



City of Grand Island

Tuesday, July 24, 2018

Council Session

Item E-3

Public Hearing on Site Specific Redevelopment Plan for CRA Area 21 located at 2030 E. U.S. Highway 30 (Central Nebraska Truck Wash, Inc.)

Council action will take place under Resolutions item I-1.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: July 24, 2018

Subject: Site Specific Redevelopment Plan for CRA Area #21

Presenter(s): Chad Nabity, AICP CRA Director

Background

In 2017, the Grand Island City Council declared property referred to as CRA Area #21 as blighted and substandard

The Central Nebraska Truck Wash Inc. has submitted an application for tax increment financing and a redevelopment plan has been prepared that would provide for redevelopment of this property for use as a Cattle Pot and Truck Wash at 2008 and 2030 E. U.S. Highway 30. This property is located east of Stuhr Road between U.S. Highway 30 and the Union Pacific Railroad track, immediately north of the Pump and Pantry on east Highway 30.

The CRA reviewed the proposed development plan on June 13, 2018 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on July 11, 2018. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan amendment.

The Hall County Regional Planning Commission held a public hearing on the plan amendment at a meeting on July 11, 2018. The Planning Commission approved Resolution 2018-10 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 275 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

Discussion

Tonight, Council will hold a public hearing to take testimony on the proposed plan (including the cost benefit analysis that was performed regarding this proposed project) and to enter into the record a copy of the plan amendment that would authorize a redevelopment contract under consideration by the CRA.

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #21 and authorizes the CRA to execute a contract for TIF based on the plan amendment and to find that this project would not be financially feasible at this location without the use of TIF. The redevelopment plan amendment specifies that TIF will be used to offset allowed costs for redevelopment for improvements and expansion of infrastructure including but not limited to: streets, water, sewer, drainage, along with acquisition and demolition and site development costs as allowed by state statute to provide for commercial development of this site as a cattle pot and truck wash. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for an eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project will be issued for a period of 15 years. The proposed bond for this project will be issued for the amount of \$849,240 which is expected to yield approximately \$596,000 that will be available for the project.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve the resolution
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

The CRA and Hall County Regional Planning Commission recommend that the Council approve the Resolution necessary for the adoption and implementation of this plan.

Sample Motion

Move to approve the resolution as submitted.

**Redevelopment Plan Amendment
Grand Island CRA Area 21
June 2018**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 21 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 18.

Executive Summary:

Project Description

THE REDEVELOPMENT OF PROPERTY LOCATED BETWEEN U.S. HIGHWAY 30 AND THE UNION PACIFIC RAILROAD TRACKS EAST OF STUHR ROAD (LOTS 1 AND 2 OF BOSSELMAN BROTHERS SECOND SUBDIVISION). CENTRAL NEBRASKA TRUCK WASH, INC., INTENDS TO CONSTRUCT A NEW CATTLE POT AND TRUCK WASH FACILITY AT THIS LOCATION, INCLUDING DEMOLITION OF AN EXISTING STRUCTURE ON THE SITE IN PREPARATION FOR REDEVELOPMENT AND NECESSARY INFRASTRUCTURE AND GRADING IMPROVEMENTS.

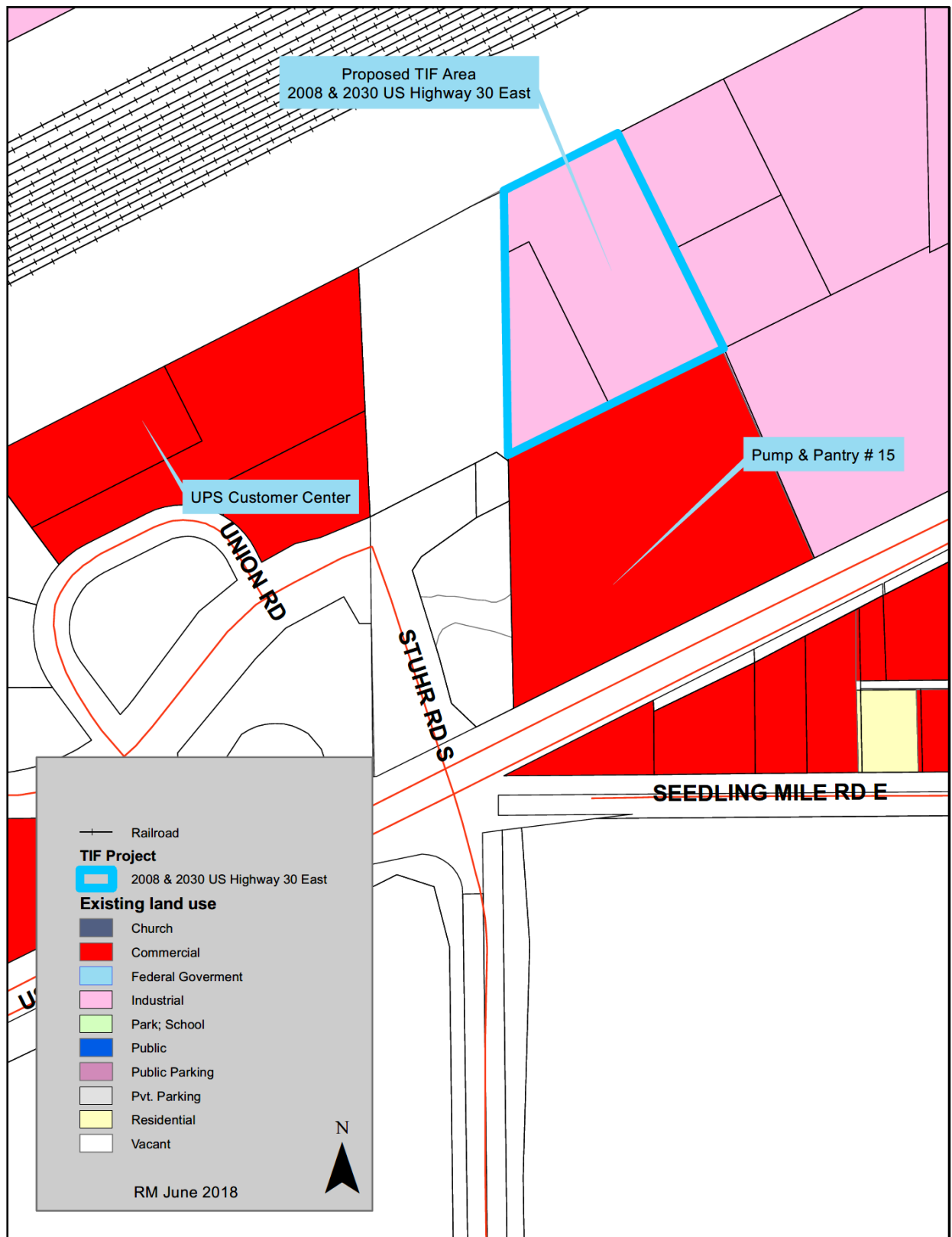
The use of Tax Increment Financing to aid in demolition, site clearance, and necessary infrastructure, grading improvements and private roadways to redevelop 2030 and 2008 E. U.S. Highway 30 (Lots 1 and 2 of Bosselman Brothers Second Subdivision in the City of Grand Island). The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in the construction of a new cattle pot and truck wash at this location. The developer has indicated that this development would not be considered for at this location without the use of TIF.

Central Nebraska Truck Wash Inc owns the subject property and will operate in conjunction with Midwest Express, Inc., a Grand Island based trucking company providing transportation services to JBS and other Grand Island and regional manufacturers. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2019 (should this be 1/1/19?) towards the allowable costs.

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

2030 and 2008 E. U.S. Highway 30

Legal Descriptions: Lots 1 and 2 of Bosselman Brothers Second Subdivision in the City of Grand Island)



Existing Land Use and Subject Property

This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 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 a new cattle pot and truck wash facility at this location as permitted in the M2 Heavy Manufacturing 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 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.

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 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 July 11, 2018 and passed Resolution 2018-10 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:

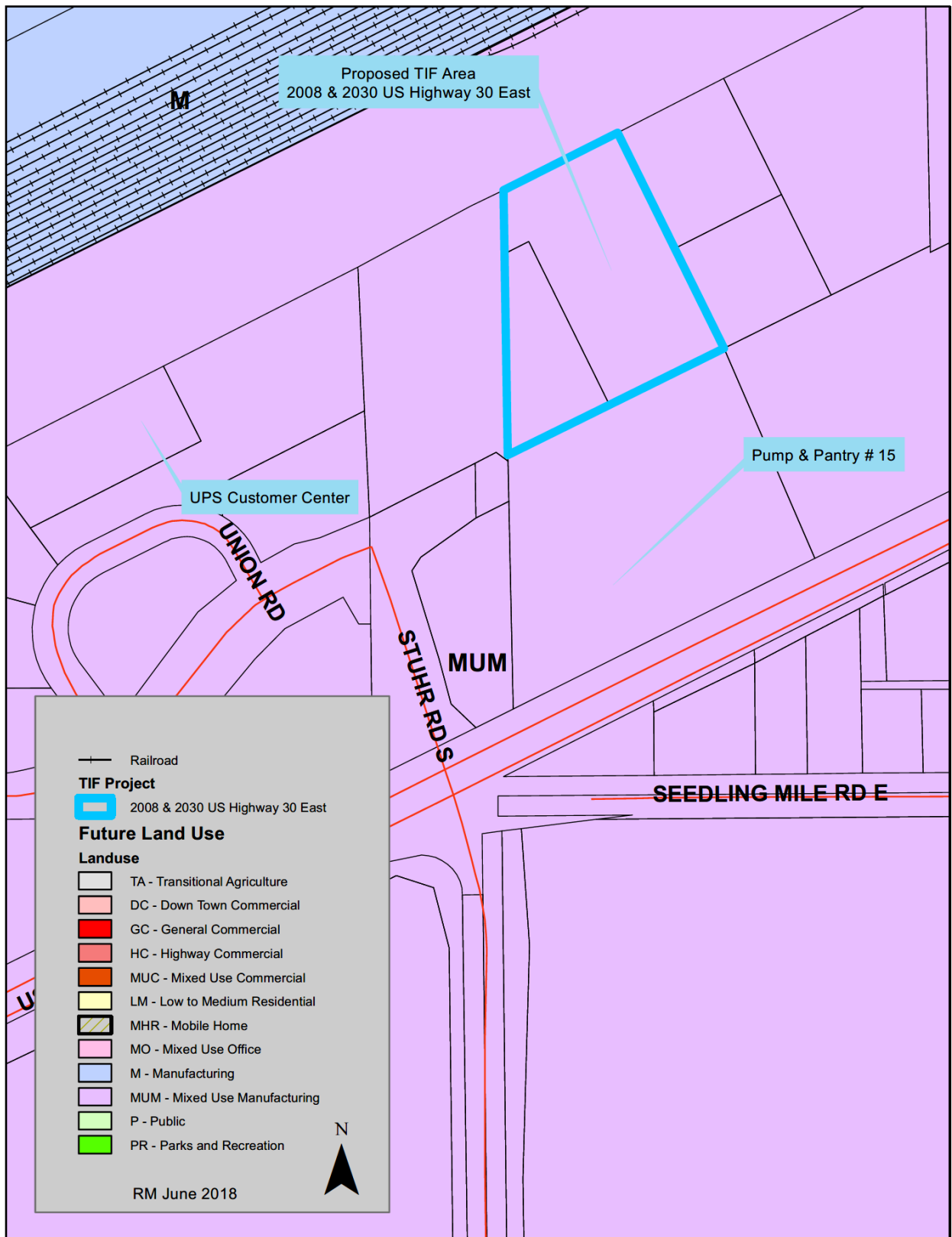
This Redevelopment Plan for Area 18 does not anticipate real property acquisition by the developer. This property was acquired by the developer to support their trucking company in 2015 for \$568,000. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

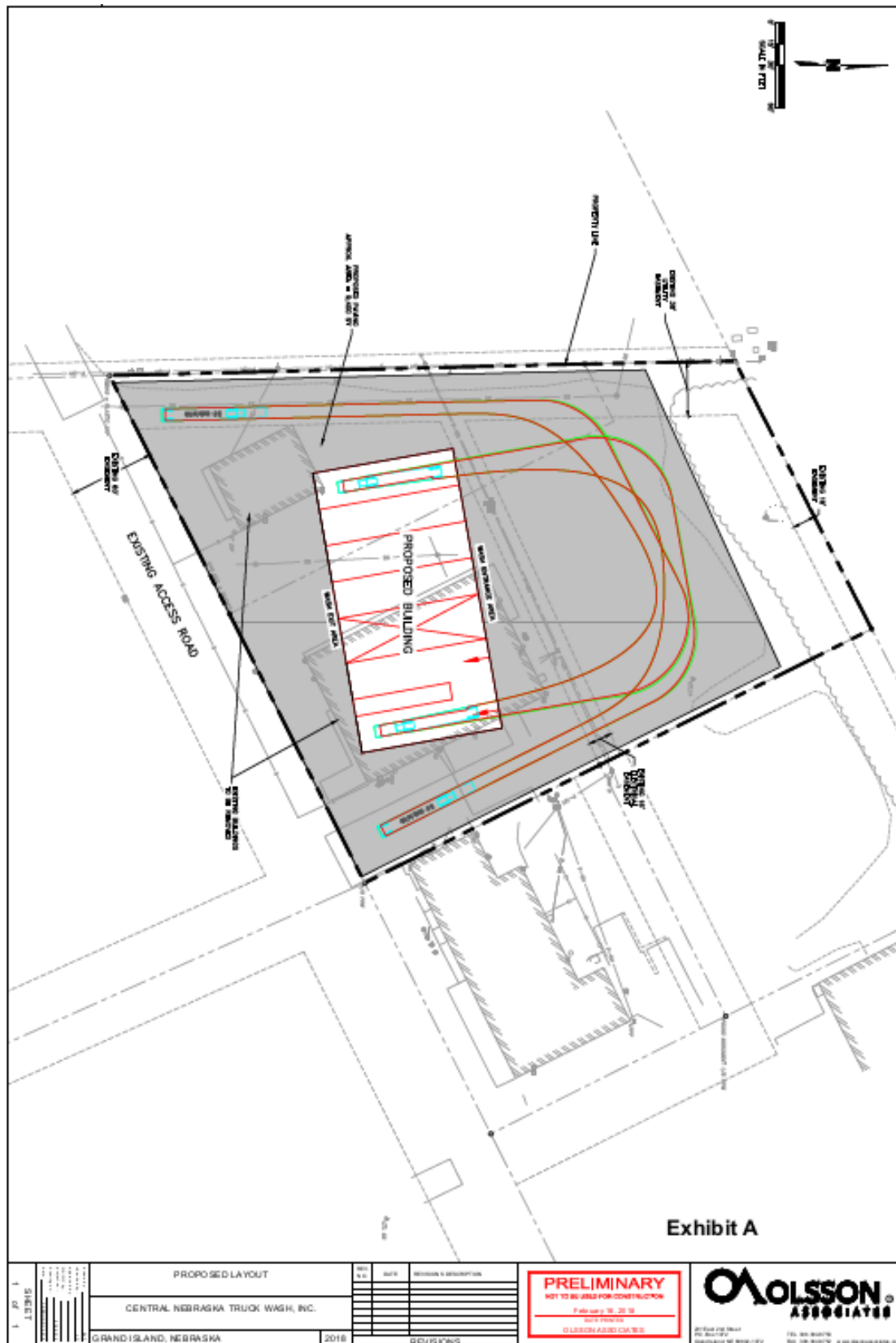
The project to be implemented with this plan provides for the demolition and removal of the existing structures and concrete on the property.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. This property is in private ownership and surrounding properties are planned for mixed use manufacturing. The property south of Old Highway 30 is owned by the Union Pacific Rail Road. [§18-2103(26) (b) and §18-2111] A site plan of the area after redevelopment is also attached as Exhibit A. [§18-2111(5)]



City of Grand Island Future Land Use Map



Proposed Site Plan as developed.

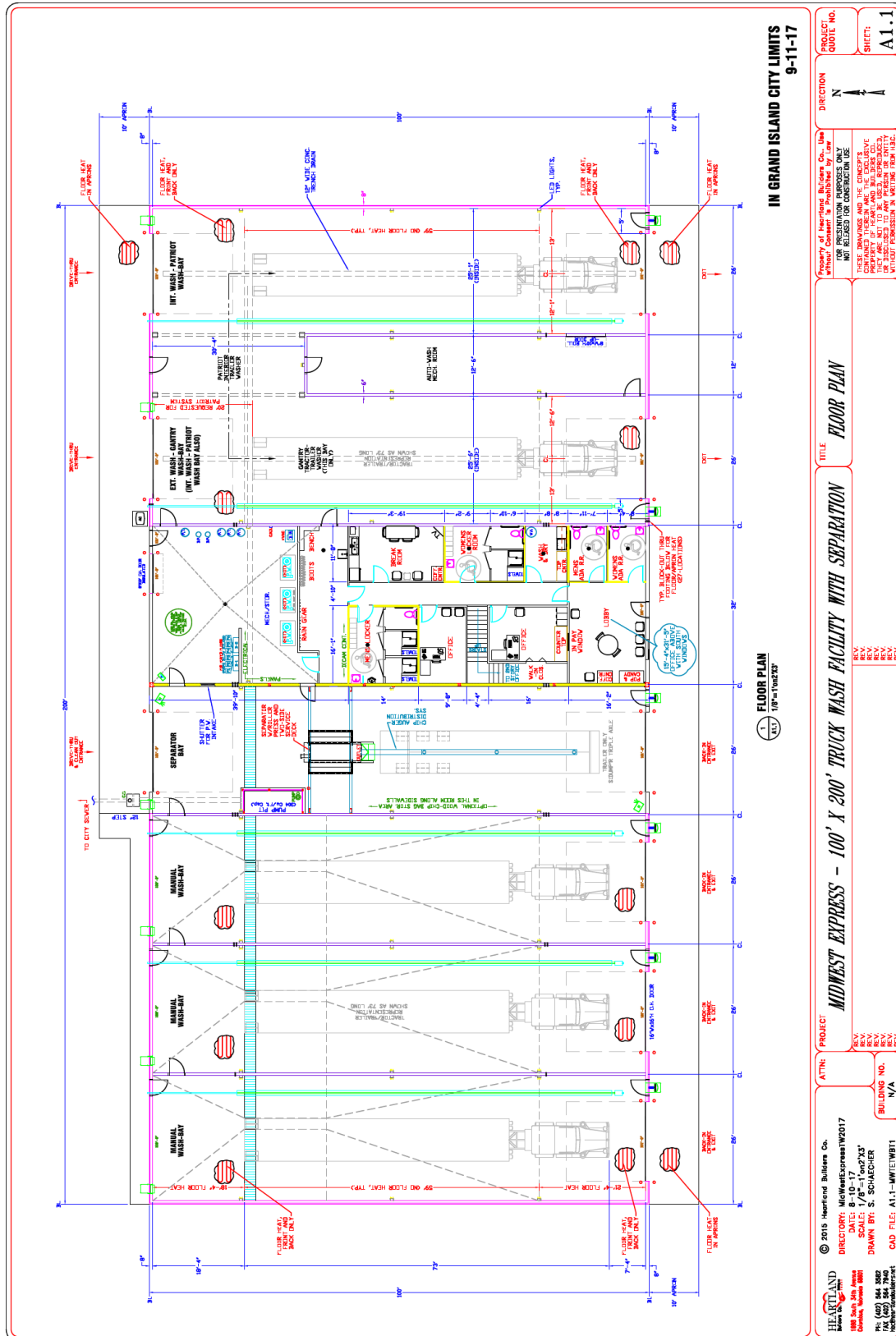


Exhibit A

Floor Plan of Proposed Building

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

The area is zoned M2 Heavy 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(26)(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to build on the site within the constraints allowed by the current zoning district. The M2 zoning district allows for up to 65% of each lot to be covered with buildings. The proposed cattle pot and truck wash will cover approximately 20,000 square feet or 16.4% of the lot. [§18-2103(26)(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. No new services are anticipated with this development. However, the Redeveloper will install new gas, sewer, water and electrical lines to the new buildings. Those improvements will be on site and not impact the city's main lines. . [§18-2103(26)(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. No individuals or families will be relocated due to this development. [§18-2103.02]

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

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

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

The developer purchased this property in 2015 for \$568,000. This purchase price is a TIF eligible expense due to changes in the state statutes in during the 2018 legislative session. Demolition of the existing buildings is estimated at \$58,609 and is a TIF eligible expense. Site preparation including grading, dirt work, and paving of private road ways to serve the cattle pot and truck wash is estimated at \$967,769. Architecture, engineering planning, survey, legal expenses and fees for the project are estimated at \$86,512. Utility connections and extensions are estimated to cost \$166,170 and are a TIF eligible expense. The total of eligible expenses for this project is \$ 1,848,060.

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 \$849,240 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, 2020 through December 2034. The developer will use the TIF Note to secure debt financing in the amount of \$596,524 with \$849,240 to be paid to the note holder during the term of the financing.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of blighted conditions including demolition of obsolete building and reuse/redevelopment of property within the City Limits.

8. Time Frame for Development

Development of this project is anticipated to be completed between August 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

Demolition, extension of utilities and substantial site grading are necessary to facilitate rebuilding at this site. The redevelopment of this property by Central Nebraska Truck Wash Inc. will result in greater investment by the company in their Grand Island location and will expand their fulltime employee base within the community. The proposed use as a cattle pot (trailer washout) meets a community need to serve the JBS Plant located on the south side of U.S. Highway 30 and the trucking community supported by that facility.

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 \$849,240 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 \$4,243,375 in private sector financing and investment; a private investment of \$5.00 for every TIF dollar invested.

Use of Funds.			
Description	TIF Funds	Private Funds	Total
Acquisition	\$ 568,000		\$568,000
Demolition	\$58,609		\$58,609
Site Preparation and Paving	\$41,287	\$926,482	\$967,769
Utilities			
Sewer, Water, Electric	\$166,170		\$166,170
Telecommunications		\$5,316	\$5,316
Arch/Engineering/Planning/Legals/Fees		\$86,512	\$86,512
Building Costs		\$3,112,565	\$3,112,565
Permits	\$15,174		\$15,174
Construction Interest		\$112,500	
TOTALS	\$849,240	\$4,243,375	\$5,092,615

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018 valuation of approximately \$491,539. Based on the 2017 levy this would result in a real property tax of approximately \$10,640. It is anticipated that the assessed value will increase by \$2,615,615 upon full completion, as a result of the site redevelopment. This

development will result in an estimated tax increase of over \$56,616 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:	\$ 491,539
Estimated value after completion	\$ 3,107,154
Increment value	\$ 2,615,615
Annual TIF generated (estimated)	\$ 56,616
TIF bond issue	\$ 849,240

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

The redevelopment project area currently has an estimated valuation of \$491,539. The proposed redevelopment will create additional valuation of \$2,615,615. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

This plan provides extension of utilities from the lot to the mains. 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 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 have minimal impact on employers or employees within the redevelopment project area. It will create the opportunity for additional employees within the Grand Island area.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. The Grand Island labor market is tight but this will create additional full time jobs in the regions. This will allow a local company to expand in our community.

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

One of the direct results of this project will be the cattle pot or trailer washout. Because of the JBS facility just south of U.S. Highway 30 there is a real and immediate need for a place that livestock haulers can clean out their trailer before getting back on the road. This particular location is close to the JBS plant but not in a highly visible location. It is ideally suited for a use that is needed to support one of the largest employers in Grand Island and the region.

Time Frame for Development

Development of this project is anticipated to be completed between August of 2018 and December of 2019. 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 \$849,520 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 project the developer will spend more than \$1,848,000 on TIF eligible activities.

BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Central Nebraska Truck Wash, Inc.

Address: 2110 East Hwy 30, Grand Island, NE 68801

Telephone No.: (308) 395-0716

Fax No.: (308) 395-1563

Contact: Craig Dixon

Brief Description of Applicant's Business: Ownership and operation of a commercial cattle pot and truck wash facility located in the vicinity of 2030 East Highway 30 in Grand Island, Nebraska.

Present Ownership Proposed Project Site: Central Nebraska Truck Wash, Inc.

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

The primary project site is an industrial district located in the vicinity of 2030 East Highway 30 in Grand Island, Nebraska. Two of the existing structures will be demolished. Along with appropriate paving, concrete and sidewalk work, a new 100' X 200' (20,000 square foot) steel framed building will be erected to house a truck wash facility containing 5 wash bays and a loadout bay along with lobby/reception area, office space, break rooms, locker area, rest rooms and showers, mechanical rooms, etc. Approximately 16,800 square feet will be dedicated to operations with the remaining 3,200 square feet used for lobby, office space, conference rooms, restrooms, etc. The three west bays and east two bays will be drive thru (3-bay manual truck wash with 2-bay automatic truck wash). The middle-west bay will be a back-in bay to load out waste (see site plan Exhibit A).

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

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 568,000
B. Building	\$ -

Construction Costs:

A. Renovation or Building Costs:	\$3,117,881
B. On-Site Improvements:	\$1,192,548

Soft Costs:

A. Architectural & Engineering Fees (included in misc.):	\$ -
B. Financing Fees:	\$ 112,500
C. Legal/Developer/Audit Fees (included in misc.):	\$ -
D. Contingency Reserves (included in misc.):	\$ -
E. Other (Please Specify) – Building Permit	\$ 15,174
Miscellaneous	\$ 86,512
TOTAL	\$5,092,615

Total Estimated Market Value at Completion per assessor: \$3,107,154

Source of Financing:

A. Developer Equity:	\$ 953,405
B. Commercial Bank Loan:	\$3,542,594

Tax Credits:

1. N.I.F.A.	\$ -
2. Historic Tax Credits	\$ -
D. Industrial Revenue Bonds:	\$ -
E. Tax Increment Assistance (See Note 1):	\$ 849,240
F. Other	\$ _____
	\$5,345,239

Interest component of TIF loan (see Note 1): (\$ 252,624)
\$5,092,615

Note 1: TIF requested at zero percent lending rate is \$849,240 (principal only portion of amount referenced above after applying a 5% lending rate on a 15 year term note with monthly payments is \$596,616 with an interest component of \$252,624).

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

Architect: Heartland Builders, Co.
1698 South 34th Avenue
Columbus, NE 68601
(308) 380-2991

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

General Contractor: Heartland Builders, Co.
1698 South 34th Avenue
Columbus, NE 68601
(402) 564-3582

Estimated Real Estate Taxes on Project Site Upon Completion of Project:
(Please Show Calculations)
\$67,256 (See Exhibit B for detailed calculation)

Project Construction Schedule:

Construction Start Date: Upon TIF application acceptance

Construction Completion Date: 180 days after acceptance

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:

\$849,240 of tax increment financing (based on a 0% lending rate) is being requested to assist in the construction of a five-bay commercial truck wash facility in the vicinity of 2030 East Highway 30 in Grand Island, Nebraska to be operated 7 days a week. The project involves the demolition of two existing structures and the construction of a new steel frame building along with concrete and paving work for the foundation as well as all necessary roadways for traffic flow to and from the truck wash building. All necessary water and sewer hookups will be made to connect to the city water supply.

The applicant believes that once the truck wash is up and running, the city will enjoy significant additional revenue from the facility's use of a currently underutilized electric and sewer systems (approximately \$180,000 annually). The truck wash is expected to create 10 to 11 new jobs paying aggregate wages of approximately \$425,000 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, additional revenue to the city in the form water & utility bills 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



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

N/A – applicant is a new legal entity



**PRELIMINARY
LOT LAYOUT
DATE: 2-15-18**

1
C1.1
PRELIMINARY LOT LAYOUT
1"=45'or2"x3'

 HEARTLAND BUILDERS CO. 1698 South 34th Avenue Columbus, Nebraska 68601 PH: (402) 564 3582 FAX: (402) 564 7940 hcb@heartlandbuilders.net	© 2015 Heartland Builders Co. DIRECTORY: Central NE-TW2018 DATE: 12-27-17 SCALE: 1"=45'or2"x3' DRAWN BY: S. SCHAECHER CAD FILE: C1.1-CENETW0WV1	ATTN:	PROJECT CENTRAL NEBRASKA TRUCK WASH, INC. - 100' X 200' TRUCK WASH FACILITY	TITLE PRELIMINARY LOT LAYOUT	Property of Heartland Builders Co.. Use without Consent is Prohibited by Law FOR PRESENTATION PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION USE <small>THESE DRAWINGS AND THE CONCEPTS CONTAINED THEREIN ARE THE EXCLUSIVE PROPERTY OF HEARTLAND BUILDERS CO. THEY ARE NOT TO BE REPRODUCED, COPIED, OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT PERMISSION IN WRITING FROM H.B.C.</small>	DIRECTION N 	PROJECT QUOTE NO. C18-2514	SHEET: C1.1
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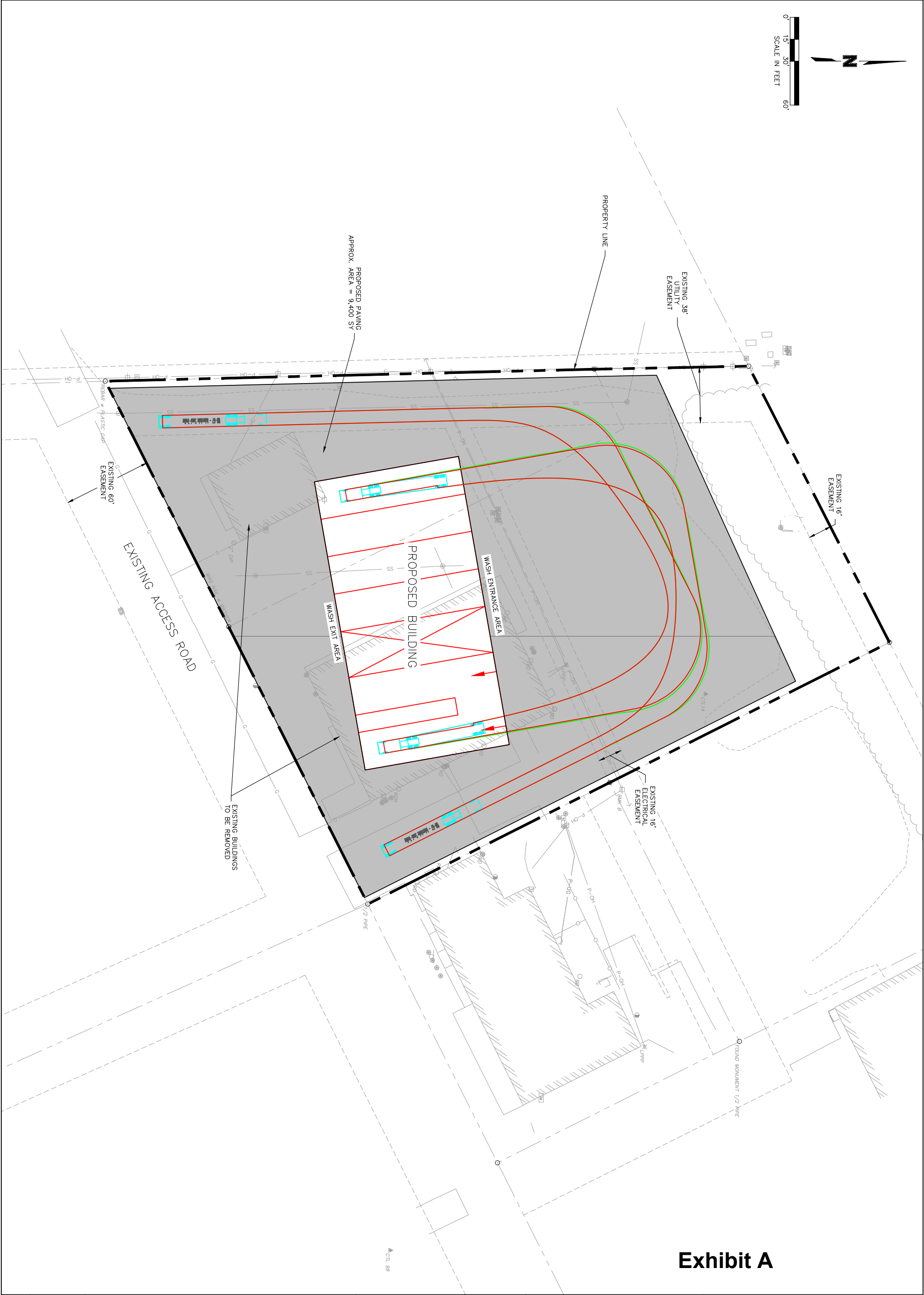


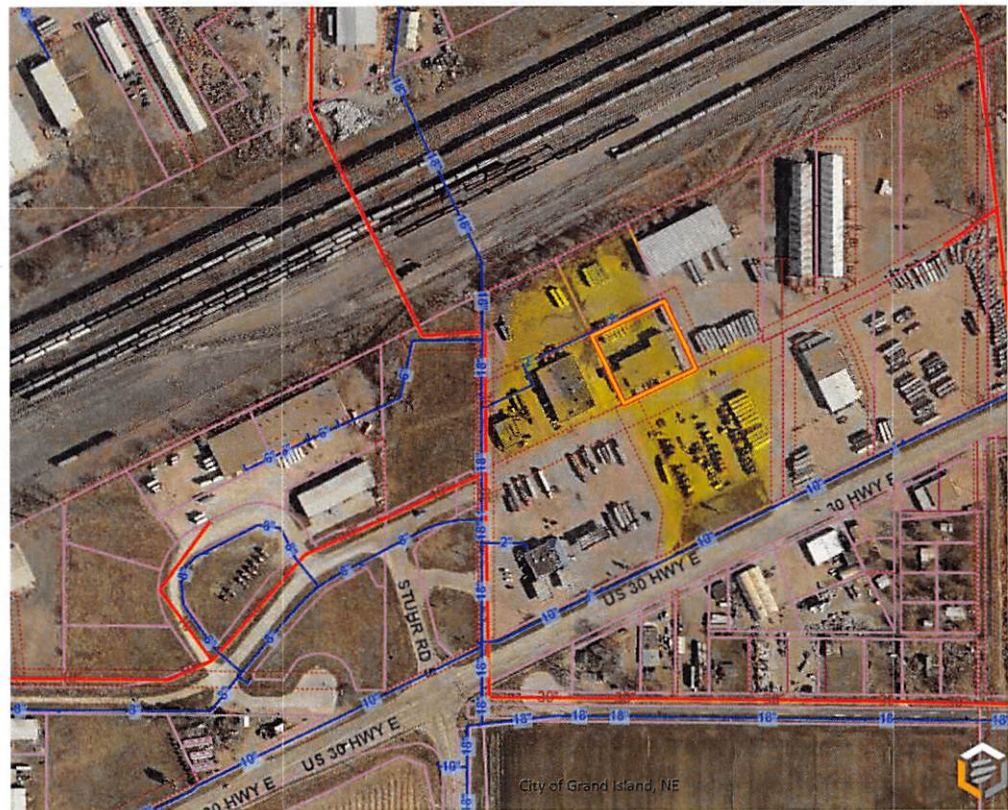


Exhibit A

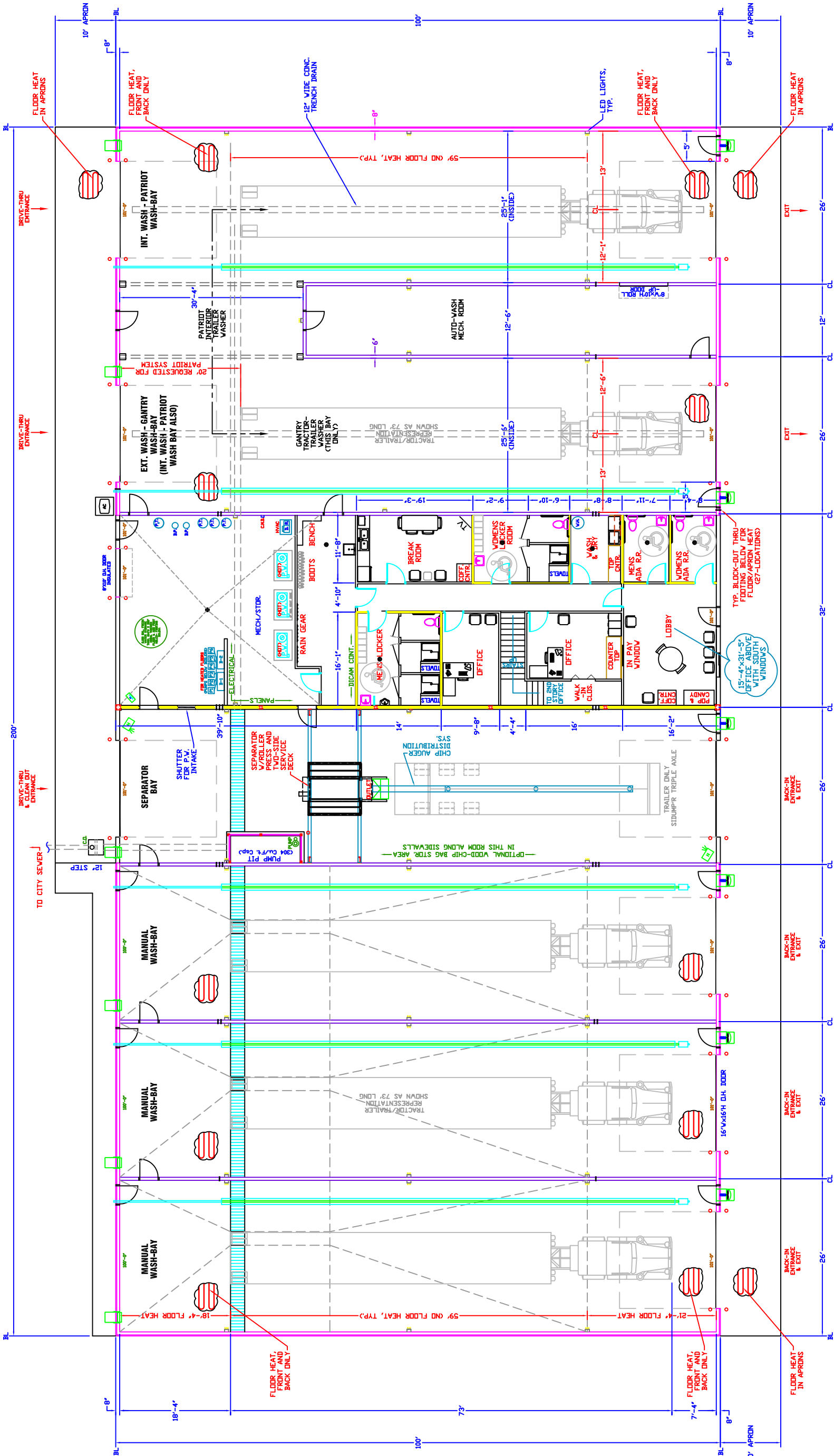
SHEET 1 of 1	PROPOSED LAYOUT		REV. NO.	DATE	REVISIONS DESCRIPTION	<div>PRELIMINARY</div> <div>NOT TO BE USED FOR CONSTRUCTION</div> <div>February 16, 2018</div> <div>DATE PRINTED</div> <div>OLSSON ASSOCIATES</div>	<div>OLSSON[®] ASSOCIATES</div> <div>201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752 www.olsonassociates.com</div>
	CENTRAL NEBRASKA TRUCK WASH, INC.						
	GRAND ISLAND, NEBRASKA						
	2018		REVISIONS				

 **Lot**
Register of Deeds
()
Subdivision: Bosselman Brothers Subdivision
()
Block: 0
Lot: 9

 **Parcel**
Assessor
()
Treasurer
()
District Information
()
Photos/Sketches
()
Pictometry Online
()
Parcel: 400023881
Owner: CIK INVESTMENTS LLC
Situs: 02110 \E HWY 30



Water = Blue
Sewer = Orange/Red



1 FLOOR PLAN
1/8"=1'0"x3"

IN GRAND ISLAND CITY LIMITS
9-11-17

PROJECT
MIDWEST EXPRESS - 100' X 200' TRUCK WASH FACILITY WITH SEPARATION

TITLE
FLOOR PLAN

DIRECTION
N

PROJECT
QUOTE NO.

SHEET:
A1.1

Property of Heartland Builders Co., Use
without Consent is Prohibited by Law
FOR PRESENTATION PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION USE

THESE DRAWINGS AND THE CONCEPTS
CONTAINED THEREIN ARE THE EXCLUSIVE
PROPERTY OF HEARTLAND BUILDERS CO.
THEY ARE NOT TO BE USED, REPRODUCED,
OR DISCLOSED TO ANY PERSON OR ENTITY
WITHOUT PERMISSION IN WRITING FROM H.B.C.

ATTN:

© 2015 Heartland Builders Co.

DIRECTORY: MidWestExpressTW2017

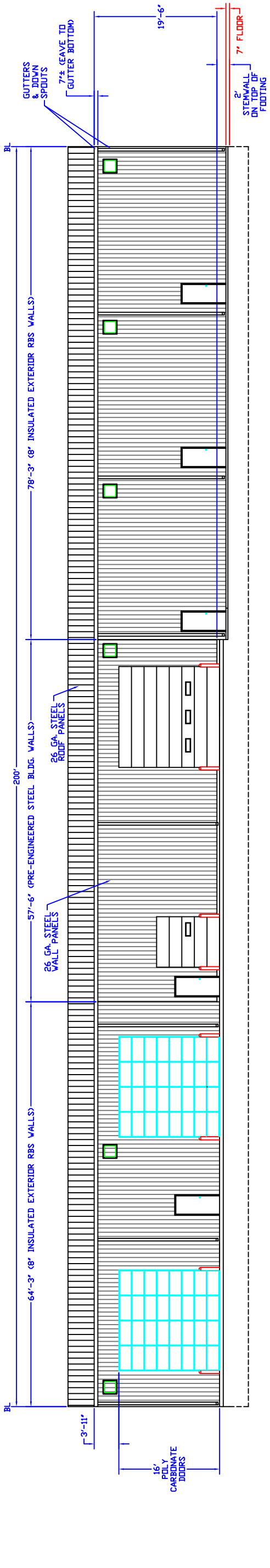
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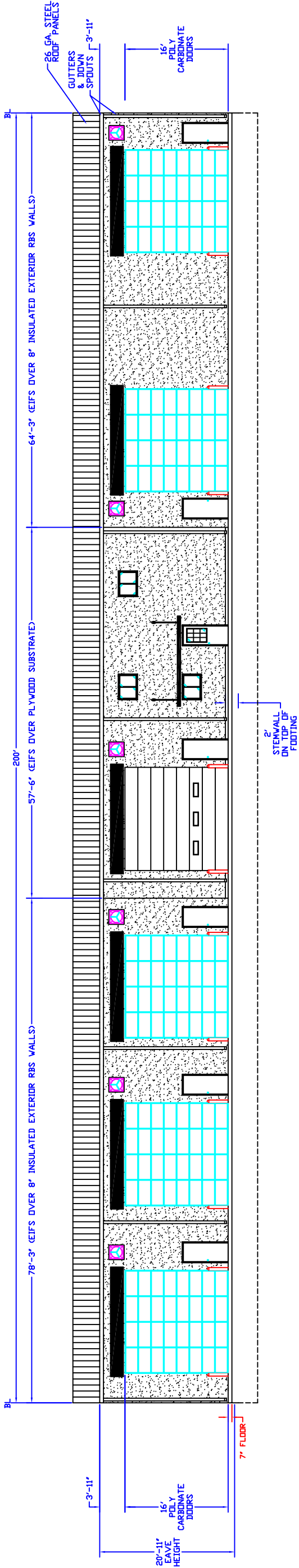
DRAWN BY: S. SCHAECHER

BUILDING NO.
N/A

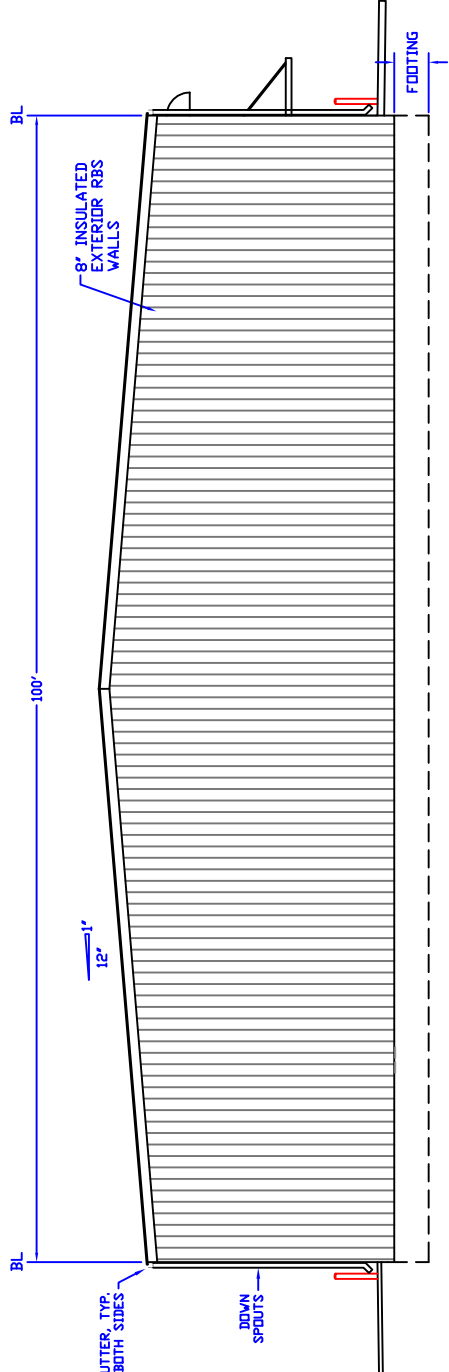
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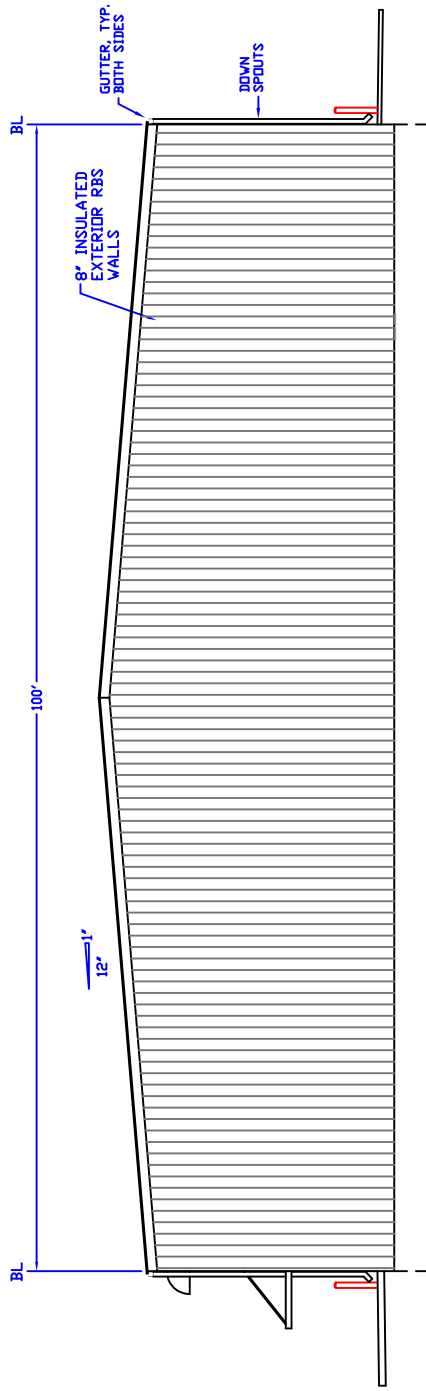
NORTH ELEVATION
1
A2.1
1/8" = 1'-0"on2'X3'




SOUTH ELEVATION
2
A2.1
1/8" = 1'-0"on2'X3'



WEST ELEVATION
3
A2.1
1/8" = 1'-0"on2'X3'



EAST ELEVATION
4
A2.1
1/8" = 1'-0"on2'X3'

 © 2017 Heartland Builders Co. DIRECTORY: MidWestExpressTW2017 DATE: 9-7-17 SCALE: 1/8"=1'on2'X3' DRAWN BY: S. SCHAECHER PH: (402) 564 3582 FAX: (402) 564 7940 hcb@heartlandbuilders.net	ATTN:	PROJECT	TITLE		Property of Heartland Builders Co., Use without Consent is Prohibited by Law THESE DRAWINGS AND THE CONCEPTS CONTAINED THEREIN ARE THE EXCLUSIVE PROPERTY OF HEARTLAND BUILDERS CO. THEY ARE NOT TO BE USED, REPRODUCED, OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT PERMISSION IN WRITING FROM H.B.C.	DIRECTION	PROJECT QUOTE NO. C17-2514	SHEET: A2.1
	MIDWEST EXPRESS - 100' X 196' TRUCK WASH FACILITY WITH SEPARATION		ELEVATION VIEWS					

**Central Nebraska Truck Wash, Inc.
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
	Improvements	Land	Total	
400023903	268,986	112,575	381,561	8,259
400023911	64,002	45,976	109,978	2,381
	<u>332,988</u>	<u>158,551</u>	<u>491,539</u>	<u>10,640</u>

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	10,640	
Divided by base assessed value	491,539	
Estimated tax rate	2.164540%	
Proposed assessed value	3,107,154	
Estimated annual real estate tax after project completion	67,256	
Less existing annual real estate tax	(10,640)	
Estimated increase in annual real estate tax	56,616	126,349
Requested TIF assistance at zero percent lending rate	15 849,240	15 1,895,234

Principal debt service at indicated rate		Rate	Principal	Principal
With annual note payments	PVA	5.00%	587,655	1,311,459
With monthly note payments	PVA	5.00%	596,616	1,331,457

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

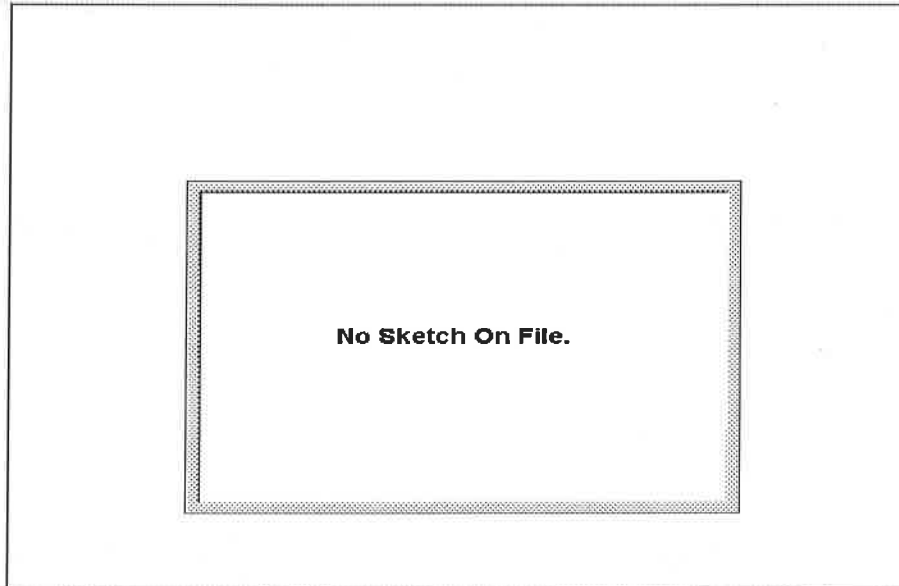


Commercial Property Record Card -Inactive Record



Data Provided By: KRISTI WOLD County Assessor. Printed on 04/18/2018 at 09:12:24A

Parcel Information		Ownership Information	
Parcel Number	99999997	Current Owner	
Map Number		Address	
Situs		City St. Zip	
Legal		Cadastral #	
Property Data			
Neighborhood	385	Topography	Number of Units
Lot Width		Street	Unit Value
Lot Depth		Utilities	Adjustment
Units Buildable		Amenities 1	Lot Value
Value Method		Amenities 2	



Building Data														
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys.	Func. RCNLD
1	1	344	OFFICE BUILDING	2018	S		300	40	3,840	184	2	10	338,803	338,803
1	2	528	SERVICE	2018	S		300	30	2,600	252	1	10	163,176	163,176
1	3	297	REPAIR~GARAGE	2018	S		300	30	7,800	356	1	10	452,712	452,712
1	4	298	Self Serve Car Wash	2018	S		300	30	6,400	328	1	10	518,720	518,720
1			DRIVE THROUGH CAR~WASH	2018	S		300	30	6,400	328	1	10	518,720	518,720
1			PAVING, CONCRETE	2018				100,000					419,000	419,000
1			SITE PREP/UTIL/FEE	2018				50					1,000,000	1,000,000
4	1	406	WAREHOUSE, STORAGE	2018	S		200	30	1,280	144	1	10	56,192	56,192

Cost Approach From Marshall & Swift				Potential Gross Income			
						Contract	Market
Total Building Area	21,920						
Total Building RCN	1,529,603			Vacancy & Collection Loss			
Total Refinements	1,419,000			Effective Income			
Total Replacement Cost New	2,948,603			Total Expenses			
Total Phys. & Func. Depreciation				Net Operating Income			
RCN Less Phys. & Func.	2,948,603			Capitalization Rate			
Economic Depreciation				Income Approach			
Accrued Economic depreciation				Final Value Reconciliation			
Total RCN Less Depreciation	2,948,603						2,948,603
Additional Lump Sums							
Land Value							
Total Cost Value	2,948,603						
Value Per Res Unit							
Value Per Sq. Ft.	134.52						

Land 158551
3,107,154

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

Exhibit B

HALL COUNTY ASSESSOR'S OFFICE

TerraScan Sketch Form

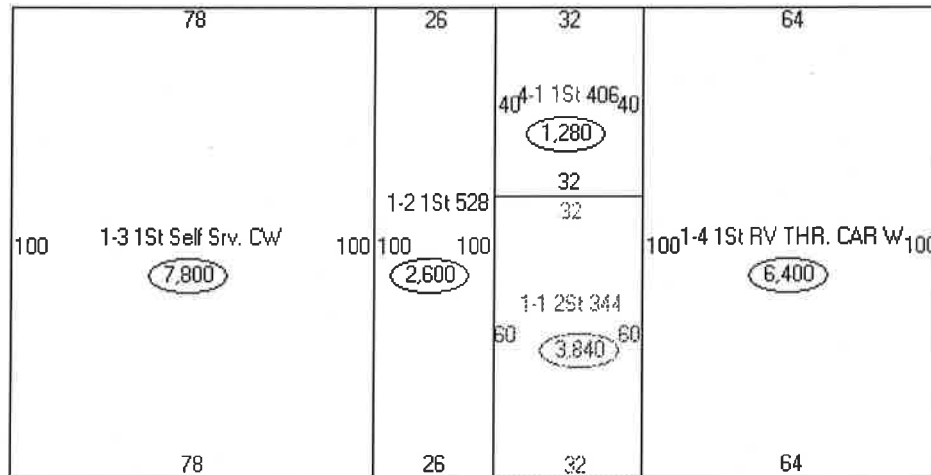
11/26/2013 9:29:13 AM

Data Provided By: KRISTI WOLD County Assessor. Printed on 04/18/2018 at 09:13:34A

Parcel # 999999997
Owner
Address

Map #
Situs
Legal

Parcel #: 999999997



-- Denotes common wall.

Description	Base Area	Total Area
Office Building	1,920	3,840
Service Repair Garage	2,600	2,600
Self Serve Car Wash	7,800	7,800
Drive Through Car Wash	6,400	6,400
Warehouse, Storage	1,280	1,280
Area Summary		
Base Area		20,000
Total Area		21,920
Basement Area		0
Garage Area		0
Porches/Other		0

Scale : 1" = 40'

----- Denotes Upper Floor

Page 1 of 1

SKETCH-html-2001

Exhibit B

February 18, 2018

MIDWEST EXPRESS TRUCK WASH

Grand Island, Nebraska

Preliminary Cost Opinion

Item	Total	TIF Qualified (Q) or Non-qualified (NQ)
Water Utility (Olsson Associates)	\$66,140.00	Q
Sanitary Sewer (Olsson Associates)	\$80,925.00	Q
Site Paving and Grading (Olsson Associates)	\$967,768.88	Q
Electrical (Olsson Associates)	\$19,105.00	Q
Existing Building Demolition (Dobesh)	\$58,609.00	Q
Telecommunications (D-EL-Com LLC)	\$5,316.00	NQ
Building (Heartland Builders Co.)	\$3,112,565.00	NQ
Building Permit (City of Grand Island, NE)	\$15,174.00	Q
Miscellaneous (Legal, Accounting, Review, Temporary Ser.) (2%)	\$86,511.96	Q
SUB-TOTAL	\$4,412,114.84	
Construction period interest:		
Allocated to TIF qualified costs	\$33,000.34	Q
Allocated to non-qualified TIF costs	\$79,499.66	NQ
SUB-TOTAL	\$112,500.00	
LAND ACQUISITION COSTS SUB-TOTAL	\$568,000.00	Q
Grand Total	\$5,092,614.84	
Summary		
Total TIF qualified costs	\$1,895,234.18	
Total TIF non-qualified costs	\$3,197,380.66	
Total costs	<u>\$5,092,614.84</u>	

Exhibit C

BUDGET QUOTATION (2514-C17) 9/11/17

TO: CRAIG DIXSON (MIDWEST EXPRESS TRUCK WASH FACILITY) **PHONE:** (308) 395-0716
FROM: TONY CARLSON/HEARTLAND BUILDERS **PHONE:** (402) 563-2516
PROJECT: TRUCK WASH FACILITY **FAX:** (402) 564-7940
CC: JOE F., BRIAN, K., MATT W. (HBC)

PROVIDE LABOR AND MATERIALS TO CONSTRUCT THE BELOW DESCRIBED PROJECT:
--

Project Package:

- **(1) 100' x 200' x 20'-11"+/- 3-Bay Manual Truck Wash, 2-Bay Auto Truck Wash, 1-Bay Separation and Office/Mechanical/Storage Area.**

SPECIFICATIONS:

CONCRETE:

1. Foundations/Footings/Stemwalls: Trenched footings at building perimeter: 3500 psi sand/gravel mix, 12" wide x 36" deep, #4 rebar reinforced. Trenched footings at interior partition walls: 3500 psi sand/gravel mix, 12" x 36" deep, #4 rebar reinforced.
2. Wash & Waste Separation Area Floors: 3500 psi sand/gravel w/10% limestone mix, 7" thick, #4 rebar @ 24" o.c. grid, non-slick power-trowel finish. Floor slopes per drawing detail. Floor saw cuts at required locations and caulked. *Any final sealant/protector not included.*
3. Office/Mechanical/Storage Floors: 3500 psi sand/gravel, 4" thick, #4 rebar @ 36" o.c. grid, smooth-trowel finish. Floor saw cuts at required locations and caulked. *No finishes included.*
4. Settling Basin Pit Walls/Floor: 4000 psi sand/gravel mix.
5. Trough to Settling Basin: 3500 psi sand/gravel mix.
6. NuForm Walls: 4000 psi sand/gravel mix, #4 & #5 rebar reinforced.
7. Approach Aprons: (1) South side 10' x 200' & (1) North side 10' x 121'-9" +/-, 3500 psi sand/gravel w/10% limestone mix, 7" thick (w/thickened edges), #4 rebar @ 24" o.c. grid, with saw cuts at required locations and caulked.
8. Sidewalk: (1) North side 4' x 78'-3" +/-, 3500 psi sand/gravel mix.

BUILDING:

1. NuForm Walls (Wash Bays) 8" thick extruded polymer wall panels with 2" polyurethane insulation. 6" Un-insulated NuForm wall between all interior bays except between the Separator Bay and Office/Mech./Storage area.
2. Pre-engineered steel building mainframe between the 26' wide Separator Bay and 32' wide Office/Mech./Storage area. 8" wide framed partition wall built from floor to underside of rafter beam, fully insulated w/Quick liner panels on both sides except adjacent lobby, stairway and office.
3. Steel purlins supported over NuForm and steel mainframe walls to support 26 ga. roof panels throughout.
4. Columns and header beams to span from the end of the auto-wash room to the north NuForm wall to support the purlins span.
5. Ceiling liner throughout, 26 gauge painted galvanized panels.
6. Gutters and downspouts on both sides.
7. Lobby, offices, break room, restrooms, locker rooms and washer/dryer area walls – 8' high, 2x4 studs (2x6 walls where required to facilitate plumbing) 16" o/c. Also includes office area built directly above lobby area with "L-shaped" stairway.
 - a. Lobby, offices and break room wall surfaces to have finished drywall.
 - b. Restrooms, locker rooms and washer/dryer room wall surfaces to have Quickliner or FRP panels.
8. Ceilings in #6 a. & b. listed rooms, finished drywall. 3/4" Plywood on top of ceiling joists.
9. Floor finishes: Epoxy coating in lower level office area and commercial carpet in upper office and stairs.

INSULATION:

1. Foundation walls: No insulation provided in footings (by option if required by City of Grand Island). Vapor barrier under floor slab of lobby, offices, break room, restrooms, locker rooms and washer/dryer area.
2. Roof & wall insulation: NuForm perimeter walls - 2" polyurethane insulation. Steel building (sidewalls & partition) – R-25 fiberglass batt w/clear poly vapor barrier. Roof, R-36 (2-layer) fiberglass batt w/clear poly vapor barrier. R-11 & R19 fiberglass batt insulation in all restroom, locker rooms & washer/dryer room walls and wall between Mech./Storage & Break/Wash rooms.
3. No insulation on 6" NuForm partition walls running north-to-south.

DOORS/WINDOWS:

1. Wash Bays: (7) 16'x16' American Garage Door Survivor "Gold" polycarbonate carwash type garage door with aluminum frame and stainless-steel fasteners, cables & shaft and galvanized torsion shaft.
2. Waste Separation Area: (2) 16'x16' Raynor TC300 commercial sectional overhead door. 3" thick, R-17.05, w/2" track, standard torsion springs & cables and (3) 24"x8" insulated windows.
3. Mechanical/Storage area: (1) 8'x10' Raynor TC300 commercial sectional overhead door. 3" thick, R-17.05, w/2" track, standard torsion springs & cables and (1) 24"x8" insulated windows.
4. Overhead Door Operators: All operators are Raynor brand, single-phase, Industrial Duty. The (7) operators for the Wash Bays & Mechanic's Bay are NEMA 12 (dust tight w/fiberglass box enclosure). (7) NEMA-4, 3-button stations. No remotes are included.
5. Walk Doors: (12) at exterior walls and (20) at interior walls
6. (3) 4030 horizontal sliding windows with insulated glass.

EQUIPMENT:

1. (1) PATRIOT Interior trailer washer. Price includes specification given to Owner by American Truck Wash Systems (ATWS) plus the required options: 1. Raised laterally moving base to (2) locations and 2. Overhead hose and cable carrier. Includes installation.
2. (1) FREEDOM 3-brush gantry wash system. Price includes specification given to Owner by ATWS plus the 120GPM water recovery system w/ozone and R/O system for spot-free rinse (6000 GPD) – these 2 options were added already by AMWS. Includes installation.

Note: the two systems above have other available options which are not included in this budget quote but can be added if Owner so chooses.

3. DT360 Separator on stand, pumps and related equipment.
4. Raised metal frame and ladder to set separator above Sidump'r trailer.
5. Floor heat system at locations shown on drawing.
6. Radiant heaters as shown on drawing.
7. Ventilation as needed in wash bays, separator bay and mechanical/storage area.
8. Restroom / Locker Rooms: Toilets, sinks & showers as shown on drawing. Does not include lockers.

PLUMBING/DRAINAGE:

1. Included except for water service to building from city of Grand Island water main.

ELECTRICAL:

1. Included except for installation of main service from pole/transformer pad to main building panel.

HVAC (Office Area):

1. Included

CLARIFICATIONS:

1. General:

- a. Fire Marshall and Professional Architect and Structural/Mechanical Engineer review.
- b. Includes Builders Risk insurance during construction for work performed by Contractor.
- c. All applicable sales taxes are included in the quoted price.
- d. Due to extremely volatile (*) material prices and availability, Heartland Builders Co. (HBC) reserves the right to adjust the above quoted price until such time that a contract is signed and required down payment is received. (*) *Recent hurricanes.*
- e. Freight prices included in the quote are subject to adjustment for any fuel surcharges. These surcharges or equivalent charges will be invoiced at cost to the Owner.
- f. HBC to call 'digger's hotline' to mark any potential underground utility lines at work site prior to start of work.

2. The Owner Provides or is Responsible for:

- a. A survey describing physical characteristics, legal limitations, utility locations and legal description of the site including project benchmarks to establish building locations prior to start of work.
- b. All testing and analysis for hazardous materials known or unknown of existing site conditions.
- c. Building permits or any other permits if required.
- d. Temporary electricity and water for use during construction within 100 ft of the building pad at no cost to the Contractor.
- e. Concrete and soils compaction testing to determine if the site is suitable for the Contractor's structure. Note: The Contractor does not perform any independent analysis of the soils conditions and shall rely solely on the Owner determination. The Contractor's building foundation design assumes the soil conditions will support 2000 psf load and is suitable for trench footings.

3. Not Included:

- a. Any and all civil work to prepare building pad(s) within plus or minus one tenth (+/- .1) of one-foot (+/- 1.2) inches) of the final elevation prior to start of Contractor work.
- b. Lift station and pumps or related work (if required).
- c. Lagoon(s) & liner or related waste water storage facilities. Assumes separated waste is permitted to go to city sewer.
- d. Removal or off-site disposal of spoils material directly associated with excavations for foundations, trenches, etc.
- e. Work to correct subsurface conditions encountered including, but is not limited to, unacceptable soils, obstructions, or other buried items. Any additional costs incurred due to underground water (dewatering).
- f. Relocation costs of existing utilities.
- g. Tree removal or relocation.
- h. Erosion control, final grading, seeding or other landscaping work.
- i. Roads or rock or gravel for access road to building work area.
- j. Any kitchen/laundry room appliances or furniture (refrigerator, microwave, tables or chairs, washer or dryer).
- k. Any office/lobby furniture (desks, tables, chairs, file cabinets or vending machines)
- l. Any exterior concrete parking lot areas, pads, stoops or aprons other than the 10' wide aprons and 4' wide sidewalk shown on drawing.
- m. Any parking lot lighting or related electrical service/hookup.
- n. Weather protection costs, including, but is not limited to, costs for cold weather concrete placement such as hot water, accelerating admixtures, insulation, temperature protection, ground thaw equipment, etc.

Thank you for the opportunity to bid this project for you! We look forward to working with you in the future.



Tony Carlson,

Project Development Manager, Heartland Builders Co.

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Exhibit D
Annual Income & Expense Pro Forma

CENTRAL NEBRASKA TRUCK WASH, INC.

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

Twelve Months Ending After Project Completion

CONTENTS

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INDEPENDENT ACCOUNTANTS' COMPILATION REPORT	4
PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER VARIOUS TAX INCREMENT FINANCING SCENARIOS DETAILED IN NOTE A – CASH BASIS	5
SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS	6

INTRODUCTION

The projection in this illustration presents the entity's, Central Nebraska Truck Wash Inc.'s, projected receipts and disbursements under the hypothetical assumptions in Note A on the cash basis for the twelve months ending after project completion.



INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To Management of
Central Nebraska Truck Wash, Inc.
Grand Island, NE

Management is responsible for the accompanying projection of Central Nebraska Truck Wash, Inc., 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, including 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, 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 Central Nebraska Truck Wash Inc.'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.

As explained in Note E, changes were made from the previous presentation dated May 2, 2018.

This accompanying projection and this report are intended solely for the information and use of Central Nebraska Truck Wash, Inc., 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.

Schroeder & Schreiner, P.C.

Grand Island, NE

May 2, 2018 (except for changes explained in Note E, as to which the date is June 6, 2018)

2535 N. Carleton Ave.
Suite B
Grand Island, NE
68803
P.O. Box 520
Grand Island, NE
68802-0520
PH: 308-381-1355
FAX: 308-381-6557

CENTRAL NEBRASKA TRUCK WASH, INC.

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:		
Truck wash revenue	\$ 1,508,000	\$ 1,508,000
Tax increment financing (TIF) revenue	<u>56,616</u>	<u>-</u>
	1,564,616	1,508,000
Tax Deductions:		
Interest expense - TIF debt	29,208	-
Interest expense - Non-TIF debt	165,768	188,776
Employee compensation and benefits	511,420	511,420
Real estate tax (existing)	10,640	10,640
Real estate tax (TIF increment)	56,616	56,616
Water and sewer	181,428	181,428
Utilities (gas & electric)	69,992	69,992
Insurance	31,595	31,595
Repairs, maintenance, and snow removal	20,000	20,000
Waste haul-out	69,368	69,368
Professional fees	1,000	1,000
Miscellaneous	25,280	25,280
Depreciation and Amortization	<u>137,371</u>	<u>137,371</u>
	1,309,686	1,303,486
Taxable income	254,930	204,514
Adjustments to Arrive at Net Cash Disbursements		
Depreciation & Amortization	137,371	137,371
Principal debt service - TIF	(27,408)	-
Principal debt service - Non-TIF	(275,584)	(313,325)
Member distributions:		
Estimated for Federal Income Tax expense	(75,459)	(60,536)
Estimated for State Income Tax expense	<u>(13,950)</u>	<u>(11,191)</u>
	(255,030)	(247,681)
Net cash disbursements	<u>\$ (100)</u>	<u>\$ (43,167)</u>

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

CENTRAL NEBRASKA TRUCK WASH, INC.

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 Central Nebraska Truck Wash, Inc.'s (CNTW's) knowledge and belief, cash receipts and disbursements for the twelve months ending after project completion to be generated by a commercial truck wash facility (e.g. "the project") located in Grand Island, Nebraska. Stated cash receipts and disbursements are intended to convey results of operations after the anticipated 2018/2019 completion of the project assuming funding of the estimated construction and acquisition costs of \$4,980,115 both with, and in the absence of, tax increment financing assistance. The projection reflects their judgment as of April 19, 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

Central Nebraska Truck Wash, Inc. is an operator of a 20,000 square foot commercial truck wash facility operating five drive through bays (3-bay manual truck wash and 2-bay automatic truck wash) and one load out bay. 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 the following annual washes at the indicated price per wash: 10,400 cattle washes at \$100 per wash, 1,040 hopper washes at \$60 per wash, 5,200 reefer washes at \$30 per wash, and 4,160 truck-trailer washes at \$60 per wash. These numbers fall within the facilities capacity parameters with no initial "build-up" phase.

The projection includes two scenarios dependent on whether or not the tax increment financing (TIF) request is approved. In the event of TIF approval, CNTW 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 capital contributions from the owners and additional debt incurred to cover the anticipated construction costs using a 20% down and 80% debt-financed ratio. In addition to new construction costs, real estate at the proposed project site and existing debt on that property will also be contributed to the entity.

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

CENTRAL NEBRASKA TRUCK WASH, INC.

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS, Continued

Twelve Months Ending After Project Completion

NOTE D – CASH DISBURSEMENTS, Continued

TIF debt is based on an initial \$596,616 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 \$4,718 (annual \$56,616) and an interest rate of approximately 5.0%.

The remaining construction costs, not funded through tax increment financing, will be satisfied with \$785,600 of additional capital contributions and \$3,142,399 of bank debt for the residual obligation. All remaining non-TIF construction debt will have a 10-year term. Both loans will have an annual interest rate of approximately 5.0%. Scenarios contemplating the denial of tax increment financing will assume bank debt with the same 20% down (\$904,923) 80% financed (\$3,619,692) ratio with a 10-year term and an interest rate of approximately 5.0%.

In addition to TIF and construction cost debt, an additional \$400,195 of debt was assumed when real estate located at the proposed project site securing said debt was contributed by the owners. This debt bears interest at 3.95% with monthly payments of \$7,032 and matures July 1, 2020.

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 10-11 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 CNTW's shareholders and the expected operating capacity of the facility.

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 or the 150 percent declining balance method for 15-year life paving components.

NOTE E – CHANGES IN PRESENTATION

Changes have been made to correct the previous presentation dated May 2, 2018. In April, 2018, real estate located at the project site was contributed to the entity and corresponding debt in the amount of \$400,195 secured by said real estate was assumed. The earlier presentation inadvertently failed to consider the impact of this transaction to the projected statements of receipts and disbursements. Resulting modifications reflected in these financial statements include changes to note disclosure, interest expense, principal debt service and estimated income tax expense.

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

**Central Nebraska Truck Wash, Inc.
Tax Increment Financing Application
Capitalization Rate Analysis**

	<u>With Tax Increment Financing</u>	<u>Without Tax Increment Financing</u>
Net operating income	497,868	458,934
Divided by fair market value	4,965,533	4,965,533
Equals capitalization rate	10.03%	9.24%

Exhibit E

**Central Nebraska Truck Wash, Inc.
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>
Nebraska Truck Center	Kent Brown	(308) 384-0130	(308) 382-8946
Wilson Trailer / Grand Island	Tracy Howard	(308) 381-1800	(308) 381-4845
Five Points Bank - West	Colby Collins	(308) 384-4840	(308) 389-4181

Exhibit F

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

RESOLUTION NO. 273

**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 13th day of June, 2018

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

By 
Chairperson

ATTEST:


Secretary

Central Nebraska Truck Wash Inc.

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

RESOLUTION NO. 274

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 21, from Central Nebraska Truck Wash Inc., (The "Developer") for redevelopment of Lots 1 and 2 of Bosselman Brothers Second Subdivision, 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;

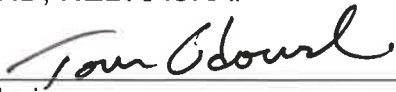
NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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 13th day of June, 2018.

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

By 
Chairperson

ATTEST:


Secretary

Central Nebraska Truck Wash Inc.

Resolution Number 2018-10

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 Site Specific Redevelopment Plan for CRA Area 21 requested by Central Nebraska Truck Wash 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**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on July 11, 2018, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday June 23rd and Saturday June 30th, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, 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;

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 finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

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: July 11, 2018.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

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

RESOLUTION NO. 275

**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 Central Nebraska Truck Wash Inc, a Nebraska Corporation (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,

Central Nebraska Truck Wash Inc.

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.

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 \$1,848,000 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 July, 2018.

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

ATTEST:

By: _____
Chair

By: _____
Secretary

Central Nebraska Truck Wash Inc.

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

Lots 1 and 2 of Bosselman Brothers Second Subdivision in the City of Grand Island)

Central Nebraska Truck Wash Inc.

* * * * *

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

Central Nebraska Truck Wash Inc.