



Community Redevelopment Authority (CRA)

Wednesday, November 8, 2017
Regular Meeting

Item I2

Redevelopment Plan Amendment - Take Flight

Staff Contact: Chad Nabity

RECEIVED
9-19-17



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Take Flight Investments LLC.

Address: 209 W 3rd Grand Island NE

Telephone No.: (308) 380-4525

Fax No.: _____

Contact: Julie Morris

Brief Description of Applicant's Business:

Take Flight LLC is a real estate invest firm.

Present Ownership Proposed Project Site: Take Flight Investments LLC

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

The building is approximately 2,772 s.f. in the historic district of G.I. It has a basement, main floor, mezzanine and second floor and sits on a 22'x132' lot at 209 W 3rd. The construction materials are Brick and wood.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 78,500
B. Building	\$

Construction Costs:

A. Renovation or Building Costs:	\$ 259,144
B. On-Site Improvements:	\$
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$ 3,500
B. Financing Fees:	\$
Closing costs, filing fees	
C. Legal/Developer/Audit Fees:	\$
D. Contingency Reserves:	\$ 22,545
E. Other (Please Specify)	\$
TIF fees	
TOTAL	\$ 363,689

Total Estimated Market Value at Completion: \$ 450,000

Source of Financing:

A. Developer Equity:	\$ 13,500
B. Commercial Bank Loan:	\$ 215,989
Tax Credits:	

1. N.I.F.A.	\$
2. Historic Tax Credits	\$
D. Industrial Revenue Bonds:	\$
E. Tax Increment Assistance:	\$ 99,200
F. Other Life Safety	\$ 35,000

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)

\$6,613/ year See attached

Project Construction Schedule:

Construction Start Date: Upon CRA Approval

Construction Completion Date: Q1 2018

If Phased Project:

 Year % Complete
 Year % Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

Take Flight Investments LLC is requesting \$99,200 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

Base Value
\$ 110,564

Finished Value
\$ 414,889

Increment
\$ 304,325

Tax Entity	Bond	2016 Levy	2016 Base Taxes
City Levy		0.295283	\$326
	City Bond	0.0249	\$28
CRA		0.026	\$29
Hall County		0.390572	\$432
Rural Fire			\$0
	Fire Bond*		\$0
GIPS School		1.066267	\$1,179
	2nd Bond	0.069541	\$77
	4th Bond	0.035164	\$39
	5th Bond	0.084434	\$93
ESU 10		0.012743	\$14
CCC		0.095112	\$105
CPNRD		0.035817	\$40
Ag Society		0.002844	\$3
Airport		0.00962	\$11
	Airport Bond	0.024821	\$27
Total Combined		2.173116	\$2,403

Tax Entity	Bond	2016 Levy	2016 Taxes
City Levy		0.295283	\$899
	City Bond	0.0249	\$76
CRA		0.026	\$79
Hall County		0.390572	\$1,189
Rural Fire			\$0
	Fire Bond*		\$0
GIPS School		1.066267	\$3,245
	2nd Bond	0.069541	\$212
	4th Bond	0.035164	\$107
	5th Bond	0.084434	\$257
ESU 10		0.012743	\$39
CCC		0.095112	\$289
CPNRD		0.035817	\$109
Ag Society		0.002844	\$9
Airport		0.009618	\$29
	Airport Bond	0.024821	\$76
Total Combined		2.173116	\$6,613

Years 15
Total Incr \$99,200.03

USE OF FUNDS

INITIAL INVESTMENT	\$78,500
CONSTRUCTION	\$259,144
CONTINGENCY	\$22,545
A&E	\$3,500
 Total	 \$363,689

SOURCE OF FUNDS

BANK	\$215,989
TIF LOAN	\$99,200
LIFE SAFETY GRANTS	\$35,000
OWNER EQUITY	\$13,500
 Total	 \$363,689



\$/S.F.

		Total
Permits	\$ 0.90	\$2,500
Insurance	\$ 0.43	\$1,200
Demo	\$ 2.99	\$8,300
Dumpster	\$ 0.54	\$1,500
Ceiling Repair	\$ 0.72	\$2,000
Materials	\$ 5.49	\$15,224
Framing labor	\$ 1.48	\$4,100
Front Windows	\$ 11.90	\$33,000
Electric	\$ 7.58	\$21,000
Plumbing	\$ 4.55	\$12,600
HVAC	\$ 10.46	\$29,000
Insulation	\$ 1.73	\$4,800
Drywall Hang	\$ 1.33	\$3,700
Drywall Finish	\$ 1.52	\$4,200
Flooring	\$ 9.00	\$24,948
Paint	\$ 2.89	\$8,000
Cabinets	\$ 4.69	\$13,000
Trim Labor	\$ 0.87	\$2,400
Audio Video	\$ -	\$0
Fixture allowance	\$ 1.62	\$4,500
Water service	\$ 2.71	\$7,500
Fire Sprinklers	\$ 4.50	\$12,474
Consulting Fees	\$ 2.16	\$6,000
Architect	\$ 1.26	\$3,500
Misc	\$ 8.13	\$22,545
Total	\$ 89.46	\$247,990
Overhead & Profit		\$37,198.51
		\$285,189

OPERATING PROFORMA**RENTAL INCOME**

3-Beds	\$1,386	0.5	\$16,632
1-Beds	\$686	1.2	\$8,237
Commercial	\$1,200	0.6	\$14,400

GROSS INCOME **\$39,269**

VACANCY **\$2,356**
EXPENSES **\$8,376**
 \$10,732

NET OPERATING INCOME **\$28,537**
DEBT SERVICE **\$17,105**
CASH FLOW **\$11,432**

Redevelopment Plan Amendment
Grand Island CRA Area 1
November 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 209 W. THIRD STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

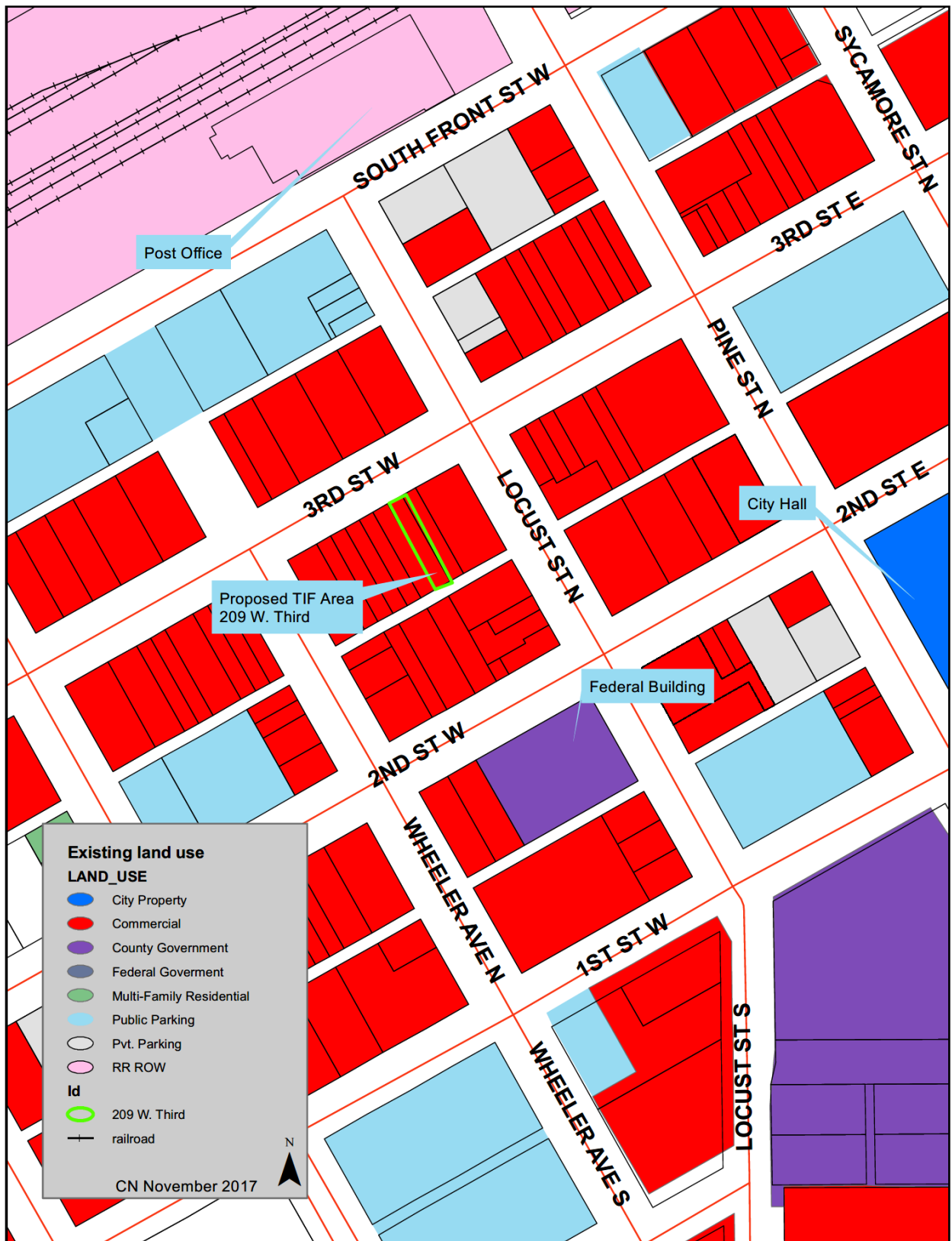
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the of 209 W Third Street into a mixed use building containing two apartments and retail tenant space. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this downtown 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.

Take Flight Investments LLC is the owner of the property. Take Flight Investments purchased this property in March of 2017. The purchase price is not included as an eligible TIF activity. 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”)

209 W. Third Street in Grand Island Nebraska

Legal Descriptions: The Center 1/3 of Lot Two (2) in Block Sixty-Five (65) 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 B-3 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 December 6, 2017 and passed Resolution 2018-0? 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:

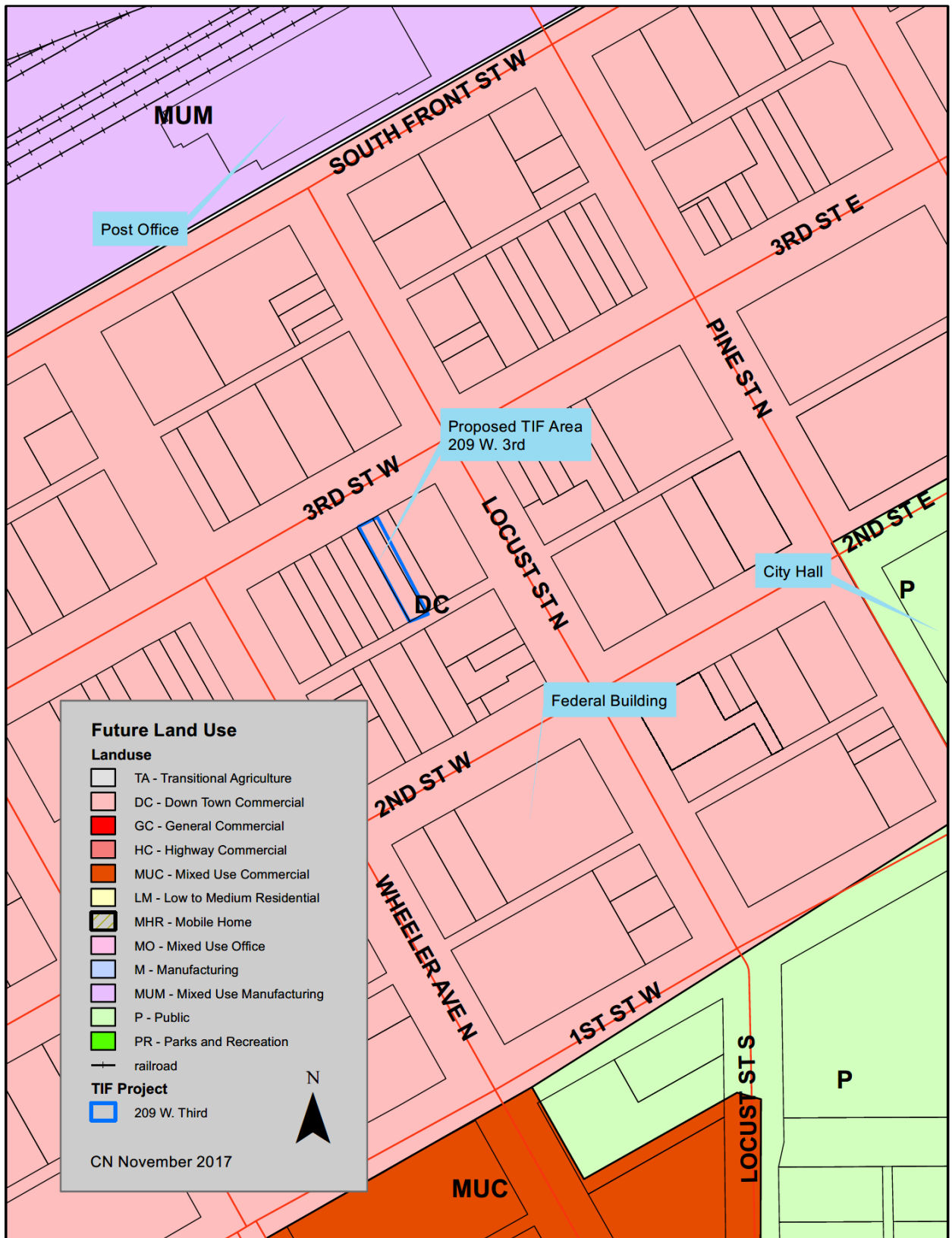
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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 \$281,000

planning related expenses for Architectural and Engineering services of \$3,500 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$7,500 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$292,000. The CRA has been asked to grant \$35,000 to this project to offset the cost of life safety improvements. The total eligible expenses for this project less other grant funds by the CRA is \$267,000. The developers have also invested \$78,500 in acquisition of the property.

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 \$99,200 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, 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.

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 \$99,200 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 \$35,000. This investment by the Authority will leverage \$236,989 in private sector financing; a private investment of \$1.77 for every TIF and grant dollar investment.

Use of Funds	Source of Funds.			
	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition			\$78,500	\$78,500
Legal and Plan*			\$7,500	\$7,500
Engineering/Arch			\$3,500	\$3,500
Renovation	\$99,200		\$124,944	\$224,144
Life/Safety		\$35,000		\$35,000
Facade				
Developer/Audit Fees				\$
Contingency			\$22,545	\$22,545
TOTALS	\$99,200	\$35,000	\$236,989	\$371,189

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$110,564. Based on the 2016 levy this would result in a real property tax of approximately \$2,403. It is anticipated that the assessed value will increase by \$304,325 upon full completion, as a result of the site redevelopment. This

development will result in an estimated tax increase of over \$6,613 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 2018 assessed value:	\$ 110,564
Estimated value after completion	\$ 414,889
Increment value	\$ 304,325
Annual TIF generated (estimated)	\$ 6,613
TIF bond issue	\$ 99,200

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

The redevelopment project area currently has an estimated valuation of \$110,564. The proposed redevelopment will create additional valuation of \$304,325. 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 actually reduces 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 \$99,200 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 \$270,000 on TIF eligible activities in excess of other grants given. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.

Existing

HALL COUNTY ASSESSOR'S OFFICE



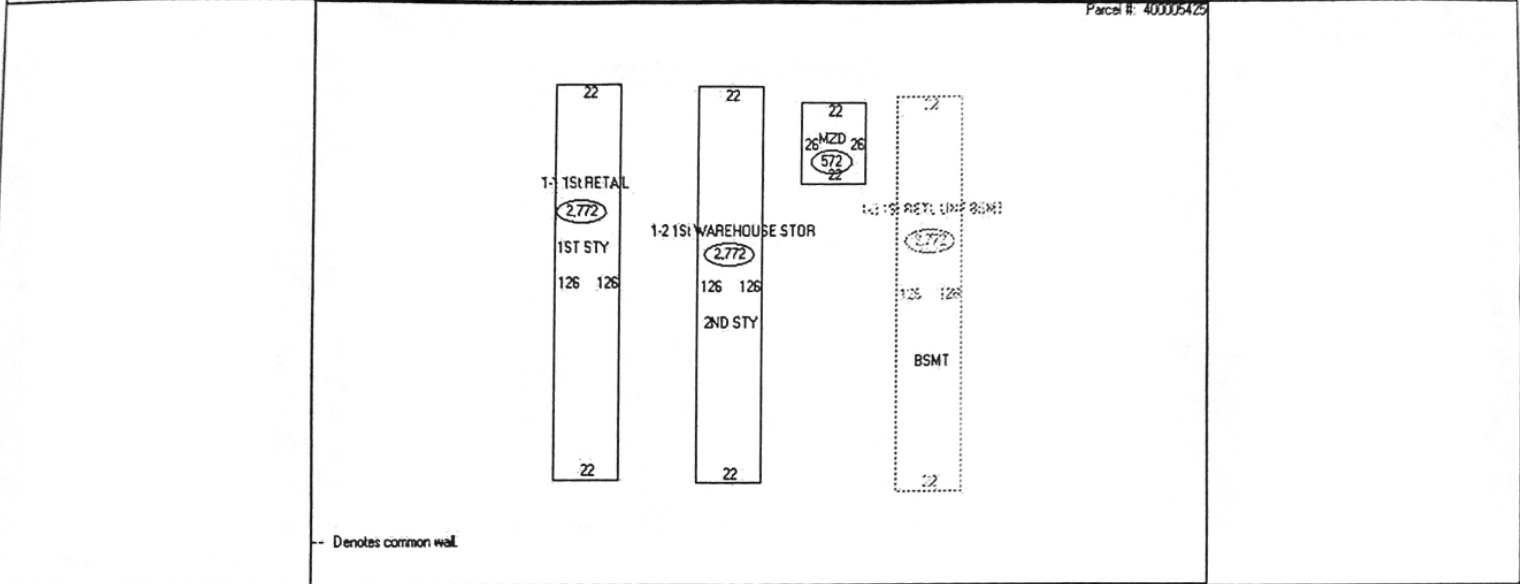
Commercial Property Record Card

Amos Arson

Data Provided By: JANET L. PELLAND County Assessor. Printed on 08/09/2017 at 10:10:06A

Parcel Information		Ownership Information	
Parcel Number	400005425	Current Owner	TAKE FLIGHT INVESTMENTS LLC
Map Number	3315-00-0-10001-065-0003	Address	209 W 3RD
Situs	209 W 3RD	City St. Zip	GRAND ISLAND NE 68801-
Legal	ORIGINAL TOWN C 1/3 LT 2 BLK 65	Cadastral #	0001-0050-0157

Property Data			
Neighborhood	105	Topography	
Lot Width	22	Street	
Lot Depth	132	Utilities	
Units Buildable	2904	Amenities 1	
Value Method	SF	Amenities 2	
Number of Units	2904	Unit Value	2.68
Adjustment		Lot Value	7,780



Building Data															
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys.	Func.	RCNLD
1	1	353	RETAIL STORE	1904	C	200	30	2,772	296	1	14	248,953	80%		49,791
1	2	406	WAREHOUSE, STORAGE	1904	C	200	20	2,772	296	1	12	120,499	80%		24,100
1	3	612	RETAIL UNFIN BSMT	1904	C	200	20	2,772	296	1	7	84,879	80%		16,976
1			OPEN MEZZANINE	1904				572				12,864	80%		2,573

Cost Approach From Marshall & Swift

Potential Gross Income

Cost Approach From Marshall & Swift				Potential Gross Income			
Total Building Area	8,316			Contract		Market	
Total Building RCN	454,331			Vacancy & Collection Loss		20.00%	2,317
Total Refinements	12,864			Effective Income			9,270
Total Replacement Cost New	467,195			Total Expenses		30.00%	2,781
Total Phys. & Func. Depreciation	(373,755)			Net Operating Income			6,489
RCN Less Phys. & Func.	93,440			Capitalization Rate			12.00%
Economic Depreciation	-10%			Income Approach			54,075
Accrued Economic depreciation	9,344			Final Value Reconciliation			110,564
Total RCN Less Depreciation	102,784						
Additional Lump Sums							
Land Value	7,780						
Total Cost Value	110,564						
Value Per Res Unit							
Value Per Sq. Ft.	13.30						

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

Est tax 2319.92

Existing

HALL COUNTY ASSESSOR'S OFFICE

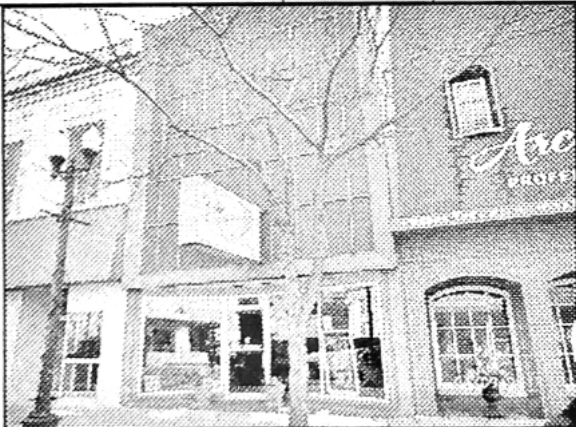
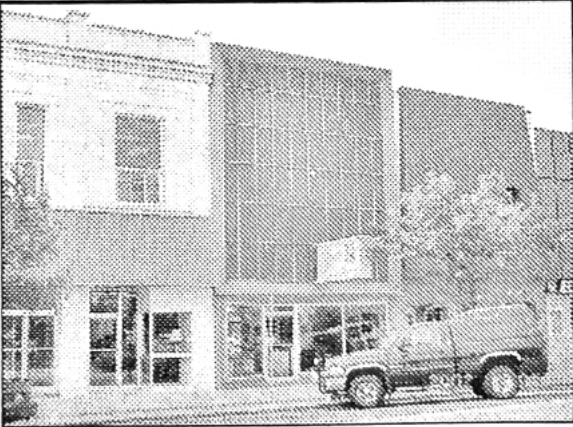


Real Property Record Card

THOMSON REUTERS

Data Provided By: JANET L. PELLAND County Assessor. Printed on 08/09/2017 at 10:10:00A

Parcel Information				Ownership Information				
Parcel Number	400005425			Current Owner	TAKE FLIGHT INVESTMENTS LLC			
Map Number	3315-00-0-10001-065-0003			Address	209 W 3RD			
Situs	209 W 3RD			City ST. Zip	GRAND ISLAND NE 68801-			
Legal	ORIGINAL TOWN C 1/3 LT 2 BLK 65			Cadastral #	0001-0050-0157			
Current Valuation				Assessment Data		Property Classification		
Land Value	7,780			District/TIF Fund	12		Status	
Impr. Value	102,784			School Base	40-0002 GRAND ISLA		Use	
Outbuildings				Affiliated Code			Zoning	
Total Value	110,564			Neighborhood	105		Location	
Exemptions				Greenbelt Area			City Size	
Taxable Value	110,564			Greenbelt Loss			Lot Size	
Sales History				Multiple Owner Information				
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name			
03/05/2017	2017-2956	CONSTANCE K SWANSON	78,500					
09/26/2005	2005-9681	CONSTANCE K-SWANSON KERST						
Boe Appeal History				Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount	
1287	2005	KERSTEN/CONSTANCE K	BOARD VALUE		01/01/2017	DOWNTOWN REVIEW		
572	2000	CONSTANCE K SWANSON	APPEAL-REJEC		01/01/2016	COMMERCIAL REVIE		
					01/01/2015	10% MARKET UPDAT		
					01/01/2006	COMMERCIAL UPDAT		
					01/01/2005	COMMERCIAL UPDAT		
Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2007	TAX ROLL	2000		7,780		44,445	52,225	52,225
2004	2004 CTL	2000		7,779		42,581	50,360	50,360
2003	2003 CTL	2000		7,779		42,581	50,360	50,360
2002	2002 CTL	2000		7,779		42,581	50,360	50,360
2001	TAXROLL	2000		7,260		39,740	47,000	47,000
Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2016	CONSTANCE K SWANSON	7,780	102,784		110,564		110,564	2,319.92
2015	CONSTANCE K SWANSON	7,780		48,890	56,670		56,670	1,208.78
2014	CONSTANCE K SWANSON	7,780		44,445	52,225		52,225	1,156.38
2013	CONSTANCE K SWANSON	7,780		44,445	52,225		52,225	1,125.16
2012	CONSTANCE K SWANSON	7,780		44,445	52,225		52,225	1,135.60
2011	CONSTANCE K SWANSON	7,780		44,445	52,225		52,225	1,115.82
2010	CONSTANCE K SWANSON	7,780		44,445	52,225		52,225	1,077.60
2009	CONSTANCE K SWANSON	7,780		44,445	52,225		52,225	1,067.08
2008	CONSTANCE K SWANSON	7,780		44,445	52,225		52,225	1,053.16
2007	CONSTANCE K SWANSON	7,780		44,445	52,225		52,225	1,052.16

HALL COUNTY ASSESSOR'S OFFICE



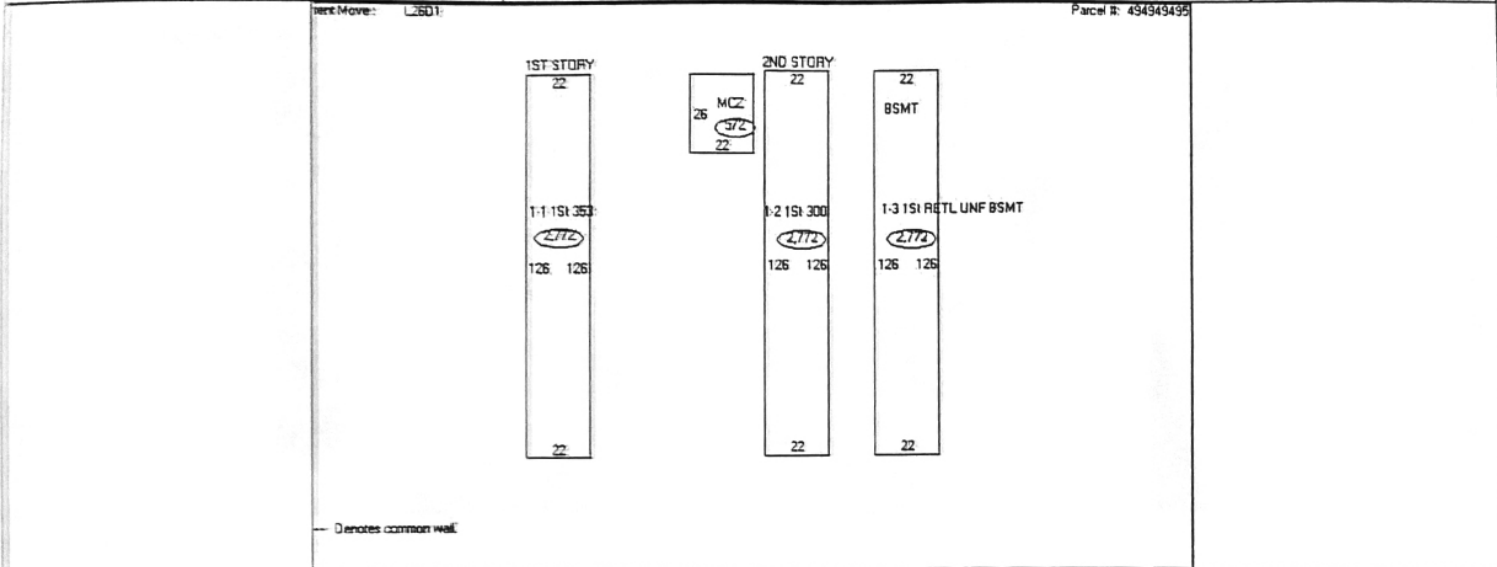
Commercial Property Record Card -Inactive Record

THOMSON REUTERS

Data Provided By: JANET L. PELLAND County Assessor. Printed on 08/11/2017 at 02:27:45P

Parcel Information		Ownership Information	
Parcel Number	494949495	Current Owner	
Map Number		Address	
Situs	209 W 3RD ST	City St. Zip	
Legal	WHAT IF FOR ANSON	Cadastral #	
RETAIL/APARTMENTS/RETAIL UNFIN BSMT			

Property Data			
Neighborhood	105	Topography	
Lot Width	22	Street	
Lot Depth	126	Utilities	
Units Buildable	2772	Amenities 1	
Value Method	SE	Amenities 2	
Number of Units	2772	Unit Value	2.68
Adjustment		Lot Value	7,427



Building Data															
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys.	Func.	RCNLD
			MEZZANINE					572				3,300	25%		2,475
1	1	353	RETAIL STORE	1904	C	200	40	2,772	296	1	14	248,953	25%		186,715
1	2	300	APARTMENT	1904	C	200	40	2,772	296	1	12	217,131	25%		162,848
1	3	612	RETAIL UNFIN BSMT	1904	C	200	20	2,772	296	1	8	85,267	35%		55,424

Cost Approach From Marshall & Swift		Potential Gross Income		
Total Building Area	8,316		Contract	Market
Total Building RCN	551,351	Vacancy & Collection Loss		
Total Refinements	3,300	Effective Income		
Total Replacement Cost New	554,651	Total Expenses		
Total Phys. & Func. Depreciation	(147,189)	Net Operating Income		
RCN Less Phys. & Func.	407,462	Capitalization Rate		
Economic Depreciation		Income Approach		
Accrued Economic depreciation		Final Value Reconciliation		414,889
Total RCN Less Depreciation	407,462			
Additional Lump Sums				
Land Value	7,427			
Total Cost Value	414,889			
Value Per Res Unit				
Value Per Sq. Ft.	49.89			

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

Est. 840550

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

RESOLUTION NO. 259

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED
REDEVELOPMENT CONTRACT 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 8th day of November, 2017

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

By _____
Chairperson

ATTEST:

Secretary

Take Flight Investments LLC

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

RESOLUTION NO. 260

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, from Take Flight Investments LLC, (The "Developer") for redevelopment of 209 W. Third, 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 8th day of November, 2017.

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

By _____
Chairperson

ATTEST:

Secretary

Take Flight Investments LLC