



# **Community Redevelopment Authority (CRA)**

**Wednesday, September 12, 2018  
Regular Meeting**

## **Item I1**

**Redevelopment Plan Amendment for CRA Area 2 Southwest  
corner of Locust and U.S. Highway 34 -Grand Island Hotel LLC**

**Staff Contact:**

**Redevelopment Plan Amendment  
Grand Island CRA Area 2  
August 2018**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 2 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific housing related project in Area 2.**

**Executive Summary:  
Project Description**

THE ACQUISITION OF PROPERTY AT 3400 S LOCUST STREET AND THE SUBSEQUENT SITE WORK, UTILITY IMPROVEMENTS, STREET IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF THIS PROPERTY INTO FOUR COMMERCIAL LOTS INTENDED FOR A 79 ROOM COMFORT INN SUITES AND THREE COMMERCIAL LOTS.

The use of Tax Increment Financing (TIF) to aid in the acquisition of property, necessary site work and installation of public utilities and utility connections and street and drainage improvements necessary to develop this site. The use of TIF makes it feasible to complete the proposed project within the timeline presented. This project would not be considered at this time and location without the use of TIF. Financing for the project is contingent on TIF

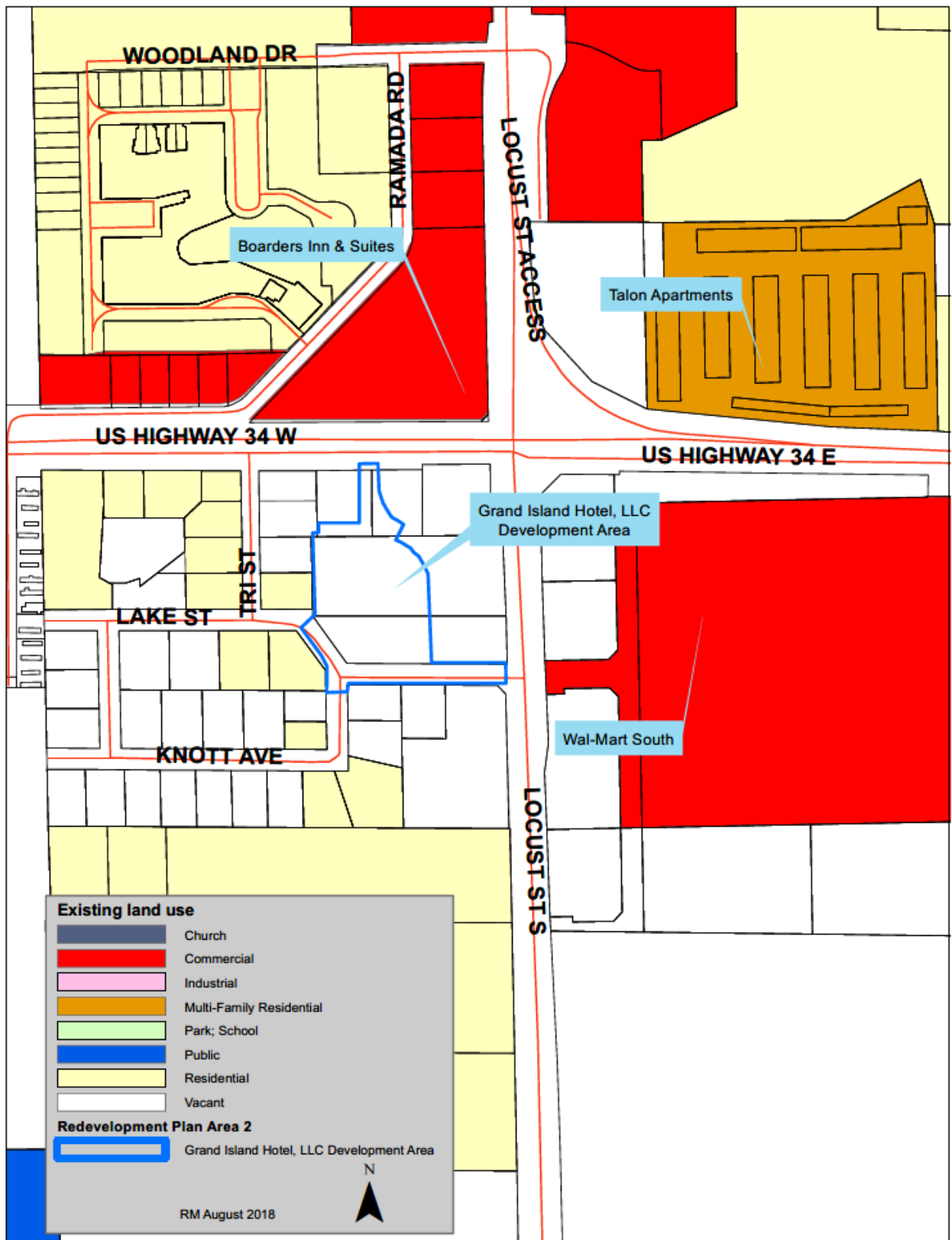
The acquisition, site work and construction of all improvements will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for the acquisition and site work.

**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 between Locust Street on the east and Tri Street on the west and between Lake Street on the south and U.S. Highway 34 (Husker Highway) on the north in southern Grand Island, the attached map identifies the subject property and the surrounding land uses:

- **Legal Description To Be Added**



**This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2020 through 2034 inclusive or as otherwise dictated by the contract.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of new commercial space on this property.**

**Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution, the Authority hereby provides that any ad valorem tax on any Lot or Lots located in the Redevelopment Project Area identified from time to time by the Redeveloper (such Lot or Lots being referred to herein as a "Phase") as identified in a written notice from the Redeveloper to the Authority (each, a "Redevelopment Contract Amendment Notice") 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 Amendment Notice and reflected in a Redevelopment Contract Amendment, 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 September 13, 1999.[§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 (26) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to acquire the necessary property and provide the necessary site work, utilities and street improvements needed for the construction of a permitted use on this property. *The Hall County Regional Planning Commission held a public hearing at their meeting on \_\_\_\_\_ and passed Resolution 2018-?? confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.*

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(26) (b)]**

***a. Land Acquisition:***

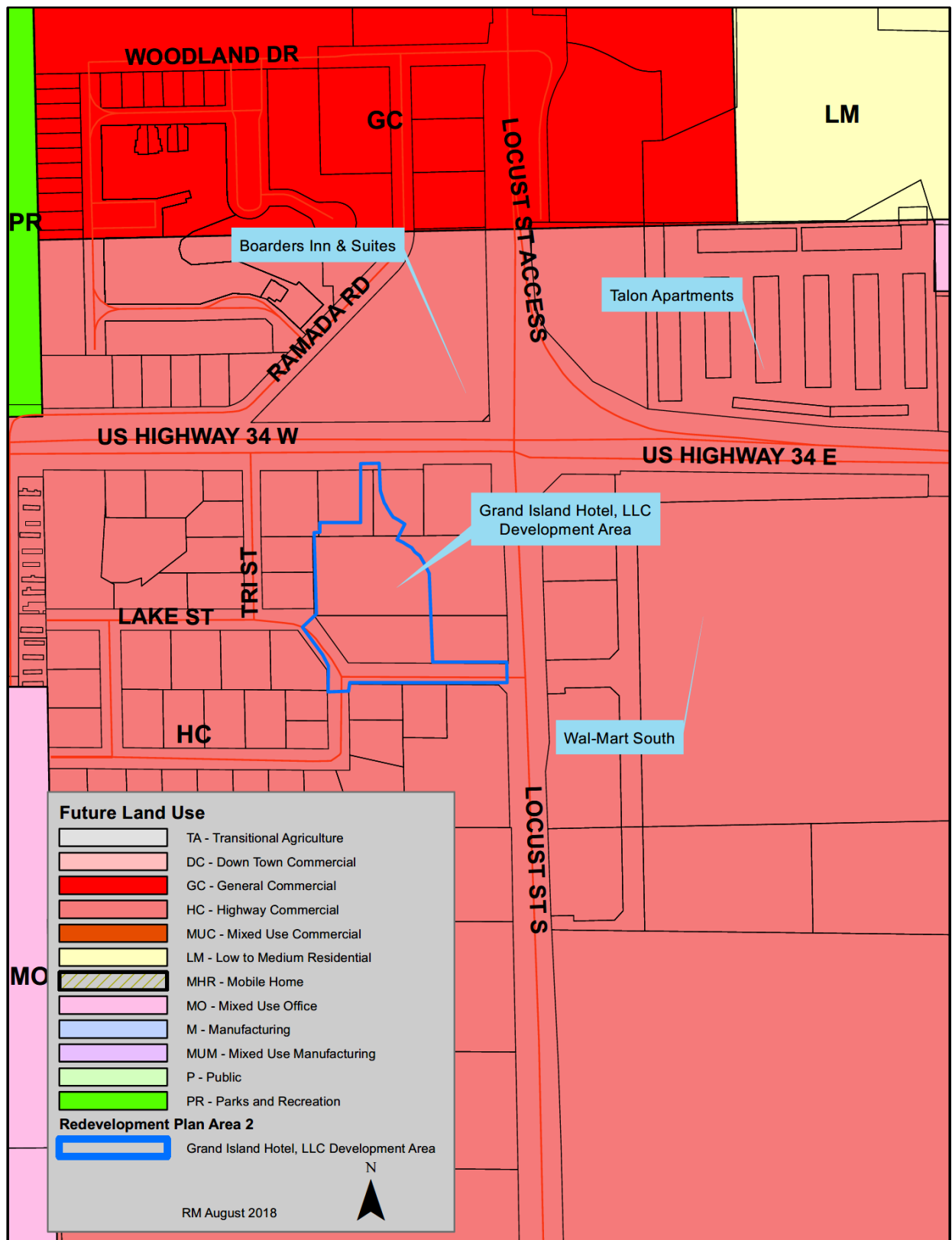
The Redevelopment Plan for Area 2 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The applicant will be acquiring the property from the current owner. It is further anticipated that the owner will sell a portions of this property to other entities for further development..

***b. Demolition and Removal of Structures:***

The project to be implemented with this plan will not require demolition of any existing structures. Structures on this site were demolished more than 10 years ago and the property has been sitting undeveloped since that time.

***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 B2 General Business zone. No zoning changes are necessary though the owners may wish to rezone this to a commercial development zone to facilitate the development of the property. No changes are anticipated in street layouts or grades. Lake Street will be paved at least as far as the intersection with Knott Avenue. 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 build a 79 room hotel one lot at the southwest corner of the property. A three other lots with frontage onto U.S. Highway 34 and Locust Street will also be created and made available for sale. The proposed development will be limited to either the 50% building coverage allowed in the CD zone or 65% coverage allowed in the B2 zoning district. [§18-2103(b) and §18-2111]

***f. Additional Public Facilities or Utilities***

Sewer and water are available to support this development. Connections for water and sewer will have to be extended to serve these lots.

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 is proposing to purchase this property for redevelopment for \$656,000 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 including, grading and fill is estimated at \$171,000. Utility extensions, storm water, sewer electrical and water are estimated at \$315,700, Building plans and engineering are expected to cost \$153,090. The cost to pave Lake Street and the private drive from U.S. Highway 34 is \$432,119. An additional \$59,022 of expenses for legal work, fees and financial tracking of this project are also included as eligible expenses for a total maximum TIF request of \$1,824,179. It is estimated based on the proposed increased valuation to \$6,097,813 will result in \$1,920,000 of increment generated over a 15 year period. This project should pay off prior to the end of the 15 year bond period..

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 not less than \$1,824,179 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. 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 according to the approved contract. Based on current estimates this \$1,824,179 of TIF will generate \$1,281,538 to be invested in the project.

***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 vacant property at this location. This lot is surrounded located at a major intersection is south east Grand Island. The property has been within a blighted area for more than 20 years and has been vacant for more than 10 years without development. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

#### **8. Time Frame for Development**

Development of this project is anticipated to be completed between October of 2018 and December of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

#### **9. Justification of Project**

This is infill development in an area with all city services available. It was anticipated by many that this area of the community would flourish after the Locust Street interchange from I-80 opened and Wal-Mart built at one corner of this intersection in 2004. Since that that time there has been very little change in the area. Proposed projects like this one and the housing project to the north and east area likely to spur the development that was expected 12 years ago.

**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 Wild Bills Fun Center Project, including:

**Project Sources and Uses.** A minimum of \$1,824,179 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 \$6,236,000 in private sector financing and investment; a private investment of \$3.41 for every TIF dollar investment. It is estimated this will pay off in slightly less than 15 years.

Use of Funds. Description	Source of Funds		
	TIF Funds	Private Funds	Total
Site Acquisition	\$656,000		\$656,000
Site preparation/Dirt Work	\$171,000		\$171,000
Paving Lake Street and Private Drive	\$432,119		\$432,119
Utilities, Storm, Sewer, Water, Parking Lot Drive Lanes	\$315,700		\$315,700
Permitting	\$37,248		\$37,248
Financing Fees and Closing Cost SBA Loan	\$50,922	\$174,079	\$225,000
Legal and Plan	\$8,100		\$8,100
Architecture/Engineering/Permitting	\$153,090		\$153,090
Building Costs		\$5,011,995	\$5,011,995
Franchise Fees		\$45,000	\$45,000
Insurance During Development		\$35,000	\$35,000
Personal Property		\$970,000	\$970,000
<b>TOTALS</b>	<b>\$1,824,179</b>	<b>\$6,236,074</b>	<b>\$8,060,252</b>

**Tax Revenue.** The property to be redeveloped is has a January 1, 2018, valuation of approximately \$184,087. Based on the 2017 levy this would result in a real property tax of approximately \$3,985. It is anticipated that the assessed value will increase by \$5,913,726 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$128,006 annually resulting in approximately \$1,920,000 of increment over the 15 year period. 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 2015 assessed value:	\$ 184,087
Estimated value after completion	\$ 6,097,813
Increment value	\$ 5,913,726
Annual TIF generated (estimated)	\$ 128,006
TIF bond issue	\$ 1,824,179

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

The redevelopment project area currently has an estimated valuation of \$184,087. The proposed extension improvements at this location will result in at least an additional \$5,913,726 of taxable valuation based on the Hall County Assessor's office evaluation of the project. 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. The project will not add any tax burdens to taxing entities. Therefore no tax shifts will occur.

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

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

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

The proposed uses at this site would compete for entry level and part time positions along with similar travel and entertainment type businesses located in and locating in the City.

***(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 is a new hotel along the entrance to Grand Island and the Nebraska State Fair Grounds. This additional hotel will increase the number of rooms available in Grand Island and may result in lower occupancy rates for older hotels in the region. The Grand Island City Council and CRA have approved several TIF project that include building or renovating hotels in the area including some hotels neighboring this property, Mainstay Suites, Best Western and Borders Hotel to the north all received TIF to facilitate their projects.. Two of the hotel projects that have been approved, one on Locust Street and State Fair Boulevard and one at U.S. Highway 34 and U.S. Highway 281 have not been built yet.

***(e) Impacts on the student population of school districts within the city or village; and***

This project including a hotel for transient population and visitors to the region and 3 commercial lots for sale is unlikely to create any direct increase in cost for schools in the the area.

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

This project will utilize a piece of property in the Grand Island City Limits that has been vacant for at least more than 10 years. This corner was included in one of the original blight studies for the City of Grand Island because of the development that was located here and because it is a highly visible entrance corner. These facilities will complement Fonner Park, the State Fair Grounds, Heartland Event Center, Island Oasis, and similar civic tourist draws.

## **Time Frame for Development**

Development of this project is anticipated to be completed during between March 2019 and February of 2020. The base tax year should be calculated on the value of the property as of January 1, 2019. Partial excess valuation should be available for this project for 15 years beginning with the 2020 tax year with the full valuation available for the 2021 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. Based on the purchase price of the property and estimates of the expenses of utilities, streets and site preparation activities and associated engineering/design fees, the developer will spend upwards of \$1,824,179 on TIF eligible activities. The full amount of TIF generated over a 15 year period would be \$1,920,000 so this request will pay off slightly before the end of the 15 year period with no additional increases in valuation or tax levies.

# BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

## Project Redeveloper Information

Business Name: **Grand Island Hotel, LLC**

Address: **3436 South Locust Street, Grand Island, NE 68801**

Telephone No.: **(701) 799-2019**

Fax No.:

Contact: **Milo Graff**

Brief Description of Applicant's Business: **Ownership and operation of a commercial hotel located in the vicinity of Locust Street and US Highway 34 in Grand Island, Nebraska.**

Present Ownership Proposed Project Site: **R2S2, LLC**

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

**The primary project site is located in the vicinity of South Locust Street and US Highway 34 on the southwest corner in Grand Island, Nebraska (tracts included in the NE1/4 of Section 33 Township 11, Range 9 in Hall County, Nebraska). A four-story, 79 room Comfort Inn hotel with indoor pool and parking lot will be erected with all necessary land leveling and site work. The exterior finish will consist of stone, stucco, and brick. Access to the facility will be from west off of South Locust Street on Lake Street, then north to the facility by way of a private drive. (see site plan Exhibit A).**

If Property is to be Subdivided, Show Division Planned: **N/A**

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 656,000
B. Building	\$ -
C. Furniture Fixtures & Equipment	\$ 970,000

Construction Costs:

A. Renovation or Building Costs:	\$ 4,970,145
B. On-Site Improvements:	\$ 951,469

Soft Costs:

A. Architectural & Engineering Fees:	\$ 153,090
B. Financing Fees:	\$ 225,000
C. Legal/Developer/Audit Fees (included in misc.):	\$ 8,100
D. Contingency Reserves (included in misc.):	\$ -
E. Other (Please Specify) – Building Permit	\$ 27,936
Franchise Fees	\$ 45,000
Miscellaneous	\$ 53,512
TOTAL	\$ 8,060,252

Total Estimated Market Value at Completion per assessor: \$ 5,441,813

Source of Financing:

A. Developer Equity:	\$ 600,000
B. Commercial Bank Loan:	\$ 6,178,714

Tax Credits:

1. N.I.F.A.	\$ -
2. Historic Tax Credits	\$ -
D. Industrial Revenue Bonds:	\$ -
E. Tax Increment Assistance (See Note 1):	\$ 1,281,538
F. Other	\$ _____
	\$ 8,060,252

Note 1: TIF requested at zero percent lending rate is \$1,824,178. Amount referenced in item E above is principal only portion after applying a 5% lending rate on a 15-year term note with monthly payments (interest component is \$542,640).

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

Architect: ICON Architectural Group, LLC  
3187 Bluestem Drive, Suite 2  
West Fargo, ND 58078  
(701) 364-4007

Engineer: Olsson Associates  
201 East 2<sup>nd</sup> Street  
Grand Island, NE 68801  
(308) 384-8750

General Contractor: Cardinal Construction, LLC  
401 West Pine Street  
Doniphan, NE 68832  
(402) 845-2075

Estimated Real Estate Taxes on Project Site Upon Completion of Project:  
(Please Show Calculations)  
\$131,990 (See Exhibit B for detailed calculation)

Project Construction Schedule: Contingent on TIF approval

Construction Start Date: March, 2019

Construction Completion Date: January – February, 2020

If Phased Project:

\_\_\_\_\_ Year \_\_\_\_\_ % Complete

\_\_\_\_\_ Year \_\_\_\_\_ % Complete

\_\_\_\_\_ Year \_\_\_\_\_ % Complete

XII. Please Attach Construction Pro Forma (see Exhibit C)

XIII. Please Attach Annual Income & Expense Pro Forma (see Exhibit D)

(With Appropriate Schedules)

## **TAX INCREMENT FINANCING REQUEST INFORMATION**

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

\$1,824,178 of tax increment financing (based on a 0% lending rate) is being requested to assist in the construction of four-story, 79 room Comfort Inn hotel with indoor swimming pool in the vicinity of southwest corner of US Highway 34 and South Locust Street in Grand Island, Nebraska to be operated 7 days a week. The project involves the construction of a new building along with concrete and paving work for the foundation as well as all necessary roadways for traffic access to the facility. All necessary water and sewer hookups will be made to connect to the city water supply.

The hotel is expected to create 10 full-time and 15 part-time new jobs paying aggregate wages of approximately \$520,000 plus benefits. All said, the TIF funds will enable the project to be undertaken, resulting in vast improvements to the condition of the current location, the creation of new jobs, and an expanded sales tax base from new customers created by increased traffic flow through the area which should also benefit neighboring businesses.

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

Tax increment financing is an integral and essential component to project completion which is contingent upon receipt of the expected tax increment assistance. Feasibility is dependent on TIF funds that will enable the creation of adequate economics in operating the facility at a competitive rate in the specified area (See also Exhibit E for capitalization rate analysis).

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:

See Exhibit F

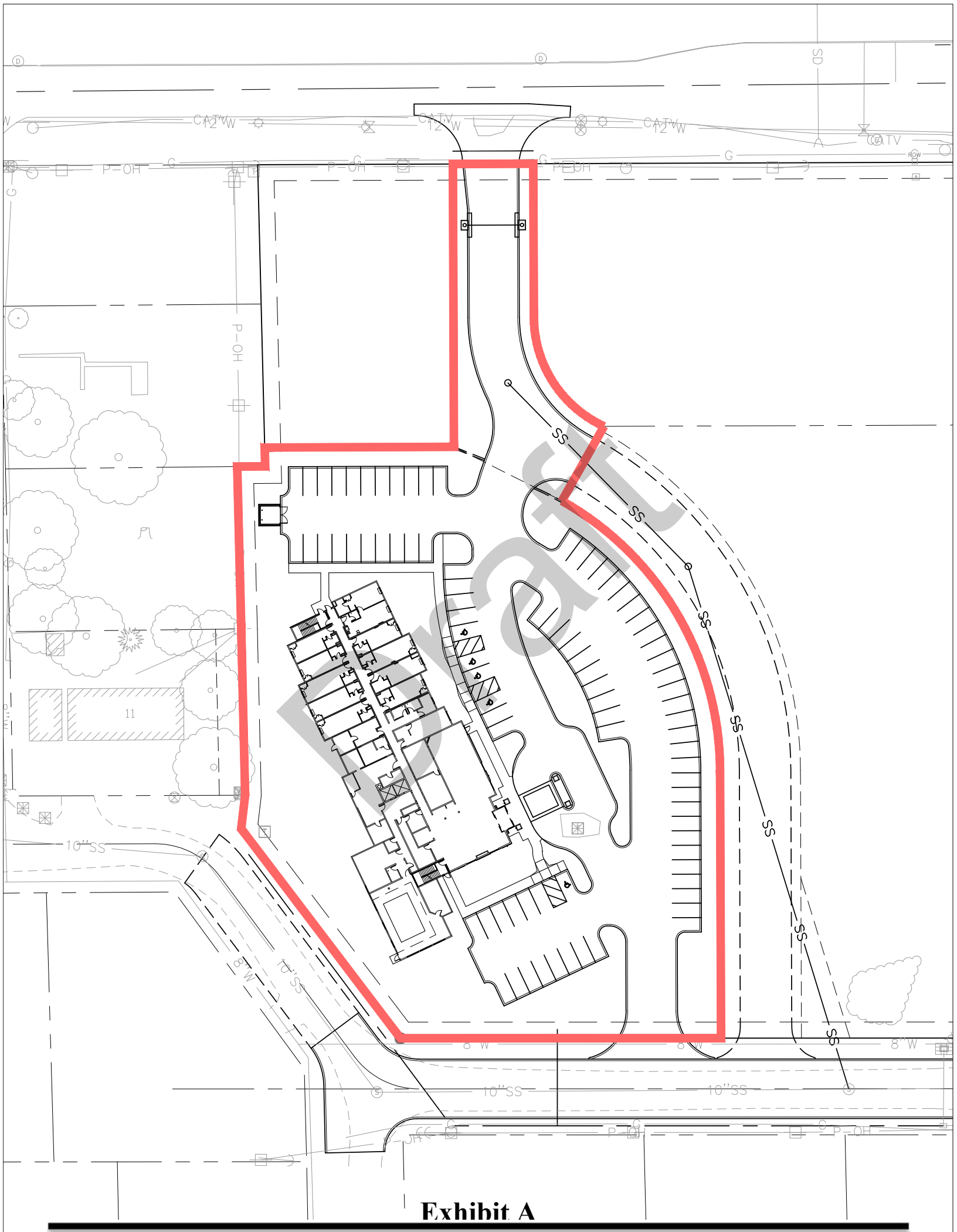
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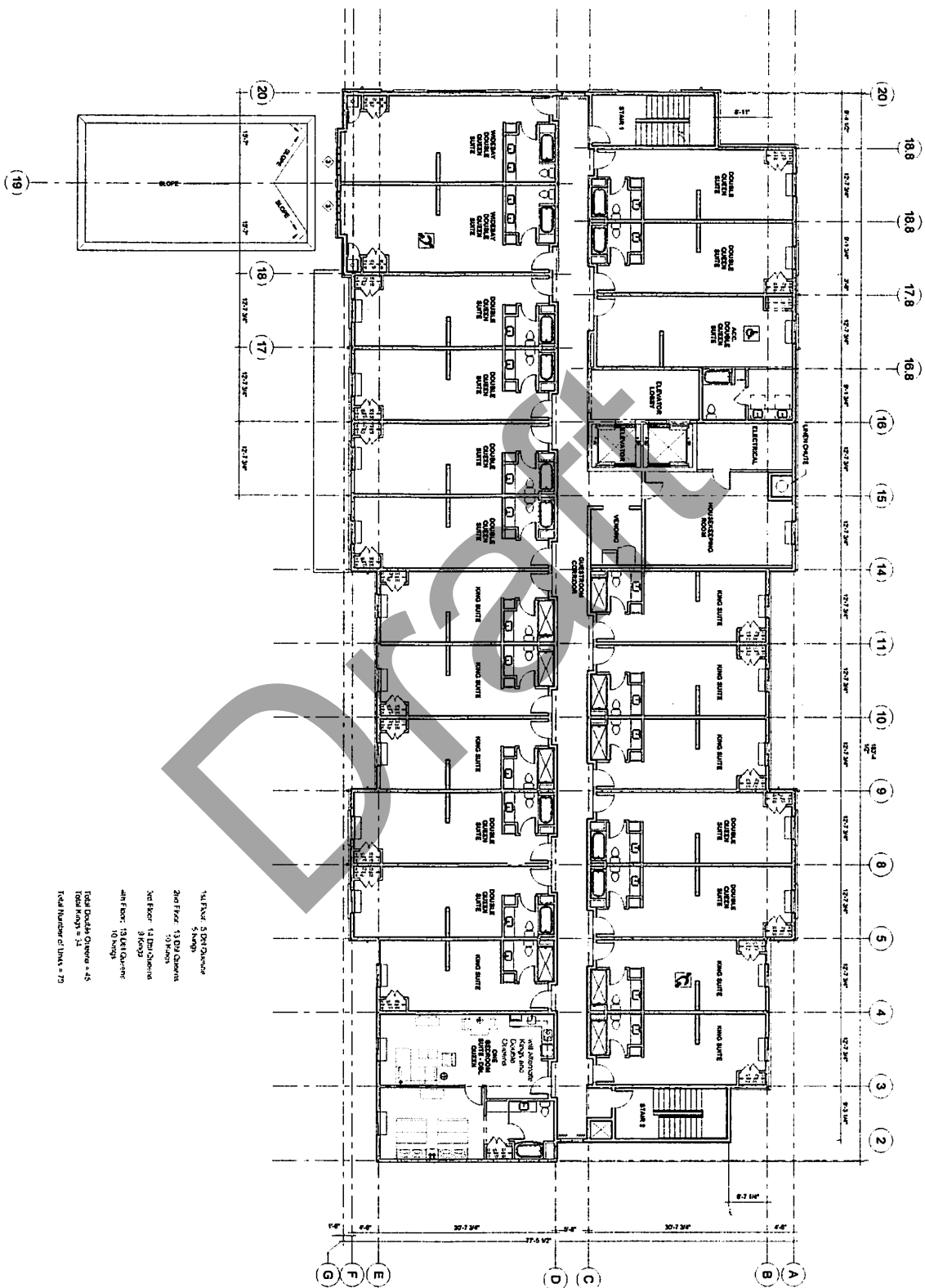
XIV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

N/A – applicant is a new legal entity





**Exhibit A**



**Comfort Suites  
3-Story, 83 Units**

Drawn  
No. Descr

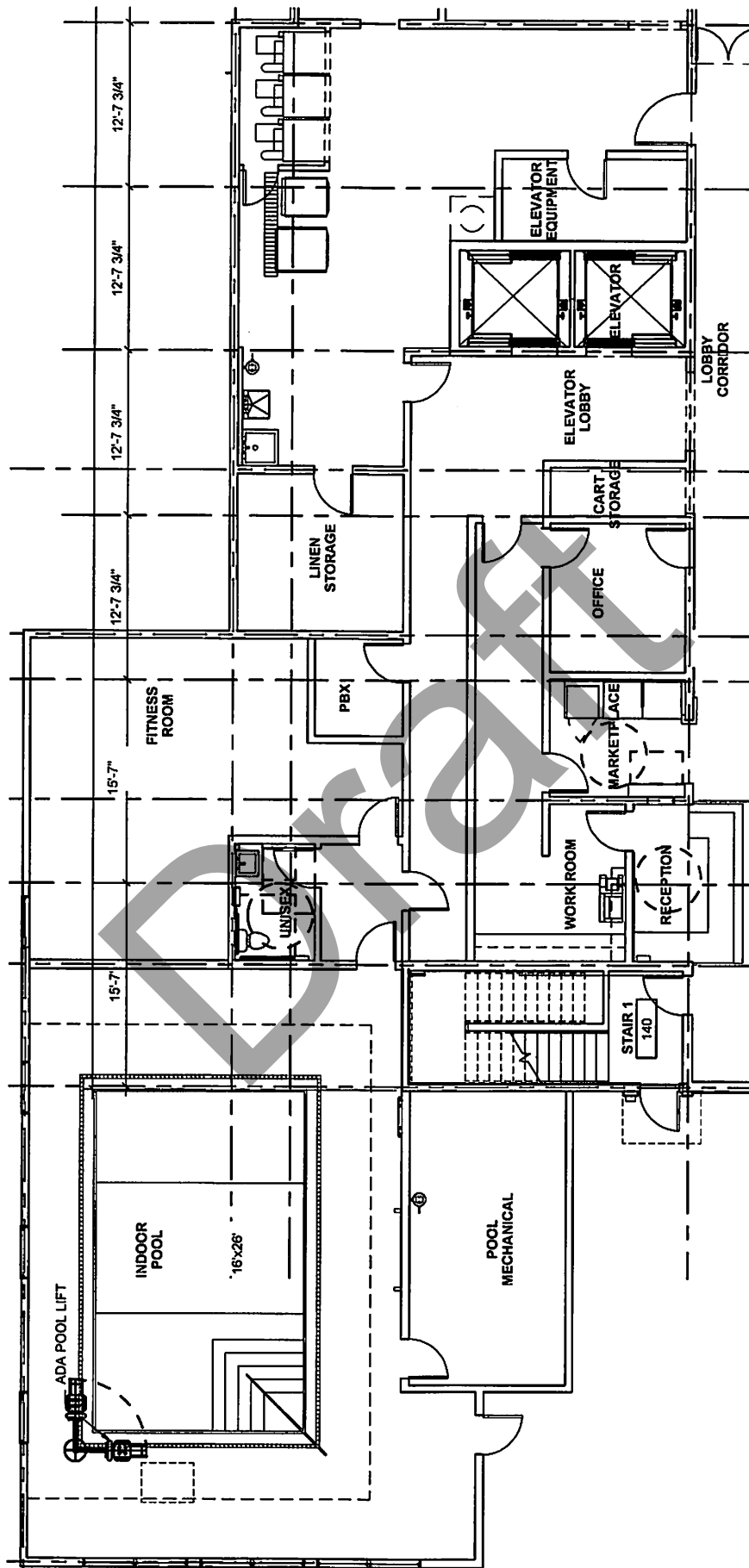
Date

Grand Island, NE  
Regular Meeting - 9/12/2018

Exhibit A

Grand Island

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**Comfort Inn, LLC**  
**Tax Increment Financing Request**  
**Estimated Real Estate Taxes on Project Site Upon Completion of Project**

**Existing Assessed Value and Real Estate Tax on Project Site**

Parcel Number	Assessed Value (2017)			Taxes	Sq Feet	Mil Rate
	Improvements	Land	Total			
400149206	-	161,735	161,735	3,501	92,420	2.1645408%
400149117	-	221,359	221,359	4,791	126,491	2.1645472%
Before subdivision	-	383,094	383,094	8,292	218,911	
Subdivided Sq Ft	105,192	105,192	105,192	105,192		
Divided by total existing	218,911	218,911	218,911	218,911		
Ratio	0.480526	0.480526	0.480526	0.480526		
Estimated subdivision	-	184,087	184,087	3,985		

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

	2017 Assessment	Note 1 Limitation
2017 taxes assessed on site prior to project commencement	3,985	
Divided by base assessed value	184,087	
Estimated tax rate	2.164550%	
Proposed assessed value	6,097,813	
Estimated annual real estate tax after project completion	131,990	
Less existing annual real estate tax	(3,985)	
Estimated increase in annual real estate tax	128,006	121,612
Requested TIF assistance at zero percent lending rate	15 1,920,084	15 1,824,178

Principal debt service at indicated rate		Rate	Principal	Principal
With annual note payments	PVA	5.00%	1,328,654	1,262,290
With monthly note payments	PVA	5.00%	1,348,915	1,281,538

**Notes:**

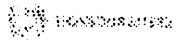
- 1.) This column represents requested financing in the event the tax increment over 15 years exceeds actual qualified TIF costs. Requested TIF assistance is limited to qualified costs.

**Exhibit B**

# HALL COUNTY ASSESSOR'S OFFICE



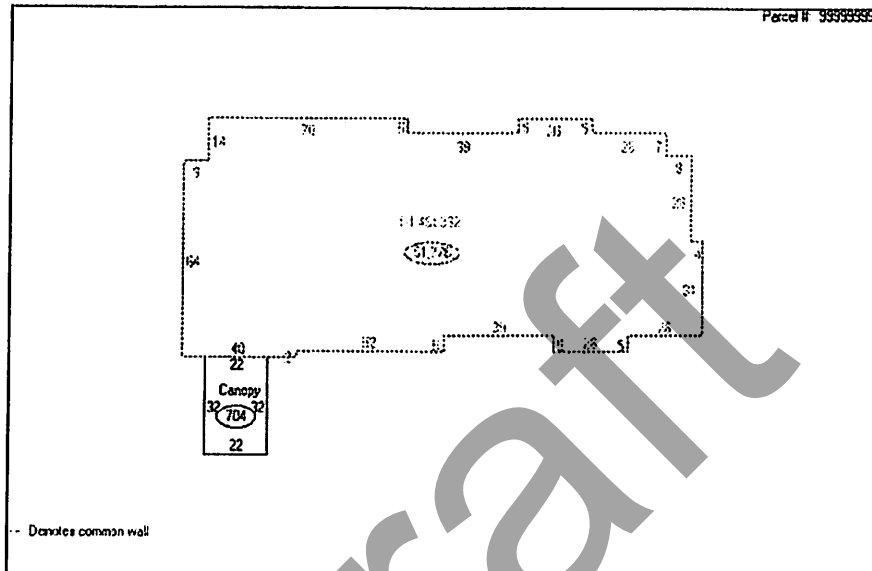
Commercial Property Record Card -Inactive Record



Data Provided By: KRISTI WOLD County Assessor. Printed on 04/13/2018 at 10:24:45A

Parcel Information		Ownership Information	
Parcel Number	999999999	Current Owner	
Map Number		Address	
Situs		City St. Zip	
Legal		Cadastral #	

Property Data			
Neighborhood	635	Topography	Number of Units
Lot Width		Street	Unit Value
Lot Depth		Utilities	Adjustment
Units Buildable		Amenities 1	Lot Value
Value Method	SF	Amenities 2	



Building Data													
Bldg.	Sec.	Code	Description	Year	Cts.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys. Func. RCNLD
1	1	332	HOTEL	2018	C	300	40	51,776	542	4	10	4,873,675	4,873,675
1			PAVING, CONCRETE	2018				43,255				181,238	181,238
1			SPRINK SYS WET PIP	2018				51,776				122,191	122,191
1			SWIM POOL, COM	2018				416				22,323	22,323
1			ELEV, ELEC, PASSNG	2018				2				220,200	220,200
1			SINGLE LIGHT	2018				10				8,465	8,465
1			CANOPY, ROOF/SLAB	2018				704				13,721	13,721

Cost Approach From Marshall & Swift				Potential Gross Income			
Total Building Area	51,776					Contract	Market
Total Building RCN	4,873,675	Vacancy & Collection Loss					
Total Refinements	568,138	Effective Income					
Total Replacement Cost New	5,441,813	Total Expenses					
Total Phys. & Func. Depreciation		Net Operating Income					
RCN Less Phys. & Func.	5,441,813	Capitalization Rate					
Economic Depreciation		Income Approach					
Accrued Economic depreciation		Final Value Reconciliation					5,441,813
Total RCN Less Depreciation	5,441,813						Land 656,000
Additional Lump Sums							Total 6,097,813
Land Value							
Total Cost Value	5,441,813						
Value Per Res Unit							
Value Per Sq. Ft.	105.10						

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

**Grand Island Hotel, LLC  
Project Cost Summary**

Description	Amount	TIF
		Qualified (Q) Non-Qualified (NQ)
TIF qualified Cardinal Construction, LLC costs	804,198.00	Q
TIF non-qualified Cardinal Construction, LLC costs	5,011,995.00	NQ
Subtotal Cardinal Construction, LLC costs	5,816,193.00	
Additional Lake Street paving and storm sewer costs	71,918.60	Q
Additional public sanitary sewer costs	79,950.00	Q
ICON Architectural Group, LLC costs	131,895.00	Q
Olsson Associates costs	21,195.00	Q
Land	656,000.00	Q
Furniture, fixtures, and equipment	970,000.00	NQ
Franchise fees	45,000.00	NQ
Development period insurance	35,000.00	NQ
Legal	8,100.00	Q
TIF qualified bank and SBA interest and closing costs	50,921.50	Q
TIF non-qualified bank and SBA interest and closing costs	174,078.50	NQ
Total project costs	8,060,251.60	
 Total TIF qualified costs (Q)	1,824,178.10	
Total TIF non-qualified costs (NQ)	6,236,073.50	
Total project costs	8,060,251.60	

**Exhibit C**

**Cardinal Construction LLC**

401 W. Pine St.  
Doniphan, NE 68832

**Estimate**

Date	Estimate #
3/20/2018	647

Name / Address
Comfort Suites Lake St Grand Island, NE 68801

Project	
Description	Total
Cardinal Const. Proposes to provide jobsight supervision and consultation on construction of new Comfort Suites hotel in Grand Island, NE. Estimated costs of project include the following:	0.00
1.BUILDING PERMIT***	27,936.00 Q
2.FIRE INSPECTION FEES AND PLAN REVIEW***	9,312.00 Q
3.DUMPSTERS AND DISPOSAL	7,000.00 NQ
4.PORTABLE TOILET	2,200.00 NQ
5.DIRTWORK, COMPACTION, FOOTINGS, AND FLATWORK \$831,900	
*Dirt work and site prep	171,000.00 Q
*Footings	47,880.00 NQ
*Building floor	62,016.00 NQ
*Private driving lanes through parking area***	142,500.00 Q
*Parking, curb, and gutter	47,500.00 NQ
*Street and driveway***	360,200.00 Q
6.FRAMING, WINDOWS, COMMERCIAL ENTRY SYSTEMS, AND ROOF MEMBRANE \$1,085.850.00	
*Framing materials	484,000.00 NQ
*Windows	40,000.00 NQ
*Commercial glass and glass entry systems	34,200.00 NQ
*Exterior doors	5,700.00 NQ
*Roof membrane, foam, and parapet wall caps	145,350.00 NQ
*Framing labor and equipment	376,200.00 NQ
7.EXTERIOR FINISH INCL. STONE, STUCCO, AND BRICK	478,000.00 NQ
8.ELECTRICAL AND TELECOM \$513,000.00	
<b>Total</b>	
Office: 402-845-2075 Fax: 402-845-2175	

**Cardinal Construction LLC**

401 W. Pine St.  
Doniphan, NE 68832

**Estimate**

Date	Estimate #
3/20/2018	647

Name / Address
Comfort Suites Lake St Grand Island, NE 68801

Project	
Description	Total
*Labor and materials for electrical rough in and finish	449,250.00
*Telecom***	37,500.00
*Electrical utility hook-ups***	26,250.00
*(2) Street lights and electrical for north driveway.***	10,000.00
9.PLUMBING \$604,000.00	
*Labor and materials for plumbing rough in and finish	547,000.00
*Sanitary sewer hook-up***	38,190.00
*Water hook-up***	18,810.00
10.HVAC	513,000.00
11.SPRINKLERS AND FIRE ALARMS	171,000.00
12.INSULATION, RESILIENT CHANNEL, DRYWALL, PAINT, AND PAPER \$541,500.00	0.00
*Insulation	136,800.00
*Resilient channel	17,100.00
*Drywall supply, hang, and finish	239,400.00
*Paint and paper	148,200.00
13.INTERIOR FINISH INCL. DOORS, TRIM, VANITIES, COUNTERTOPS, AND SHOWER PANEL INSTALLATION \$475,380.00	0.00
*Interior doors	136,800.00
*Door hardware	39,900.00
*Vanities	59,280.00
*Front counter and cabinetry	68,400.00
*Labor to install doors, door hardware, cabinetry, bathroom countertops, vanities, and shower panels, and finish	171,000.00
14.LAWN, LANDSCAPE, AND SPRINKLERS	68,400.00
<b>Total</b>	
Office: 402-845-2075 Fax: 402-845-2175	



**Cardinal Construction LLC**

401 W. Pine St.  
Doniphan, NE 68832

**Estimate**

Date	Estimate #
3/20/2018	647

Name / Address
Comfort Suites Lake St Grand Island, NE 68801

Project	
Description	Total
15.POOL AND EQUIPMENT	114,000.00 NQ
16.FLOORING (INSTALLATION ONLY) \$107,699.00	0.00
*Tile install including thinset	77,520.00 NQ
*Carpet install	30,179.00 NQ
17.GYPCRETE	57,720.00 NQ
18.ELEVATORS AND EQUIPMENT	199,500.00 NQ
~~~~~ CHANGE ORDER ~~~~~ July 26, 2018 > Added 1 Notes. (+\$10,000.00) Total change to estimate +\$10,000.00 ~~~~~	
<b>Total</b>	
	\$5,816,193.00

Office: 402-845-2075  
Fax: 402-845-2175

Total TIF qualified costs (Q)	\$ 804,198
Total TIF non-qualified costs (NQ)	<u>\$5,011,995</u>
Total costs	\$5,816,193

ADDITIONAL LAKE STREET PAVING AND STORM SEWER (KNOTT NW)				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
6" CONCRETE PAVEMENT W/INTEGRAL CURB	S.Y.	556	\$35.00	\$19,460.00
SUBGRADE PREPARATION	S.Y.	556	\$2.00	\$1,112.00
CURB INLET	EA.	2	\$4,000.00	\$8,000.00
STORM SEWER MANHOLE	EA.	1	\$4,000.00	\$4,000.00
18" STORM SEWER PIPE	L.F.	315	\$50.00	\$15,750.00
EARTHWORK	L.S.	1	\$7,000.00	\$7,000.00
SUBTOTAL				\$55,322.00
30% CONTINGENCY & ENGINEERING				\$16,596.60
TOTAL CONSTRUCTION COST				\$71,918.60

PUBLIC SANITARY SEWER				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
8" SANITARY SEWER	L.F.	500	\$45.00	\$22,500.00
SANITARY SEWER MANHOLE	EA.	2	\$10,000.00	\$20,000.00
CONVERT MANHOLE TO OUTSIDE DROP MANHOLE	EA.	1	\$6,000.00	\$6,000.00
8"X6" SERVICE WYE	EA.	4	\$300.00	\$1,200.00
6" SANITARY SEWER SERVICE	L.F.	80	\$35.00	\$2,800.00
DEWATERING	L.F.	100	\$90.00	\$9,000.00
SUBTOTAL				\$61,500.00
30% CONTINGENCY & ENGINEERING				\$18,450.00
TOTAL CONSTRUCTION COST				\$79,950.00

All costs listed above are TIF qualified costs

## Exhibit C

**Exhibit D**  
**Annual Income & Expense Pro Forma**

**GRAND ISLAND HOTEL, LLC**

**PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER VARIOUS TAX INCREMENT FINANCING  
SCENARIOS DETAILED IN NOTE A – CASH BASIS**

**Twelve Months Ending After Project Completion**

Draft

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## INTRODUCTION

The projection in this illustration presents the entity's, Grand Island Hotel, LLC's, projected receipts and disbursements under the hypothetical assumptions in Note A on the cash basis for the twelve months ending after project completion.

Draft

## INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To Management of  
Grand Island Hotel, LLC  
Grand Island, NE

Management is responsible for the accompanying projection of Grand Island Hotel, LLC, which comprise projected statements of receipts and disbursements under various tax increment financing scenarios detailed in Note A – cash basis of Central Nebraska Truck Wash, Inc. (see introduction), for the twelve months ending after project completion, and the related summaries of significant assumptions in accordance with guidelines for the presentation of a projection established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the projection nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this projection.

Even if the tax increment financing (TIF) scenarios outlined occurred, the projected results may not be achieved, as there will usually be differences between the projection and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Management has elected to omit substantially all disclosures and the summary of significant accounting policies required by the guidelines for presentation of a projection established by the AICPA other than those related to the significant assumptions. If the omitted disclosures and accounting policies were included in the projection, they might influence the user's conclusions about Grand Island Hotel, LLC's net cash receipts and disbursements for the projection period. Accordingly, this projection is not designed for those who are not informed about such matters.

This accompanying projection and this report are intended solely for the information and use of Grand Island Hotel, LLC, the Grand Island Community Redevelopment Authority, the Grand Island City Council, and certain individuals and organizations involved in the tax increment financing application process and are not intended to be and should not be used by anyone other than these specified parties.

Grand Island, NE  
July 26, 2018

# GRAND ISLAND HOTEL, LLC

## PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER VARIOUS TAX INCREMENT FINANCING SCENARIOS DETAILED IN NOTE A - CASH BASIS

### Twelve Months Ending After Project Completion

	With Tax Increment Financing	Without Tax Increment Financing
Gross Taxable Income:		
Room revenue	\$ 1,982,406	\$ 1,982,406
Tax increment financing (TIF) revenue	121,612	-
	<u>2,104,018</u>	<u>1,982,406</u>
Tax Deductions:		
Interest expense - TIF debt	62,740	-
Interest expense - Non-TIF debt	306,042	368,782
Employee compensation and benefits	520,000	520,000
Real estate tax (existing)	3,985	3,985
Real estate tax (TIF increment)	121,612	121,612
Real estate tax (increment in excess of allowed TIF qualified costs)	6,394	6,394
Royalties and travel commissions	230,000	230,000
Guest supplies	175,000	175,000
Water and sewer, and sanitation	9,000	9,000
Utilities (gas & electric)	72,250	72,250
Television, phone, and internet	28,000	28,000
Insurance	28,000	28,000
Repairs, maintenance, and snow removal	27,500	27,500
Bank charges and credit card fees	37,500	37,500
Office supplies	9,000	9,000
Travel	22,500	22,500
Professional service	10,000	10,000
Miscellaneous	-	-
Depreciation and amortization	403,412	403,412
	<u>2,072,935</u>	<u>2,072,935</u>
Taxable income (loss)	31,083	(90,529)
Adjustments to Arrive at Net Cash Receipts (Disbursements)		
Depreciation & amortization	403,412	403,412
Principal debt service - TIF	(58,872)	-
Principal debt service - Non-TIF	(127,400)	(186,272)
Member contribution (distribution):		
Estimated for Federal Income Tax benefit (expense)	(9,201)	26,797
Estimated for State Income Tax benefit (expense)	(1,701)	4,954
	<u>206,238</u>	<u>248,891</u>
Net cash receipts	<u>\$ 237,321</u>	<u>\$ 158,362</u>

See the summary of significant projection  
assumptions and the independent accountants' compilation report.  
Schroeder & Schreiner, P.C.



## **GRAND ISLAND HOTEL, LLC**

### **SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS**

#### **Twelve Months Ending After Project Completion**

##### **NOTE A – NATURE AND LIMITATION OF PROJECTIONS**

The accompanying projection presents, to the best of Grand Island Hotel, LLC's (GIH's) knowledge and belief, cash receipts and disbursements for the twelve months ending after project completion to be generated by a Comfort Inn hotel (e.g. "the project") located in Grand Island, Nebraska. Stated cash receipts and disbursements are intended to convey results of operations after the anticipated 2020 completion of the project assuming funding of the estimated construction and acquisition costs of \$8,060,252 both with, and in the absence of, tax increment financing assistance. The projection reflects their judgment as of July 26, 2018, the date of this projection, of the expected conditions and their expected course of action. Actual results are likely to differ from the projected results because events and circumstances frequently do not occur as expected. Those differences may be material. The assumptions disclosed herein are those that management believes are significant to the projections. The projected information was prepared for use in a tax increment financing request to the Grand Island Community Redevelopment Authority.

##### **NOTE B – BASIS OF ACCOUNTING**

The presentations of cash receipts and disbursements for the projection period and the twelve months ending after project completion portray results using the cash basis of accounting. The results of this basis differ from those using generally accepted accounting principles primarily because the cash basis does not recognize assets other than cash and the debt principal outstanding under the tax increment financing or construction or building loan(s).

##### **NOTE C – CASH RECEIPTS**

Grand Island Hotel, LLC is the owner and operating entity for a four-story, 79 room Comfort Inn hotel with an indoor pool and parking lot. Revenue has been determined based on the historical knowledge and experience of the company (and related parties) in the operation of similar facilities in the same locale. The projection assumes 55% occupancy of a 79 room hotel at \$125 per night for 365 days per year.

The projection includes two scenarios dependent on whether or not the tax increment financing (TIF) request is approved. In the event of TIF approval, GIH will receive additional TIF revenue from the County based on the anticipated increase in the assessed value generated by the proposed project and the additional real estate tax that increase will generate. Both the TIF financing and real estate taxes are subject to the final determination of assessed value.

##### **NOTE D – CASH DISBURSEMENTS**

Interest expense and principal debt service are based on the assumption that with the exception of any TIF financing assistance, the entire construction project will be financed through \$600,000 of capital contributions from the owners with additional debt incurred to cover the remaining anticipated construction and land acquisition costs.

See independent accountants' compilation report  
Schroeder & Schreiner, P.C.

## GRAND ISLAND, HOTEL, LLC

### SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS, Continued

#### Twelve Months Ending After Project Completion

##### NOTE D – CASH DISBURSEMENTS, Continued

TIF debt is based on an initial \$1,281,538 principal balance that can be serviced with the anticipated incremental real estate tax generated by the project. The loan is expected to have a 15-year term with scheduled monthly payments of \$10,134 (annual \$121,612) and an interest rate of approximately 5.0%.

The remaining construction and land acquisition costs, not funded through tax increment financing, will be satisfied with \$600,000 of additional capital contributions and \$6,178,714 of Small Business Association and bank debt for the residual obligation (approximately 37.5% SBA debt and 62.5% bank debt). All remaining non-TIF construction debt will have a 25-year term. All loans will have an annual interest rate of approximately 5.0%. Scenarios contemplating the denial of tax increment financing will assume bank debt replacing TIF financing at the same 15-year term and 5% annual interest rate as the equivalent TIF financing.

Projected real estate tax is expected to equal the current tax (for the 2017 year) plus additional tax generated by applying the current levy rate to the anticipated increase in assessed value to be generated by the construction project.

Projected costs for employee compensation and benefits (for 10 full-time and 15 part-time employees); water, sewer and utilities; insurance; waste removal; snow removal; repairs and maintenance; professional fees; and other costs are all based on the experience of GIH's members and the expected occupancy rate of hotel.

Projected member distributions to cover estimated individual income tax (or contributions to reflect estimated income tax benefits) are based on anticipated taxable pass-through income and the highest marginal Federal and State income tax rates of 37.0% and 6.84% respectively after applying a 20% deduction based on the tax law provisions expected to be in effect during the projection period. Although not a cash expenditure, estimated depreciation has been calculated and included in the projection to arrive at net taxable income used in determining these member distributions. Estimated capitalized costs are depreciated under either the straight line method for 39-year life building components; the 150 percent declining balance method for 15-year life paving and improvement components; the 200 percent declining balance method for 5-year life furniture, fixtures, and equipment; or the straight line amortization method for 15-year life intangibles.

See independent accountants' compilation report  
Schroeder & Schreiner, P.C.

**Comfort Inn, LLC  
Tax Increment Financing Application  
Capitalization Rate Analysis**

	<u>With Tax Increment Financing</u>	<u>Without Tax Increment Financing</u>
Net operating income	792,375	713,416
Divided by fair market value	6,046,459	6,046,459
Equals capitalization rate	13.10%	11.80%

**Exhibit E**

**Grand Island Hotel, LLC  
Tax Increment Financing Request  
Municipal and Corporate References**

<u>Name of Reference</u>	<u>Contact Person</u>	<u>Telephone Number</u>	<u>Fax Number</u>
Five Points Bank	Chad Sheffield	(308) 384-5350	
	Ron Depue	(308) 384-1635	(308) 384-1759
Central Nebraska Water Conditioning, Inc. dba Culligan Water	David Walker	(308) 382-7220	(308) 382-3353
Cash-Wa Distributing		(308) 237-3151	
Herman Plumbing		(308) 382-3760	

**Exhibit F**



MEMBER FDIC

July 6, 2018

Grand Island Hotel LLC  
Attn: Milo Graff and Eric Graff  
9909 Hollow Tree Dr  
Lincoln NE 68512

Dear Milo and Eric,

This is a letter of commitment that Five Points Bank will extend credit in connection with the construction of a hotel in Grand Island, Nebraska with a total approximate project cost of \$8,000,000. Based upon the financial information provided to date, Five Points Bank is willing to provide financing that will include, but not be limited to the following requirements:

1. The funding of any credit facility shall be subject to the receipt of approval of Tax Increment Financing in the approximate amount of \$1,650,000, by the Community Redevelopment Authority of the City of Grand Island, and the execution of redevelopment agreement committing such funding to the project by all appropriate parties;
2. The approval of all necessary local zoning officials or boards, the Grand Island City Council, and any other governmental agencies or entities which may have approval authority over an portion of the project; and
3. An SBA 504 approval with an Authorization for Debenture Guarantee; and
4. The finalization of a credit facility agreement in a form mutually acceptable to your firm and include such guarantees, pledges of collateral, and other security provisions as may be appropriate for the credit facility.

Please contact the undersigned with any questions. I can be reached at 308-389-8781 or [chad.sheffield@5pointsbank.com](mailto:chad.sheffield@5pointsbank.com).

Sincerely,

Chad Sheffield  
Vice President

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

**RESOLUTION NO. 277**

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 8<sup>th</sup> day of August, 2018

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Grand Island Hotel LLC

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

**RESOLUTION NO. 278**

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 2, from Grand Island Hotel LLC., (The "Developer") for redevelopment of property located south and west of the intersection of Locust Street and U.S. Highway 34, 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 2;

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 8<sup>th</sup> day of August, 2018.

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Grand Island Hotel LLC