



# City of Grand Island

Tuesday, February 12, 2019

Council Session

## Item E-4

**Public Hearing on Redevelopment Plan for CRA Area #26 located South of Capital Avenue West of the Central Nebraska Railroad Line and North of 12th Street (Orchard, LLC/Hoppe Homes P.C.)**

*Council action will take place under Resolution item I-1.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Chad Nabity, AICP

**Meeting:** February 12, 2019

**Subject:** Site Specific Redevelopment Plan for CRA Area #26

**Presenter(s):** Chad Nabity, AICP CRA Director

## Background

In 2018, the Grand Island City Council declared property referred to as CRA Area #26 as blighted and substandard. The attached plan is a site specific redevelopment plan for property located within the area. This redevelopment plan would authorize the use of Tax Increment Financing (TIF) for the acquisition of property, redevelopment of property, site preparation including demolition, installation of street, sewer, water and storm sewer infrastructure as well as some off street parking and community facilities.

Orchard Development/Hoppe Homes has submitted an application for tax increment financing to aid in the redevelopment of 23 acres of property located between Capital Avenue (south of Habitat for Humanity's Lassonde Subdivision) west of the Central Nebraska Railroad Tracks and north of 12<sup>th</sup> Street. The proposal would create 181 housing units with an average 2019 sale price of \$170,000. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on November 14, 2018 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on December 5, 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 December 5, 2018. The Planning Commission approved Resolution 2019-03 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 288 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 #26 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 the main floor of this building for commercial and 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 not to exceed 15 years on each phase of the project. The proposed bond for this project will be issued for the amount of \$6,000,000.

## **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 26  
November 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 26.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT APPROXIMATELY 23 ACRES OF PROPERTY LOCATED BETWEEN CAPITAL AVENUE AND 12<sup>TH</sup> STREET WEST OF THE CENTRAL NEBRASKA RAIL ROAD TRACKS IN NORTHEAST GRAND ISLAND FOR THE DEVELOPMENT OF 180 LOTS FOR SINGLE FAMILY DETACHED AND ATTACHED HOUSING UNITS.

The use of Tax Increment Financing to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sanitary sewer, water, and storm sewer) for the development of 180 residential lots being platted as The Orchard Subdivision in northeast 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 180 housing units with an average 2019 sale price \$170,000. The 2014 Housing Study for the City of Grand Island identified a need of 1735 new housing units within the City by 2019. Between January 2014 and August 2018 a total of 1034 new units were permitted, leaving a deficit of over 700 units. This project and selling the houses for the cost of construction would not be feasible without the use of TIF.

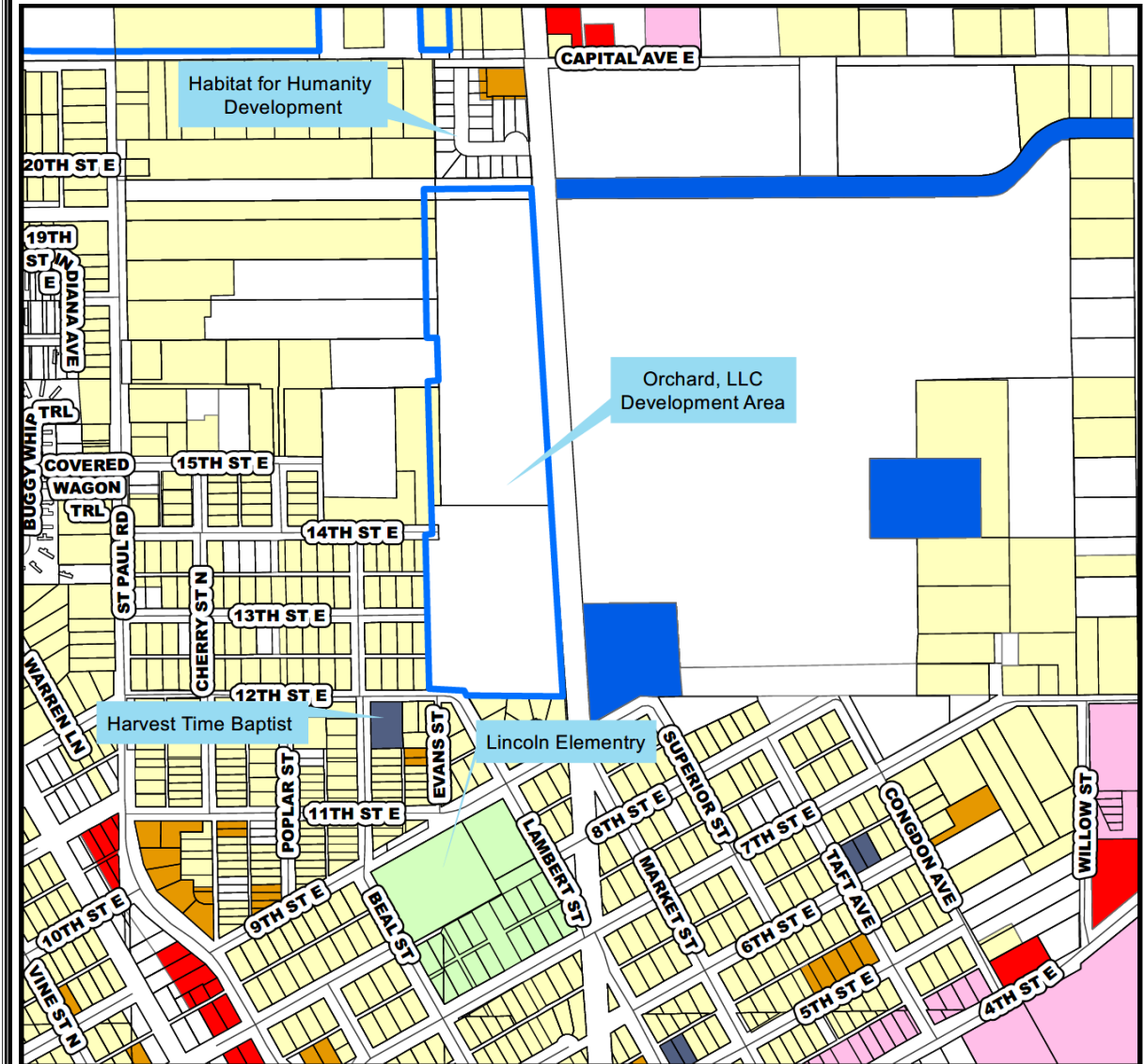
Orchard LLC – Hoppe Homes, LP owns the property being platted as The Orchard Subdivision. This is vacant property that has been surrounded by developed and developing property for more than 100 years. The developer is responsible for and has provided evidence that they can secure adequate debt financing 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 multiple 15 year periods 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”)

**Legal Descriptions:** Property being platted as The Orchard Subdivision in the City of Grand Island, Hall County, Nebraska.

## EXISTING LAND USE LOCATION MAP



Scale: NONE  
For Illustration Purposes

### Legend

- |   |  |
|---|--|
| <span style="border: 2px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Orchard LLC, Development Area | <span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px;"></span> Park; School                    |
| <span style="background-color: #4682B4; display: inline-block; width: 15px; height: 10px;"></span> Church                     | <span style="background-color: #0000FF; display: inline-block; width: 15px; height: 10px;"></span> Public                          |
| <span style="background-color: #FF0000; display: inline-block; width: 15px; height: 10px;"></span> Commercial                 | <span style="background-color: #FFFF00; display: inline-block; width: 15px; height: 10px;"></span> Residential                     |
| <span style="background-color: #FFC0CB; display: inline-block; width: 15px; height: 10px;"></span> Industrial                 | <span style="background-color: #FFFFFF; display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> Vacant |
| <span style="background-color: #D2691E; display: inline-block; width: 15px; height: 10px;"></span> Multi-Family Residential   |  |



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Aida, Cairo and Doniphan, 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 2043 inclusive. The TIF contract will be structured so it can be amended each year for up to nine years to add the housing units to be completed during that year. No single property will be eligible for TIF for a period of more than 15 years.**

**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 development of the property for residential uses and the construction of houses in the project area as permitted in the R-3SL Medium Density Residential Small Lot 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. The plan anticipates that each phase of the development will constitute new effective date for the purposes of determining the period of fifteen years. 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 May 22, 2018.[§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 2019-011 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 prior to it being 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:***

This Redevelopment Plan for Area 26 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

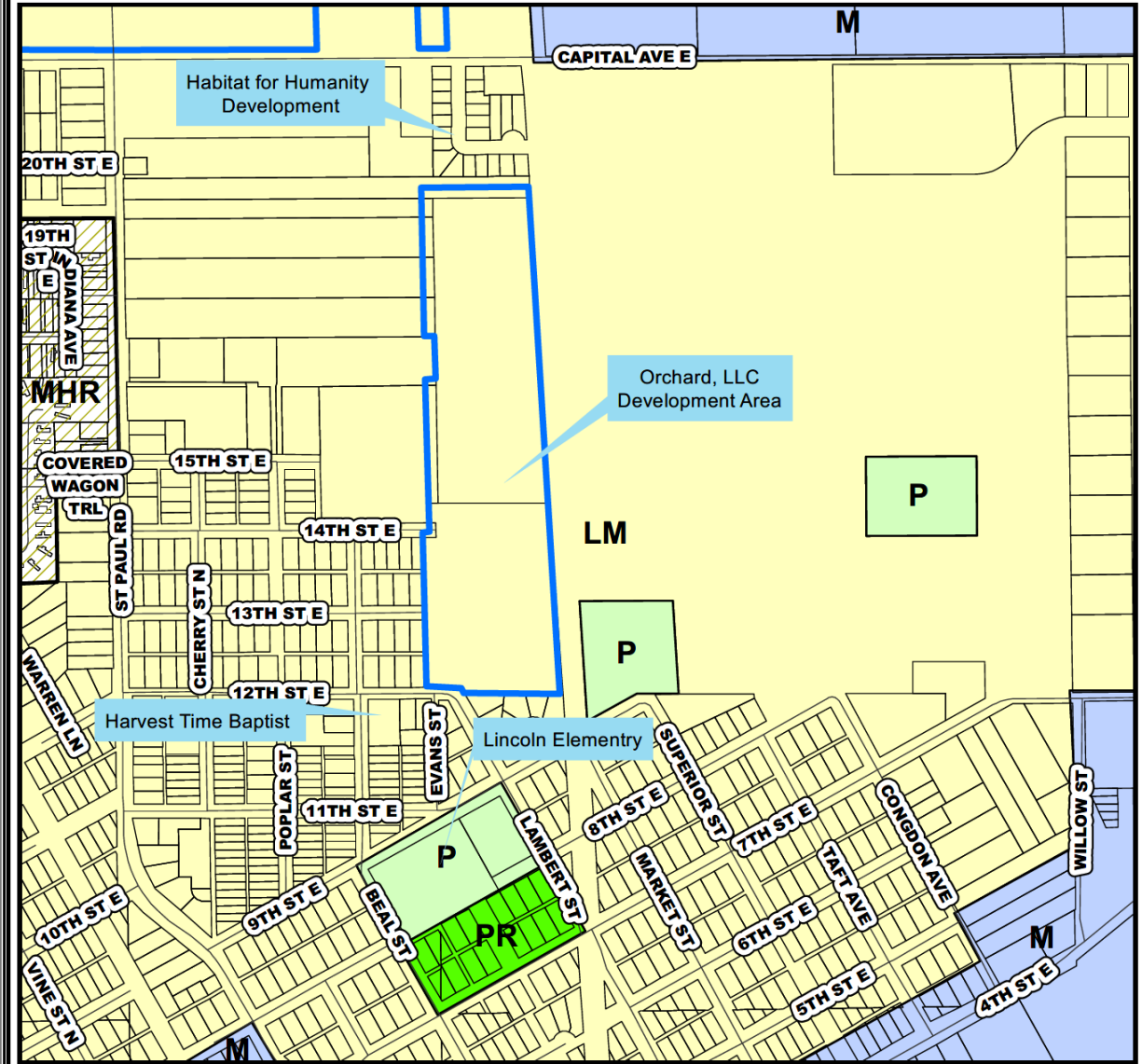
***b. Demolition and Removal of Structures:***

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for low to medium density residential development. 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)]

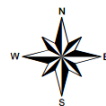
## FUTURE LAND USE LOCATION MAP



Scale: NONE  
For Illustration Purposes

**Legend**

- |                                |                               |
|--------------------------------|-------------------------------|
| Orchard LLC, Development Area  | MHR - Mobile Home             |
| TA - Transitional Agriculture  | MO - Mixed Use Office         |
| DC - Down Town Commercial      | M - Manufacturing             |
| GC - General Commercial        | MUM - Mixed Use Manufacturing |
| HC - Highway Commercial        | P - Public                    |
| MUC - Mixed Use Commercial     | PR - Parks and Recreation     |
| LM - Low to Medium Residential |                               |



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

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 R-3SL Medium Density Small Lot Residential zone. No zoning changes are anticipated with this project. New streets are anticipated and needed to support this project and it is anticipated that TIF revenues will offset the costs of those improvements. No changes are anticipated in building codes or ordinances. No other planning changes contemplated. [§18-2103(b) and §18-2111]

***e. Site Coverage and Intensity of Use***

The property is zoned R-3SL This zoning district allows for up to 50% of the property to be covered with buildings and lot sizes ranging from 2100 square feet for Row houses to a minimum of 3000 square feet for single family detached homes. The proposed development meets those coverage and intensity of use requirements. [§18-2103(b) and §18-2111]

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

Sanitary sewer and water are available to support this development. Both sanitary sewer and water will need to be extended throughout the site. TIF revenues will be used to offset the cost of these public utility improvements.

Electric utilities are sufficient for the proposed use of this property. Electric line will need to be extended throughout the property.

No other publicly owned 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.

**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 estimated a purchase value of \$2,000,000 as an eligible expense. The estimated costs of grading, streets, sanitary sewer, water and storm sewer is \$4,000,000

The total of the eligible expenses for this project is estimated by the developer at \$6,000,000.

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 \$6,000,000 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 2043.

***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. 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 increasing the number of residential units within the City of Grand Island and encouraging infill development.

**8. Time Frame for Development**

Development of this project is anticipated to begin in the 2019 year. The subdivision will likely be built in three phases with approximately 60 lots per phase. The developer is anticipating construction of 20 units per year though this may be adjusted for market

demand. It is anticipated that the final homes in this development will be built in 2027 with the tax increment on those homes extending to 2042. Excess valuation should be available for the first homes built with this project for 15 years beginning with the 2021 tax year.

**9. Justification of Project**

The 2014 housing study for the City of Grand Island projected that by 2019 we would need an additional 1734 new housing units. Between January 1 of 2014 and August of 2018 permits for 1028 new housing units had been issued. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, maintenance of residential units and rents. This project will create new housing options in one of the oldest areas of the City. These new housing options include row houses along with townhomes and single family houses on smaller lots. All of this should lower the cost of construction and the overall sales price of the homes, making them more affordable.

**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.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$6,000,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$6,000,000 in private sector financing; a private investment of \$5.25 for every TIF and grant dollar investment.

Use of Funds	Source of Funds.		
	TIF Funds	Private Funds	Total
Site Acquisition	\$2,000,000	\$	\$2,000,000
Legal and Plan*		\$80,000	\$80,000
Financing Fees		\$20,000	\$20,000
Engineering/Arch		\$50,000	\$50,000
New Construction		\$31,000,000	\$31,000,000
On Site Improvements	\$4,000,000		\$4,000,000
Contingency	\$6,000,000	\$350,000	\$350,000
<b>TOTALS</b>	<b>\$6,000,000</b>	<b>\$31,500,000</b>	<b>\$37,500,000</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$203,000. Based on the 2017 levy this would result in a real property tax of approximately \$4,573. It is anticipated that the assessed value will increase by \$39,800,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$890,000 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value:	\$ 203,000
Estimated value after completion	\$ 40,000,000
Increment value	\$ 39,797,000
Annual TIF generated (estimated)	\$ 890,000
TIF bond issue	\$ 6,000,000

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

The redevelopment project area currently has an estimated valuation of \$203,000. The proposed redevelopment will create additional valuation of \$39,800,000 over the course of the next nine years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 181 additional housing units that can be built and sold for less than \$200,000.

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

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This is infill development with services connecting to existing line with capacity. This development is likely to result in a larger number of students in the Lincoln Elementary School service area. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

Housing of the type proposed is likely to attract families to the neighborhood. Lincoln Elementary school is currently near or at capacity and this will likely cause some issues. The project is proposed for development at about 20 units per year so the impact will not be immediate.

***(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 for the residents of Grand Island. The National Homebuilders Association estimates that each new single family home is the

equivalent of 2.5 full time equivalent jobs so this development at 20 houses per year would represent an additional 50 FTE's within the city for the next nine years.

***(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 different from any other expanding business within the Grand Island area. Grand Island does have tight labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

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

**This development will have an impact on the Grand Island School system and will likely result in additional students at both the elementary and secondary school levels.**

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. 181 additional households would house 480 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 92 school age children generated by this development. If this develops at a rate of 20 houses per year for 9 years approximately 10 children would be added to the school age population every year with this development. These 10 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics<sup>1</sup> 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. The Grand Island Public School System was notified on October 16, 2018 that the CRA would be considering this application at their November 14, 2018 meeting.

***(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 2014 Housing Study for the City of Grand Island to create more than 1700 new dwelling units by 2019. It appears that the City of Grand Island will have added more than 1000 units by 2019 but that still leaves a deficit of the projected need of 700 units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

**Time Frame for Development**

Development of this project is anticipated to be completed during between Spring of 2019 and the end of 2028. The base tax year should be calculated on the value of the

---

<sup>1</sup> [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=3100016](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016)

property as of January 1, 2019 for the first phase with each phase based on the preceeding year's valuation of the property included in the amendment for that year. Excess valuation should be available for this project 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 on each property or an amount not to exceed \$6,000,000 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 \$6,000,000 on TIF eligible activities.



## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

Business Name:

ORCHARD LLC - Hoppe Homes, LP

Address:

PO Box 6036 LINCOLN NE 68504

Telephone No.:

402 328 8100

Fax No.:

402 328 8104

Contact:

FRED HOPPE

Brief Description of Applicant's

Business:

land development & construction

proposed to subdivide land & build  
affordable housing for purchase or  
rent.

Present Ownership Proposed Project Site: ORCHARD LLC

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

see attached 128 Town homes, 40 row homes, 13 single family homes priced for entry level

If Property is to be Subdivided, Show Division Planned: see attached

VI. Estimated Project Costs:

Acquisition Costs:

A. Land

APX \$ 2,000,000

B. Building

\$

N/A

Construction Costs:

A. Renovation or Building Costs:

APX \$ 1,000,000 X 180 plus \$ 350,000

APX \$ 3,000,000

B. On-Site Improvements:

APX \$ 4,000,000

APX  
STREETS  
SEWER  
WATER  
SYSTEM



Soft Costs:

A. Architectural & Engineering Fees:

*APX* \$ 50,000

B. Financing Fees:

*APX* \$ 20,000

C. Legal/Developer/Audit Fees:

*APX* \$ 80,000

D. Contingency Reserves:

\$ 350,000

E. Other (Please Specify)

\$

TOTAL \$ 37,500,000

Total Estimated Market Value at Completion:

*APX* \$ 40,000,000

Source of Financing:

A. Developer Equity:

\$ 2,000,000

B. Commercial Bank Loan:

\$ 29,500,000

Tax Credits:

1. N.I.F.A.

*TO BE DETERMINED*

\$

2. Historic Tax Credits

\$

D. Industrial Revenue Bonds:

\$

E. Tax Increment Assistance:

\$ 6,000,000

F. Other

\$

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

ARCH & ENG: DESIGN ASSOCIATES C/O JACOBY WELLS RIMS

GC: HOPPE HOMES ATTN FRED HOPPE

see attached

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

(Please Show Calculations)

180 x 210,000 = 37,800,000

Project Construction Schedule:

3 Phases

180 units

20 per year

Construction Start Date:

Phase I - 12/18

Construction Completion Date:

Phase III 9/27

If Phased Project:

2019 Year 11 %

Complete

Year %

Complete

11% per year est

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:

LAND & INFRA STRUCTURE

TIF ALLOWS US TO SELL  
HOUSES FOR CONST. COST.

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

MARKET VALUE \$210,000 EST  
SALE PRICE \$170,000  
TIF PAYS GAP 40,000

Using TIF to reduce sale price  
to construction cost.

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:

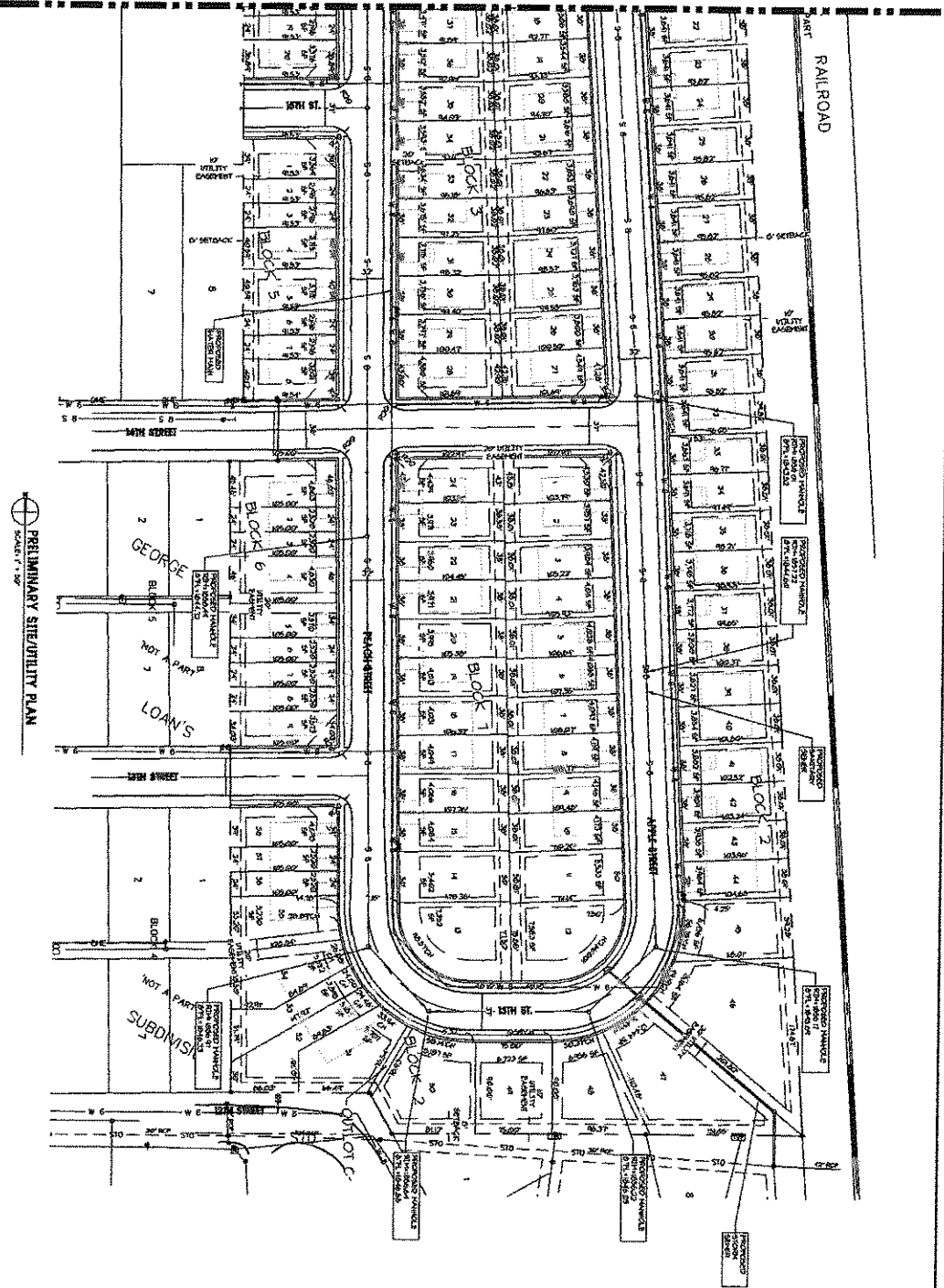
LEXINGTON	JOE PEPLIS A
LINCOLN-	DAVE LANDIS
GRAND ISLAND	CHAD NABILITY

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

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



MATCHLINE SEE SHEET C-2



PRELIMINARY SITE/UTILITY PLAN  
SCALE: 1" = 30'

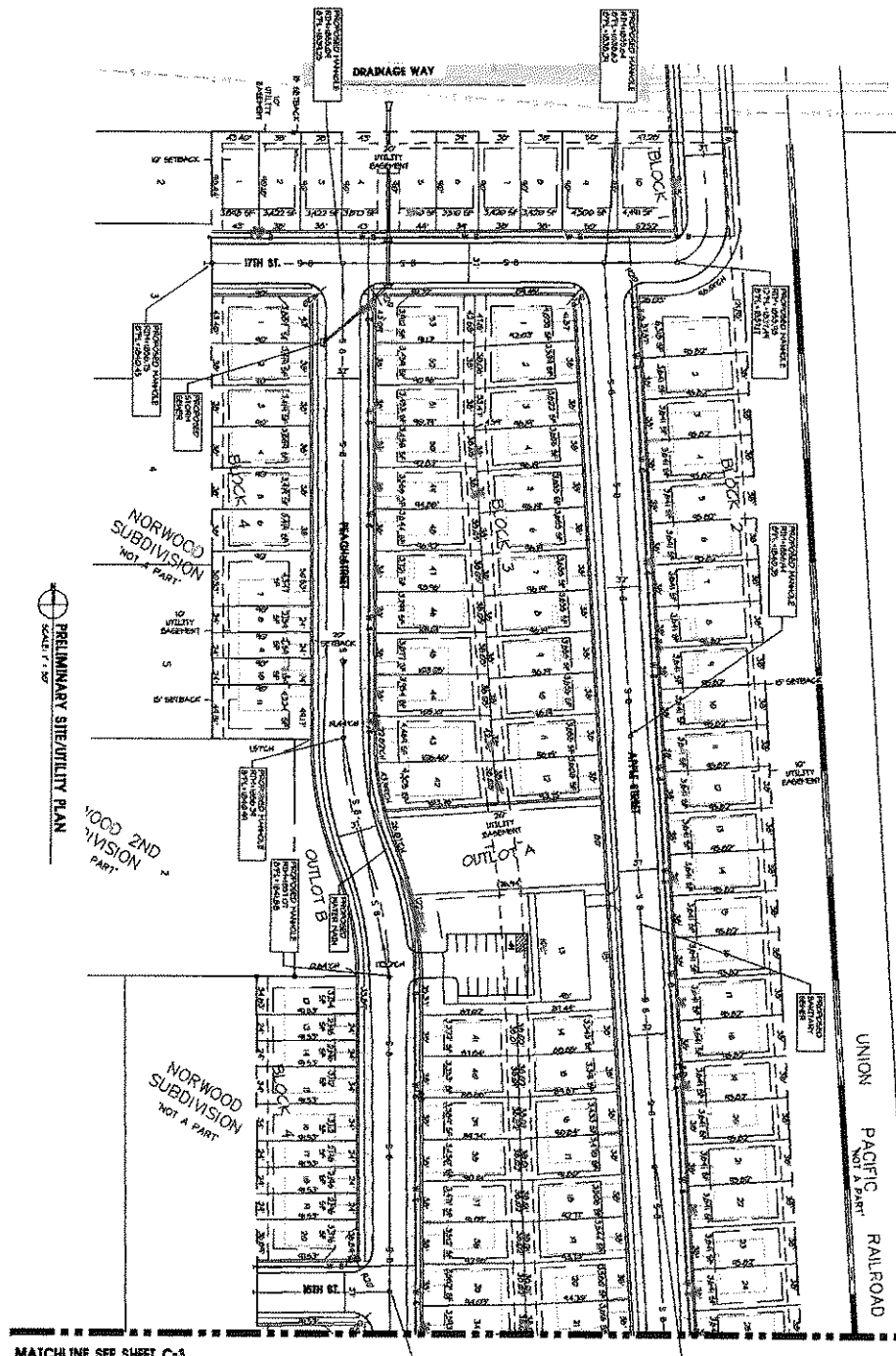
C-3

**Design Associates**  
of Lincoln, Inc.  
ARCHITECTS • ENGINEERS • PLANNERS  
1700 W. 10th Street, Lincoln, Nebraska 68508  
402-477-3300 dave@designassoc.com fax: 402-494-0015

PROPOSED  
SITE PLAN

**THE ORCHARD SUBDIVISION**  
PRELIMINARY STUDY  
GRAND ISLAND, NEBRASKA





**C-2**

**Design Associates**  
of Lincoln, Inc.

ARCHITECTS • ENGINEERS • PLANNERS

1525 O ST. SUITE 1000 LINCOLN, NEBRASKA 68502  
402-477-3300 design@da-lincoln.com 402-477-4012

**PROPOSED SITE PLAN**

**THE ORCHARD SUBDIVISION**  
PRELIMINARY STUDY  
GRAND ISLAND, NEBRASKA

18 AUG 2018

Developer/builder/GC

The Orchard, LLC

Hoppe Homes, LP

c/o Ward F. Hoppe

P.O. Box 6036

Lincoln Ne 68506

402-328-8100

Design Associates

c/o Jeremy Williams

402-474-3000

1609 N Street

Lincoln

Ne.

68508



# of units:	LIVING SQ. FT>	1,170	1305	1305	1739	1487
		2BR Ranch	3 BR RANCH	3 BR RANCH	2 STORY FRONT	2 STORY FRONT
		BASEMENT	SLAB	BASEMENT	SLAB	BASEMENT
Description		Per	Per	Per	Per	Per
		Unit	Unit	Unit	Unit	Unit
Appliances Allowance		\$2,550	\$2,550	\$2,550	\$2,550	\$2,550
Cabinets		\$2,100	\$2,100	\$2,100	\$2,700	\$2,700
Clean/Trash		\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Concrete Flatwork		\$11,500	\$10,000	\$11,500	\$14,650	\$14,650
Counter Tops Material		\$750	\$750	\$750	\$800	\$800
Deck Labor & Material		\$2,000	\$150	\$2,000	\$150	\$2,000
Drywall		\$6,550	\$7,000	\$7,300	\$8,500	\$8,700
Electrical		\$7,400	\$7,500	\$7,800	\$8,000	\$8,000
Environmental / SWPPP		\$300	\$300	\$300	\$300	\$300
Excavation/Backfill		\$1,400	\$0	\$1,600	\$0	\$1,600
Exterior Doors		\$1,120	\$1,560	\$1,120	\$1,225	\$780
Fine Grade & Site Prep		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Floor covering		\$3,700	\$4,000	\$4,500	\$5,000	\$5,200
Foundation Wall		\$13,500	\$11,000	\$15,000	\$7,800	\$12,000
Framing Labor		\$4,700	\$4,000	\$5,220	\$5,700	\$6,500
Framing Material		\$17,000	\$17,100	\$19,000	\$24,000	\$26,000
Garage Door - (No Opener)		\$700	\$700	\$700	\$700	\$700
Gutters		\$1,850	\$2,000	\$2,000	\$1,000	\$1,000
Hardware		\$480	\$500	\$500	\$500	\$500
HVAC - heat pump		\$8,800	\$8,200	\$9,000	\$8,200	\$9,000
Impact Fee		\$0	\$0	\$0	\$0	\$0
Insurance		\$300	\$300	\$300	\$300	\$300
Insulation		\$2,700	\$2,750	\$3,000	\$2,800	\$3,250
Interest	5% 8 mo.	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Landscape		\$800	\$800	\$800	\$800	\$800
Lighting Fixtures Allowance		\$335	\$350	\$350	\$350	\$350
Masonry		\$1,200	\$1,200	\$1,200	\$1,000	\$1,000
Mirrors		\$150	\$150	\$150	\$175	\$175
Painting		\$3,300	\$3,600	\$3,600	\$4,100	\$4,200
Permits & Curb Cut		\$800	\$800	\$800	\$800	\$800
Plumbing - 2 Baths		\$9,800	\$9,500	\$9,800	\$10,800	\$11,000
Portable Toilet		\$100	\$100	\$100	\$100	\$100
Roofing Labor & Materials		\$3,050	\$3,400	\$3,400	\$2,800	\$2,800
Sealing/Caulking		\$100	\$100	\$100	\$100	\$100
Sewer& h2o (private)		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Shutters		\$100	\$100	\$100	\$100	\$100
Siding Labor & Material		\$3,150	\$3,500	\$3,500	\$4,100	\$4,100
Signage		\$100	\$100	\$100	\$100	\$100
Sodding		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Solar		\$0	\$0	\$0	\$0	\$0
Sprinkler, fire		\$0	\$0	\$0	\$0	\$0
Sprinkler, lawn		\$1,400	\$1,400	\$1,400	\$1,400	\$1,400
Storage		\$100	\$100	\$100	\$100	\$100
Structural Steel		\$0	\$0	\$0	\$0	\$0
Supervision		\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Trim Labor		\$3,000	\$3,200	\$3,200	\$3,350	\$3,350
Trim Materials		\$2,900	\$3,200	\$3,200	\$3,200	\$3,200
Trusses - Roof		\$4,500	\$5,000	\$5,000	\$3,500	\$3,500
Utilities		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Waterproofing - In Foundat.#		\$0	\$0	\$0	\$0	\$0
Windows		\$1,070	\$900	\$1,300	\$1,500	\$1,900
Window Treatment		\$185	\$200	\$200	\$200	\$230
Post Boxes		\$100	\$100	\$100	\$100	\$100
<b>SUBTOTAL</b>	<b>90%</b>	<b>\$135,840</b>	<b>\$130,460</b>	<b>\$144,940</b>	<b>\$143,750</b>	<b>\$156,135</b>
Options (see schedule)		\$0	\$0	\$0	\$0	\$0
P&O	10%	\$15,093	\$14,496	\$16,104	\$15,972	\$17,348
<b>BUILDING COST</b>		<b>\$150,933</b>	<b>\$144,956</b>	<b>\$161,044</b>	<b>\$159,722</b>	<b>\$173,483</b>
realtor	3%	\$4,528	\$4,349	\$4,831	\$4,792	\$5,205
<b>SUBTOTAL</b>		<b>\$156,138</b>	<b>\$149,954</b>	<b>\$166,598</b>	<b>\$165,230</b>	<b>\$179,466</b>

**Hoppe Homes LP**  
**Balance Sheet**  
 As of December 31, 2017

	Dec 31, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
CHB 454060	27,816.16
CHB 7094683-Savings	2,830.17
Union 3050987	1,397.99
WGB 2004022605	3,805.28
<b>Total Checking/Savings</b>	<b>35,849.60</b>
Accounts Receivable	
Accounts Receivable	1,664.68
<b>Total Accounts Receivable</b>	<b>1,664.68</b>
<b>Other Current Assets</b>	
Lexington Project-Tyson Foods	
Advertising	-125.00
Gas	109.98
Supervision	142.50
NIFA	1,500.00
Permits	500.00
Environmental	2,800.00
Legal	18,076.00
Architecture	82.10
<b>Total Lexington Project-Tyson Foods</b>	<b>23,085.58</b>
Cherry Park East	
Cherry Park East - Other	-805.81
<b>Total Cherry Park East</b>	<b>-805.81</b>
Stonyhill Ventures-Option Purch	2,500.00
GIAHC Note(Stonyhill Ventures)	5,000.00
Stonyhill Ventures Receivable	11,380.35
Escrow-Security First Bank	9,265.87
Walnut Theater LLC Rec	10,500.00
<b>Total Other Current Assets</b>	<b>60,925.99</b>
<b>Total Current Assets</b>	<b>98,440.27</b>
<b>Fixed Assets</b>	
Investment in GILI LLC	
Gili LLC-Distribution	-252,000.00
Investment in GILI LLC - Other	-113,845.00
<b>Total Investment in GILI LLC</b>	<b>-365,845.00</b>
Drafting Software-2010	3,000.00
<b>Equipment</b>	
Duteau	36,230.00
Original Cost	20,549.35
Trailer	1,932.10
Truck	3,100.00
Truck-Ford 1997	5,500.00
Stock 710 Trailer-2008	8,000.00
Site Trailer-Oct 2010	1,965.74
20 HP KAW/44" ZTR Mower-2011	4,815.00
Chevrolet Siverado-2011	26,150.00
Washer/Dryer Sets	8,720.50
Ram 1500 Promaster Van-2016	22,000.00
Accumulated Depreciation	-90,919.38
<b>Total Equipment</b>	<b>48,043.31</b>

**Hoppe Homes LP**  
**Balance Sheet**  
 As of December 31, 2017

	Dec 31, 17
<b>Furniture &amp; Fixtures</b>	
Original Cost	8,530.51
Accumulated Depreciation	-8,530.51
<b>Total Furniture &amp; Fixtures</b>	0.00
<b>Rental Units</b>	
<b>1025 W Welter</b>	
Land-1025 W Welter	35,368.00
1025 W Welter - Other	125,121.82
<b>Total 1025 W Welter</b>	160,489.82
<b>2541/2543 SW Soukup Cir(Duplex)</b>	
Land-2543/2543 SW Soukup Cir	35,250.00
2541/2543 SW Soukup Cir(Duplex) - Other	204,495.75
<b>Total 2541/2543 SW Soukup Cir(Duplex)</b>	239,745.75
<b>Accumulated Depreciation</b>	-121,898.14
<b>Total Rental Units</b>	278,337.43
<b>Total Fixed Assets</b>	-36,464.26
<b>Other Assets</b>	
Walnut Redev Loan	1,989.06
Orchard Loan	333,028.45
<b>Work In Progress</b>	
WIP-Wyuka Project	106.11
<b>Total Work In Progress</b>	106.11
<b>Total Other Assets</b>	335,123.62
<b>TOTAL ASSETS</b>	<b>397,099.63</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
N/P CP East-Centurylink	11,000.00
N/P Security First-1100067995	31,157.21
N/P Security First-1100065001	144,075.68
N/P Security First-1100065002	49,504.48
N/P Security First-1100067718	15,829.78
Pet Deposit	250.00
Security Deposit	3,300.00
<b>Total Other Current Liabilities</b>	255,117.15
<b>Total Current Liabilities</b>	255,117.15
<b>Total Liabilities</b>	255,117.15
<b>Equity</b>	
<b>Jacob Hoppe Equity</b>	
Jacob Hoppe Capital	65,989.06
Jacob Hoppe Draws	-36,794.72
<b>Total Jacob Hoppe Equity</b>	29,194.34
<b>Margaret Hoppe Equity</b>	
Margaret Hoppe Capital	71,775.83
Margaret Hoppe Draws	-55,051.38
<b>Total Margaret Hoppe Equity</b>	16,724.45
<b>Retained Earnings</b>	-29.22

1:27 PM  
08/29/18  
Cash Basis

**Hoppe Homes LP**  
**Balance Sheet**  
As of December 31, 2017

---

	<u>Dec 31, 17</u>
Ward Hoppe Equity	
Ward Hoppe Capital	172,444.94
Ward Hoppe Draws	<u>-60,975.44</u>
<b>Total Ward Hoppe Equity</b>	111,469.50
Net Income	<u>-15,376.59</u>
<b>Total Equity</b>	<u>141,982.48</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>397,099.63</u></u>

**Hoppe Homes LP**  
**Profit & Loss YTD Comparison**  
 January through December 2017

	Jan - Dec 17	Jan - Dec 17
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Contract Receipt	170,000.00	170,000.00
CSV (Washer/Dryer)	2,565.00	2,565.00
OMC(Washer/Dryer)	245.00	245.00
Late Charges	464.00	464.00
Management Fee	26,866.17	26,866.17
Mileage Reimbursed	2,363.02	2,363.02
Overhead & Profit	30,000.00	30,000.00
Repair Income	34,783.73	34,783.73
Rental Income	40,880.00	40,880.00
<b>Total Income</b>	308,166.92	308,166.92
<b>Gross Profit</b>	308,166.92	308,166.92
<b>Expense</b>		
Campaign marketing	98,389.75	98,389.75
Advertising	250.00	250.00
Automobile Expense	15,710.91	15,710.91
Bank Service Charges	219.20	219.20
Contract Labor	116,377.87	116,377.87
Depreciation Expense	16,153.44	16,153.44
Donations	895.00	895.00
Dues and Subscriptions	1,671.00	1,671.00
401K Expense	2,250.04	2,250.04
Insurance	18,778.60	18,778.60
Interest Expense	11,057.97	11,057.97
Licenses and Permits	40.00	40.00
Miscellaneous	566.13	566.13
Office Supplies	1,596.77	1,596.77
Postage and Delivery	203.93	203.93
Professional Fees	14,438.76	14,438.76
Rent-Office	3,000.00	3,000.00
Repairs	2,069.54	2,069.54
Seminar	125.00	125.00
Service Charge	60.00	60.00
Taxes	7,981.52	7,981.52
Telephone	3,943.33	3,943.33
Tools and Machinery	1,612.12	1,612.12
Travel & Ent	2,915.09	2,915.09
Utilities	3,289.52	3,289.52
<b>Total Expense</b>	323,595.49	323,595.49
<b>Net Ordinary Income</b>	-15,428.57	-15,428.57
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Interest Income	4.24	4.24
Other Income	47.74	47.74
<b>Total Other Income</b>	51.98	51.98
<b>Net Other Income</b>	51.98	51.98
<b>Net Income</b>	-15,376.59	-15,376.59

**Hoppe Homes LP**  
**Balance Sheet**  
 As of December 31, 2016

	Dec 31, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
CHB 454060	38,371.39
CHB 7094683-Savings	2,825.93
Union 3050987	1,397.99
WGB 2004022605	3,805.28
<b>Total Checking/Savings</b>	<b>46,400.59</b>
<b>Other Current Assets</b>	
Lexington Project-Tyson Foods	
Market Study	4,800.00
NIFA	500.00
Legal	16,537.50
<b>Total Lexington Project-Tyson Foods</b>	<b>21,837.50</b>
Stonyhill Ventures-Option Purch	2,500.00
GIAHC Note(Stonyhill Ventures)	5,000.00
Stonyhill Ventures Receivable	11,035.85
Escrow-Security First Bank	9,251.39
Walnut Theater LLC Rec	10,500.00
<b>Total Other Current Assets</b>	<b>60,124.74</b>
<b>Total Current Assets</b>	<b>106,525.33</b>
<b>Fixed Assets</b>	
Investment in GILI LLC	
Gili LLC-Distribution	-212,000.00
Investment in GILI LLC - Other	-113,845.00
<b>Total Investment in GILI LLC</b>	<b>-325,845.00</b>
Drafting Software-2010	3,000.00
<b>Equipment</b>	
Original Cost	20,549.35
Trailer	1,932.10
Truck	3,100.00
Truck-Ford 1997	5,500.00
Stock 710 Trailer-2008	8,000.00
Site Trailer-Oct 2010	1,965.74
20 HP KAW/44" ZTR Mower-2011	4,815.00
Chevrolet Siverado-2011	26,150.00
Washer/Dryer Sets	8,720.50
Ram 1500 Promaster Van-2016	22,000.00
Accumulated Depreciation	-86,570.94
<b>Total Equipment</b>	<b>16,161.75</b>
<b>Furniture &amp; Fixtures</b>	
Original Cost	8,530.51
Accumulated Depreciation	-8,530.51
<b>Total Furniture &amp; Fixtures</b>	<b>0.00</b>
<b>Rental Units</b>	
1025 W Welter	
Land-1025 W Welter	35,368.00
1025 W Welter - Other	125,121.82
<b>Total 1025 W Welter</b>	<b>160,489.82</b>
2541/2543 SW Soukup Cir(Duplex)	
Land-2543/2543 SW Soukup Cir	35,250.00
2541/2543 SW Soukup Cir(Duplex) - Other	204,495.75
<b>Total 2541/2543 SW Soukup Cir(Duplex)</b>	<b>239,745.75</b>

**Hoppe Homes LP**  
**Balance Sheet**  
 As of December 31, 2016

	Dec 31, 16
Accumulated Depreciation	-110,093.14
Total Rental Units	290,142.43
Total Fixed Assets	-16,540.82
Other Assets	
Walnut Redev Loan	1,714.06
Orchard Loan	314,863.76
Total Other Assets	316,577.82
<b>TOTAL ASSETS</b>	<b>406,562.33</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
First Bankcard 2251	29.22
Total Credit Cards	29.22
Other Current Liabilities	
A/P Gili LLC	9,949.00
N/P Security First-1100065001	155,744.35
N/P Security First-1100065002	53,515.26
N/P Security First-1100067718	19,563.42
Pet Deposit	250.00
Security Deposit	3,300.00
Total Other Current Liabilities	242,322.03
Total Current Liabilities	242,351.25
Total Liabilities	242,351.25
Equity	
Jacob Hoppe Equity	
Jacob Hoppe Capital	74,292.06
Jacob Hoppe Draws	-34,892.40
Total Jacob Hoppe Equity	39,399.66
Margaret Hoppe Equity	
Margaret Hoppe Capital	80,080.83
Margaret Hoppe Draws	-55,051.38
Total Margaret Hoppe Equity	25,029.45
Retained Earnings	-29.22
Ward Hoppe Equity	
Ward Hoppe Capital	211,196.29
Ward Hoppe Draws	-56,025.75
Total Ward Hoppe Equity	155,170.54
Net Income	-55,359.35
Total Equity	164,211.08
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>406,562.33</b>

**Hoppe Homes LP**  
**Profit & Loss YTD Comparison**  
 January through December 2016

	<u>Jan - Dec 16</u>	<u>Jan - Dec 16</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Consulting	25,000.00	25,000.00
Contract Receipt	162,996.30	162,996.30
Drafting	1,000.00	1,000.00
CSV (Washer/Dryer)	3,730.00	3,730.00
OMC(Washer/Dryer)	420.00	420.00
Late Charges	425.00	425.00
Maintenance	124.50	124.50
Management Fee	27,411.10	27,411.10
Mileage Reimbursed	3,001.33	3,001.33
Overhead & Profit	5,869.55	5,869.55
Repair Income	34,717.06	34,717.06
Rental Income	39,365.00	39,365.00
Supervision	1,400.00	1,400.00
Trip Charge	37.41	37.41
	<hr/>	<hr/>
<b>Total Income</b>	305,497.25	305,497.25
<b>Cost of Goods Sold</b>		
Cost of Goods Sold	114,286.28	114,286.28
	<hr/>	<hr/>
<b>Total COGS</b>	114,286.28	114,286.28
	<hr/>	<hr/>
<b>Gross Profit</b>	191,210.97	191,210.97
<b>Expense</b>		
Advertising	843.25	843.25
Automobile Expense	9,848.80	9,848.80
Bank Service Charges	39.00	39.00
Contract Labor	110,964.35	110,964.35
Depreciation Expense	23,577.67	23,577.67
Donations	755.00	755.00
Dues and Subscriptions	992.00	992.00
401K Expense	2,250.04	2,250.04
Insurance	5,637.90	5,637.90
Interest Expense	10,393.26	10,393.26
Licenses and Permits	40.00	40.00
Office Supplies	988.03	988.03
Postage and Delivery	184.61	184.61
Professional Fees	7,877.10	7,877.10
Reference Materials	46.19	46.19
Rent-Office	3,000.00	3,000.00
Repairs	1,745.35	1,745.35
Service Charge	20.00	20.00
Taxes	3,963.39	3,963.39
Telephone	2,877.17	2,877.17
Tools and Machinery	839.49	839.49
Travel & Ent	554.08	554.08
Utilities	1,449.54	1,449.54
Web Site	67.90	67.90
	<hr/>	<hr/>
<b>Total Expense</b>	188,954.12	188,954.12
	<hr/>	<hr/>
<b>Net Ordinary Income</b>	2,256.85	2,256.85



1:26 PM  
08/29/18  
Cash Basis

**Hoppe Homes LP**  
**Profit & Loss YTD Comparison**  
January through December 2016

---

	<u>Jan - Dec 16</u>	<u>Jan - Dec 16</u>
<b>Other Income/Expense</b>		
<b>Other Income</b>		
K-1 Activity	-34,396.00	-34,396.00
Interest Income	4.25	4.25
<b>Total Other Income</b>	<u>-34,391.75</u>	<u>-34,391.75</u>
<b>Other Expense</b>		
Abandonment Loss	23,224.45	23,224.45
<b>Total Other Expense</b>	<u>23,224.45</u>	<u>23,224.45</u>
<b>Net Other Income</b>	<u>-57,616.20</u>	<u>-57,616.20</u>
<b>Net Income</b>	<u><u>-55,359.35</u></u>	<u><u>-55,359.35</u></u>

**Hoppe Homes LP**  
**Balance Sheet**  
 As of December 31, 2015

	Dec 31, 15
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
CHB 454060	22,742.97
CHB 7094683-Savings	2,821.68
Union 3050987	1,397.99
WGB 2004022605	3,805.28
<b>Total Checking/Savings</b>	<b>30,767.92</b>
<b>Other Current Assets</b>	
Lexington Project-Tyson Foods	
Legal	7,180.00
<b>Total Lexington Project-Tyson Foods</b>	<b>7,180.00</b>
Stonyhill Ventures-Option Purch	12,500.00
GIAHC Note(Stonyhill Ventures)	5,000.00
Stonyhill Ventures Receivable	710.85
<b>The Exchange-Costs</b>	
Plans	270.41
Office Labor	207.23
Signage	68.35
Demolition	3,175.84
Marketing	19,546.32
<b>Total The Exchange-Costs</b>	<b>23,268.15</b>
Escrow-Security First Bank	8,777.72
Walnut Theater LLC Rec	10,500.00
<b>Total Other Current Assets</b>	<b>67,936.72</b>
<b>Total Current Assets</b>	<b>98,704.64</b>
<b>Fixed Assets</b>	
Investment in GILI LLC	
Gili LLC-Distribution	-146,000.00
Investment in GILI LLC - Other	-79,449.00
<b>Total Investment in GILI LLC</b>	<b>-225,449.00</b>
Drafting Software-2010	3,000.00
<b>Equipment</b>	
Original Cost	20,549.35
Trailer	1,932.10
Truck	3,100.00
Truck-Ford 1997	5,500.00
Stock 710 Trailer-2008	8,000.00
Site Trailer-Oct 2010	1,965.74
20 HP KAW/44" ZTR Mower-2011	4,815.00
Chevrolet Siverado-2011	26,150.00
Washer/Dryer Sets	8,720.50
Accumulated Depreciation	-75,010.94
<b>Total Equipment</b>	<b>5,721.75</b>
<b>Furniture &amp; Fixtures</b>	
Original Cost	8,530.51
Accumulated Depreciation	-8,530.51
<b>Total Furniture &amp; Fixtures</b>	<b>0.00</b>
<b>Rental Units</b>	
1025 W Welter	
Land-1025 W Welter	35,368.00
1025 W Welter - Other	125,121.82
<b>Total 1025 W Welter</b>	<b>160,489.82</b>

**Hoppe Homes LP**  
**Balance Sheet**  
 As of December 31, 2015

	Dec 31, 15
2541/2543 SW Soukup Cir(Duplex)	
Land-2543/2543 SW Soukup Cir	35,250.00
2541/2543 SW Soukup Cir(Duplex) - Other	204,495.75
Total 2541/2543 SW Soukup Cir(Duplex)	239,745.75
Accumulated Depreciation	-98,075.47
Total Rental Units	302,160.10
Total Fixed Assets	85,432.85
Other Assets	
Walnut Redev Loan	1,443.28
Orchard Loan	281,581.17
Work In Progress	
WIP-Hohis	-4,741.00
Total Work In Progress	-4,741.00
Total Other Assets	278,283.45
<b>TOTAL ASSETS</b>	<b>462,420.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
First Bankcard 2251	408.28
First Bankcard 8695	189.88
Total Credit Cards	598.16
Other Current Liabilities	
N/P Ally Bank	5,628.11
N/P Security First-1100065001	165,792.20
N/P Security First-1100065002	56,968.93
Pet Deposit	250.00
Security Deposit	3,300.00
Total Other Current Liabilities	231,939.24
Total Current Liabilities	232,537.40
Total Liabilities	232,537.40
Equity	
Jacob Hoppe Equity	
Jacob Hoppe Capital	96,126.29
Jacob Hoppe Draws	-32,954.15
Total Jacob Hoppe Equity	63,172.14
Margaret Hoppe Equity	
Margaret Hoppe Capital	101,915.06
Margaret Hoppe Draws	-55,028.95
Total Margaret Hoppe Equity	46,886.11
Ward Hoppe Equity	
Ward Hoppe Capital	313,089.36
Ward Hoppe Draws	-47,673.32
Total Ward Hoppe Equity	265,416.04
Net Income	-145,590.75
Total Equity	229,883.54
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>462,420.94</b>

**Hoppe Homes LP**  
**Profit & Loss YTD Comparison**  
 January through December 2015

	Jan - Dec 15	Jan - Dec 15
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Returned Check Charges	25.00	25.00
Application Fee	25.00	25.00
Contract Receipt	34,185.96	34,185.96
Drafting	150.00	150.00
CSV (Washer/Dryer)	4,078.00	4,078.00
OMC(Washer/Dryer)	385.00	385.00
Lafe Charges	223.82	223.82
Maintenance	807.09	807.09
Management Fee	23,775.51	23,775.51
Mileage Reimbursed	4,818.32	4,818.32
Overhead & Profit	3,103.72	3,103.72
Repair Income	40,511.97	40,511.97
Rental Income	40,366.13	40,366.13
Supervision	562.50	562.50
Trip Charge	115.97	115.97
<b>Total Income</b>	153,133.99	153,133.99
<b>Cost of Goods Sold</b>		
Cost of Goods Sold	30,354.96	30,354.96
<b>Total COGS</b>	30,354.96	30,354.96
<b>Gross Profit</b>	122,779.03	122,779.03
<b>Expense</b>		
Automobile Expense	7,462.82	7,462.82
Bank Service Charges	42.32	42.32
Contract Labor	96,636.98	96,636.98
Depreciation Expense	12,225.49	12,225.49
Donations	990.00	990.00
Dues and Subscriptions	1,168.00	1,168.00
401K Expense	1,746.94	1,746.94
Insurance	8,395.65	8,395.65
Interest Expense	12,933.60	12,933.60
Lawn Maintenance	39.41	39.41
Licenses and Permits	40.00	40.00
Miscellaneous	0.00	0.00
Office Expense	12.45	12.45
Office Supplies	489.23	489.23
Postage and Delivery	131.83	131.83
Printing and Reproduction	33.68	33.68
Professional Fees	2,931.35	2,931.35
Rent-Office	3,000.00	3,000.00
Repairs	2,821.11	2,821.11
Seminar	115.00	115.00
Service Charge	45.00	45.00
Taxes	7,520.92	7,520.92
Telephone	2,812.08	2,812.08
Tools and Machinery	311.38	311.38
Travel & Ent	2,126.89	2,126.89
Utilities	2,627.88	2,627.88
Web Site	148.00	148.00
<b>Total Expense</b>	166,808.01	166,808.01
<b>Net Ordinary Income</b>	-44,028.98	-44,028.98

1:26 PM  
08/29/18  
Cash Basis

**Hoppe Homes LP**  
**Profit & Loss YTD Comparison**  
January through December 2015

---

	<u>Jan - Dec 15</u>	<u>Jan - Dec 15</u>
Other Income/Expense		
Other Income		
K-1 Activity	-101,566.00	-101,566.00
Interest Income	4.23	4.23
Total Other Income	<u>-101,561.77</u>	<u>-101,561.77</u>
Net Other Income	<u>-101,561.77</u>	<u>-101,561.77</u>
Net Income	<u><u>-145,590.75</u></u>	<u><u>-145,590.75</u></u>

The Orchard, LLC  
Balance Sheet  
As of December 31, 2017

	<u>Dec 31, 17</u>
<b>ASSETS</b>	
Other Assets	
Lincoln Heights Sub LT 1	421,840.25
<b>Total Other Assets</b>	<u>421,840.25</u>
<b>TOTAL ASSETS</b>	<u><u>421,840.25</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	20,841.08
<b>Total Accounts Payable</b>	<u>20,841.08</u>
Other Current Liabilities	
Earnest Money	15,000.00
<b>Total Other Current Liabilities</b>	<u>15,000.00</u>
<b>Total Current Liabilities</b>	<u>35,841.08</u>
Long Term Liabilities	
Hoppe Homes, LP	333,028.45
Ward F. Hoppe Loan	45,719.72
Ward F Hoppe LLC Loan	5,088.15
<b>Total Long Term Liabilities</b>	<u>383,836.32</u>
<b>Total Liabilities</b>	<u>419,677.40</u>
Equity	
Retained Earnings	2,162.85
<b>Total Equity</b>	<u>2,162.85</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>421,840.25</u></u>

1:30 PM  
08/29/18  
Cash Basis

The Orchard, LLC  
**Profit & Loss**  
January through December 2017

---

	Jan - Dec 17
Net Income	<u>0.00</u>

The Orchard, LLC  
**Balance Sheet**  
As of December 31, 2016

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
Other Assets	
Lincoln Heights Sub LT 1	413,119.59
<b>Total Other Assets</b>	<u>413,119.59</u>
<b>TOTAL ASSETS</b>	<u><u>413,119.59</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	20,841.08
<b>Total Accounts Payable</b>	<u>20,841.08</u>
Other Current Liabilities	
Earnest Money	15,000.00
<b>Total Other Current Liabilities</b>	<u>15,000.00</u>
<b>Total Current Liabilities</b>	<u>35,841.08</u>
Long Term Liabilities	
Cornhusker Bank Loan	9,444.03
Hoppe Homes, LP	314,863.76
Ward F. Hoppe Loan	45,719.72
Ward F Hoppe LLC Loan	5,088.15
<b>Total Long Term Liabilities</b>	<u>375,115.66</u>
<b>Total Liabilities</b>	<u>410,956.74</u>
Equity	
Retained Earnings	2,162.85
<b>Total Equity</b>	<u>2,162.85</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>413,119.59</u></u>



1:31 PM  
08/29/18  
Cash Basis

The Orchard, LLC  
**Profit & Loss**  
January through December 2016

---

	Jan - Dec 16
Net Income	<u><u>0.00</u></u>

The Orchard, LLC  
**Balance Sheet**  
As of December 31, 2015

	<u>Dec 31, 15</u>
<b>ASSETS</b>	
Other Assets	
Lincoln Heights Sub LT 1	407,260.97
<b>Total Other Assets</b>	<u>407,260.97</u>
<b>TOTAL ASSETS</b>	<u><u>407,260.97</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	20,841.08
<b>Total Accounts Payable</b>	<u>20,841.08</u>
Other Current Liabilities	
Earnest Money	15,000.00
<b>Total Other Current Liabilities</b>	<u>15,000.00</u>
<b>Total Current Liabilities</b>	35,841.08
Long Term Liabilities	
Cornhusker Bank Loan	36,868.00
Hoppe Homes, LP	281,581.17
Ward F. Hoppe Loan	45,719.72
Ward F Hoppe LLC Loan	5,088.15
<b>Total Long Term Liabilities</b>	<u>369,257.04</u>
<b>Total Liabilities</b>	405,098.12
Equity	
Retained Earnings	2,162.85
<b>Total Equity</b>	<u>2,162.85</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>407,260.97</u></u>

1:31 PM  
08/29/18  
Cash Basis

The Orchard, LLC  
**Profit & Loss**  
January through December 2015

---

	Jan - Dec 15
Net Income	<u>0.00</u>



COMMUNITY REDEVELOPMENT AUTHORITY

October 16, 2018

Virgil D. Harden, RSBA, SFO  
Chief Financial Officer  
Grand Island Public Schools  
123 S. Webb Road  
P.O. Box 4904  
Grand Island, NE 68802-4904

Dear Virgil,

This letter is to inform you that the Community Redevelopment Authority (CRA) of the City of Grand Island has received an application requesting Tax Increment Financing (TIF) for apartments in downtown Grand Island.

The application seeks \$6,000,000 in TIF assistance for the development of the 181 units of housing (128 townhomes, 40 row houses, and 13 single family detached homes) price for the entry level new home market. It is estimated that 20 homes will be constructed per year for a period of at least nine years. The property is located south of Capital Avenue and west of the Central Nebraska Railroad tracks north the intersection of 12<sup>th</sup> and Lamberts Streets.

At present, the proposed timeline for approval would be as follows:

- CRA receives initial application, 4 p.m., November 14.
- Regional Planning Commission holds public hearing 6 p.m., December 5.
- CRA reviews Planning Commission recommendation, 4 p.m. December 12.
- Grand Island City Council holds public hearing and takes action, 7 p.m., January 8.
- CRA considers redevelopment contract, 4 p.m. February 13.

Additional notification will be provided to the school board via certified mail prior to the public hearings before both planning commission and council. Should you have any questions or comments, please call me at (308) 385-5240.

Sincerely,

Chad Nabity, AICP  
Director

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

**RESOLUTION NO. 286**

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 14<sup>th</sup> day of November, 2018

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

By   
Chairperson

ATTEST:

  
Secretary

Orchard LLC

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

**RESOLUTION NO. 287**

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 26, from Orchard LLC- Hoppe Homes LP., (The "Developer") for redevelopment of property located in Northeast Grand Island, south of Capital Avenue and west of the Central Nebraska Rail Road Line proposed for platting as The Orchard Subdivision, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 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 14<sup>th</sup> day of November, 2018.

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

By   
Chairperson

ATTEST:

  
Secretary

Orchard LLC

# Copper Creek Estates Subdivisions



**Taxable**

- Not taxed
- Up to \$40,000
- Greater Than \$40,000

**Taxable Value: 34,760,624**

☆ Addresses with GIPS Students

Student Count (October 1, 2018):

- ELC - 3
- Dodge - 2
- Engleman - 2
- Jefferson - 1
- Newell - 4
- Shoemaker - 48
- Starr - 1
- Barr - 2
- Walnut - 2
- Westridge - 10
- GISH - 19
- CNSSP - 5
- Total - 99**

**Resolution Number 2019-03**

**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 Redevelopment Plan for CRA Area 26 requested by Orchard 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 December 5, 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 November 16<sup>th</sup> and Friday November 23<sup>rd</sup>, 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:** December 5, 2018.

**HALL COUNTY REGIONAL PLANNING COMMISSION**

ATTEST:

By:   
Chair

By:   
Secretary

Secretary