



Community Redevelopment Authority (CRA)

**Wednesday, July 18, 2018
Regular Meeting Packet**

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

**4:00 PM
Grand Island City Hall - Community Meeting Room**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Community Redevelopment Authority (CRA)

Wednesday, July 18, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:



AGENDA
Wednesday, July 18, 2018
4 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of June 13, 2018, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment for CRA Area # 21 at 2008 and 2030 East U.S. Highway 30 Nebraska Truck Wash Inc.
 - a. Consideration of Resolution 275- Approve and Forward a Redevelopment Plan Amendment to the Grand Island City Council for the development of a Truck Wash at 2008 and 2030 East U.S. Highway 30 lots 1 and 2 of Bosselman Brothers Second Subdivision – Central Nebraska Truck Wash Inc
7. Director's Report
Budget Discussions
8. Adjournment

Next Meeting August 8, 2018



COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Wednesday, July 18, 2018

1. CALL TO ORDER. The meeting will be called to order by Chairman Tom Gdowski. This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting June 13, 2018 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of June 1 through June 30, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$142,476.72 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN AMENDMENT FOR CRA AREA #21 AT 2009 AND 2030 U.S. HIGHWAY 30 – CENTRAL NEBRASKA TRUCK WASH INC The Regional Planning Commission approved Resolution 2018-10 at its July 11, 2018 meeting. The commission found that the Redevelopment Plan for CRA Area #21 Central Nebraska Truck Wash Inc. is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 21 for a Site Specific Redevelopment Plan calls for the development of a cattle pot and truck wash at 2008 and 2030 E. U.S. Highway 30 A MOTION to approve Resolution 275 to forward the Redevelopment Plan to the Grand Island City Council is in order.
7. DIRECTOR'S REPORT.
 - a. 2018 Budget Discussions
8. ADJOURNMENT.

Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, July 18, 2018
Regular Meeting**

Item B1

Approval of Minutes of June 13, 2018

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 13th, 2018

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on *June 13th, 2018* at City Hall, 100 E. First Street. Notice of the meeting was given in the *June 8th, 2018* Grand Island Independent.

1. CALL TO ORDER.

Chairman Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Krae Dutiot, Sue Pirnie and Glenn Wilson. Also present were: Director Chad Nabity, Planning Technician Rashad Moxey, Planning Administrative Assistant Norma Hernandez, Brian Schultz from the Grand Island Finance Department, Interim Finance Director Billy Clingman, and Council President Vaughn Minton.

Gdowski stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the table easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the *May 23rd, 2018* meeting was made by Dutoit and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried 5-0.

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from April 1st, 2018 to April 30th, 2018. A motion for approval of the financial reports was made by Murray and seconded by Wilson. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS.

The bills were reviewed by Gdowski. A motion was made by Pirnie and seconded by Dutiot to approve the bills in the amount of \$13,753.26. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity. Nabity explained that the Hedde Building project is expected to move forward and is no

longer expected to use the Historic Tax Credit due to the changes of the tax law at the federal level. He went on to state that the developer is expected to add additional residence to the structure because of the removal of Historic Tax Credits. He then stated, the developer for the Mendez project has submitted bills without proof of payment, therefore the CRA cannot pay out until the proper paperwork has been submitted. Naby went on to explain that he spoke with Cindy Jonson about the S Locust/Fonner Park BID about the South Locust/Fonner Park BID project and she stated that it was completed, but have not received any bills to date. Naby noted that Urban Island/Kinkaiders is in progress working on façade and life safety. He also explained that both the Hedde building, 201/203 west 3rd street will do life safety projects. Naby explained that both the Nielson project and the Take flight project are in progress, also that the Peaceful Root project is near completion. He then stated Othy's Place has previously been waiting on a glass block to be install, and that there was no updates on the project. Naby went onto to discuss the sale of 408 E 2nd street, 3235 S Locust street property noting that no new offer updates. Naby also noted that the due diligence time has been extended 60 days on 604/612 W. 3rd street.

6. REDEVELOPMENT CONTRACT COPPER CREEK – PHASE II

- A. Consideration of Resolution 272- Approve a Redevelopment Contract Copper Creek – Phase II authorizing the use of tax increment financing (TIF) to aid in the development of 80 additional single family homes within the copper creek subdivision.

Naby explained that the City Council has approved the Redevelopment Plan for 80 additional lots for construction. Naby explained that the contract is set up with an interest rate on the bonds, as houses are completed each year in July the developer will present a list. Once the list is presented tax increment financing can be captured on the completed structures for 15 years.

A motion was made by Wilson and seconded by Pirnie to approve Resolution 272 for the approval of the Redevelopment Contract for Phase II of the Copper Creek Development. Upon roll call vote all, voted aye. Motion carried 5-0.

7. REDEVELOPMENT PLAN AMENDMENT FOR CRA AREA # 21 AT 2008 AND 2030 EAST U.S. HIGHWAY 30.

- A. Consideration of Resolution 273- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of lots 1 and 2 of Bosselman Brothers Second Subdivision as a Cattle Pot and Truck Wash – Central Nebraska Truck Wash Inc.

- B. Consideration of Resolution 274- Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for lots 1 and 2 of Bosselman Brothers Second Subdivision – Central Nebraska Truck Wash Inc.

Nabity explained that the developers are proposing to build a truck wash with the ability to be a cattle trailer washout. Nabity noted that this development will connect to the City of Grand Island sewer. The developer is seeking Tax Increment Financing (TIF) to help with the purchase of the property for development.

The development team expressed that they would like a referral to the Regional Planning Commission and noted that they were there for any questions. The developer went onto explain that the truck wash is completely contained and will not have any open water lagoons. It was also noted that this project is expected to utilize City utilities at a cost of \$180,000 per year and create 10-11 new jobs.

A motion was made by Murray and seconded by Pirnie to approve Resolution 273 for the approval to Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of lots 1 and 2 of Bosselman Brothers Second Subdivision as a Cattle Pot and Truck Wash and Resolution 274 for Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for lots 1 and 2 of Bosselman Brothers Second Subdivision Upon roll call vote all, voted aye. Motion carried 5-0.

8. DIRECTOR'S REPORT

Nabity noted a TIF application was submitted for the next meeting for a potential hotel development.

9. ADJOURNMENT.

Murray adjourned the meeting at 4:30 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, July 18th, 2018.*

Respectfully submitted
Rashad Moxey
Planning Technician



Community Redevelopment Authority (CRA)

Wednesday, July 18, 2018
Regular Meeting

Item C1

Review of Financials

Staff Contact:

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018**

CONSOLIDATED	MONTH ENDED June-18	2017-2018 YEAR TO DATE	2018 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	398,518		1,092,980		
REVENUE:					
Property Taxes - CRA	47,878	350,908	472,191	121,283	74.31%
Property Taxes - Lincoln Pool	15,300	111,402	198,050	86,648	56.25%
Property Taxes - TIF's	105,344	1,114,006	1,850,874	1,159,394	60.19%
Loan Income (Poplar Street Water Line)	-	-	10,500	10,500	0.00%
Interest Income - CRA	11	112	300	188	37.42%
Interest Income - TIF'S	1	13	-	-	#DIV/0!
Land Sales	-	14,122	100,000	85,878	14.12%
Other Revenue - CRA	-	15,151	130,000	114,849	11.65%
Other Revenue - TIF's	-	14,837	-	-	#DIV/0!
TOTAL REVENUE	168,533	1,620,552	2,761,915	1,578,740	58.67%
TOTAL RESOURCES	567,051	1,620,552	3,854,895	1,578,740	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	645	3,000	2,355	21.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,707	34,530	75,000	40,470	46.04%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	5,146	16,000	10,854	32.16%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Life Safety	-	175,000	200,000	25,000	87.50%
Legal Notices	-	257	500	243	51.34%
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	#DIV/0!
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	39,000	200,000	161,000	19.50%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	-	19,769	20,863	1,094	94.76%
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	-	406,716	554,732	148,016	73.32%
Other Projects	-	-	150,000	150,000	0.00%
Bond Principal-TIF's	10,009	1,060,476	1,882,874	1,882,874	56.32%
Bond Interest-TIF's	36	11,968	-	-	#DIV/0!
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	13,753	1,929,257	3,641,719	2,785,656	52.98%
INCREASE(DECREASE) IN CASH	154,780	(308,705)	(879,804)		
ENDING CASH	553,298	(308,705)	213,176	-	
CRA CASH	285,515				
Lincoln Pool Tax Income Balance	165,666				
TIF CASH	102,117				
Total Cash	553,298				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018

	<u>MONTH ENDED</u> <u>June-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	47,878	350,908	472,191	121,283	74.31%
Property Taxes - Lincoln Pool	15,300	111,402	198,050	86,648	56.25%
Interest Income	11	112	300	188	37.42%
Loan Income (Poplar Street Water Line)		-	10,500	10,500	0.00%
Land Sales		14,122	100,000	85,878	14.12%
Other Revenue & Motor Vehicle Tax		15,151	130,000	114,849	11.65%
TOTAL	63,189	491,695	911,041	419,346	53.97%
GENTLE DENTAL					
Property Taxes		-	-	-	#DIV/0!
Interest Income		1	-	-	#DIV/0!
TOTAL	-	1	-	-	#DIV/0!
PROCON TIF					
Property Taxes	8,364	27,242	-	-	#DIV/0!
Interest Income	1	7	-	-	#DIV/0!
TOTAL	8,365	27,249	-	-	#DIV/0!
WALNUT HOUSING PROJECT					
Property Taxes	23,749	49,434	-	-	#DIV/0!
Interest Income	0	5	-	-	#DIV/0!
Other Revenue		14,837	-	-	#DIV/0!
TOTAL	23,749	64,276	-	-	#DIV/0!
BRUNS PET GROOMING					
Property Taxes		14,481	-	-	#DIV/0!
TOTAL	-	14,481	-	-	#DIV/0!
GIRARD VET CLINIC					
Property Taxes	5,270	10,771	-	-	#DIV/0!
TOTAL	5,270	10,771	-	-	#DIV/0!
GEDDES ST APTS-PROCON					
Property Taxes		15,018	-	-	#DIV/0!
TOTAL	-	15,018	-	-	#DIV/0!
SOUTHEAST CROSSING					
Property Taxes		9,358	-	-	#DIV/0!
TOTAL	-	9,358	-	-	#DIV/0!
POPLAR STREET WATER					
Property Taxes	503	13,099	-	-	#DIV/0!
TOTAL	503	13,099	-	-	#DIV/0!
CASEY'S @ FIVE POINTS					
Property Taxes		7,567	-	-	#DIV/0!
TOTAL	-	7,567	-	-	#DIV/0!
SOUTH POINTE HOTEL PROJECT					
Property Taxes		45,063	-	-	#DIV/0!
TOTAL	-	45,063	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018

	<u>MONTH ENDED</u> <u>June-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TODD ENCK PROJECT					
Property Taxes		3,464	-	-	#DIV/0!
TOTAL	-	3,464	-	-	#DIV/0!
JOHN SCHULTE CONSTRUCTION					
Property Taxes	3,516	7,186	-	-	#DIV/0!
TOTAL	3,516	7,186	-	-	#DIV/0!
PHARMACY PROPERTIES INC					
Property Taxes		6,367	-	-	#DIV/0!
TOTAL	-	6,367	-	-	#DIV/0!
KEN-RAY LLC					
Property Taxes		47,003	-	-	#DIV/0!
TOTAL	-	47,003	-	-	#DIV/0!
TOKEN PROPERTIES RUBY					
Property Taxes		1,584	-	-	#DIV/0!
TOTAL	-	1,584	-	-	#DIV/0!
GORDMAN GRAND ISLAND					
Property Taxes	26,513	28,667	-	-	#DIV/0!
TOTAL	26,513	28,667	-	-	#DIV/0!
BAKER DEVELOPMENT INC					
Property Taxes	1,775	1,919	-	-	#DIV/0!
TOTAL	1,775	1,919	-	-	#DIV/0!
STRATFORD PLAZA INC					
Property Taxes		17,758	-	-	#DIV/0!
TOTAL	-	17,758	-	-	#DIV/0!
COPPER CREEK 2013 HOUSES					
Property Taxes	1,965	44,847	-	-	#DIV/0!
TOTAL	1,965	44,847	-	-	#DIV/0!
FUTURE TIF'S					
Property Taxes		-	1,850,874	1,850,874	0.00%
TOTAL	-	-	1,850,874	1,850,874	-
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	18,027	19,492	-	(19,492)	#DIV/0!
TOTAL	18,027	19,492	-	(19,492)	#DIV/0!
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		2,654	-	(2,654)	#DIV/0!
TOTAL	-	2,654	-	(2,654)	#DIV/0!
GI HABITAT OF HUMANITY					
Property Taxes		2,215	-	(2,215)	#DIV/0!
TOTAL	-	2,215	-	(2,215)	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018

	<u>MONTH ENDED</u> <u>June-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
AUTO ONE INC					
Property Taxes	6,248	12,445	-	(12,445)	#DIV/0!
TOTAL	6,248	12,445	-	(12,445)	#DIV/0!
EIG GRAND ISLAND					
Property Taxes		38,439	-	(38,439)	#DIV/0!
TOTAL	-	38,439	-	(38,439)	#DIV/0!
TOKEN PROPERTIES CARY ST					
Property Taxes		8,482	-	(8,482)	#DIV/0!
TOTAL	-	8,482	-	(8,482)	#DIV/0!
WENN HOUSING PROJECT					
Property Taxes	2,155	2,330	-	(2,330)	#DIV/0!
TOTAL	2,155	2,330	-	(2,330)	#DIV/0!
COPPER CREEK 2014 HOUSES					
Property Taxes	4,609	152,407	-	(152,407)	#DIV/0!
TOTAL	4,609	152,407	-	(152,407)	#DIV/0!
TC ENCK BUILDERS					
Property Taxes		2,197	-	(2,197)	#DIV/0!
TOTAL	-	2,197	-	(2,197)	#DIV/0!
SUPER MARKET DEVELOPERS					
Property Taxes		126,267	-	(126,267)	#DIV/0!
TOTAL	-	126,267	-	(126,267)	#DIV/0!
MAINSTAY SUITES					
Property Taxes		33,209	-	(33,209)	#DIV/0!
TOTAL	-	33,209	-	(33,209)	#DIV/0!
TOWER 217					
Property Taxes		20,676	-	(20,676)	#DIV/0!
TOTAL	-	20,676	-	(20,676)	#DIV/0!
COPPER CREEK 2015 HOUSES					
Property Taxes	2,650	126,954	-	(126,954)	#DIV/0!
TOTAL	2,650	126,954	-	(126,954)	#DIV/0!
NORTHWEST COMMONS					
Property Taxes		143,713	-	(143,713)	#DIV/0!
TOTAL	-	143,713	-	(143,713)	#DIV/0!
HABITAT - 8TH & SUPERIOR					
Property Taxes		5,062	-	(5,062)	#DIV/0!
TOTAL	-	5,062	-	(5,062)	#DIV/0!
KAUFMAN BUILDING					
Property Taxes		6,897	-	(6,897)	#DIV/0!
TOTAL	-	6,897	-	(6,897)	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018

	<u>MONTH ENDED</u> <u>June-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TALON APARTMENTS					
Property Taxes		58,113		(58,113)	#DIV/0!
TOTAL	-	58,113	-	(58,113)	#DIV/0!
VICTORY PLACE					
Property Taxes		1,625		(1,625)	
TOTAL	-	1,625	-	(1,625)	#DIV/0!
TOTAL REVENUE	168,533	1,620,552	2,761,915	1,578,740	58.67%

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018**

EXPENSES	MONTH ENDED	2017-2018	2018	REMAINING	% OF BUDGET
	<u>June-18</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	5,000	5,000	0.00%
Legal Services		645	3,000	2,355	21.50%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,707	34,530	75,000	40,470	46.04%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		5,146	16,000	10,854	32.16%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Lifesafety Grant		175,000	200,000	25,000	87.50%
Legal Notices		257	500	243	51.34%
Licenses & Fees		750	-	-	#DIV/0!
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		39,000	200,000	161,000	19.50%
Bond Principal - Lincoln Pool		175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool		19,769	20,863	1,094	94.76%
PROJECTS					
Façade Improvement		-	350,000	350,000	0.00%
Building Improvement		406,716	554,732	148,016	0.00%
Other Projects		-	150,000	150,000	0.00%
TOTAL CRA EXPENSES	3,707	856,813	1,758,845	902,782	48.71%
GENTLE DENTAL					
Bond Principal		1,753	-	-	#DIV/0!
Bond Interest		41	-	-	#DIV/0!
TOTAL GENTLE DENTAL	-	1,793	-	-	#DIV/0!
PROCON TIF					
Bond Principal	10,009	27,595	-	-	#DIV/0!
Bond Interest	36	1,613	-	-	#DIV/0!
TOTAL PROCON TIF	10,046	29,208	-	-	#DIV/0!
WALNUT HOUSING PROJECT					
Bond Principal		64,158	-	-	#DIV/0!
Bond Interest		10,314	-	-	#DIV/0!
TOTAL	-	74,472	-	-	#DIV/0!
BRUNS PET GROOMING					
Bond Principal		14,481	-	-	#DIV/0!
TOTAL	-	14,481	-	-	#DIV/0!
GIRARD VET CLINIC					
Bond Principal		5,501	-	-	#DIV/0!
TOTAL	-	5,501	-	-	#DIV/0!
GEDDES ST APTS - PROCON					
Bond Principal		15,018	-	-	#DIV/0!
TOTAL	-	15,018	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018

	<u>MONTH ENDED</u> <u>June-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SOUTHEAST CROSSINGS					
Bond Principal		9,358	-	-	#DIV/0!
TOTAL	-	9,358	-	-	#DIV/0!
POPLAR STREET WATER					
Bond Principal		13,026	-	-	#DIV/0!
TOTAL	-	13,026	-	-	#DIV/0!
CASEY'S @ FIVE POINTS					
Bond Principal		7,567	-	-	#DIV/0!
TOTAL	-	7,567	-	-	#DIV/0!
SOUTH POINTE HOTEL PROJECT					
Bond Principal		45,063	-	-	#DIV/0!
TOTAL	-	45,063	-	-	#DIV/0!
TODD ENCK PROJECT					
Bond Principal		3,464	-	-	#DIV/0!
TOTAL	-	3,464	-	-	#DIV/0!
JOHN SCHULTE CONSTRUCTION					
Bond Principal		3,670	-	-	#DIV/0!
TOTAL	-	3,670	-	-	#DIV/0!
PHARMACY PROPERTIES INC					
Bond Principal		6,367	-	-	#DIV/0!
TOTAL	-	6,367	-	-	#DIV/0!
KEN-RAY LLC					
Bond Principal		47,003	-	-	#DIV/0!
TOTAL	-	47,003	-	-	#DIV/0!
TOKEN PROPERTIES RUBY					
Bond Principal		1,584	-	-	#DIV/0!
TOTAL	-	1,584	-	-	#DIV/0!
GORDMAN GRAND ISLAND					
Bond Principal		2,155	-	-	#DIV/0!
TOTAL	-	2,155	-	-	#DIV/0!
BAKER DEVELOPMENT INC					
Bond Principal		144	-	-	#DIV/0!
TOTAL	-	144	-	-	#DIV/0!
STRATFORD PLAZA LLC					
Bond Principal		17,758	-	-	#DIV/0!
TOTAL	-	17,758	-	-	#DIV/0!
COPPER CREEK 2013 HOUSES					
Bond Principal		41,214	-	-	#DIV/0!
TOTAL	-	41,214	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018

	<u>MONTH ENDED</u> <u>June-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		1,465	-	-	#DIV/0!
TOTAL	-	1,465	-	-	#DIV/0!
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		2,654	-	-	#DIV/0!
TOTAL	-	2,654	-	-	#DIV/0!
GI HABITAT FOR HUMANITY					
Bond Principal		2,215	-	-	#DIV/0!
TOTAL	-	2,215	-	-	#DIV/0!
AUTO ONE INC					
Bond Principal		6,196	-	-	#DIV/0!
TOTAL	-	6,196	-	-	#DIV/0!
EIG GRAND ISLAND					
Bond Principal		38,439	-	-	#DIV/0!
TOTAL	-	38,439	-	-	#DIV/0!
TOKEN PROPERTIES CARY STREET					
Bond Principal		8,482	-	-	#DIV/0!
TOTAL	-	8,482	-	-	#DIV/0!
WENN HOUSING PROJECT					
Bond Principal		175	-	-	#DIV/0!
TOTAL	-	175	-	-	#DIV/0!
COPPER CREEK 2014 HOUSES					
Bond Principal		151,690	-	-	#DIV/0!
TOTAL	-	151,690	-	-	#DIV/0!
TC ENCK BUILDERS					
Bond Principal		2,412	-	-	#DIV/0!
TOTAL	-	2,412	-	-	#DIV/0!
SUPER MARKET DEVELOPERS					
Bond Principal		126,267	-	-	#DIV/0!
TOTAL	-	126,267	-	-	#DIV/0!
MAINSTAY SUITES					
Bond Principal		33,209	-	-	#DIV/0!
TOTAL	-	33,209	-	-	#DIV/0!
TOWER 217					
Bond Principal		20,676	-	-	#DIV/0!
TOTAL	-	20,676	-	-	#DIV/0!
COPPER CREEK 2015 HOUSES					
Bond Principal		124,307	-	-	#DIV/0!
TOTAL	-	124,307	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2018

	<u>MONTH ENDED</u> <u>June-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
NORTHWEST COMMONS					
Bond Principal		143,713	-	-	#DIV/0!
TOTAL	-	143,713		-	#DIV/0!
HABITAT - 8TH & SUPERIOR					
Bond Principal		5,062	-	-	#DIV/0!
TOTAL	-	5,062		-	#DIV/0!
KAUFMAN BUILDING					
Bond Principal		6,897	-	-	#DIV/0!
TOTAL	-	6,897		-	#DIV/0!
TALON APARTMENTS					
Bond Principal		58,113	-	-	#DIV/0!
TOTAL	-	58,113		-	#DIV/0!
VICTORY PLACE					
Bond Principal		1,625	-	-	#DIV/0!
TOTAL	-	1,625		-	#DIV/0!
FUTURE TIF'S					
Bond Principal	-	-	1,882,874	1,882,874	0.00%
TOTAL	-	-	1,882,874	1,882,874	0.00%
TOTAL EXPENSES	13,753	1,929,257	3,641,719	2,785,656	52.98%

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briansc

CITY OF GRAND ISLAND
BALANCE SHEET FOR 2018 9

P 1
gibalsht

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	154,779.82	553,298.08
900	11120	COUNTY TREASURER CASH	.00	130,439.66
900	11305	PROPERTY TAXES RECEIVABLE	.00	146,501.00
900	14100	NOTES RECEIVABLE	.00	229,191.06
900	14700	LAND	.00	575,369.33
TOTAL ASSETS			154,779.82	1,634,799.13
LIABILITIES				
900	22100	LONG TERM DEBT	.00	-198,779.00
900	22400	OTHER LONG TERM DEBT	.00	-1,105,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-5,880.73
900	25100	ACCOUNTS PAYABLE	.00	-66,767.03
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-140,461.00
TOTAL LIABILITIES			.00	-1,516,887.76
FUND BALANCE				
900	39107	BUDGETARY FUND BAL - UNRESERVD	.00	645,381.00
900	39110	INVESTMENT IN FIXED ASSETS	.00	-575,369.33
900	39112	FUND BALANCE-BONDS	.00	1,074,587.94
900	39120	UNRESTRICTED FUND BALANCE	.00	-925,834.77
900	39130	ESTIMATED REVENUES	.00	2,892,117.00
900	39140	ESTIMATED EXPENSES	.00	-3,537,498.00
900	39500	REVENUE CONTROL	-168,533.08	-1,620,551.86
900	39600	EXPENDITURE CONTROL	13,753.26	1,929,256.65
TOTAL FUND BALANCE			-154,779.82	-117,911.37
TOTAL LIABILITIES + FUND BALANCE			-154,779.82	-1,634,799.13

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



Community Redevelopment Authority (CRA)

Wednesday, July 18, 2018
Regular Meeting

Item D1

Approval of Bills.

Staff Contact:



07.18.18

TO: Community Redevelopment Authority Board Members

FROM: Chad Nability, Planning Department Director

RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island	Administration fees for June 2018	\$	5,166.43
City of Grand Island- Non-Departmental	CRA Acctg fees (July, August, September 2018)	\$	450.00
Auto One Inc.	Pass Through Property Tax	\$	6,248.36
Baker Development Inc.	Pass Through Property Tax	\$	1,775.12
Chief Industries- Aurora Coop	TIF Payment	\$	18,026.94
Copper Creek	TIF Payment	\$	1,965.47
Copper Creek Phase 3	TIF Payment	\$	2,650.38
Copper Creek Phase 2	TIF Payment	\$	4,608.88
Girard	TIF Payment	\$	5,269.95
Gordman Grand Island	Pass Through Property Tax	\$	26,512.68
J & D Schulte/ T Plate/C Ratliff	Pass Through Property Tax	\$	3,516.09
Mainstay Suites	Pass Through Property Tax	\$	63,629.02
Poplar St. Water Line	Pass Through Property Tax	\$	502.66
Wenn Housing Project	TIF Payment	\$	2,154.74
Total:		\$	<u>142,476.72</u>



Community Redevelopment Authority (CRA)

Wednesday, July 18, 2018
Regular Meeting

Item E1

Review of Committed Projects and CRA Properties.

Staff Contact:

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2018 FISCAL YR	2019 FISCAL YR	2020 FISCAL YR	ESTIMATED COMP
Hedde Building 201-205 W. 3rd (10-18-17)	\$ 300,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	Spring 2020
Mendez - Personal Auto (12-13-17)	\$ 100,000.00	\$ 100,000.00			Summer 2018
Othy's Place - 724 W. 3rd - Lindell (10/12/16)	\$ 26,961.00	\$ 26,961.00			2017 sign, 2018 façade \$34,899.18 paid March 15, 2017
South Locust/Fonner Park BID (7/13/16)	\$ 30,000.00	\$ 30,000.00			Spring 2018
Urban Island/Kinkaider 320-322 N. Pine (10-18-17) (façade)	\$ 168,677.00	\$ 100,000.00	\$ 68,677.00		Spring 2018
Urban Island/Kinkaider 320-322 N. Pine (10-18-17) other LS	\$ 15,000.00	\$ 15,000.00			Summer 2018
Total Committed	\$ 640,638.00	\$ 371,961.00	\$ 168,677.00	\$ 100,000.00	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2018 FISCAL YR	2019 FISCAL YR	2020 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8/24/16)	\$ 240,000.00		\$ 240,000.00		2018
Neilsen 207 W. 3rd	\$ 20,000.00	\$ 20,000.00			Fall 2018
Peaceful Root - 112 W. 2nd St. (1/11/17)	\$ 50,000.00		\$ 50,000.00		2018
Urban Island/Kinkaider 320-322 N. Pine (10-18-17)	\$ 90,000.00	\$ 90,000.00			Summer 2018
Take Flight 209 W. 3rd (11-8-17)	\$ 35,000.00	\$ 35,000.00			Fall 2018
Total Committed F&L Safety Grant	\$ 435,000.00	\$ 145,000.00	\$ 290,000.00	\$ -	

	BUDGET	COMMITTED	LEFT
Life Safety Budgeted 2018	\$ 200,000.00	\$ 125,000.00	\$ 75,000.00
Façade Budgeted 2018	\$ 350,000.00	\$ 350,000.00	\$ -
Other Projects 2018 Budgeted	\$ 150,000.00	\$ 71,500.00	\$ 78,500.00
Land - Budgeted 2018	\$ 200,000.00	\$ -	\$ 200,000.00
Land Sales Budgeted 2018	\$ (100,000.00)	\$ -	\$ (100,000.00)
subtotal		\$ 546,500.00	\$ 253,500.00
Less committed		(\$516,961.00)	(\$458,677.00)
Balance remaining		\$ 29,539.00	\$ (205,177.00)

CRA PROPERTIES

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

May 31, 2018



Community Redevelopment Authority (CRA)

**Wednesday, July 18, 2018
Regular Meeting**

Item I1

Redevelopment Plan Amendment for CRA Area # 21

Staff Contact:

**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.

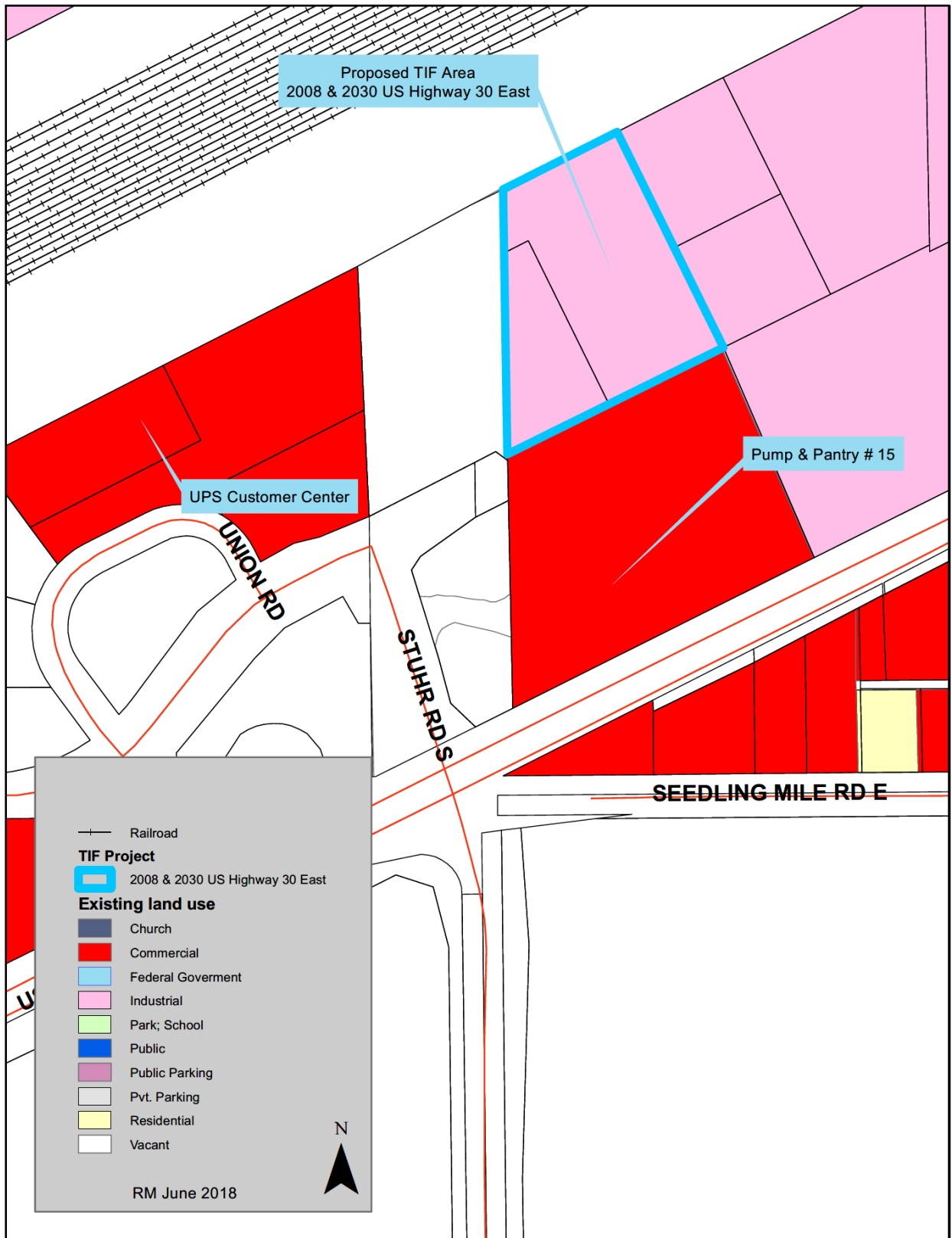
The use of Tax Increment Financing to aid in demolition, site clearance, and necessary infrastructure, grading improvements and private roadways to redevelop 2030 and 2008 E. U.S. Highway 30 (Lots 1 and 2 of Bosselman Brothers Second Subdivision in the City of Grand Island). The use of Tax Increment 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:

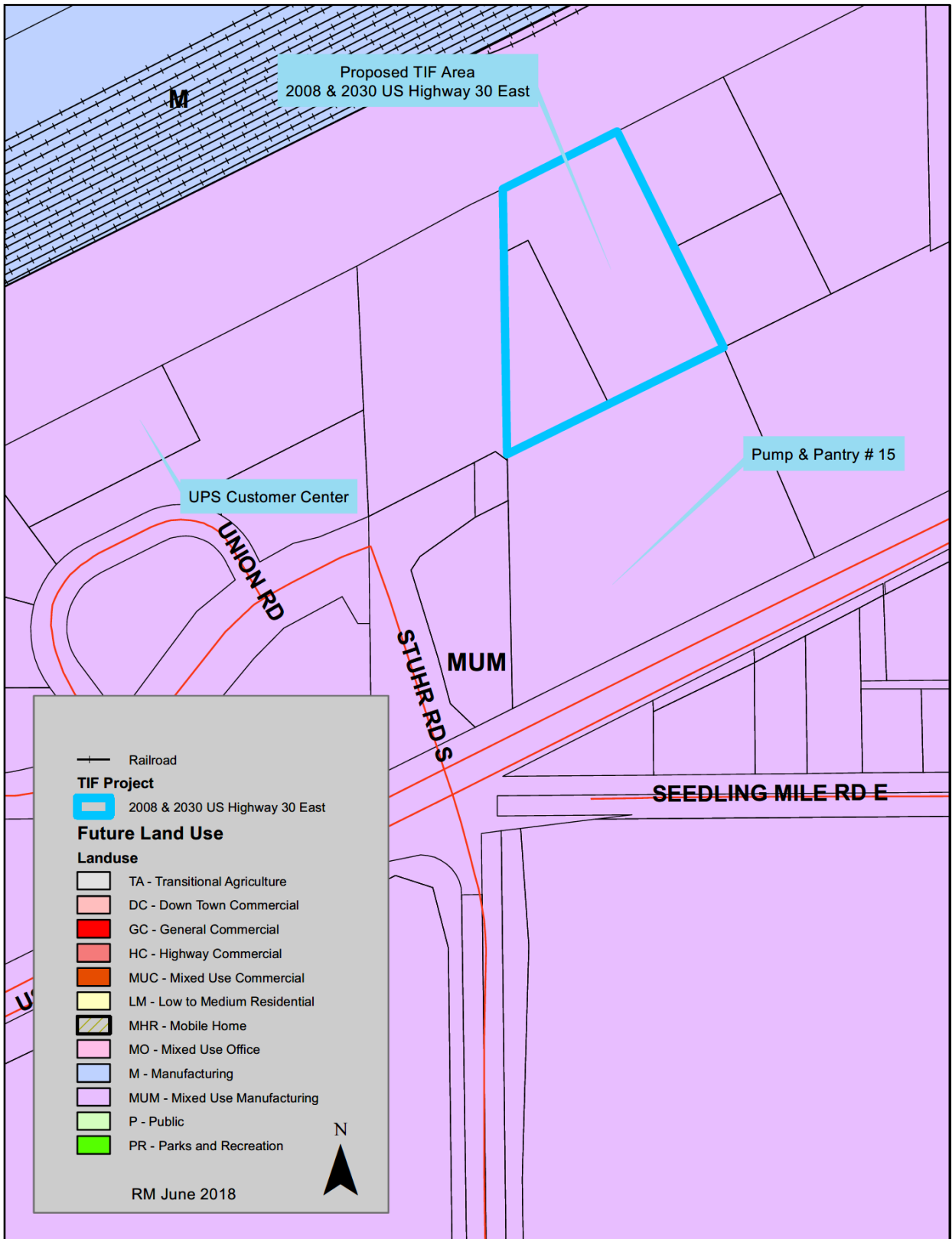
This Redevelopment Plan for Area 18 does not anticipate real property acquisition by the developer. This property was acquired by the developer to support their trucking company in 2015 for \$568,000. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

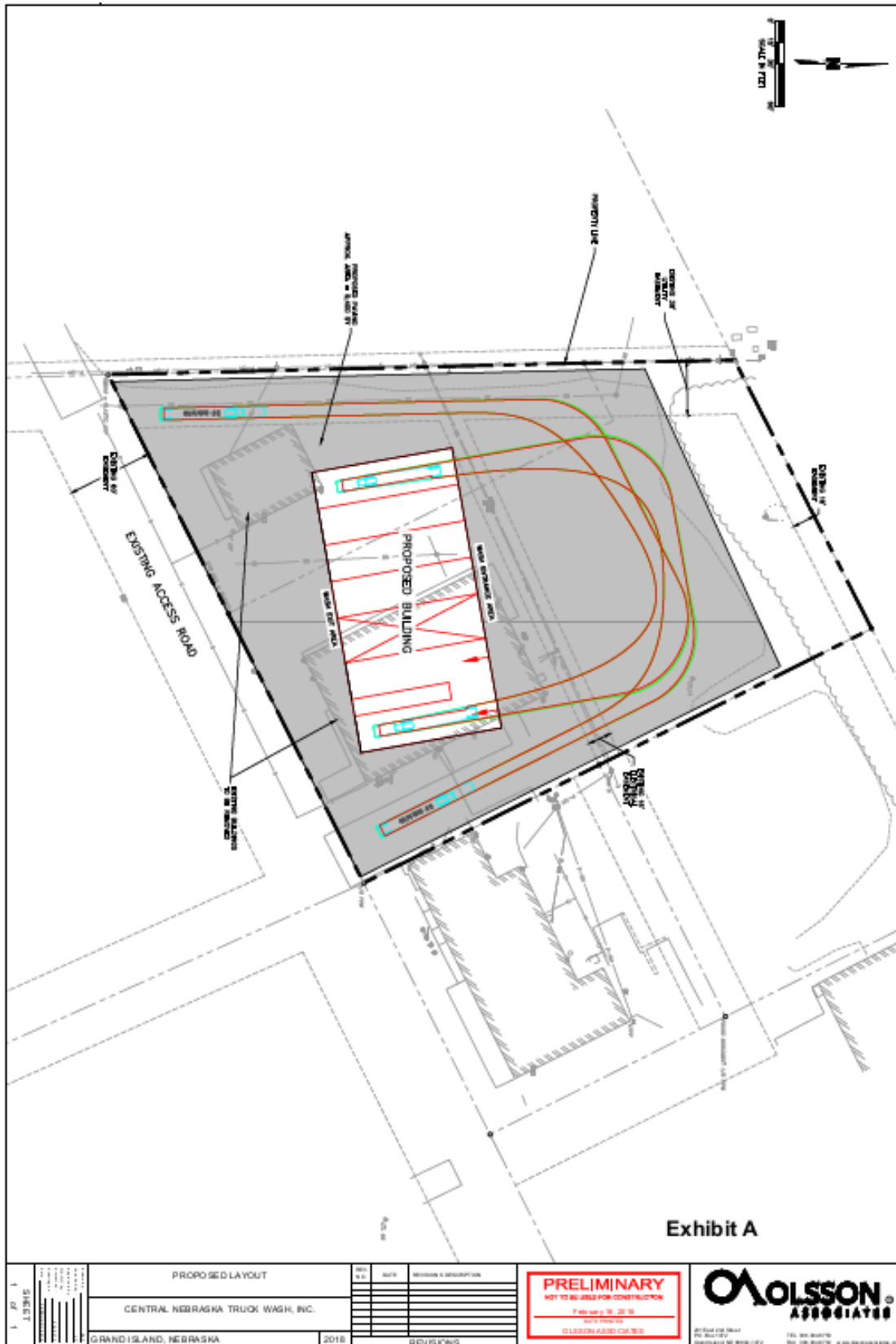
The project to be implemented with this plan provides for the demolition and removal of the existing structures and concrete on the property.

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



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.

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.



Community Redevelopment Authority (CRA)

Wednesday, July 18, 2018
Regular Meeting

Item K1

Budget Discussions 2018/2019

Staff Contact:



COMMUNITY REDEVELOPMENT AUTHORITY

July 12, 2018

From: Chad Nabity, AICP Director

To: CRA Board

Re: 2018-2019 Budget

Enclosed you will find a draft of the 2018-2019 CRA Budget.

The 2018-2019 CRA Budget is presented with projected revenue from taxes of \$686,000 based on the tax levy used last year. For the 2017-18 fiscal year the CRA levy was lowered from 0.026 to 0.023. If the levy from last year is being retained this would generate about \$489,000 for CRA purposes which includes: grants, façade improvements, committed projects and staffing as well as \$197,000 for Lincoln Park Pool.

During the 2017-18 fiscal year the CRA made payments on over \$505,000 of projects carried over from the 2016-17 fiscal year and it is anticipated that we will make payments on over \$480,000 of commitments that were made during the 2017-18 fiscal year. This has reduced our available cash significantly but also reduced our committed projects and carryover for the 2018-2019 fiscal year.

Based on our end of year projections, if the CRA makes payments on commitments that are expected to come due before the end of the fiscal year we will have \$103,000 of unrestricted funds to carry over into next year and \$252,000 of funds collected for the purposes of paying off the Lincoln Park Pool bonds.

At the beginning of the 2019 fiscal year it is expected that we will have about \$227,000 of façade projects approved by not paid out with payments expected in the 2018 fiscal year and \$425,000 of approved Life Safety Projects with \$200,000 of that due from the City of Grand Island General Fund after payment are made. We will begin the year with \$652,000 of carry over projects to be paid out in 2018-2019.

This is the last year of the five-year Life Safety Program for downtown. To date we have had twelve units completed of thirty-nine approved. I anticipate an application for an additional four units before the end of the fiscal year. We will need to budget \$200,000 in this line item along with \$100,000 of revenue from the City.

It appears that if the levy remains the same the CRA will have about \$440,000 available for to program for the \$2018-2019 fiscal year. Operating expenses including salaries, taxes, legal notices etc... will require about \$90,000 and the \$200,000 for the life safety program \$150,000 for façade improvement, land purchase and other projects.

Last year the budget included \$350,000 for façade improvement and we made commitments of \$406,000 by shifting fund from the other project line. I would suggest

that we budget \$150,000 in this line item and the CRA may want to consider increasing the match required for façade projects or placing a limit on the amount of money that a project can receive. We already have more projects waiting for funding than we can afford to fund even if we put the full CRA levy in this line item.

Due to the budget constraints and our current commitments I am not suggesting any money budgeted for land acquisition or other projects in the 2019 budget year.

We will also have to budget \$200,000 for Husker Harvest Days but that will be a pass through with money received from the City food and beverage tax fund and should have no real impact on the overall budget.

We are finalizing the projections on the TIF revenues and expenditures for the next year and those will be submitted for approval with offsetting revenues and expenditures in each TIF account. I intend to budget \$900,000 in any other TIF projects line to insure that we have authority to payout any new projects coming on line in the next year. We have done this for the past several years and finance creates an account for each new project as we begin to receive funds for the project. It generally takes between 2 and 3 years to start receiving the TIF funds generated by a project and is subject to when the project is complete and when the Assessor gets the project on the tax rolls. I will be budgeting revenues and expenditures of \$648,688 in the Pump And Pantry (Old Potash and Webb Rd.) account. Pump and Pantry will not be proceeding with this project and we issued the bonds upon receipt of proof of the purchase of the property. Those bonds will remain in place until they expire or until they are paid off. It is expected that Pump and Pantry will make a payment in lieu of taxes to the CRA for the full amount of the bond just prior to the October CRA meeting and the CRA will in turn make a payment on the bond balance to Pump and Pantry to effectively cancel the bonds and the project.

The discussion at this point is to give guidance on budget preparation for the potential adoption at the August 8, 2018 meeting.

Questions that need to be answered include:

- Do you want the levy to remain the same?
- How much of the projected \$150,000 of unrestricted and uncommitted funds:
 - Do you want to put into the façade program and do you want to consider changes to the façade program?
 - Do you want to put into Other Projects?
 - Do you want to put into Land Acquisition?

The CRA has committed \$540,000 to the Hedde Building project with \$440,000 of that budgeted for payout in the 2018-2019 fiscal year. If that project does not move forward it would make \$240,000 available in the Life Safety program and \$200,000 available for the façade program.