



Community Redevelopment Authority (CRA)

Wednesday, December 12, 2018
Regular Meeting

Item I1

**Forward Redevelopment Plan for The Orchard LLC/Hoppe Home
LP To the Grand Island City Council**

Staff Contact:

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

RESOLUTION NO. 288

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 The Orchard LLC/Hoppe Home P.C. (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,

The Orchard LLC/Hoppe Home P.C

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 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 \$6,000,000 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 12th day of December, 2018.

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

ATTEST:

By: _____
Chair

By: _____
Secretary

The Orchard LLC/Hoppe Home P.C

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY NEBRASKA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 581.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORWOOD SUBDIVISION; AND THE EASTERLY 75.00' OF LOT 2, EXCEPT THE NORTH 85.00' NORWOOD SUBDIVISION, AND THE EASTERLY 75.00' OF LOTS 3, 4 & 5, NORWOOD SUBDIVISION; AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE

SURVEYORS CERTIFICATE

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY NEBRASKA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 581.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORWOOD SUBDIVISION; AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, GEORGE LOAN'S SUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE REFERENCED PARCEL; SAID CORNER ALSO BEING THE POINT OF BEGINNING:
THENCE NORTHERLY ON AN ASSUMED BEARING OF N 00°48'02" W, 618.98' TO A FOUND 1" PIPE,
THENCE EASTERLY N 88°53'18" E, 47.89' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°02'43" W, 58.16' TO A FOUND 1" PIPE,
THENCE WESTERLY N 88°34'08" W, 35.11' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'34" W, 575.81' TO A FOUND 1" PIPE,
THENCE EASTERLY N 89°52'08" E, 34.94', TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'21" W, 217.37', TO A FOUND 1" PIPE,
THENCE WESTERLY S 90°00'00" W, 75.00' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'21" W, 556.18' TO A FOUND 1" PIPE,
THENCE EASTERLY S 90°00'00" E, 75.00' TO A FOUND 1" PIPE,
THENCE CONTINUING EASTERLY N 89°39'54" E, 403.78' TO A POINT OF INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, TO A FOUND 1" PIPE, THENCE SOUTHERLY S 03°40'02" E, ON SAID RIGHT-OF-WAY LINE, 2072.09' TO A FOUND 1" PIPE,
THENCE WESTERLY S 89°41'12" W, 403.53' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 28°52'34" W, 45.36' TO A FOUND 1" PIPE, THENCE WESTERLY S 89°52'45" W, 136.00' TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 23.813 ACRES, MORE OR LESS. JAYME M. MALONE LS#440

Property to be platted as The Orchard Subdivision in City of Grand Island, Hall County, Nebraska.

The Orchard LLC/Hoppe Home P.C

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

The Orchard LLC/Hoppe Home P.C

**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 12TH 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.

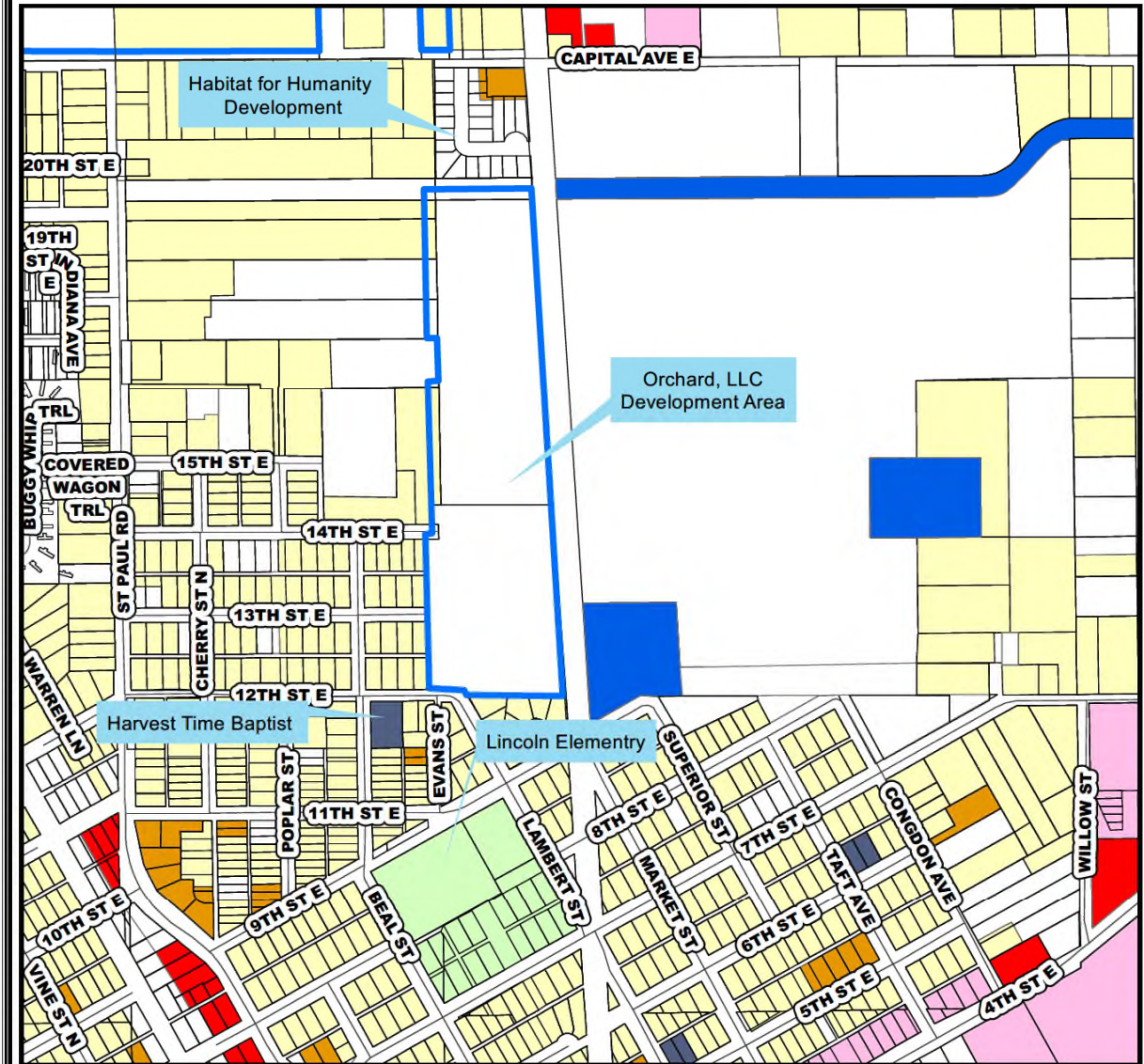
Orchard LLC – Hoppe Homes, LP owns the property being platted as The Orchard Subdivision. This is vacant property that has been surrounded by developed and developing property for more than 100 years. The developer is responsible for and has provided evidence that they can secure adequate debt financing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

- | | |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  Orchard LLC, Development Area |  Park; School |
|  Church |  Public |
|  Commercial |  Residential |
|  Industrial |  Vacant |
|  Multi-Family Residential | |



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Aika, 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.

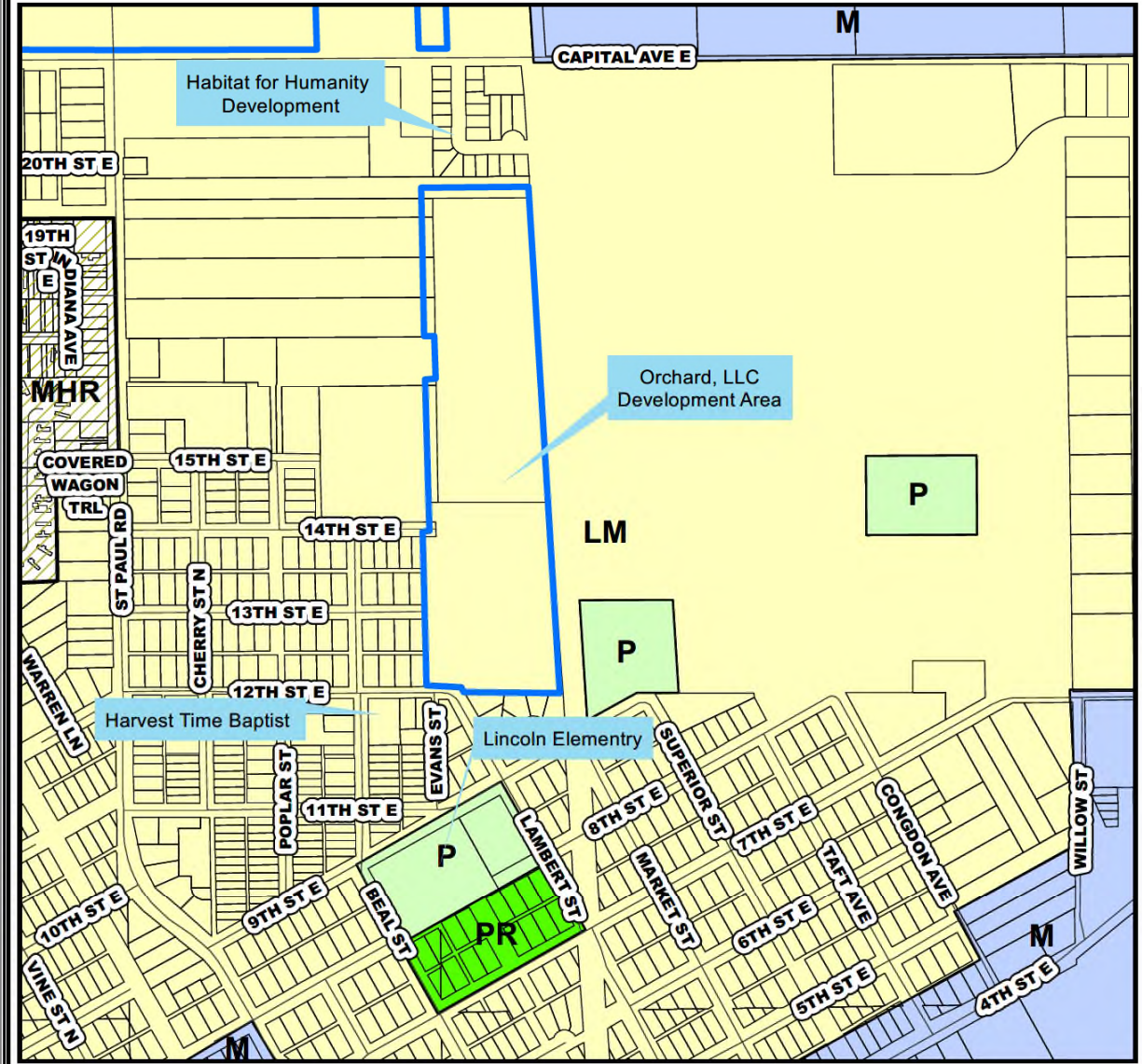
b. Demolition and Removal of Structures:

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
TOTALS	\$6,000,000	\$31,500,000	\$37,500,000

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 Statistics¹ the 2015-16 enrollment for GIPS was 9,698 students and the cost per student in 2013-14 was \$12,343 of that \$5,546 is generated locally. 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

¹ 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: \$ 3,000,000 -
APX \$ 1,000 X 180 plus \$ 350,000 APX

B. On-Site Improvements: \$ 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

Construction Start Date:

Phase I - 12/18

20 per year

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:

<u>MARKET VALUE</u>	<u>\$210,000</u>	<u>EST</u>
<u>SALE PRICE</u>	<u>\$170,000</u>	
<u>TIF PAYS GAP</u>	<u>40,000</u>	

Using TIF to reduce sale price
to construction cost.

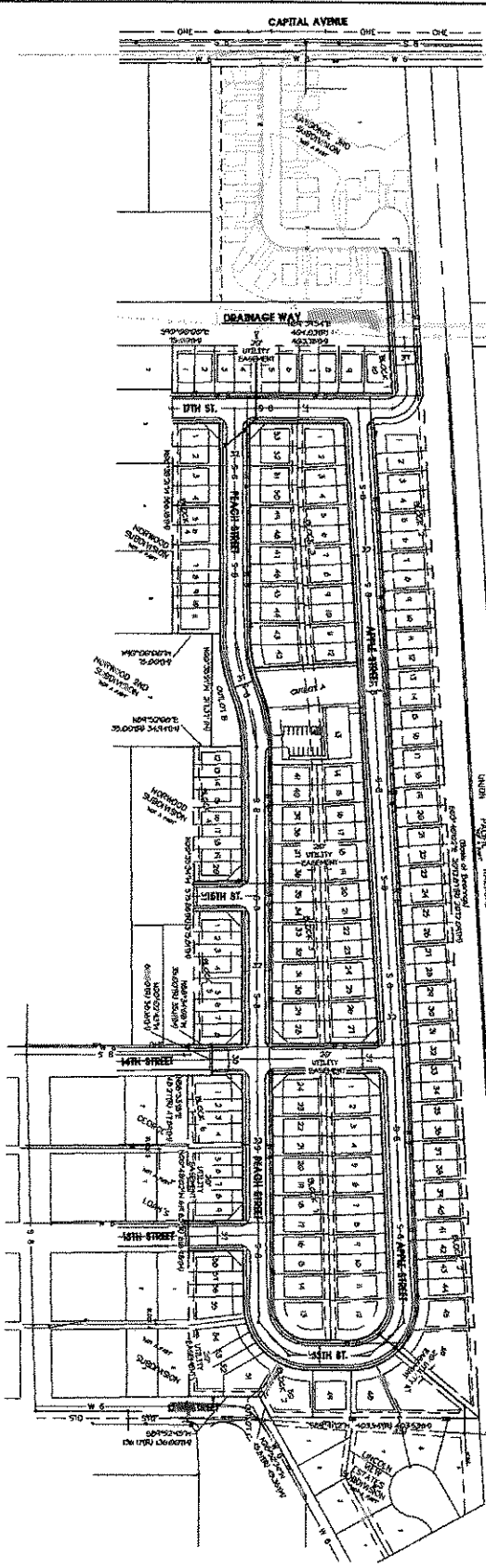
Municipal and Corporate References (if applicable). Please identify all other
Municipalities, and other Corporations the Applicant has been involved with, or

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



DATE OF ISSUE: 12/07/18

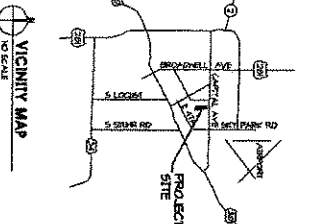
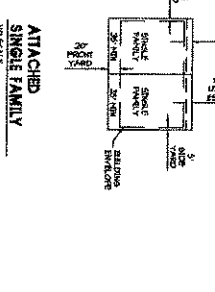
LEGAL DESCRIPTION

TRACT OF LAND... (Detailed legal description of the land parcel, including references to previous plat maps and sections.)

SURVEYORS CERTIFICATE

I, the undersigned, a duly licensed professional engineer, have surveyed the above described land... (Surveyor's statement of accuracy and compliance with applicable laws.)

- ### GENERAL SITE NOTES
1. ALL DIMENSIONS ARE IN FEET.
 2. ALL DIMENSIONS SHALL BE APPROXIMATE. ALL DIMENSIONS SHALL BE APPROXIMATE. ALL DIMENSIONS SHALL BE APPROXIMATE.
 3. ALL DIMENSIONS SHALL BE APPROXIMATE. ALL DIMENSIONS SHALL BE APPROXIMATE.
 4. ALL DIMENSIONS SHALL BE APPROXIMATE. ALL DIMENSIONS SHALL BE APPROXIMATE.
 5. EACH LOT SHALL HAVE INDIVIDUAL SERVICE FOR WATER, SEWER, AND ELECTRICAL.
 6. CONDUITS SHALL BE 18" TO 24" IN DIAMETER. CONDUITS SHALL BE 18" TO 24" IN DIAMETER.
 7. CONDUITS SHALL BE 18" TO 24" IN DIAMETER. CONDUITS SHALL BE 18" TO 24" IN DIAMETER.
 8. CONDUITS SHALL BE 18" TO 24" IN DIAMETER. CONDUITS SHALL BE 18" TO 24" IN DIAMETER.
 9. CONDUITS SHALL BE 18" TO 24" IN DIAMETER. CONDUITS SHALL BE 18" TO 24" IN DIAMETER.
 10. CONDUITS SHALL BE 18" TO 24" IN DIAMETER. CONDUITS SHALL BE 18" TO 24" IN DIAMETER.



Design Associates
of Lincoln, Inc.
PROFESSIONAL ENGINEER & ARCHITECT
1400 'N' STREET, LINCOLN, NEBRASKA 68508
PHONE: 402-474-3500 EMAIL: info@designassoc.com

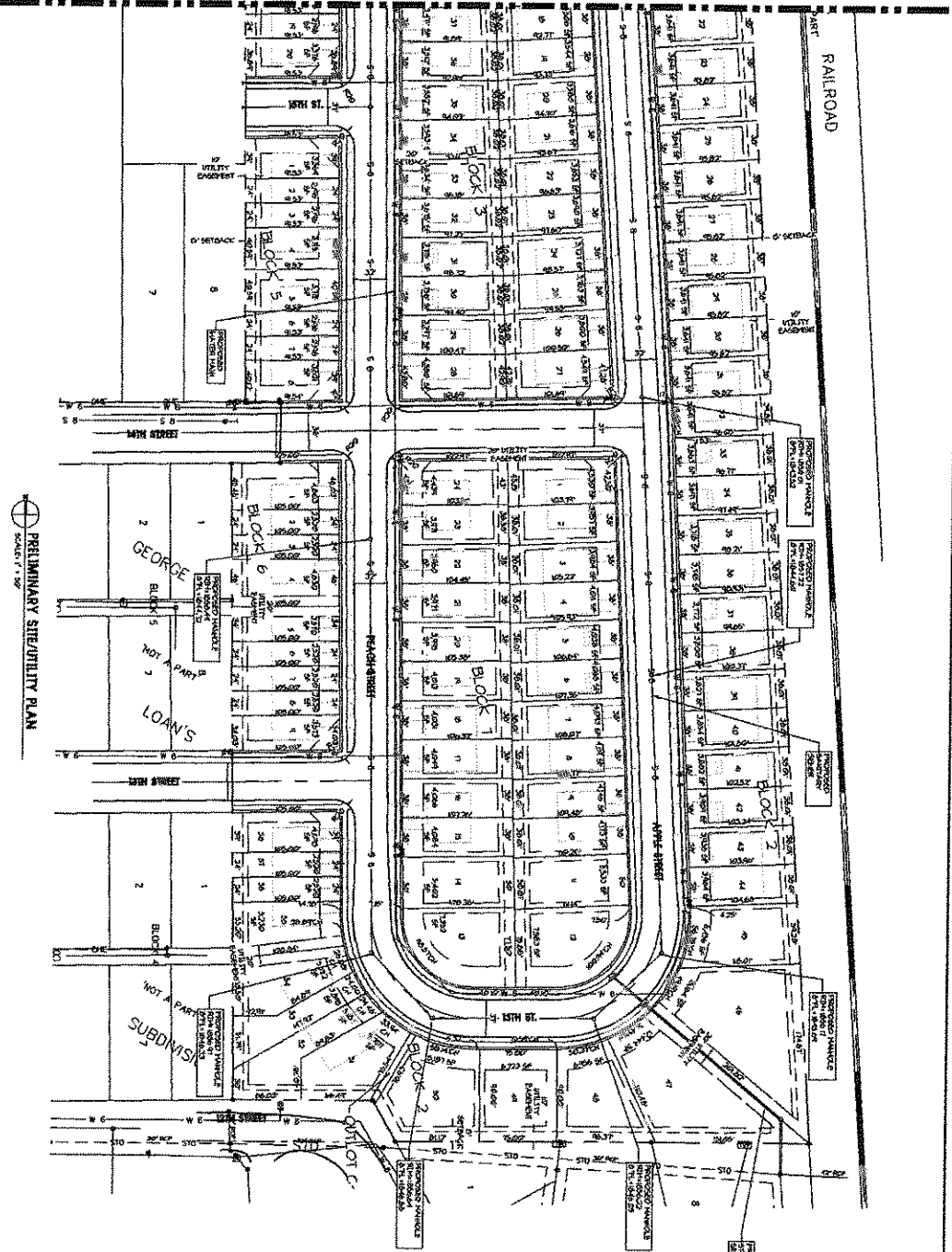
PROPOSED
SITE PLAN

THE ORCHARD SUBDIVISION

PRELIMINARY STUDY
GRAND ISLAND, NEBRASKA

19 AUG 2018

MATCHLINE SEE SHEET C-2



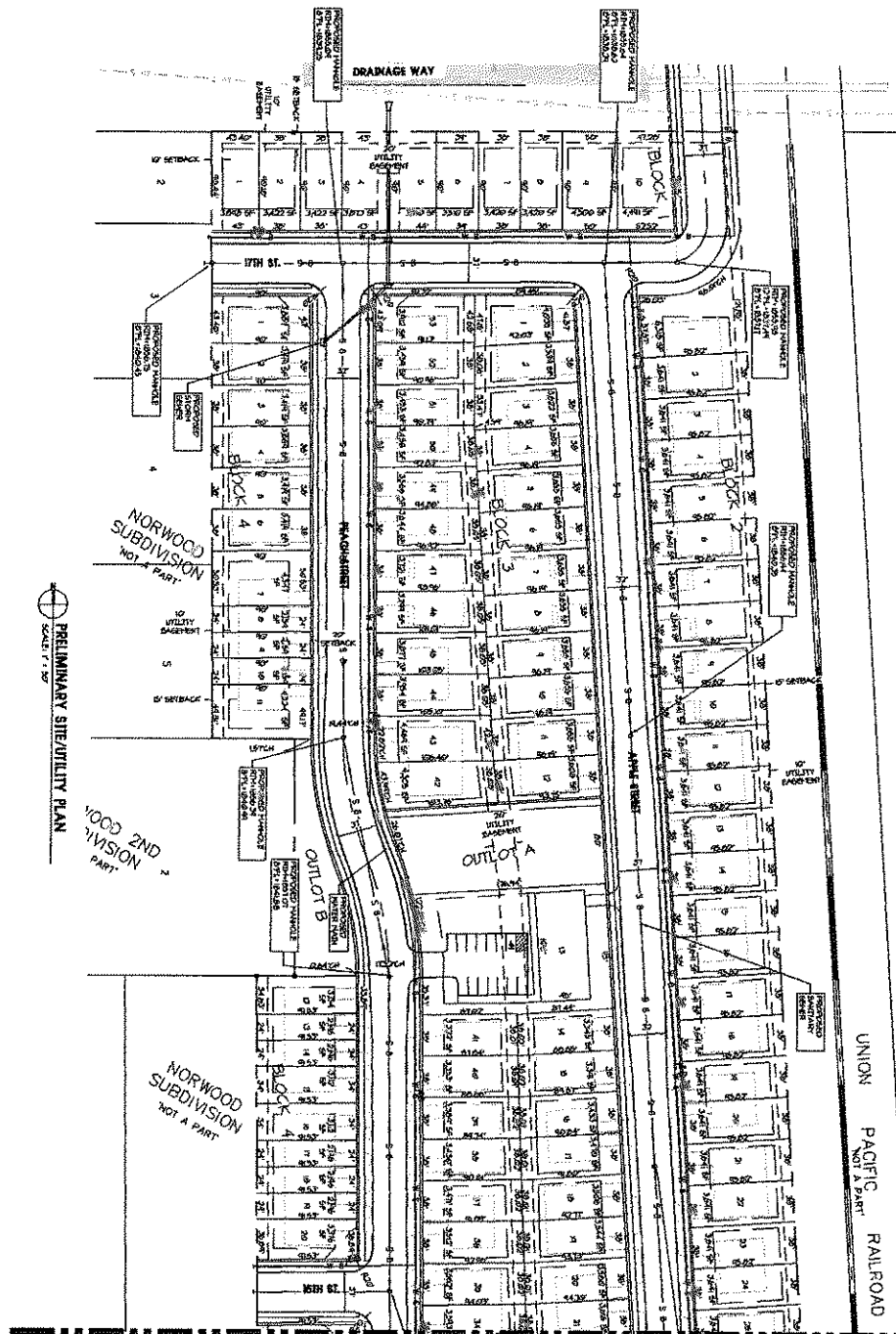
C-3

Design Associates
of Lincoln, Inc.
ARCHITECTS • ENGINEERS • PLANNERS
123456789 10th St. LINCOLN, NEBRASKA 68502
402-427-2200 info@designassociates.com 402-427-4000

PROPOSED
SITE PLAN

THE ORCHARD SUBDIVISION
PRELIMINARY STUDY
GRAND ISLAND, NEBRASKA





MATCHLINE SEE SHEET C-3

C-2

Design Associates
of Lincoln, Inc.

ARCHITECTS • ENGINEERS • PLANNERS

1525 W. 10TH STREET LINCOLN, NEBRASKA 68502
402-471-3300 www.designassociates.com 402-471-4012

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
SUBTOTAL	90%	\$135,840	\$130,460	\$144,940	\$143,750	\$156,135
Options (see schedule)		\$0	\$0	\$0	\$0	\$0
P&O	10%	\$15,093	\$14,496	\$16,104	\$15,972	\$17,348
BUILDING COST		\$150,933	\$144,956	\$161,044	\$159,722	\$173,483
realtor	3%	\$4,528	\$4,349	\$4,831	\$4,792	\$5,205
SUBTOTAL		\$156,138	\$149,954	\$166,598	\$165,230	\$179,466

Hoppe Homes LP
Balance Sheet
 As of December 31, 2017

	Dec 31, 17
ASSETS	
Current Assets	
Checking/Savings	
CHB 454060	27,816.16
CHB 7094683-Savings	2,830.17
Union 3050987	1,397.99
WGB 2004022605	3,805.28
Total Checking/Savings	35,849.60
Accounts Receivable	
Accounts Receivable	1,664.68
Total Accounts Receivable	1,664.68
Other Current Assets	
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
Total Lexington Project-Tyson Foods	23,085.58
Cherry Park East	
Cherry Park East - Other	-805.81
Total Cherry Park East	-805.81
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
Wainut Theater LLC Rec	10,500.00
Total Other Current Assets	60,925.99
Total Current Assets	98,440.27
Fixed Assets	
Investment in GILI LLC	
Gili LLC-Distribution	-252,000.00
Investment in GILI LLC - Other	-113,845.00
Total Investment in GILI LLC	-365,845.00
Drafting Software-2010	3,000.00
Equipment	
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
Total Equipment	48,043.31

1:27 PM
 08/29/18
 Cash Basis

Hoppe Homes LP
Balance Sheet
 As of December 31, 2017

	Dec 31, 17
Furniture & Fixtures	
Original Cost	8,530.51
Accumulated Depreciation	-8,530.51
Total Furniture & Fixtures	0.00
Rental Units	
1025 W Welter	
Land-1025 W Welter	35,368.00
1025 W Welter - Other	125,121.82
Total 1025 W Welter	160,489.82
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	-121,898.14
Total Rental Units	278,337.43
Total Fixed Assets	-36,464.26
Other Assets	
Walnut Redev Loan	1,989.06
Orchard Loan	333,028.45
Work In Progress	
WIP-Wyuka Project	106.11
Total Work In Progress	106.11
Total Other Assets	335,123.62
TOTAL ASSETS	397,099.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
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
Total Other Current Liabilities	255,117.15
Total Current Liabilities	255,117.15
Total Liabilities	255,117.15
Equity	
Jacob Hoppe Equity	
Jacob Hoppe Capital	65,989.06
Jacob Hoppe Draws	-36,794.72
Total Jacob Hoppe Equity	29,194.34
Margaret Hoppe Equity	
Margaret Hoppe Capital	71,775.83
Margaret Hoppe Draws	-55,051.38
Total Margaret Hoppe Equity	16,724.45
Retained Earnings	-29.22

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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>
Total Ward Hoppe Equity	111,469.50
Net Income	<u>-15,376.59</u>
Total Equity	<u>141,982.48</u>
TOTAL LIABILITIES & EQUITY	<u>397,099.63</u>

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

	Jan - Dec 17	Jan - Dec 17
Ordinary Income/Expense		
Income		
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
Total Income	<u>308,166.92</u>	<u>308,166.92</u>
Gross Profit	308,166.92	308,166.92
Expense		
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
Total Expense	<u>323,595.49</u>	<u>323,595.49</u>
Net Ordinary Income	-15,428.57	-15,428.57
Other Income/Expense		
Other Income		
Interest Income	4.24	4.24
Other Income	47.74	47.74
Total Other Income	<u>51.98</u>	<u>51.98</u>
Net Other Income	51.98	51.98
Net Income	<u><u>-15,376.59</u></u>	<u><u>-15,376.59</u></u>

Hoppe Homes LP
Balance Sheet
 As of December 31, 2016

	Dec 31, 16
ASSETS	
Current Assets	
Checking/Savings	
CHB 454060	38,371.39
CHB 7094683-Savings	2,825.93
Union 3050987	1,397.99
WGB 2004022605	3,805.28
Total Checking/Savings	46,400.59
Other Current Assets	
Lexington Project-Tyson Foods	
Market Study	4,800.00
NIFA	500.00
Legal	16,537.50
Total Lexington Project-Tyson Foods	21,837.50
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
Total Other Current Assets	60,124.74
Total Current Assets	106,525.33
Fixed Assets	
Investment in GILI LLC	
Gili LLC-Distribution	-212,000.00
Investment in GILI LLC - Other	-113,845.00
Total Investment in GILI LLC	-325,845.00
Drafting Software-2010	3,000.00
Equipment	
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
Total Equipment	16,161.75
Furniture & Fixtures	
Original Cost	8,530.51
Accumulated Depreciation	-8,530.51
Total Furniture & Fixtures	0.00
Rental Units	
1025 W Welter	
Land-1025 W Welter	35,368.00
1025 W Welter - Other	125,121.82
Total 1025 W Welter	160,489.82
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

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
TOTAL ASSETS	406,562.33
LIABILITIES & EQUITY	
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
TOTAL LIABILITIES & EQUITY	406,562.33

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

	Jan - Dec 16	Jan - Dec 16
Ordinary Income/Expense		
Income		
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
Total Income	305,497.25	305,497.25
Cost of Goods Sold		
Cost of Goods Sold	114,286.28	114,286.28
Total COGS	114,286.28	114,286.28
Gross Profit	191,210.97	191,210.97
Expense		
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
Total Expense	188,954.12	188,954.12
Net Ordinary Income	2,256.85	2,256.85

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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>
Other Income/Expense		
Other Income		
K-1 Activity	-34,396.00	-34,396.00
Interest Income	4.25	4.25
Total Other Income	<u>-34,391.75</u>	<u>-34,391.75</u>
Other Expense		
Abandonment Loss	23,224.45	23,224.45
Total Other Expense	<u>23,224.45</u>	<u>23,224.45</u>
Net Other Income	<u>-57,616.20</u>	<u>-57,616.20</u>
Net Income	<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
ASSETS	
Current Assets	
Checking/Savings	
CHB 454060	22,742.97
CHB 7094683-Savings	2,821.68
Union 3050987	1,397.99
WGB 2004022605	3,805.28
Total Checking/Savings	30,767.92
Other Current Assets	
Lexington Project-Tyson Foods	
Legal	7,180.00
Total Lexington Project-Tyson Foods	7,180.00
Stonyhill Ventures-Option Purch	12,500.00
GIAHC Note(Stonyhill Ventures)	5,000.00
Stonyhill Ventures Receivable	710.85
The Exchange-Costs	
Plans	270.41
Office Labor	207.23
Signage	68.35
Demolition	3,175.84
Marketing	19,546.32
Total The Exchange-Costs	23,268.15
Escrow-Security First Bank	8,777.72
Walnut Theater LLC Rec	10,500.00
Total Other Current Assets	67,936.72
Total Current Assets	98,704.64
Fixed Assets	
Investment in GILI LLC	
Gili LLC-Distribution	-146,000.00
Investment in GILI LLC - Other	-79,449.00
Total Investment in GILI LLC	-225,449.00
Drafting Software-2010	3,000.00
Equipment	
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
Total Equipment	5,721.75
Furniture & Fixtures	
Original Cost	8,530.51
Accumulated Depreciation	-8,530.51
Total Furniture & Fixtures	0.00
Rental Units	
1025 W Welter	
Land-1025 W Welter	35,368.00
1025 W Welter - Other	125,121.82
Total 1025 W Welter	160,489.82

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
TOTAL ASSETS	462,420.94
LIABILITIES & EQUITY	
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
TOTAL LIABILITIES & EQUITY	462,420.94

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

	Jan - Dec 15	Jan - Dec 15
Ordinary Income/Expense		
Income		
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
Total Income	153,133.99	153,133.99
Cost of Goods Sold		
Cost of Goods Sold	30,354.96	30,354.96
Total COGS	30,354.96	30,354.96
Gross Profit	122,779.03	122,779.03
Expense		
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
Total Expense	166,808.01	166,808.01
Net Ordinary Income	-44,028.98	-44,028.98

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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>
ASSETS	
Other Assets	
Lincoln Heights Sub LT 1	421,840.25
Total Other Assets	<u>421,840.25</u>
TOTAL ASSETS	<u><u>421,840.25</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	20,841.08
Total Accounts Payable	<u>20,841.08</u>
Other Current Liabilities	
Earnest Money	15,000.00
Total Other Current Liabilities	<u>15,000.00</u>
Total Current Liabilities	<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
Total Long Term Liabilities	<u>383,836.32</u>
Total Liabilities	<u>419,677.40</u>
Equity	
Retained Earnings	2,162.85
Total Equity	<u>2,162.85</u>
TOTAL LIABILITIES & EQUITY	<u><u>421,840.25</u></u>

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Cash Basis

The Orchard, LLC
Profit & Loss
January through December 2017

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

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

	Dec 31, 16
ASSETS	
Other Assets	
Lincoln Heights Sub LT 1	413,119.59
Total Other Assets	<u>413,119.59</u>
TOTAL ASSETS	<u><u>413,119.59</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	20,841.08
Total Accounts Payable	<u>20,841.08</u>
Other Current Liabilities	
Earnest Money	15,000.00
Total Other Current Liabilities	<u>15,000.00</u>
Total Current Liabilities	35,841.08
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
Total Long Term Liabilities	<u>375,115.66</u>
Total Liabilities	410,956.74
Equity	
Retained Earnings	2,162.85
Total Equity	<u>2,162.85</u>
TOTAL LIABILITIES & EQUITY	<u><u>413,119.59</u></u>

1:31 PM
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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>
ASSETS	
Other Assets	
Lincoln Heights Sub LT 1	407,260.97
Total Other Assets	<u>407,260.97</u>
TOTAL ASSETS	<u><u>407,260.97</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	20,841.08
Total Accounts Payable	<u>20,841.08</u>
Other Current Liabilities	
Earnest Money	15,000.00
Total Other Current Liabilities	<u>15,000.00</u>
Total Current Liabilities	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
Total Long Term Liabilities	<u>369,257.04</u>
Total Liabilities	405,098.12
Equity	
Retained Earnings	2,162.85
Total Equity	<u>2,162.85</u>
TOTAL LIABILITIES & EQUITY	<u><u>407,260.97</u></u>

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Cash Basis

The Orchard, LLC
Profit & Loss
January through December 2015

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

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 16th and Friday November 23rd, 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