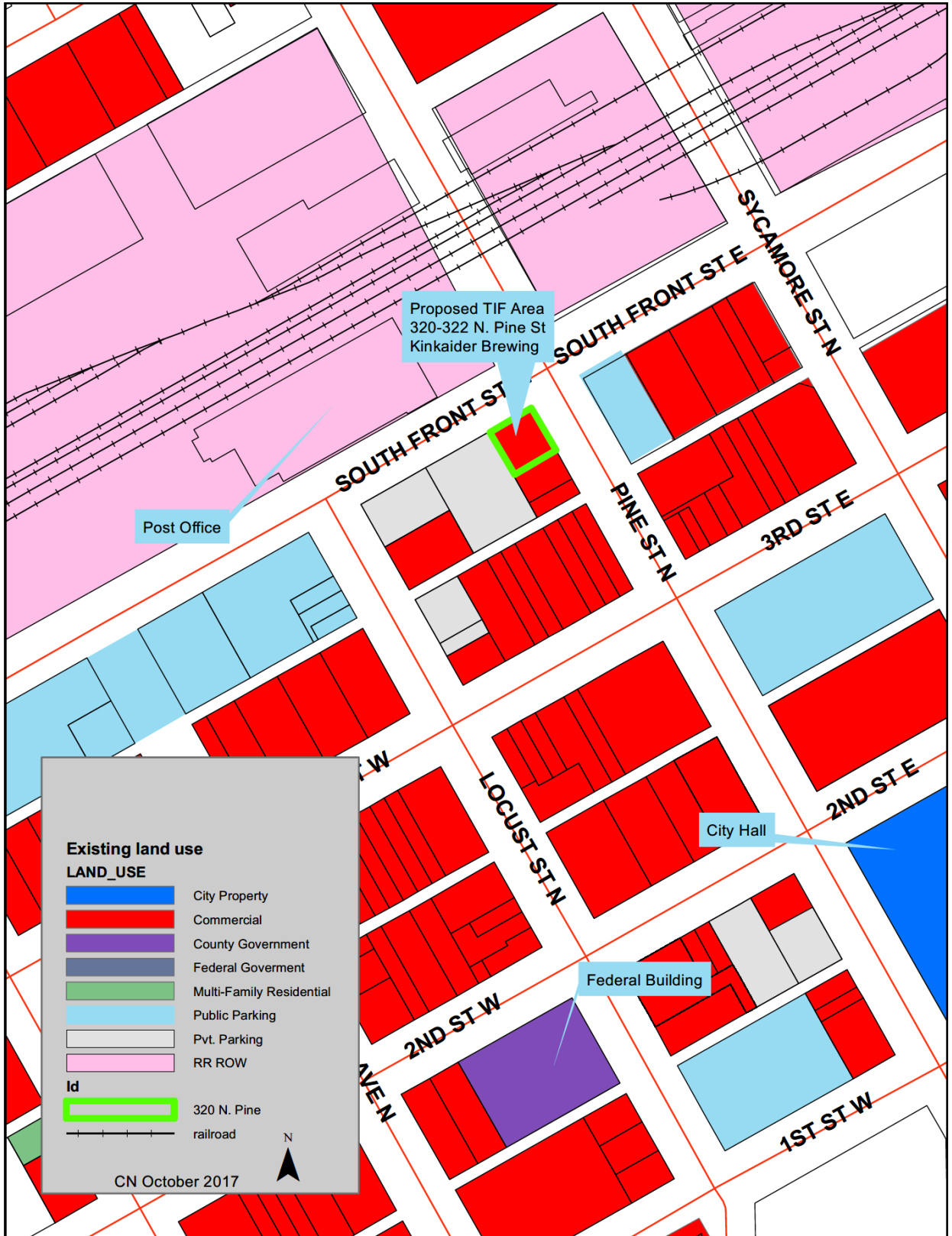
Urban Island LLC is the owner of the property. Urban Island LLC purchased this property in 2016. The purchase price is not included as an eligible TIF activity. Portions of the building are currently vacant the kitchen for the Kinkaidier Brewing Company is located within this building and part of the space are being used for gatherings and receptions. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2019 towards the allowable costs and associated financing for rehabilitation.

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

Property Description (the “Redevelopment Project Area”)

320 and 322 N. Pine Street in Grand Island Nebraska

Legal Descriptions: North One Half Lot One (1) in Block Fifty-Five (55) in the Original Town, now City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2020 through 2034 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this building for commercial and residential uses as permitted in the B3 Heavy Business Zoning District.

Statutory Pledge of Taxes.

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such

declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on November 1, 2017 and passed Resolution 2018-04 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** 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 a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

a. Land Acquisition:

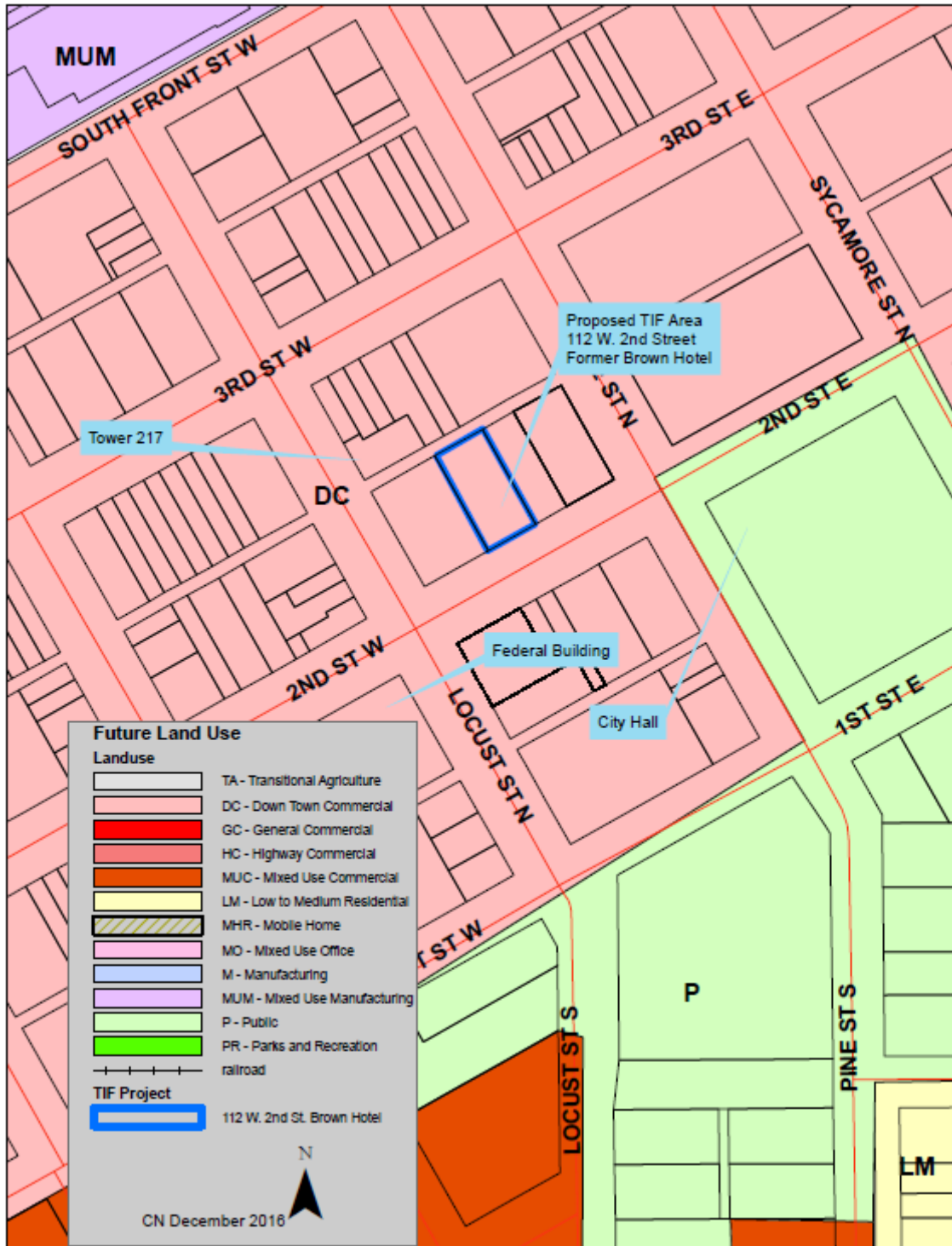
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

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

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

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

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

Electric utilities are sufficient for the proposed use of this building.

No other utilities would be impacted by the development.

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

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property, owned by the developer, is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]

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

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

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

The developer owns this property and acquisition is not part of the request for tax increment financing. The estimated costs of rehabilitation of this property is \$737,209,

planning related expenses for Architectural and Engineering services of \$8,500 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$12,000 including a reimbursement to the City and the CRA of \$7,000 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$756,709. The CRA has been asked to grant \$105,000 to this project to offset the cost of life safety improvements and \$168,677 in façade improvement funds. The total eligible expenses for this project less other grant funds by the CRA is \$318,851. The developers have also invested \$265,000 in acquisition of the property and additional funding in other improvements including new windows on the second floor.

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 \$164,181 from the proceeds of the TIF which after interest is paid will result in approximately \$115,000 of direct aid to the project. 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, 2020 through December 2034.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and

blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area.

8. Time Frame for Development

Development of this project is anticipated to be completed between December 2017 and October of 2018. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new upper story residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The main floor will be used for commercial tenant space with a single efficiency apartment at the rear of the building.

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 \$164,181 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a life/safety grant of \$105,000 and a façade improvement grant of \$168,677. This investment by the Authority will leverage \$698,778 in private sector financing; a private investment of \$1.60 for every TIF and grant dollar investment.

Use of Funds Description	Source of Funds.			Total
	TIF Funds	Other Grants	Private Funds	
Site Acquisition			\$265,000	\$265,000
Legal and Plan*			\$12,000	\$12,000
Engineering/Arch			\$8,500	\$8,500
Renovation	\$164,181	\$105,000	\$298,351	\$568,532
Facade		\$168,677		\$168,677
Developer/Audit Feets			\$34,927	\$34,927
Contingency			\$80,000	\$80,000
TOTALS	\$164,181	\$273,677	\$698,778	\$1,136,636

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$150,688. Based on the 2016 levy this would result in a real property tax of approximately \$3,275. It is anticipated that the assessed value will increase by \$503,673 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$10,945 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:	\$ 150,688
Estimated value after completion	\$ 654,361
Increment value	\$ 503,673
Annual TIF generated (estimated)	\$ 10,945
TIF bond issue	\$ 164,181

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

The redevelopment project area currently has an estimated valuation of \$150,688. The proposed redevelopment will create additional valuation of \$503,673. 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 in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

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

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide housing options for employees of Downtown businesses that wish to live Downtown.

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

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

Time Frame for Development

Development of this project is anticipated to be completed during between December of 2017 and October of 2018. The base tax year should be calculated on the value of the property as of January 1, 2018. Excess valuation should be available for this project for 15 years beginning in 2019 with taxes due in 2020. 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 \$164,181 the projected amount of increment based upon the anticipated value of the project and current tax rate. **Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$918,400 on TIF eligible activities in excess of other grants given. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.**

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

RESOLUTION NO. 253

**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 18th day of October, 2017

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

By _____
Chairperson

ATTEST:

Secretary

Urban Island LLC - Kinkaider

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION NO. 254

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PROVIDING NOTICE OF INTENT TO ENTER INTO A REDEVELOPMENT CONTRACT 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 1, from Urban Island LLC for property located at 320-322 N. Pine Street, (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 1;

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 18th day of October, 2017

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

By _____
Chairperson

ATTEST:

Secretary

Urban Island LLC - Kinkaider