



City of Grand Island

Tuesday, October 23, 2018

Council Session

Item E-5

**Public Hearing on Amendment to the Redevelopment Plan for
CRA No. 1 located at 411 West 3rd Street (Paramount
Development, LLC)**

Council action will take place under Resolution item I-4.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: October 23, 2018

Subject: Site Specific Redevelopment Plan for CRA Area #1

Presenter(s): Chad Nabity, AICP CRA Director

Background

In 2000, the Grand Island City Council declared property referred to as CRA Area #1 as blighted and substandard and approved a generalized redevelopment plan for the property. The generalized redevelopment plan authorized the use of Tax Increment Financing (TIF) for the acquisition of property, redevelopment of property, site preparation including demolition, landscaping and parking. TIF can also be used for improvements to and expansion of existing infrastructure including but not limited to: streets, water, sewer, drainage.

Paramount Development LLC has submitted an application for tax increment financing to aid in the redevelopment of property to prepare for the construction of a 4 upper floor apartments and necessary exiting in westerly portion of the old Sears building at 411 W. 3rd Street. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on September 5, 2018 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on October 3, 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 October 3, 2018. The Planning Commission approved Resolution 2019-02 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 284 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 #1 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 the TIF will be used to offset allowed costs for redevelopment for improvements to and rehabilitation of upper floor of this building for residential purposes. 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 \$159,800.

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 1
September 2018**

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

Executive Summary:

Project Description

THE REDEVELOPMENT OF A PORTION OF THE OLD SEARS BUILDING LOCATED AT 411 W. 3RD STREET FOR RESIDENTIAL USES, INCLUDING ACQUISITION, FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the second floor and necessary first floor entrances and exits to support the development of four 2-bedroom apartments on the second floor of the west side of Old Sears located at 411 W. 3rd street. It is anticipated that additional TIF applications will be proposed for commercial uses within the remainder of the building. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating a portion of this building into market rate residential units. The addition of the residential units is consistent with the downtown redevelopment plan and priorities to add 50 residential units downtown by 2019. This project would not be feasible without the use of TIF.

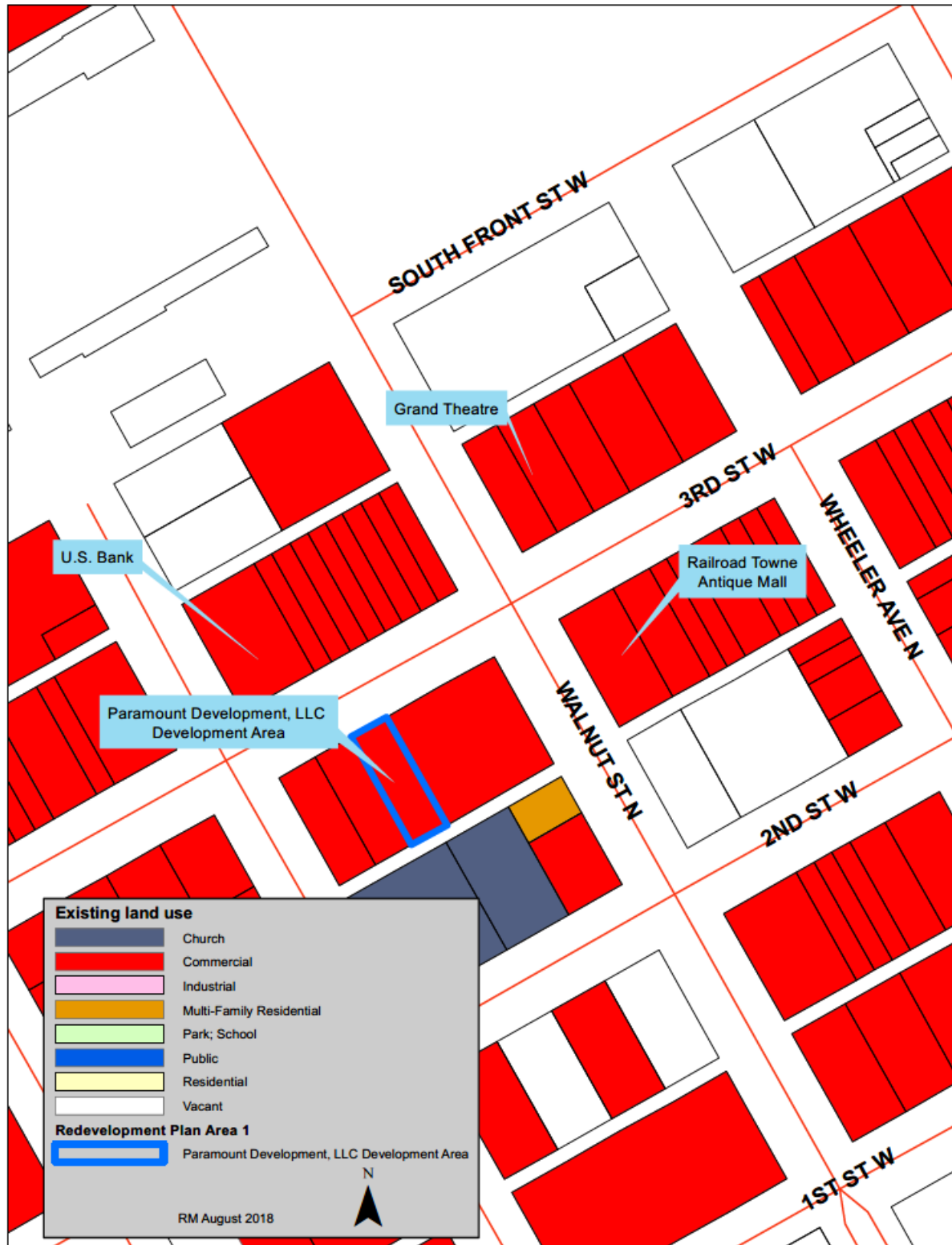
Paramount Development LLC is purchasing the rights to this section of the building through a condominium arrangement. They are purchasing the property for \$77,000. The purchase price is included as an eligible TIF activity. The building is currently vacant and this upper floor space has been vacant for numerous years. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for rehabilitation.

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

Property Description (the “Redevelopment Project Area”)

The second floor and necessary first floor exits and entrances at 411 W. 3rd Street in Grand Island Nebraska. The actual legal will be provided with the master deed for the condominium.

Legal Descriptions: The second floor of the building on the easterly 44 feet of Lot Three (3) in Block Sixty-Three (63) in the Original Town, now City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

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

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

Statutory Pledge of Taxes.

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

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

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hall County Regional Planning Commission held a public hearing at their meeting on October 3, 2018 and passed Resolution 2019-02 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island. The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

a. Land Acquisition:

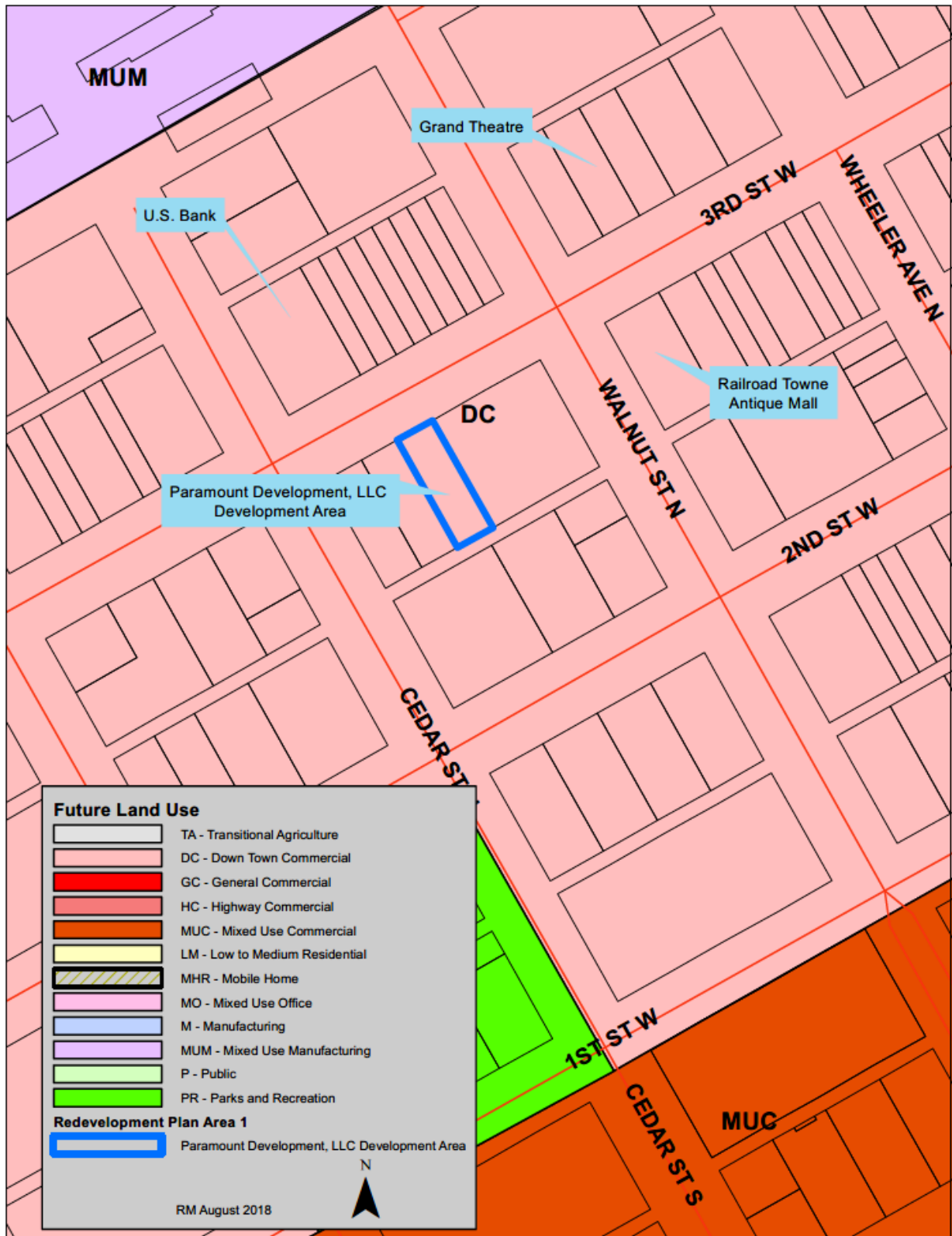
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property. Demotion of internal structures to accommodate the redevelopment is anticipated and permitted.

c. Future Land Use Plan

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



City of Grand Island Future Land Use Map

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

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

e. Site Coverage and Intensity of Use

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

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. .

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

No other utilities would be impacted by the development.

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

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

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

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA have any interest in this property. Tom Gdowski, is President of Equitable bank and most likely will be part of the bank approval of a loan for this project.

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 purchasing the rights to just this portion of the property through a condominium arrangement for \$77,000. The estimated costs of rehabilitation of this

property is \$500,000, planning related expenses for Architectural and Engineering services of \$8,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$8,000 including a reimbursement to the City and the CRA of \$6,100 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$640,000. The CRA has been asked to grant \$80,000 to this project to offset the cost of life safety improvements as part of the upper story life/safety grant program. The total eligible expenses for this project less other grant funds by the CRA is \$550,000.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$159,800 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2034.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area.

8. Time Frame for Development

Development of this project is anticipated to be completed between October 2018 and March 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 an historic building in downtown Grand Island that will be preserved with this project. The addition of a new upper story residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The main floor and basement of the building are likely to be used for commercial and office space but are not included within this application.

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 \$159,800 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a life/safety grant of \$80,000. This investment by the Authority will leverage \$403,200 in private sector financing; a private investment of \$1.69 for every TIF and grant dollar investment.

Use of Funds	Source of Funds.			
Description	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition	77000	—	\$0	\$77,000
Legal and Plan*	8000		\$0	\$8,000
Engineering/Arch	8000		\$0	\$8,000
Renovation	\$66,800	\$80,000	\$348,000	\$500,000
Contingency			\$50,000	\$50,000
TOTALS	\$159,800	\$80,000	\$398,000	\$643,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$77,000. Based on the 2017 levy this would result in a real property tax of approximately \$1,734. It is anticipated that the assessed value will increase by \$473,000 upon full completion, as a result of the site redevelopment. This

development will result in an estimated tax increase of over \$10,654 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 2019 assessed value:	\$ 77,000
Estimated value after completion	\$ 550,000
Increment value	\$ 473,000
Annual TIF generated (estimated)	\$ 10,654
TIF bond issue	\$ 159,814

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

The redevelopment project area currently has an estimated valuation of \$77,000. The proposed redevelopment will create additional valuation of \$550,000. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

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

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

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

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance. The units to be developed with this project are unlikely to be family units, especially for families with school age children. These are two bedroom second story units located in the historic downtown.

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. Four additional household would house 11 people. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that there would be an additional 2 school age children generated by this development. According to the National Center for Educational Statistics¹ the 2015-16 enrollment for GIPS was 9,698 students and the cost per student in 2013-14 was \$12,343 of that \$5,546 is generated locally. It is likely that the school system would be able to absorb any students from this additional development without adding to school facilities or staffing.

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

Time Frame for Development

Development of this project is anticipated to be completed during between December of 2018 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2019. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. 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 \$159,800 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$643,000 on TIF eligible activities in excess of other grants given.

¹ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Paramount Development, LLC

Address:

PO Box 290 Alda, NE 68810

Telephone No.: 308-384-1690

Fax No.: 308-381-1697

Contact:

Pat O'Neill - pat@oneillwr.com

Brief Description of Applicant's

Business: Applicant is a newly formed real estate development business focused on multi family residential.

Gary and Sonja Weinrich are currently developing small multi family residential housing and own several residential rental units. Pat O'Neill is demolition and earthwork contractor with commercial and agricultural land.

Present Ownership Proposed Project Site: Grand Island Entrepreneurial, Inc - C/O Ray O'Connor

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

The building will be spilt off via condo agreement and Paramount Development will purchase the second floor from the current owner. The project will consist of approximately 7,500 square feet of residential space, common spaces and an exercise room. A roof top patio may be added depending on code approval. Residential units will have hardwood floors, stone counter tops, large windows, and walk in showers.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$
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B. Building	\$ 77,000
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Construction Costs:

A. Renovation or Building Costs:	\$ 500,000
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B. On-Site Improvements:	\$ 0
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Soft Costs:

A. Architectural & Engineering Fees:	\$ 8,000
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B. Financing Fees: \$ 5,000

C. Legal/Developer/Audit Fees: \$ 4,000

D. Contingency Reserves:	\$ 50,000
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E. Other (Please Specify)	\$
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TOTAL \$ 644,000.

Total Estimated Market Value at Completion: \$ 550,000

Source of Financing:

A. Developer Equity: \$ 66,000

B. Commercial Bank Loan: \$ 350,000

Tax Credits:

1. N.I.F.A. \$ 0

2. Historic Tax Credits \$ 0

D. Industrial Revenue Bonds: \$ 0

E. Tax Increment Assistance: \$ 148,000

F. Other \$80,000

Life Safety Grant

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

Architect is Tobias Scott Gay 1470 31st Avenue Columbus, NE 68601 402-562-6074

Engineer is Michael Spelenik 201 East Second Street Grand Island, NE 68801 308-384-8750

General Contractor is Paramount Development PO Box 290 Alda, NE 68810 308-384-1690

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

Based on conversation with the county we believe the building will be worth an average of \$125,000

per unit and common spaces of \$50,000 for a total valuation of \$550,000. This should generate approximate annual taxes of \$11,000 for a 15 year total of \$165,000.

Project Construction Schedule:

Construction Start Date:

October 1, 2018

Construction Completion Date:

March 1 2019

If Phased Project:

NA Year NA %

Complete

NA Year NA %

Complete

XII. Please Attach Construction Pro Forma

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

TAX INCREMENT FINANCING REQUEST INFORMATION

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

We are requesting the maximum amount of TIF as permitted based upon the assumed tax
value after construction. We are requesting approximately \$165,000 in TIF to be allocated to
allowable expenses as defined by statute including new utilities, acquisition, and renovation costs.

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

The developer will be borrowing a large amount of money and putting in cash equity into the project.
As the rental pro forma shows the project is not feasible from either a cash flow or lending
perspective without TIF. The TIF will allow us to meet lending criteria and make the project
moderately profitable on a 20 year amortization.

Municipal and Corporate References (if applicable). Please identify all other
Municipalities, and other Corporations the Applicant has been involved with, or

has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

NA

- IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years. Applicant is a new company currently in the LLC process.

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

Easy Street Apartments Preliminary Budget

Site Acquisition

Purchase Site from Ray O'Connor	\$77,000	
		\$77,000

Professional Fees

Design and architectural stamp	\$6,000	
Condo Agreement	\$5,000	
Survey	\$1,000	
		\$12,000

Site Utilities

New Electrical Service to Building	\$15,000	
Water Service Modifications	\$5,000	
Sewer Service Modifications	\$5,000	
Concrete removal and replacement by Owner for Utilities	\$5,000	
		\$30,000

Fire Sprinklers

Sub contract fire sprinklers for units and common spaces	\$26,000	
		\$26,000

Common Spaces

New Fire Exit on south side of building	\$16,000	
Fire walls north side first floor materials and labor	\$8,000	
New exit door	\$3,000	
Common space improvements on main entrance	\$4,000	
Electrical and HVAC for common spaces and resident hall	\$5,000	
		\$36,000

Building Exterior Upgrades

New roof provided by Seller	\$0	
Paint insulated metal panels on exersize room and hall	\$6,000	
Paint brick walls	\$6,000	
New windows on south side (demo, frame, supply and install) 3 windows	\$3,000	
New windows on east and west walls 15 units, supply and install	\$7,500	
New floor to ceiling windows on north wall (units 1 and 2)	\$6,000	
New attic insulation	\$8,000	
		\$36,500

Exersize Room and Deck

Interior improvements	\$8,000	
HVAC, elecrtical and plumbing	\$4,000	
New garage doors and windows	\$7,000	
New Stair	\$6,000	
Safety Railings	\$6,000	

Decking on roof top	\$4,000
	\$35,000

Total costs for building, utilities and common spaces	\$252,500
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Unit build out Cost summary

Unit 1	1024 square feet	\$70 per square foot	\$71,680
Unit 2	1143 square feet	\$70 per square foot	\$80,010
Unit 3	1276 square feet	\$70 per square foot	\$89,320
Unit 4	1490 square feet	\$70 per square foot	\$104,300
	4933		
			\$345,310

Total Project Cost	\$597,810
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Contingency	\$50,000
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Operating

Project Name **Easy Street Apartments**Address: **411 West Third Street**

Income:

Rent:	# Units	Monthly Rent	Annual Rent
Unit 1	1	\$ 1,200	\$ 14,400
Unit 2	1	\$ 1,200	\$ 14,400
Unit 3	1	\$ 1,100	\$ 13,200
Unit 4	1	\$ 1,400	\$ 16,800
Total Units	4		
Gross Rent			\$ 58,800
Less:			
Vacancy	5.0%		\$ (2,940)
Bad Debt	1.0%		\$ (588)
Gross Effective Income:			\$ 55,272

Expenses:

Administrative	Annual	Average Per Unit
Advertising & Marketing	\$ 50	\$ 13
Mgmt Fee (% of collections)	5.0% \$ 2,764	\$ 691
Administrative	\$ -	\$ -
Legal	\$ 150	\$ 38
Accounting	\$ 300	\$ 75
Office Supplies	\$ 20	\$ 5
Credit Checks	\$ 20	\$ 5
Leasing Fees	\$ 100	\$ 25
Other	\$ 30	\$ 8
Total Administrative:	\$ 3,434	\$ 859
Payroll		
Administrative Payroll	\$ -	\$ -
Maintenance Payroll	\$ -	\$ -
Fringe	0.0% \$ -	\$ -
Payroll Taxes	0.00% \$ -	\$ -
Total Payroll:	\$ -	\$ -
Maintenance		
Decorating (unit make ready)	\$ 100	\$ 25
Repairs	\$ 500	\$ 125
Security	\$ -	\$ -
Grounds (landscaping, snow removal)	\$ -	\$ -
Building supplies	\$ 100	\$ 25
Service contracts (HVAC)	\$ 150	\$ 38
Other	\$ -	\$ -
Total Maintenance:	\$ 850	\$ 213
Operating:		
Common Space utilities	\$ -	\$ -
Electric	\$ 1,000	\$ 250
Water/Sewer	\$ 600	\$ 150

Sample Pro Forma Single Family Rentals

Trash removal	\$ 500	\$	125
Janitorial	\$ -	\$	-
Exterminating	\$ -	\$	-
Telephone	\$ -	\$	-
Other	\$ -	\$	-
Total Operating Costs:	\$ 2,100	\$	525
Taxes & Insurance:			
Real Estate Taxes	\$ 11,000	\$	2,750
Insurance	\$ 1,500	\$	375
Other Taxes, Licenses, Fees	\$ -	\$	-
Total Taxes:	\$ 12,500	\$	3,125
Total Annual Operating Expenses:	\$ 18,884	\$	4,721
		\$	-
		\$	-
NOI Before Reserves & Debt Svc:	\$ 36,388	\$	9,097
		\$	-
		\$	-
		\$	-
Reserves:			
	Per Unit	Annual	
Replacement Reserve	\$ 100	\$ -	\$ -
Operating Reserve	\$ 80	\$ -	\$ -
Cashflow Before Debt Service:		\$ 36,388	\$ 9,097
Debt Service (See Terms Below)		\$28,308.00	\$ 7,077
Cashflow After Debt Service		\$8,080.00	\$ 2,020

INTERIOR RENOVATIONS TO 411 W. 3RD STREET GRAND ISLAND, NEBRASKA

GENERAL ABBREVIATIONS

A	
AB	ANCHOR BOLT
A/C	AIR CONDITIONER
ACC	ACCESS(IBLE) (ORIES)
ACCOUS	ACOUSTICAL
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ADJC	ADJACENT
A/E	ARCHITECT/ENGINEER
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR(AGE)
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLE	BRICK LEDGE ELEVATION
BLK	BLOCK(ING)
BM	BEAM
ROT	BOTTOM
BRDG	BRIDGING
BRG	BEARING
BRKT	BRACKET
BTW	BETWEEN
BW	BOTH WAYS
C	
C	CHANNEL
C/C	CENTER TO CENTER
CAB	CABINET
CB	CHALKBOARD
CEN	CENT(ER) (TRAL)
CG	CORNER GUARDS
CHAM	CHAMFER
CI	CAST IRON
CNTR	COUNTER
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINU(E) (OUS) (ATION)

C	
CONTR	CONTRACT(OR)
CORR	CORRIDOR
CTSK	COUNTER(SINK) (SUNK)
CTR	CENTER
CUH	CABINET UNIT HEATER
CLO	CLOSET
CLR	CLEAR(ANCE)
CJ	CONTROL/CONSTRUCTION JOINT
CLG	CEILING
D	
D	DEEP, DEPTH, DATA OUTLET
D AND E	DRILL, AND EPOXY GROUT
DBE	DECK BEARING ELEVATION
DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMO(LISH) (LITION)
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIF	DIFFEREN(CE) (TIAL)
DIFR	DIFFUSER
DIM	DIMENSION
DN	DOWN
DO	DOOR OPENING
DOC	DOCUMENT(S)
DOOR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG(S)	DRAWING(S)
DWL	DOWEL (REBAR)
DWR	DRAWER
E	
E	EAST, EASTING
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EW	ELECTRIC WATER COOLER
EX	EXAMPLE

E	
EXC	EXCAVAT(E) (ED) (ION)
EXCL	EXCLUD(E) (ED) (ING)
EXCP	EXCEPT
EXH	EXHAUST
EXST	EXISTING
EXPO	EXPOSED
EXP	EXPAN(D) (SION)
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FAB	FABRICAT(E) (ED) (OR)
FAS	FASTEN(ED) (ER)
FC(S)	FACE(S)
FD	FLOOR DRAIN
FND	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FL	FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR(ING)
FOW	FACE OF WALL
FR	FRAME
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURR(ED) (ING)
FUT	FUTURE
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR OR GYPSUM BOARD
GC	GENERAL CONTRACTOR
GENL	GENERAL
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GL	GLASS
GLB	GLUE LAMINATED BEAM
GND	GROUND
GR	GRADE
GRL	GRILLE
GRV	GRAVITY ROOF VENTILATOR
GYP	GYPSUM

H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAP
HD	HEAVY DUTY
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HR	HOUR
HTR	HEATER
HVAC	HEATING/ VENTILATING/ AIR CONDITIONING
I	
ID	INSIDE DIAMETER/DIMENSION/ IDENTIFICATION
IF	INSIDE FACE
IN	INCH(ES)
INCL	INCLU(DE) (DED) (DING) (SIVE)
INFO	INFORMATION
INSUL	INSULAT(E) (ED) (ION)
INT	INTERIOR
J	
JAN	JANITOR
JBE	JOIST BEARING ELEVATION
JC	JANITOR CLOSET
JST	JOIST
JT	JOINT
K	
K	KIP (1000 POUNDS)
KIT	KITCHEN
KO	KNOCK OUT
L	
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT

M	
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OBS	OBSOLETE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPT	OPTIONAL
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OS	OVERFLOW SCUPPER
P	
PL	PLATE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PR	PAIR
PREFIN	PREFINISHED
PTN	PARTITION
R	
R	RISER
RAD	RADIUS
REINF	REINFORCE (D) (ING)
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING

S	
S	SOUTH
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
T	
TEMP	TEMPORARY
TC	TOP OF CURB
T & G	TONGUE AND GROOVE
THK	THICK
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
TR	TREAD
TV	TELEVISION
U	
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
V	
VB	VAPOR BARRIER
VERT	VERTICAL
VEST	VESTIBULE
W	
W	WIDE, WIDTH, WEST
WP	WITH WATERPROOF
WT	WEIGHT
SPECIAL SYMBOLS	
—	AND
—	ANGLE
—	AT
—	CENTERLINE
—	PLATE LINE
—	POUND / NUMBER
—	DIAMETER / ROUND

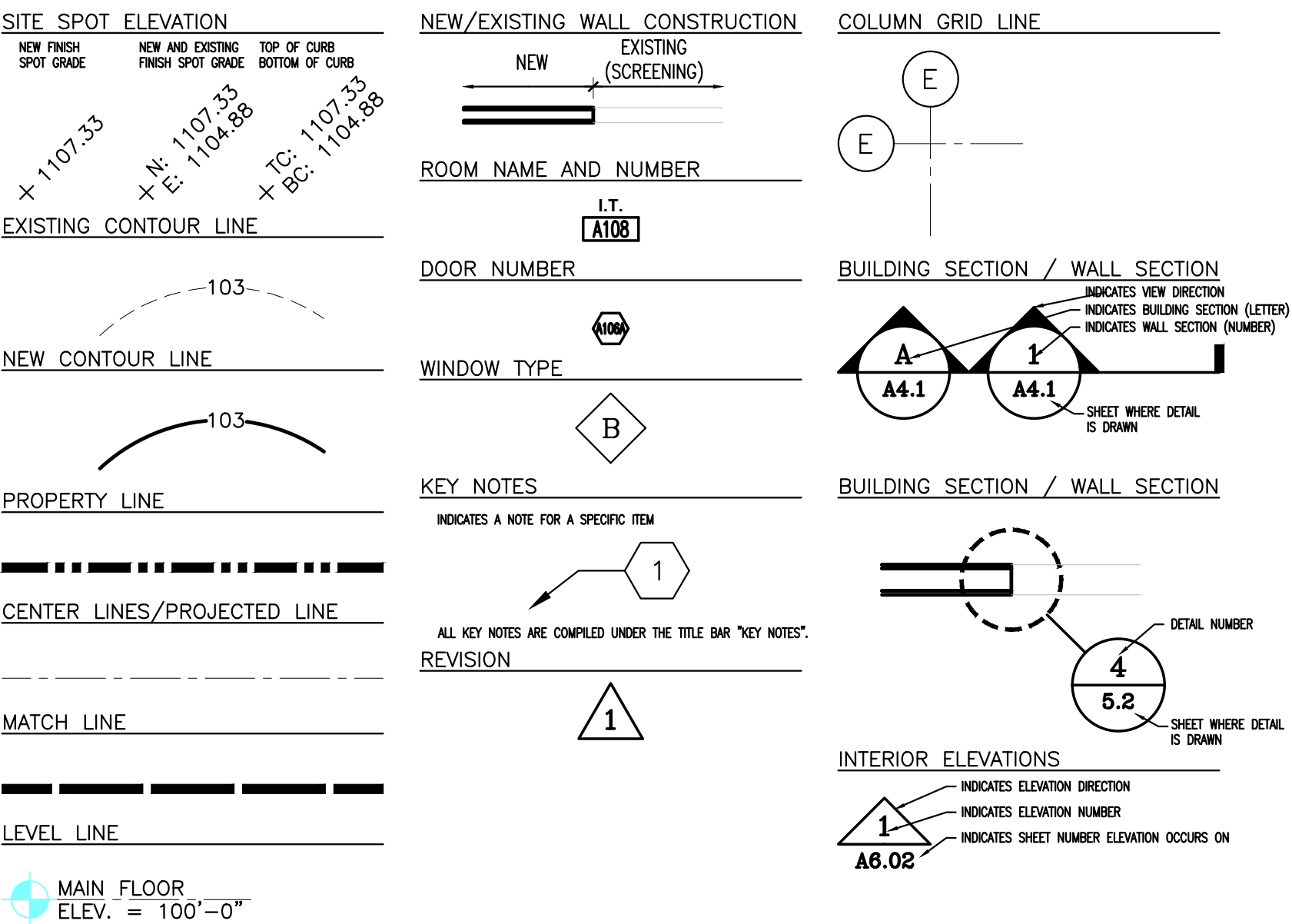
SHEET INDEX

T0.01	TITLE SHEET
ADA	ADA INFORMATION
D1.01	SECOND FLOOR DEMOLITION PLAN
AC1.01	SECOND FLOOR CODE PLAN
A1.01	SECOND FLOOR COMPOSITE PLAN
A1.02	SECOND FLOOR PLAN AREA 'A' & DOOR SCHEDULE
A1.03	SECOND FLOOR PLAN AREA 'B', WINDOW SCHEDULE, & STAIR SECTION

PROFESSIONAL SEAL

PROGRESS PRINT
NOT FOR
CONSTRUCTION
07-09-2018

GRAPHIC SYMBOLS



MATERIAL INDICATIONS

CONCRETE	PLYWOOD	BATT INSUL.	STONE	BRICK
WOOD STUDS	WOOD BLOCKING	RIGID INSUL.	EARTH	PLASTER
METAL STUDS	CERAMIC TILE	CMU (STD. WT.)	GRAVEL/SAND FILL	GYPSUM BOARD
FINISH WOOD	ACOUSTICAL PANEL	CMU (LT. WT)	METAL SECTION	METAL (LARGE SCALE)

GENERAL NOTES

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
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OWNER: ONEILL TRANSPORTATION
P.O. BOX 290
ALDA, NE 68810

SHEET TITLE: TITLE SHEET

DRAWN BY:
SPOTANSKI

PLAN DATE:
07-09-2018

PLOT DATE:
07-09-2018

SHEET:

T0.01

Spotanski Creative Building Design & Drafting, LLC
724 W. 3rd St. #4, Grand Island, NE 68801
(508) 850-8186 info@spotanski-dd.com
STACY J. SPOTANSKI

"Providing affordable, creative design services to the community. We are committed to the highest quality of work and to the satisfaction of our clients."

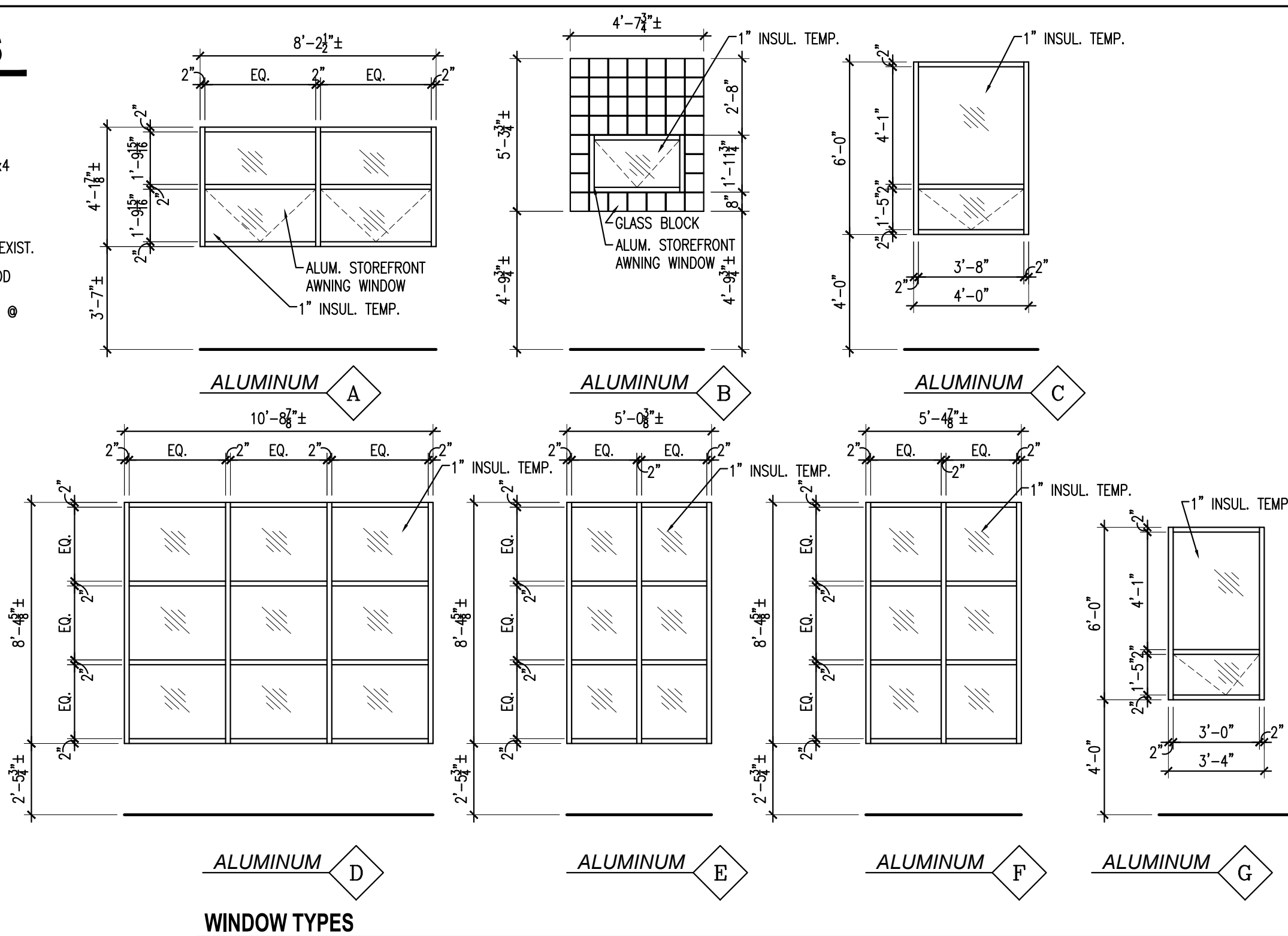
SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
724 W. 3RD STREET
GRAND ISLAND, NE 68801
(508) 850-8186
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DATE:

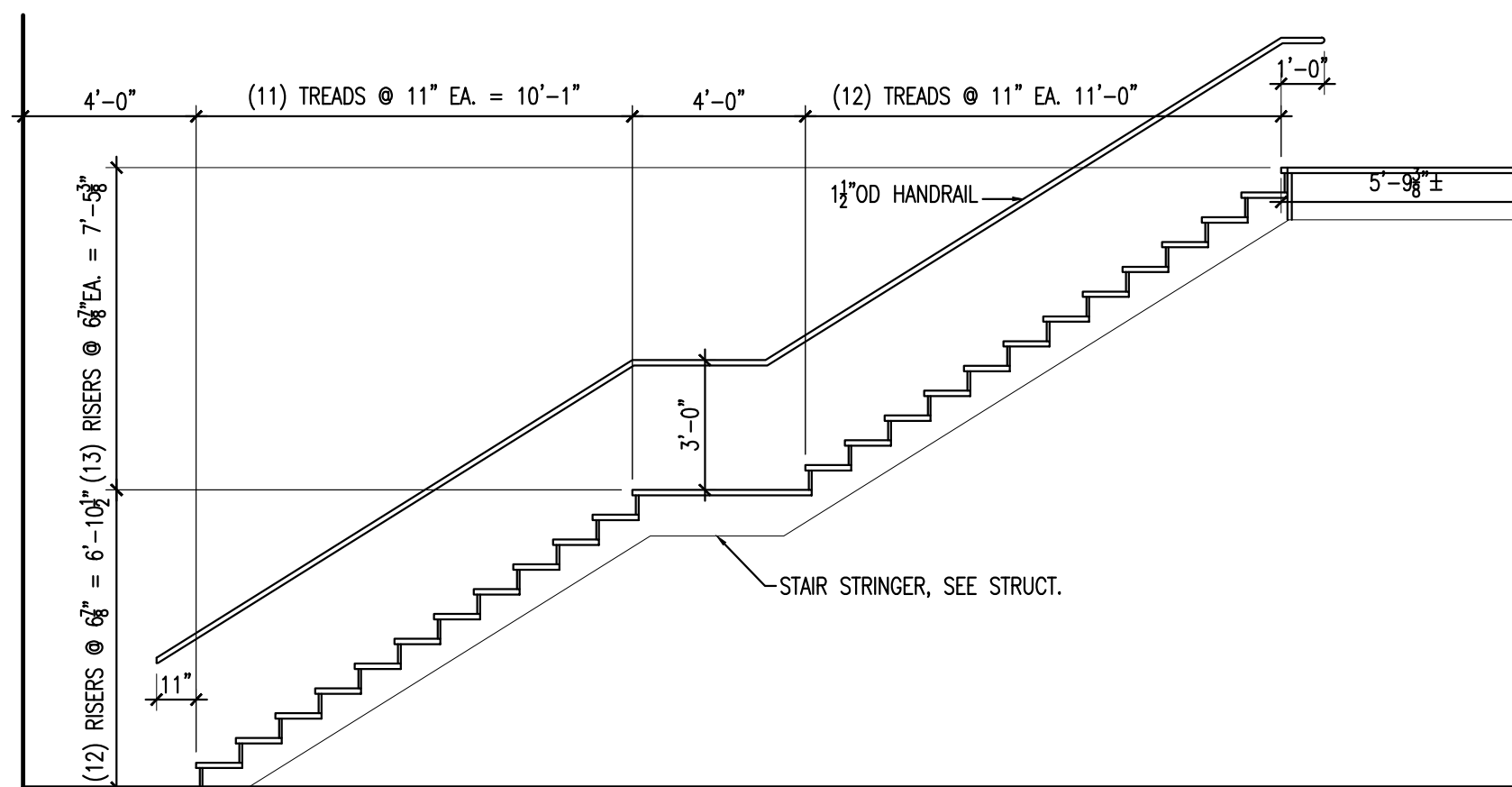
REVISION:



- 1 NEW STEEL DECK, SEE STRUCT.
- 2 NEW STEEL GUARDRAIL
- 3 LINE OF 5/8" F.C. GP. BD. @ EA. SIDE OF 2x4 STUDS @ 16" O.C. @ FIRST FLOOR.
- 4 NEW STEEL DOOR & FRAME, - SEE SCHEDULE.
- 5 NEW MASONRY WALL INFILL, CONST. TO MATCH EXIST.
- 6 NEW 3/4" PLYWD. FLOOR SHEATHING OVER WOOD FLOOR JOIST. -SEE STRUCT.
- 7 5/8" F.C. GP. BD. @ EA. SIDE OF 2x4 STUDS @ 16" O.C. @ SECOND FLOOR.



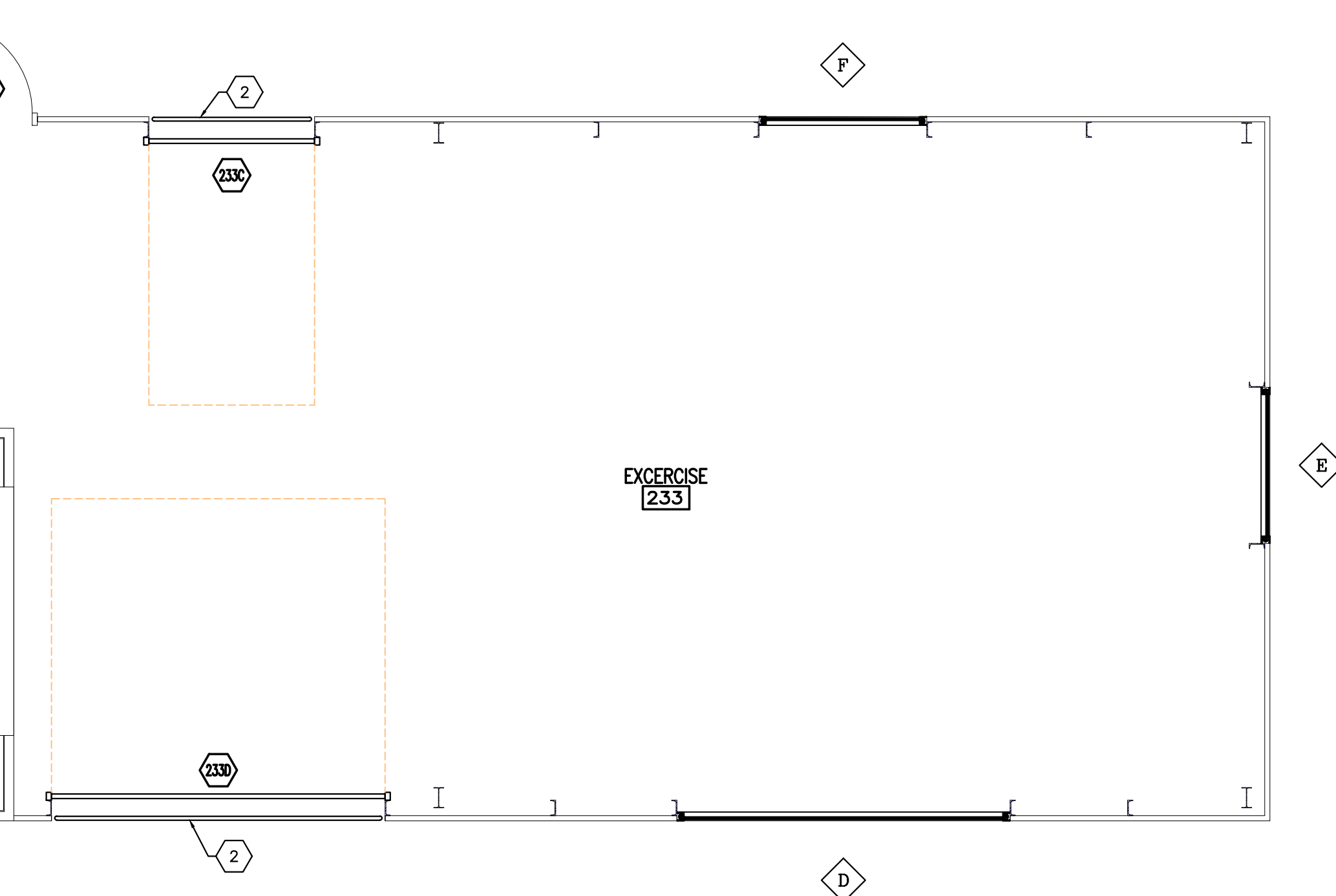
WINDOW TYPES



STAIR SECTION

FLOOR PLAN GENERAL NOTES

1. CONTR. TO INSTALL NEW 5/8" TYPE 'X' GYP. BD. CEILING IN ALL NEW APARTMENT/CORRIDOR/STAIR AREAS.

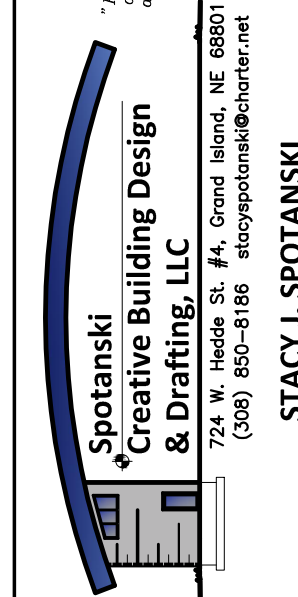


GENERAL NOTES

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9. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR,

REVISION:	DATE:

*Providing affordable, creative design using a new, innovative approach to the ultimate client satisfaction.**



OWNER: ONEILL TRANSPORTATION
P.O. BOX 290
ALDA, NE. 68810

**SHEET TITLE: ENLARGED FLOOR PLAN AREA "B",
WINDOW SCHEDULE, & STAIR SECTION**

PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

DRAWN BY: SPOTANSKI
PLAN DATE: 07-09-2018
PLOT DATE: 07-09-2018
SHEET:

A1.03

PROFESSIONAL SEAL

PROGRESS PRINT
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CONSTRUCTION
07-09-2018

FLOOR PLAN GENERAL NOTES

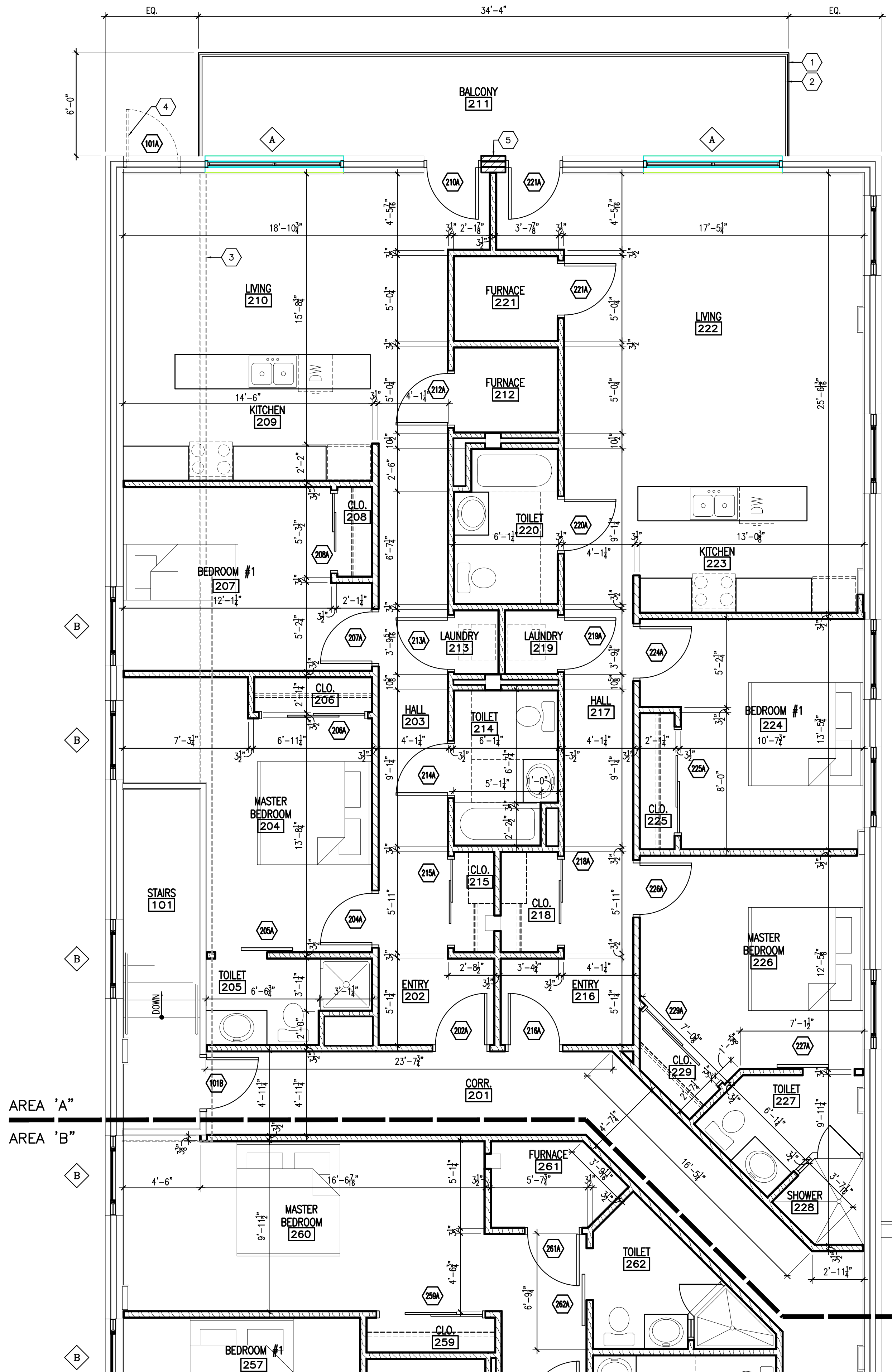
1. CONTR. TO INSTALL NEW 5/8" TYPE 'X' GYP. BD. CEILING IN ALL NEW APARTMENT/CORRIDOR/STAIR AREAS.

FLOOR PLAN KEYNOTES

- 1 NEW STEEL DECK, SEE STRUCT.
2 NEW STEEL GUARDRAIL.
3 5/8" F.C. GYP. BD. @ EA. SIDE OF 2x4 STUDS @ 16" O.C. @ FIRST FLOOR.
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5 NEW MASONRY WALL INFILL, CONST. TO MATCH EXIST.

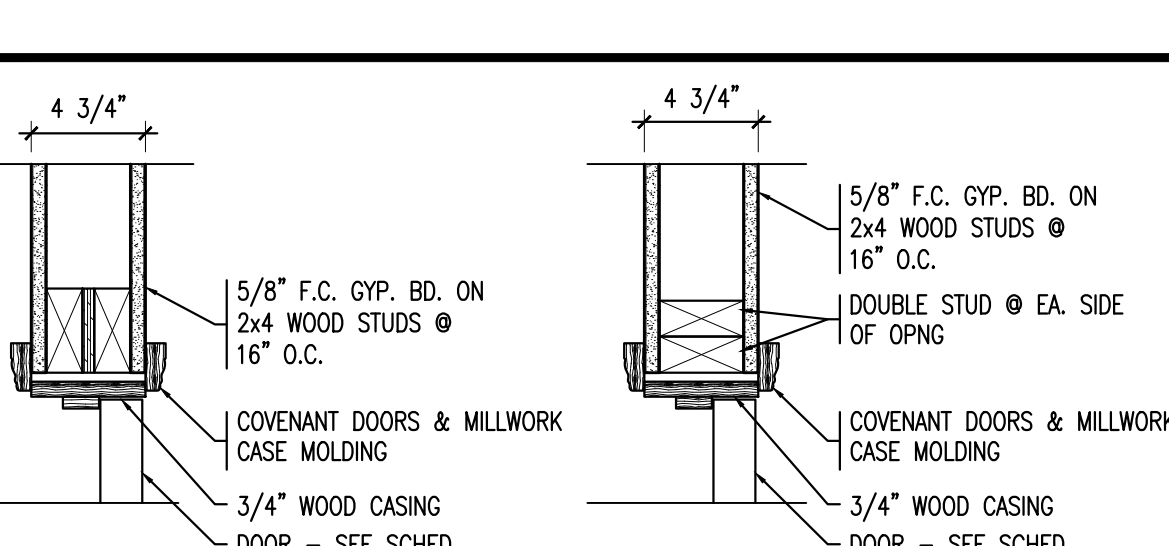
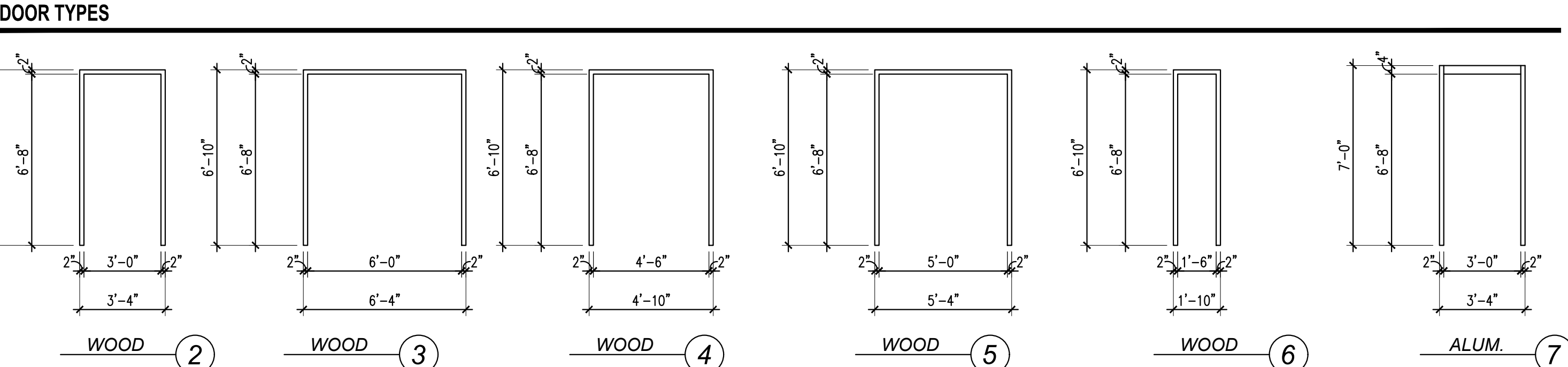
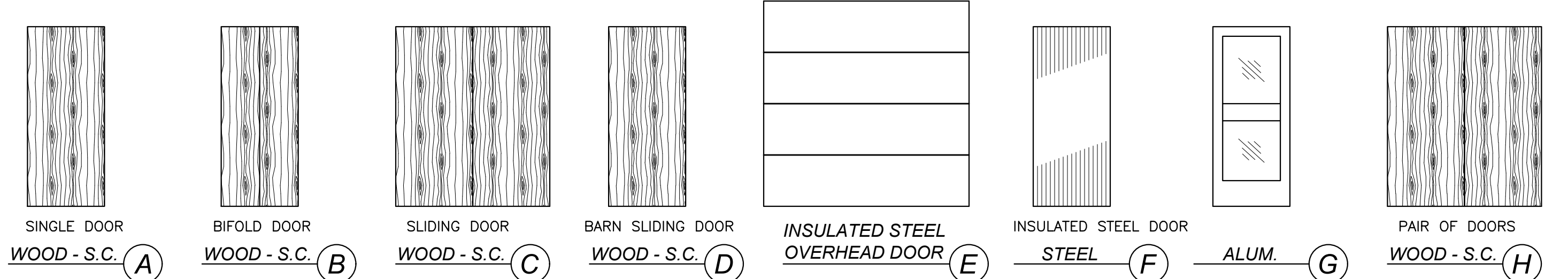
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A SECOND FLOOR PLAN - AREA 'A'
1/4" = 1'-0"

DOOR SCHEDULE																			
DOOR NO.	DOOR					FRAME					FIRE LABEL	GLAZING	REMARKS	HARDWARE GROUP					
	SIZE			MAT'L	TYPE	MAT'L	TYPE	DETAIL											
	WIDTH	HEIGHT	THICKNESS					HEAD	JAMB	SILL									
101A	3'-0"	6'-8"	1 3/4"	STEEL	F	STEEL	1	—	—	—									
101B	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2		60 MIN.								
202A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2		20 MIN.								
204A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
205A	3'-0"	6'-8"	1 3/4"	WOOD	D	WOOD	—	—	—										
206A	6'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	3	1	2										
207A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
208A	4'-6"	6'-8"	1 3/4"	WOOD	A	WOOD	4	1	2										
210A	3'-0"	6'-8"	1 3/4"	ALUM.	G	ALUM.	7	—	—			1" INSUL. TEMP.							
212A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
213A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
214A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
215A	5'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	5	1	2										
216A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2		20 MIN.								
218A	5'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	5	1	2										
219A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
220A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
221A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
221A	3'-0"	6'-8"	1 3/4"	ALUM.	G	ALUM.	7	—	—			1" INSUL. TEMP.							
224A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
225A	6'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	3	1	2										
226A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
227A	3'-0"	6'-8"	1 3/4"	WOOD	D	WOOD	—	1	2										
229A	6'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	3	1	2										
230A	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	—	—	—										
232A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2		60 MIN.								
233A	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	—	—										
233B	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	—	—										
233C	5'-4"±	8'-4"±	—	STEEL	E	—	—	—	—										
233D	10'-9"±	8'-4"±	—	STEEL	E	—	—	—	—										
235A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2		60 MIN.								
236A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2		20 MIN.								
237A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
239A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
240A	4'-6"	6'-8"	1 3/4"	WOOD	H	WOOD	4	1	2										
241A	4'-8"	6'-8"	1 3/4"	WOOD	D	WOOD	—	1	2										
242A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
243A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
244A	6'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	3	1	2										
248A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
249A	6'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	3	1	2										
250A	1'-6"	6'-8"	1 3/4"	WOOD	A	WOOD	6	1	2										
251A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
252A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
253A	6'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	3	1	2		20 MIN.								
257A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
258A	6'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	3	1	2										
259A	6'-0"	6'-8"	1 3/4"	WOOD	C	WOOD	3	1	2										
260A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
261A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
262A	3'-0"	6'-8"	1 3/4"	WOOD	D	WOOD	—	1	2										
263A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
264A	3'-0"	6'-8"	1 3/4"	WOOD	A	WOOD	2	1	2										
265A	4'-6"	6'-8"	1 3/4"	WOOD	C	WOOD	4	1	2										
—	—	—	1 3/4"	WOOD	—	—	—	—	1	2									



1 HEAD DETAIL
1 1/2" = 1'-0"

2 JAMB DETAIL
1 1/2" = 1'-0"

PROFESSIONAL SEAL

PROGRESS PRINT
NOT FOR
CONSTRUCTION
07-09-2018

DATE:	
REVISION:	

SPOTANSKI
Creative Building Design
& Drafting, LLC
724 W. Hesse St. #4, Grand Island, NE 68801
(508) 850-8186 info@spotanski.com

STACY J. SPOTANSKI

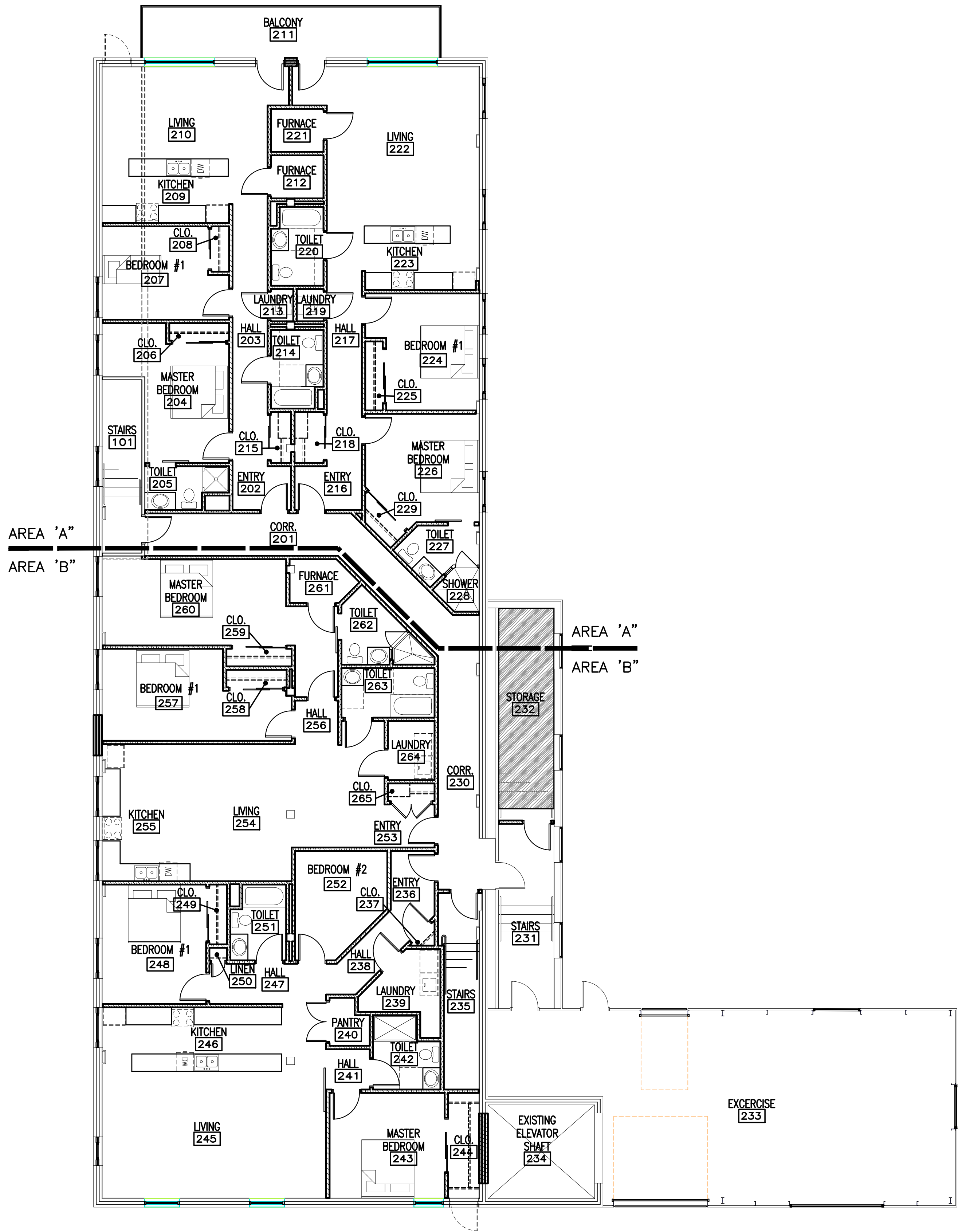
OWNER: ONEILL TRANSPORTATION
P.O. BOX 290
ALDA, NE. 68810

SHEET TITLE: ENLARGED FLOOR PLAN AREA 'A' &
DOOR SCHEDULE

PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

DRAWN BY: SPOTANSKI
PLAN DATE: 07-09-2018
PLOT DATE: 07-09-2018
SHEET:

A1.02



↑ SECOND FLOOR COMPOSITE PLAN
1/8" = 1'-0"

GENERAL NOTES

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PROFESSIONAL SEAL

PROGRESS PRINT
NOT FOR
CONSTRUCTION
07-09-2018

DATE:	
REVISION:	

Spotanski Creative Building Design & Drafting, LLC

724 W. Hedge St., 4th, Grand Island, NE 68801
(508) 850-8186 ebspotanski@icloud.com

STACY J. SPOTANSKI

PROGRESS PRINT
NOT FOR
CONSTRUCTION
07-09-2018

OWNER: ONEILL TRANSPORTATION
P.O. BOX 290
ALDA, NE: 68810

SHEET TITLE: SECOND FLOOR COMPOSITE PLAN

PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

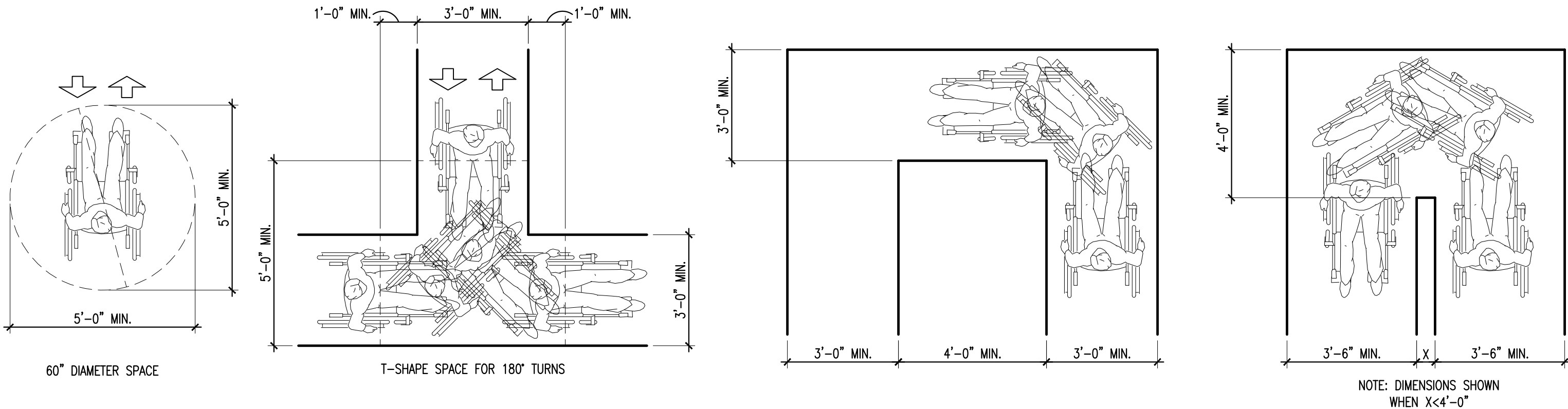
DRAWN BY:
SPOTANSKI

PLAN DATE:
07-09-2018

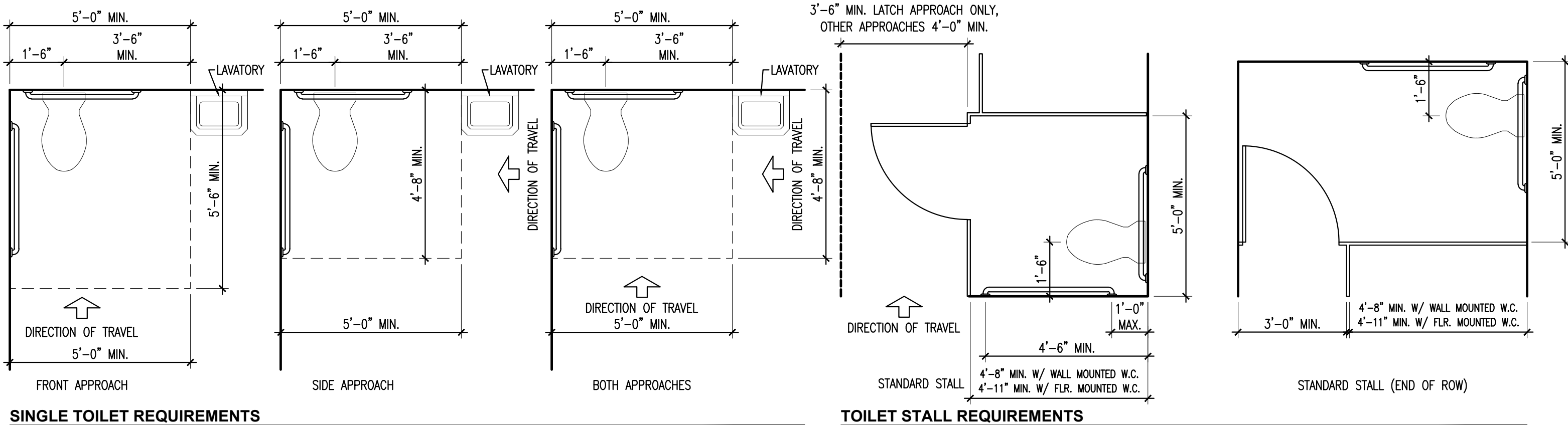
PLOT DATE:
07-09-2018

SHEET:

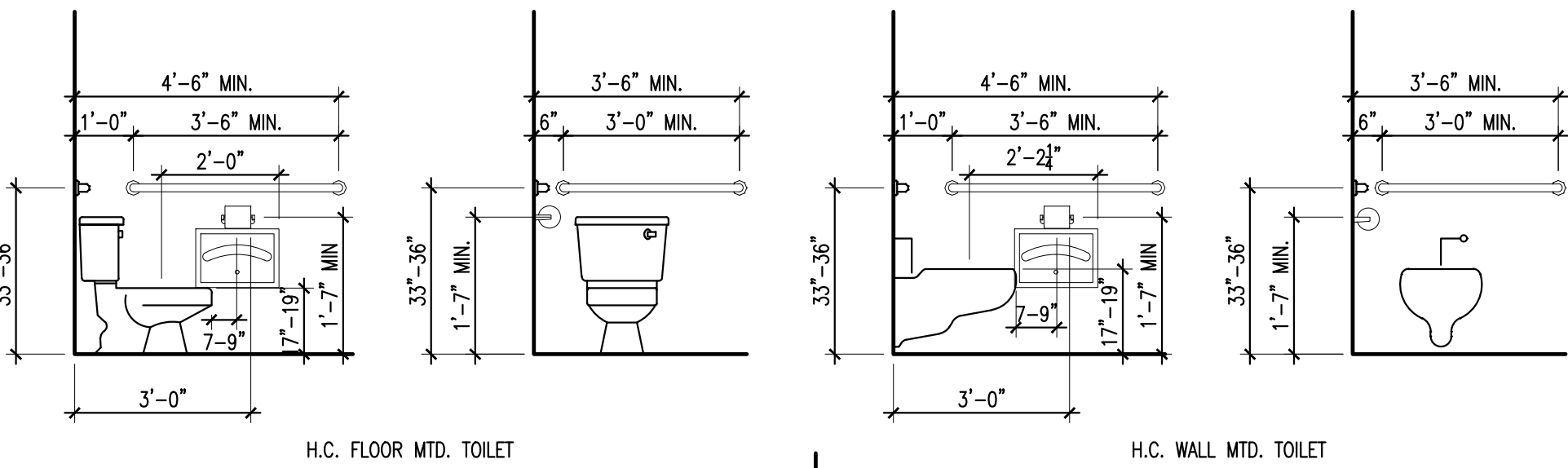
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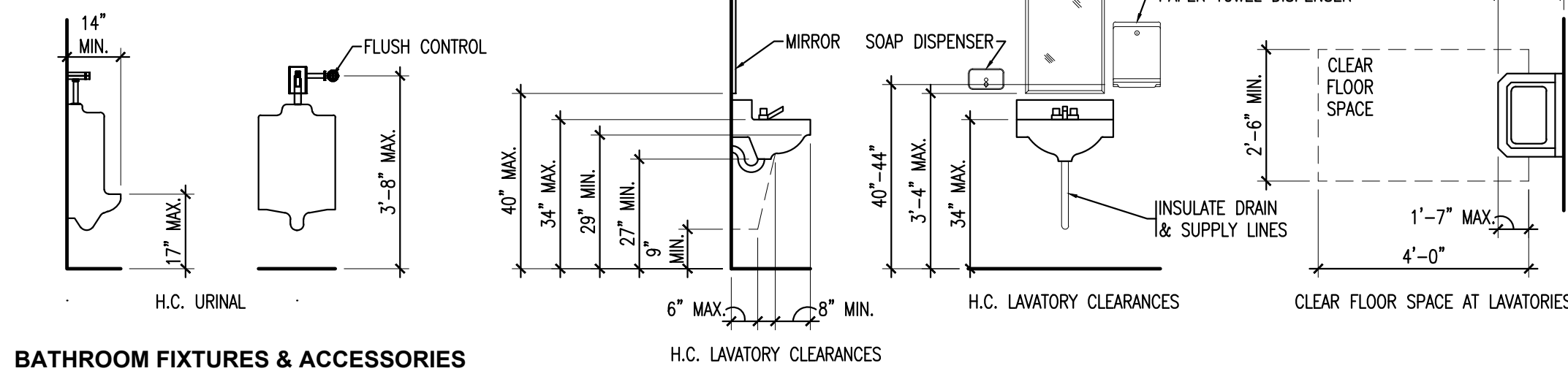
ACCESSIBLE ROUTE



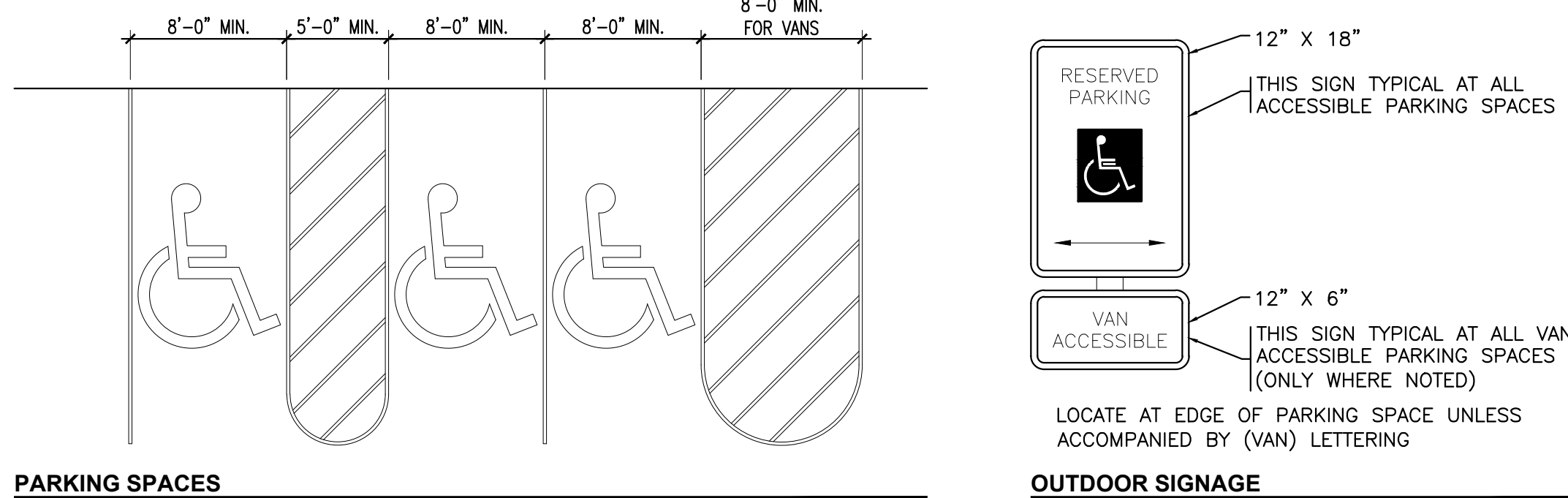
SINGLE TOILET REQUIREMENTS



TOILET STALL REQUIREMENTS

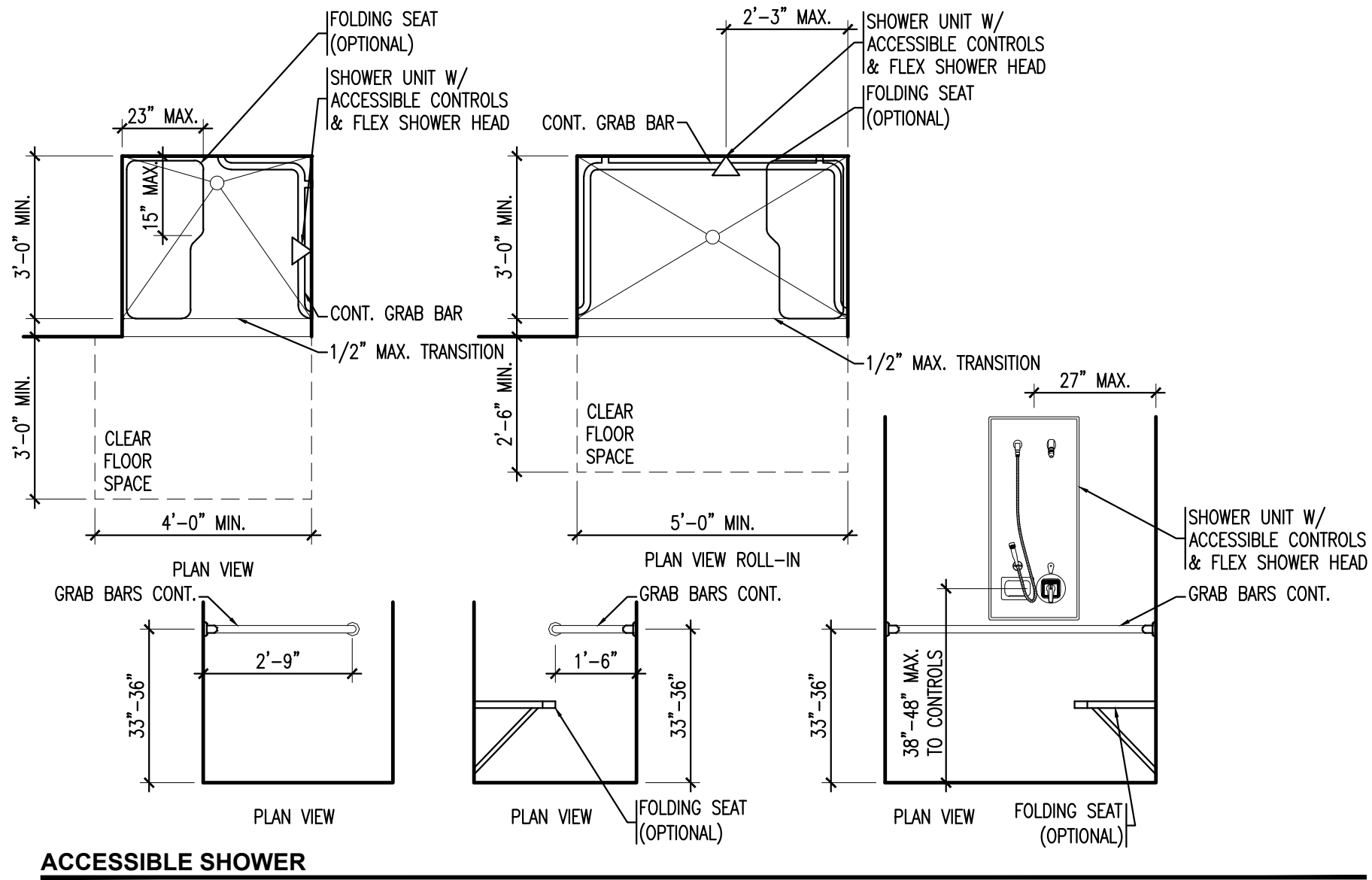


BATHROOM FIXTURES & ACCESSORIES

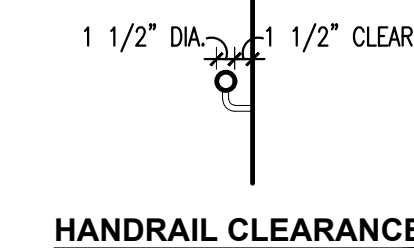


PARKING SPACES

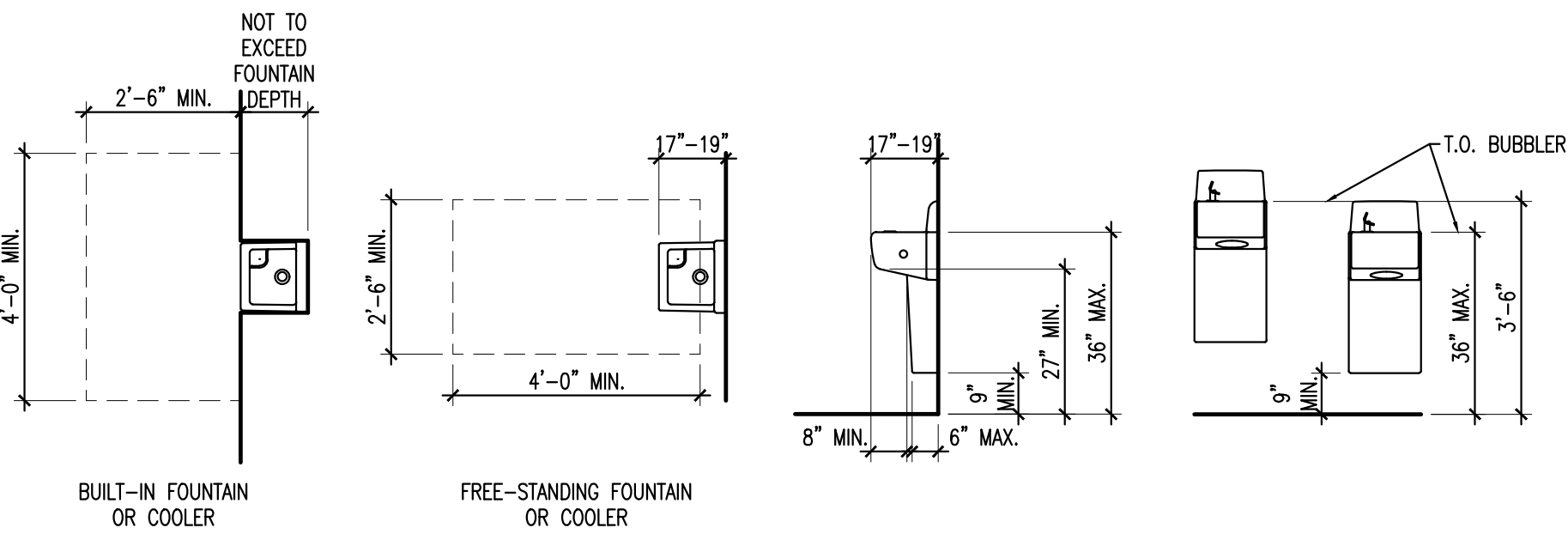
OUTDOOR SIGNAGE



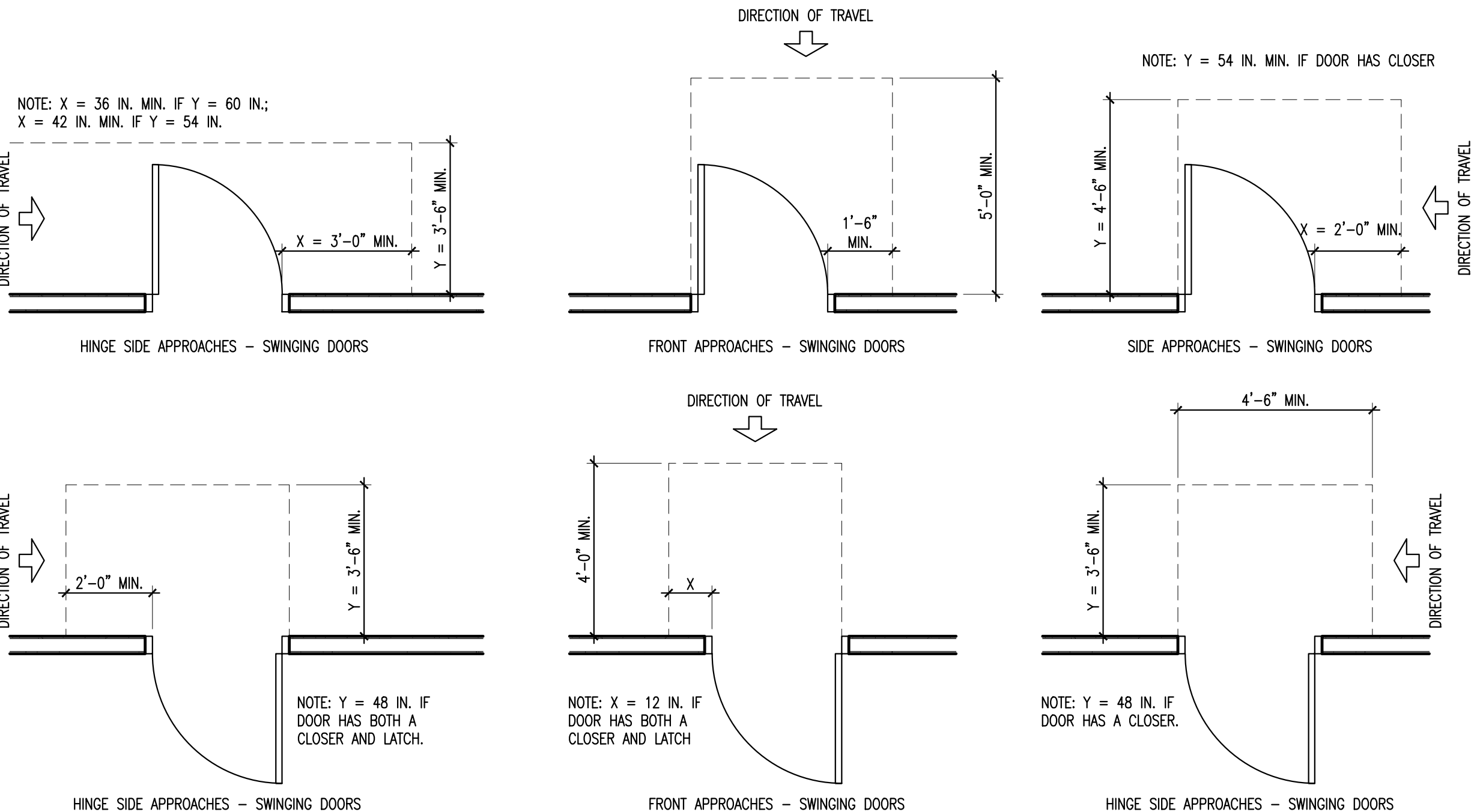
ACCESSIBLE SHOWER



HANDRAIL CLEARANCE



DRINKING FOUNTAINS



MANEUVERING CLEARANCES AT DOORS

GENERAL NOTES

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PROFESSIONAL SEAL

PROGRESS PRINT
NOT FOR
CONSTRUCTION
07-09-2018

DATE:	
REVISION:	

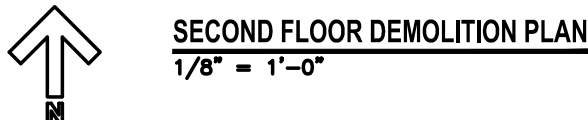
Spotanski Creative Building Design & Drafting, LLC
724 W. Hedge St., 4th Floor, Grand Island, NE 68801
(531) 850-8186 info@spotanski.com

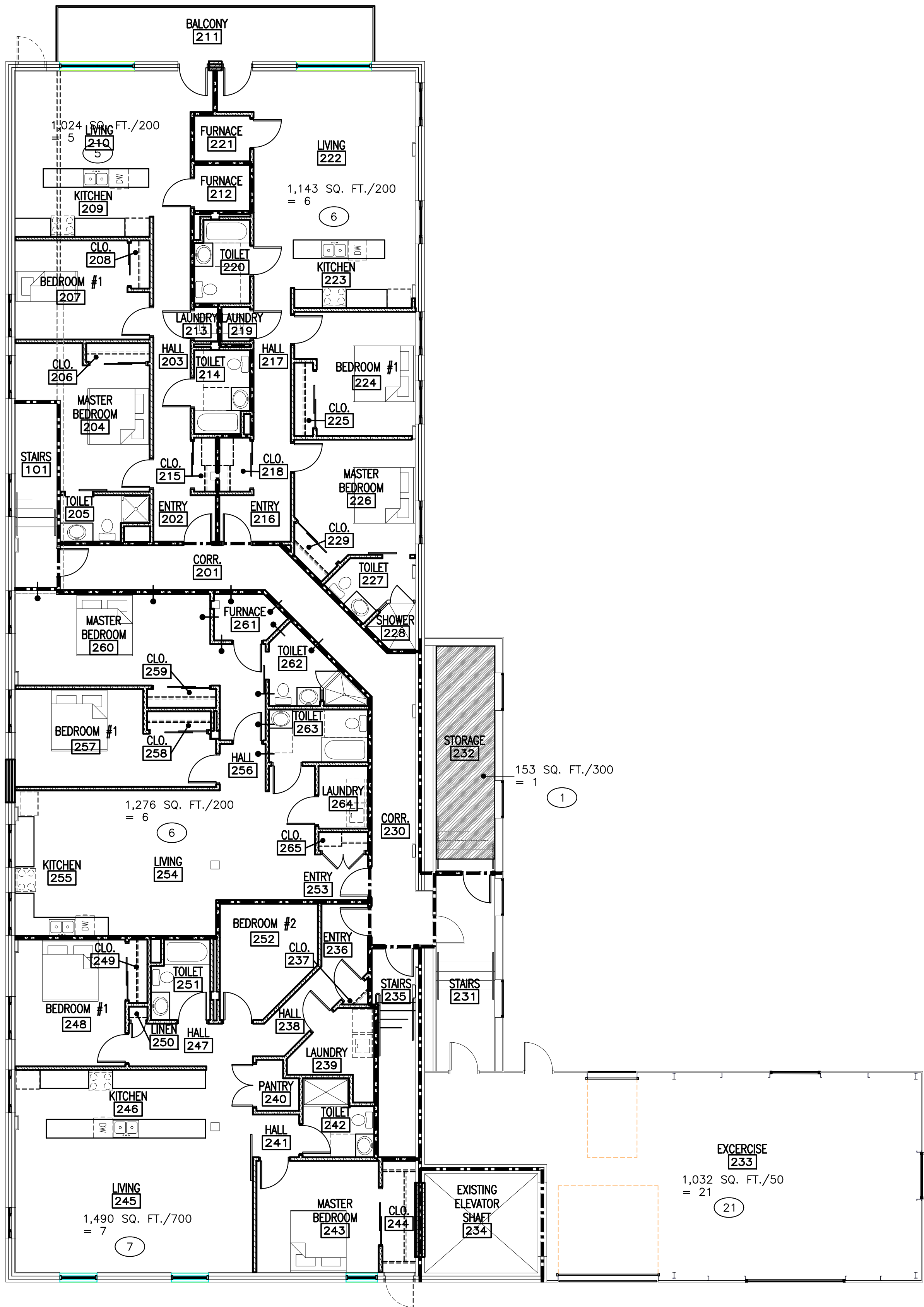
OWNER: ONEILL TRANSPORTATION
P.O. BOX 290
ALDA, NE 68810

SHEET TITLE: ADA INFORMATION
PROJECT DESCRIPTION:
411 W. 3RD STREET
GRAND ISLAND, NE.

DRAWN BY: SPOTANSKI
PLAN DATE: 07-09-2018
PLOT DATE: 07-09-2018
SHEET:

ADA





SECOND FLOOR CODE PLAN
1/8" = 1'-0"

PROJECT INFORMATION

INTERNATIONAL BUILDING CODE (IBC) 2012
EXISTING BUILDING:
BASEMENT FLOOR USE: GROUP S (STORAGE)
FIRST FLOOR USE: GROUP B (BUSINESS)
GROUP M (MERCANTILE)
SECOND FLOOR USE: GROUP R-2 (RESIDENTIAL)
LIFE SAFETY CODE (NFPA 101)
OCCUPANCY:
BASEMENT FLOOR USE: EXISTING STORAGE
FIRST FLOOR USE: EXISTING MERCANTILE
EXISTING BUSINESS
SECOND FLOOR USE: NEW APARTMENT

2010 AMERICANS WITH DISABILITIES ACT

CONSTRUCTION TYPE:
EXISTING BUILDING: V-B
BUILDING HEIGHTS & AREAS:
(SEE CODE REVIEW FLOOR PLAN FOR HEIGHT & AREA CALCULATIONS)

SMOKE COMPARTMENTS:
REQUIREMENTS OF NFPA 14.3.7.1 DO NOT APPLY PER EXCEPTION (2);
BUILDING SHALL BE PROTECTED THROUGHOUT BY A SUPERVISED
AUTOMATIC SPRINKLER SYSTEM (NFPA 14.3.7.2)
PER NFPA 13.

RATING REQUIREMENTS:
PRIMARY STRUCTURAL FRAME: 0 HR
BEARING WALLS: 0 HR
NON BEARING WALLS: 0 HR
FLOOR CONSTRUCTION: 0 HR
ROOF CONSTRUCTION: 0 HR

HAZARDOUS AREA SEPARATION/ PROTECTED BY 1hr. FIRE BARRIER
(NFPA 14.3.2.1):
1. LAUNDRIES
2. FURNACE ROOM

CORRIDOR WALL FIRE RESISTANCE (NFPA 14.3.6):
FIRE-RATING NOT REQUIRED AS BUILDING IS SPRINKLERED PER NFPA
13. CORRIDOR WALLS TO BE SMOKE PARTITIONS.

INTERIOR FINISH REQUIREMENTS:
(IBC - TABLE 803.5)

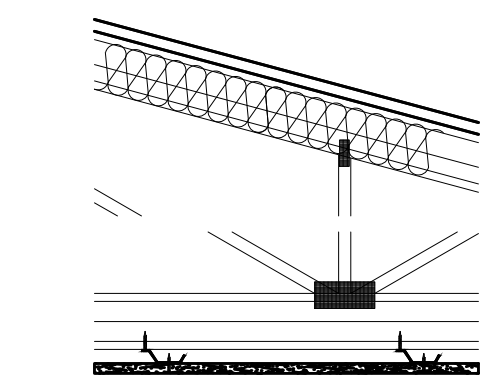
BUSINESS:
INTERIOR EXIT STAIRWAYS: CLASS B
EXIT ACCESS STAIRWAYS AND EXIT ACCESS
RAMPS: B
ROOMS AND ENCLOSED SPACES: C

MERCANTILE:
INTERIOR EXIT STAIRWAYS: CLASS B
EXIT ACCESS STAIRWAYS AND EXIT ACCESS
RAMPS: B
ROOMS AND ENCLOSED SPACES: C

RESIDENTIAL:
INTERIOR EXIT STAIRWAYS: CLASS B
EXIT ACCESS STAIRWAYS AND EXIT ACCESS
RAMPS: B
ROOMS AND ENCLOSED SPACES: C

FIRE PROTECTION SYSTEMS:
(IBC - CHAPTER 9)
1. THE BUILDING WILL BE PROTECTED THROUGHOUT BY AN APPROVED,
SUPERVISED AUTOMATIC SPRINKLER SYSTEM.
2. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED PER THE IBC &
NFPA.
3. A MANUAL FIRE ALARM SYSTEM WILL BE PROVIDED.

OCCUPANT LOAD:
(SEE CODE REVIEW FLOOR PLAN FOR OCCUPANT LOADS)



SYSTEM DESCRIPTION

ROOF CEILING ASSEMBLY UL P531
-EXISTING ROOF SYSTEM: EXISTING PLYWOOD SHEATHING
-GLASS FIBER INSULATION BATTIS AND BLANKETS OR LOOSE
FILL MATERIALS
-EXISTING CHORD WOOD TRUSSES TO REMAIN
-USG DGL DRYWALL SUSPENSION SYSTEM
-5/8" TYPE "X" GYP. BD.

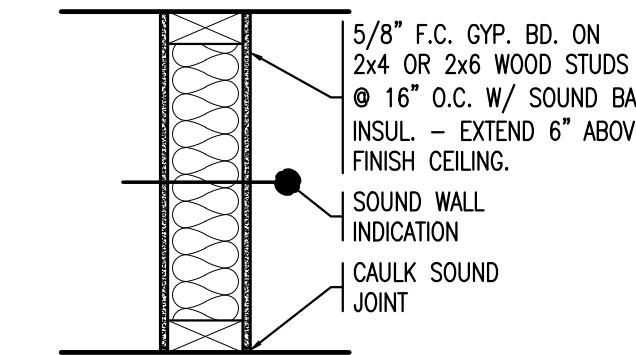
C CEILING DETAIL
1 1/2" = 1'-0"

GENERAL NOTES

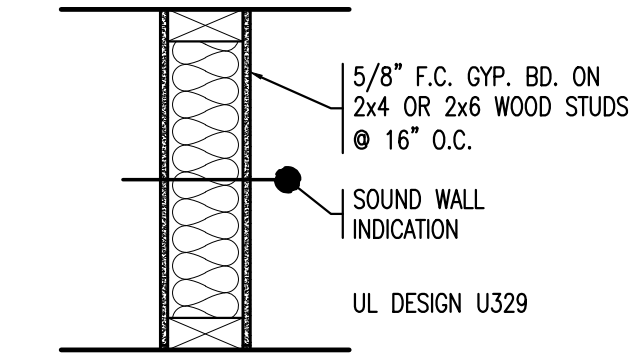
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GENERAL LEGEND

- INDICATES SOUND WALL CONSTRUCTION
- SMOKE PARTITIONS
- 1-HOUR RATED CONSTRUCTION
- 3-HOUR RATED CONSTRUCTION



A SOUND WALL DETAIL
1 1/2" = 1'-0"



B 1-HR. FIRE WALL DETAIL
1 1/2" = 1'-0"

PROFESSIONAL SEAL

PROGRESS PRINT
NOT FOR
CONSTRUCTION
07-09-2018

DATE:	
REVISION:	

Spotanski Creative Building Design & Drafting, LLC
724 W. Hedge St. #4, Grand Island, NE 68801
(508) 850-8186 ebspotanski@icloud.com

PROFESSIONAL SEAL

STACY J. SPOTANSKI

OWNER: ONEILL TRANSPORTATION
P.O. BOX 290
ALDA, NE: 68810

SHEET TITLE: SECOND FLOOR CODE PLAN
PROJECT DESCRIPTION:
4111 W. 3RD STREET
GRAND ISLAND, NE.

DRAWN BY: SPOTANSKI
PLAN DATE: 07-09-2018
PLOT DATE: 07-09-2018
SHEET:

AC1.01

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

RESOLUTION NO. 281

**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 12th day of September, 2018

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

By 
Chairperson

ATTEST:


Secretary

Paramount Development LLC

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

RESOLUTION NO. 282

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PROVIDING NOTICE OF INTENT TO ENTER INTO A REDEVELOPMENT CONTRACT AFTER THE PASSAGE OF 30 DAYS AND OTHER MATTERS

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 1, from Paramount Development LLC., (The "Developer") for redevelopment of property located at 411 W. 3rd Street the upper floor of the west side of the old Sears building, 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 12th day of September, 2018.

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

By 
Chairperson

ATTEST:


Secretary

Paramount Development LLC

Resolution Number 2019-02

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN 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 **amendment of the Redevelopment Plan for CRA Area 1 requested by Paramount Development LLC.** 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 October 3, 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 Friday September 14th and Friday September 21st, 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: October 3, 2018.

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: Leslie E. Ruge
Secretary

Vice By: [Signature]
Chair

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

RESOLUTION NO. 284

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 Paramount Development LLC (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,

Paramount Development LLC (Old Sears Residential)

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 \$159,800 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 12th day of October, 2018.

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

ATTEST:

By: 
Secretary

By: 
Chair

Paramount Development LLC (Old Sears Residential)

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

The second floor of the building on the easterly 44 feet of Lot Three (3) in Block Sixty-Three (63) in the Original Town, now City of Grand Island, Hall County, Nebraska.

Paramount Development LLC (Old Sears Residential)

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EXHIBIT B

FORM OF REDEVELOPMENT PLAN

Paramount Development LLC (Old Sears Residential)