



# **Community Redevelopment Authority (CRA)**

**Wednesday, January 9, 2019  
Regular Meeting Packet**

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## **Board Members:**

**Tom Gdowski - Chairman**

**Glen Murray – Vice Chairman**

**Sue Pirnie**

**Glenn Wilson**

**Krae Dutoit**

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**4:00 PM  
Community Meeting Room City Hall**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

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

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

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

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### **DIRECTOR COMMUNICATION**

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



# Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019**  
**Regular Meeting**

## **Item A1**

### **Agenda**

**Staff Contact:**



**AGENDA**  
**Wednesday, January 9, 2019**  
**4 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications

1. Call to Order  
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of December 12, 2018, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment for CRA Area # 1 for the main floor commercial and residential development of the west side of the old Sears building at 411 W 3<sup>rd</sup> street. This is the second phase of redevelopment for the Sears Building. – Paramount Development LLC.
  - a. Consideration of Resolution 292- Forward a Redevelopment Plan Amendment to the Grand Island City Council for redevelopment of the west side of the old Sears building at 411 W 3<sup>rd</sup> street – Paramount Development LLC.
7. Redevelopment Plan Amendment for CRA Area # 1 for the main floor commercial and upper story residential development of the center portion of the Williamson Interiors building at 112 E 3<sup>rd</sup> street. – Wing Properties.
  - a. Consideration of Resolution 293- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of the main floor commercial and upper story residential development of the center portion



of the Williamson Interiors building at 112 E 3<sup>rd</sup> street. – Wing Properties.

- b. Consideration of Resolution 294- Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for redevelopment of the main floor commercial and upper story residential development of the center portion of the Williamson Interiors building at 112 E 3<sup>rd</sup> street. – Wing Properties.
8. Redevelopment Plan Amendment for CRA Area # 1 for the main floor commercial and upper story residential development of the GI Music building at 110 W 2<sup>nd</sup> street. – Rawr Holdings LLC.
  - a. Consideration of Resolution 295- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of the main floor commercial and upper story residential development of the GI Music building at 110 W 2nd street. – Rawr Holdings LLC.
  - b. Consideration of Resolution 296- Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for redevelopment of the main floor commercial and upper story residential development of the GI Music building at 110 W 2nd street. – Rawr Holdings LLC.
9. Director's Report
10. Adjournment

Next Meeting February 13, 2018

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM

4 p.m. Wednesday, January 9, 2019

1. CALL TO ORDER. The meeting will be called to order by Chairman Tom Gdowski. This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting December 12, 2018, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of December 1 through 31, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$43,916.46 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. RECOMMENDATION REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 411 W 3<sup>rd</sup> STREET THE FIRST FLOOR OF THE OLD SEARS BUILDING–PARAMOUNT DEVELOPMENT LLC. Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 1<sup>st</sup> story at the west end of the Old Sears Building) to include one, one bedroom first floor apartment and 6,500 square feet of commercial space. The developer is requesting \$199,000 of tax increment financing. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A MOTION to approve Resolution 292 is in order.
7. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 112 E 3<sup>rd</sup> STREET-WING PROPERTIES Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 112 E. Third (the center section of the Williamson Interior Building) to include one, second floor apartment and main level commercial space. The developer is requesting \$105,095 of tax increment financing. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A MOTION to approve Resolution 293 (forward to Regional Planning Commission) and Resolution 294 (30-day intent notice to city council) is in order.
8. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 110 W 2<sup>nd</sup> STREET GI MUSIC BUILDING–Rawr Holdings LLC. Concerning an amendment to the

redevelopment plan for CRA Area No. 1 to allow for redevelopment 110 W. Second (GI Music Building) to include two second floor apartments and main level commercial space. The developer is requesting \$75,031 of tax increment financing. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A MOTION to approve Resolution 295 (forward to Regional Planning Commission) and Resolution 296 (30-day intent notice to city council) is in order.



# Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019  
Regular Meeting**

## **Item B1**

**Minutes 12-12-18**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 12, 2018

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on December 12, 2018 at Bosselman Offices, 1607 S. Locust Street. Notice of the meeting was given in the December 5, 2018 Grand Island Independent.

#### 1. CALL TO ORDER.

Chairman Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Krae Dutoit and Glenn Wilson. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Planner 1 Rashad Moxey, City Administrator Marlan Ferguson, Assistant City Administrator Brent Clark, City Council President Vaughn Minton and Brian Schultz from the Grand Island Finance Department.

#### 2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the November 14, 2018 meeting was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 4-0.

#### 3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from November 1st, 2018 to November 30th, 2018. A motion for approval of the financial reports was made by Murray and second by Wilson. Upon roll call vote, all present voted aye. Motion carried 4-0.

#### 4. APPROVAL OF BILLS.

The bills were reviewed by Brian Shultz. A motion was made by Dutoit and second by Murray to approve the bills in the amount of \$4,044.94. Upon roll call vote, all present voted aye. Motion carried 4-0.

#### 5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity. The Bosselman project and Take Flight project were added to the façade projects. There is \$500,000 of committed projects with a projected \$400,000 to be paid out this year. The Hedde Building includes \$100,000 from next year's budget if funding is available. Mendez has not returned any messages. There is no policy in place before reallocating funding. The Neilson project still not moving forward. It is possible that they may decide not to move forward. The contract for the Old Sear's project is moving forward the

contract is included in the packet. We are anticipating getting bills and paid receipts for Peaceful Root within the next two months. Take Flight received their occupancy permit and should be submitting a request for payment on the life safety grant.

**6. Redevelopment Plan Amendment for CRA Area #26 south of Capital Avenue and east of the Central Nebraska Railroad line being platted as the Orchard Subdivision – Orchard LLC/Hoppe Homes LP.**

- A. Consideration of Resolution 288 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for redevelopment of property located south of Capital Avenue and east of the Central Nebraska Railroad line being platted as the Orchard Subdivision – Orchard LLC/Hoppe Homes LP.

Nabity stated CRA sent this to the Planning Commission and found the plan use for residential development is consistent with comprehensive plan. The resolution will forward the plan to council. If the redevelopment plan is approved by council, that would authorize the CRA to a redevelopment contract. This is proposed to go to City Council on February 12, 2019. Nabity also stated the Grand Island Public school system did show up at the Planning Commission Meeting and spoke on the attendance impact of Copper Creek. Similar impacts are likely with this project.

A motion was made by Murry and second by Dutoit to approve Resolution 288. Upon roll call vote all, voted aye. Motion carried 4-0.

**7. Redevelopment Contract for Paramount Development LLC, authorizing the use of Tax Increment Financing to aid in for redevelopment of property located at 411 W. Third Street for residential purposes.**

- A. Consideration of Resolution 289-

Nabity explained this is the west end upper story of the Sears building, development of four apartments with the exiting on the first floor. The City Council did approve the Redevelopment plan. The contract would allow them to get started on the project. This would allow \$159,800 in TIF over the course of 15 years.

A motion was made by Dutoit and second by Wilson to approve Resolution 289 and authorize the Chair to sign the redevelopment contract. Upon roll call vote all voted aye. Motion carried 4-0.

**8. Redevelopment Plan Amendment for CRA Area #1 for the main floor commercial and residential development of the west side of the old Sears building at 411 W. 3<sup>rd</sup> Street. This is the second phase of redevelopment for the Sears Building. – Paramount Development LLC.**

- a. Consideration of Resolution 290 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of the main floor of the west side of the old Sears

building at 411 W. 3<sup>rd</sup> Street for commercial and residential purposes – Paramount Development LLC.

- b. Consideration of Resolution 291 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for redevelopment of the main floor of the west side of the old Sears building at 411 W. 3<sup>rd</sup> Street for commercial and resident purposes – Paramount Development LLC.

Paramount Development does have a contract to purchase 6500 sq. ft. space on the main floor to develop as commercial or retail use with one 500 sq. ft. apartment toward the back of the building that would be handicap assessable and would likely be a short-term rental. They are requesting \$199,000 in TIF.

A motion was made by Murray and second by Wilson to approve Resolution 290 and Resolution 291. Upon roll call vote 3 voted aye with Gdowski abstaining. Motion carried 3-1.

**9. Façade Improvement Project Old City Hall**

Nabity explained this is the next phase of the Old City Hall project. They will change the banners above the doors, add hard board paneling and re-tuck pointing the entire building. They are looking at some of the uplighting of the building. The original request was for \$157,000 but will move forward with the project with a grant of \$100,000.

A motion was made by Wilson and second by Dutoit to approve \$100,000 of Façade Improvement Project funds for Old City Hall. Upon roll call vote all voted aye. Motion carried 4-0.

**10. Life Safety Project 112 E. Third Street Wing Properties.**

Nabity stated this is the next phase of the Williamson's Furniture building. A single 3 bedroom upper story apartment. No reserved parking is available, off street parking is available. They are requesting \$20,000 to help with the Life Safety.

A motion was maybe by Dutoit second Murray by to approve \$20,000 of Life Safety Grant to Wing Properties, 112 E. Third Street. Upon roll call vote all voted aye. Motion carried 4-0.

**11. Life Safety Project Hedde Building Modifications 201 – 205 W. 3<sup>rd</sup>**

Nabity explained this was an amendment that they requested. They did not move forward with the historic tax credits. They are now proposing 18 one bedroom apartments and 2 two bedroom apartments. They are requesting an additional \$70,000 in Life Safety funding. This will increase the life safety grant for this project to \$310,000.

A motion was made by Murry second by Dutoit to approve an additional \$70,000 of Life Safety Grant funding to Hedde Building 201-205 W. 3<sup>rd</sup> Street. Upon roll call vote all voted aye. Motion carried 4-0.

**12. Life Safety Project 110 W. 2<sup>nd</sup> Street Rawr Holdings**

Nabity stated this building is the Grand Island old music building to the east of the Brown Hotel. They are proposing on building 2 units. A small one bedroom unit and a 2 bedroom unit on the second floor. The first floor will be commercial use. No reserved parking. They are requesting \$35,000.

A motion was made by Wilson second by Murray to approve \$35,000 of Life Safety Grant to Rawr Holdings, 110 W. 2<sup>nd</sup> Street. Upon roll call vote all voted aye. Motion carried 4-0.

**13. Director's Report**

A TIF application for a request of about \$360,000 will be coming forward next meeting from Amur Financial. They purchased the Wells Fargo building and will be redoing the inside and the outside.

A City Council study session is scheduled on January 15, 2019 for TIF. Council President Vaughn Minton explained council members want more information to understand the process and plan of TIF.

**14. Adjournment**

Gdowski adjourned the meeting at 4:55 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, January 9, 2019.*

Respectfully Submitted  
Norma Hernandez  
Administrative Assistant





# Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019  
Regular Meeting**

## **Item C1**

### **Review of Financial Reports for December 2018**

**Staff Contact:**

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

	<b>MONTH ENDED</b>	<b>2018-2019</b>	<b>2019</b>	<b>REMAINING</b>	<b>% OF BUDGET</b>
	<b><u>December-18</u></b>	<b><u>YEAR TO DATE</u></b>	<b><u>BUDGET</u></b>	<b><u>BALANCE</u></b>	<b><u>USED</u></b>
<b>CONSOLIDATED</b>					
Beginning Cash	256,284		675,752		
<b>REVENUE:</b>					
Property Taxes - CRA	3,483	39,994	489,000	449,006	8.18%
Property Taxes - Lincoln Pool	1,152	13,851	197,000	183,149	7.03%
Property Taxes -TIF's	1,648	105,516	3,149,000	3,063,035	3.35%
Loan Income (Poplar Street Water Line)	-	-	14,000	14,000	0.00%
Interest Income - CRA	-	1,687	300	-	562.28%
Interest Income - TIF'S	-	113	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	-	952,874	430,000	-	221.60%
Other Revenue - TIF's	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>6,283</b>	<b>1,114,034</b>	<b>4,379,300</b>	<b>3,809,190</b>	<b>25.44%</b>
<b>TOTAL RESOURCES</b>	<b>262,568</b>	<b>1,114,034</b>	<b>5,055,052</b>	<b>3,809,190</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	525	525	3,000	2,475	17.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,503	11,334	75,000	63,666	15.11%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	-	16,000	16,000	0.00%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Life Safety	-	-	200,000	200,000	0.00%
Legal Notices	17	34	500	466	6.90%
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	140	-	-	
Bond Principal - Lincoln Pool	-	180,000	180,000	-	100.00%
Bond Interest	-	9,163	17,065	7,903	53.69%
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	303,677	926,000	622,323	32.79%
Other Projects	-	-	25,000	25,000	0.00%
Bond Principal-TIF's	-	881,379	3,149,000	2,400,312	27.99%
Bond Interest-TIF's	-	3,526	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>4,045</b>	<b>1,589,778</b>	<b>5,003,315</b>	<b>3,549,894</b>	<b>31.77%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>2,238</b>	<b>(475,743)</b>	<b>(624,015)</b>		
<b>ENDING CASH</b>	<b>258,523</b>	<b>(475,743)</b>	<b>51,737</b>	<b>-</b>	
<b>CRA CASH</b>	<b>222,436</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>38,882</b>				
<b>TIF CASH</b>	<b>(2,796)</b>				
<b>Total Cash</b>	<b>258,523</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF DECEMBER 2018

	<u>MONTH ENDED</u> <u>December-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	3,483	39,994	489,000	449,006	8.18%
Property Taxes - Lincoln Pool	1,152	13,851	197,000	183,149	7.03%
Interest Income		1,687	300	-	562.28%
Loan Income (Poplar Street Water Line)		-	14,000	14,000	0.00%
Land Sales		-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax		952,874	430,000	-	221.60%
<b>TOTAL</b>	<b>4,635</b>	<b>1,008,406</b>	<b>1,230,300</b>	<b>746,155</b>	<b>81.96%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes		-	-	-	
Interest Income		113	-	-	
Other Revenue		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>113</b>	<b>-</b>	<b>-</b>	
<b>GIRARD VET CLINIC</b>					
Property Taxes		5,270	-	-	
<b>TOTAL</b>	<b>-</b>	<b>5,270</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>SOUTHEAST CROSSING</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER</b>					
Property Taxes		3,936	-	-	
<b>TOTAL</b>	<b>-</b>	<b>3,936</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>TODD ENCK PROJECT</b>					
Property Taxes		3,204	-	-	
<b>TOTAL</b>	<b>-</b>	<b>3,204</b>	<b>-</b>	<b>-</b>	
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes		3,516	-	-	
<b>TOTAL</b>	<b>-</b>	<b>3,516</b>	<b>-</b>	<b>-</b>	
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>KEN-RAY LLC</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF DECEMBER 2018

	<u>MONTH ENDED</u> <u>December-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TOKEN PROPERTIES RUBY</b>					
Property Taxes		1,465	-	-	
<b>TOTAL</b>	-	1,465	-	-	
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>STRATFORD PLAZA INC</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2013 HOUSES</b>					
Property Taxes		2,159	-	-	
<b>TOTAL</b>	-	2,159	-	-	
<b>FUTURE TIF'S</b>					
Property Taxes		-	3,149,000	3,149,000	
<b>TOTAL</b>	-	-	3,149,000	3,149,000	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes		1,299	-	(1,299)	
<b>TOTAL</b>	-	1,299	-	(1,299)	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>AUTO ONE INC</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>EIG GRAND ISLAND</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES CARY ST</b>					
Property Taxes		4,150	-	(4,150)	
<b>TOTAL</b>	-	4,150	-	(4,150)	
<b>WENN HOUSING PROJECT</b>					
Property Taxes		2,155	-	(2,155)	
<b>TOTAL</b>	-	2,155	-	(2,155)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF DECEMBER 2018

	<u>MONTH ENDED</u> <u>December-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>COPPER CREEK 2014 HOUSES</b>					
Property Taxes	1,648	17,375	-	(17,375)	
<b>TOTAL</b>	1,648	17,375	-	(17,375)	
<b>TC ENCK BUILDERS</b>					
Property Taxes		1,849	-	(1,849)	
<b>TOTAL</b>	-	1,849	-	(1,849)	
<b>SUPER MARKET DEVELOPERS</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>MAINSTAY SUITES</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOWER 217</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2015 HOUSES</b>					
Property Taxes		19,134	-	(19,134)	
<b>TOTAL</b>	-	19,134	-	(19,134)	
<b>NORTHWEST COMMONS</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>KAUFMAN BUILDING</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TALON APARTMENTS</b>					
Property Taxes		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>VICTORY PLACE</b>					
Property Taxes		40,004	-	(40,004)	
<b>TOTAL</b>	-	40,004	-	(40,004)	
<b>TOTAL REVENUE</b>	6,283	1,114,034	4,379,300	3,849,194	25.44%

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

	<b>MONTH ENDED</b>	<b>2018-2019</b>	<b>2019</b>	<b>REMAINING</b>	<b>% OF BUDGET</b>
<b>EXPENSES</b>	<b><u>December-18</u></b>	<b><u>YEAR TO DATE</u></b>	<b><u>BUDGET</u></b>	<b><u>BALANCE</u></b>	<b><u>USED</u></b>
<b>CRA</b>		-			
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services	525	525	3,000	2,475	17.50%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,503	11,334	75,000	63,666	15.11%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		-	16,000	16,000	0.00%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Lifesafety Grant		-	200,000	200,000	0.00%
Legal Notices	17	34	500	466	6.90%
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		140	-	-	
Bond Principal - Lincoln Pool		180,000	180,000	-	100.00%
Bond Interest - Lincoln Pool		9,163	17,065	7,903	53.69%
<b>PROJECTS</b>					
Husker Harvest Days		200,000	200,000	-	100.00%
Facade Improvement		-	200,000	200,000	0.00%
Building Improvement		303,677	926,000	622,323	0.00%
Other Projects		-	25,000	25,000	0.00%
<b>TOTAL CRA EXPENSES</b>	<b>4,045</b>	<b>704,873</b>	<b>1,854,315</b>	<b>1,149,582</b>	<b>38.01%</b>
<b>WALNUT HOUSING PROJECT</b>					
Bond Principal		33,710	-	-	
Bond Interest		3,526	-	-	
<b>TOTAL</b>	<b>-</b>	<b>37,236</b>	<b>-</b>	<b>-</b>	
<b>GIRARD VET CLINIC</b>					
Bond Principal		5,270	-	-	
<b>TOTAL</b>	<b>-</b>	<b>5,270</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER</b>					
Bond Principal		3,936	-	-	
<b>TOTAL</b>	<b>-</b>	<b>3,936</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF DECEMBER 2018

	<u>MONTH ENDED</u> <u>December-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TODD ENCK PROJECT</b>					
Bond Principal		3,204	-	-	
<b>TOTAL</b>	-	3,204	-	-	
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal		3,516	-	-	
<b>TOTAL</b>	-	3,516	-	-	
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>KEN-RAY LLC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES RUBY</b>					
Bond Principal		1,465	-	-	
<b>TOTAL</b>	-	1,465	-	-	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2013 HOUSES</b>					
Bond Principal		2,159	-	-	
<b>TOTAL</b>	-	2,159	-	-	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES KIMBALL STREET</b>					
Bond Principal		1,299	-	-	
<b>TOTAL</b>	-	1,299	-	-	
<b>GI HABITAT FOR HUMANITY</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>AUTO ONE INC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF DECEMBER 2018

	<u>MONTH ENDED</u> <u>December-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>EIG GRAND ISLAND</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES CARY STREET</b>					
Bond Principal		4,150	-	-	
<b>TOTAL</b>	-	4,150	-	-	
<b>WENN HOUSING PROJECT</b>					
Bond Principal		2,155	-	-	
<b>TOTAL</b>	-	2,155	-	-	
<b>COPPER CREEK 2014 HOUSES</b>					
Bond Principal		15,727	-	-	
<b>TOTAL</b>	-	15,727	-	-	
<b>TC ENCK BUILDERS</b>					
Bond Principal		1,849	-	-	
<b>TOTAL</b>	-	1,849	-	-	
<b>SUPER MARKET DEVELOPERS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>MAINSTAY SUITES</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOWER 217</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2015 HOUSES</b>					
Bond Principal		14,247	-	-	
<b>TOTAL</b>	-	14,247	-	-	
<b>NORTHWEST COMMONS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>KAUFMAN BUILDING</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TALON APARTMENTS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	



COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF DECEMBER 2018

	<b>MONTH ENDED</b> <b><u>December-18</u></b>	<b>2018-2019</b> <b><u>YEAR TO DATE</u></b>	<b>2019</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>	<b>% OF BUDGET</b> <b><u>USED</u></b>
<b>VICTORY PLACE</b>					
Bond Principal		40,004	-	-	
<b>TOTAL</b>	-	40,004		-	
<b>FUTURE TIF'S</b>					
Bond Principal		748,688	3,149,000	2,400,312	
<b>TOTAL</b>	-	748,688	3,149,000	2,400,312	
<b>TOTAL EXPENSES</b>	4,045	1,589,778	5,003,315	3,549,894	31.77%

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CITY OF GRAND ISLAND  
BALANCE SHEET FOR 2019 3

P 1  
g1balsht

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
<b>ASSETS</b>				
900	11110	OPERATING CASH	2,238.35	258,522.87
900	11120	COUNTY TREASURER CASH	.00	140,410.38
900	11305	PROPERTY TAXES RECEIVABLE	.00	213,070.00
900	11500	INTEREST RECEIVABLE	.00	808.64
900	14100	NOTES RECEIVABLE	.00	125,290.09
900	14700	LAND	.00	490,485.75
TOTAL ASSETS			2,238.35	1,228,587.73
<b>LIABILITIES</b>				
900	22100	LONG TERM DEBT	.00	-105,250.00
900	22400	OTHER LONG TERM DEBT	.00	-930,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-5,344.79
900	25100	ACCOUNTS PAYABLE	.00	-65,572.06
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-206,904.00
TOTAL LIABILITIES			.00	-1,313,070.85
<b>FUND BALANCE</b>				
900	39110	INVESTMENT IN FIXED ASSETS	.00	-490,485.75
900	39112	FUND BALANCE-BONDS	.00	909,959.91
900	39120	UNRESTRICTED FUND BALANCE	.00	-810,734.37
900	39500	REVENUE CONTROL	-6,283.29	-1,114,034.26
900	39600	EXPENDITURE CONTROL	4,044.94	1,589,777.59
TOTAL FUND BALANCE			-2,238.35	84,483.12
TOTAL LIABILITIES + FUND BALANCE			-2,238.35	-1,228,587.73

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



# Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019  
Regular Meeting**

## **Item D1**

### **Approval of Bills**

**Staff Contact:**



9-Jan-19

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment

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

City of Grand Island	Administration fees for December 2018	\$	3,813.46
Take Flight	Life Safety	\$	35,000.00
Hall County Treasure	Property Tax - Desert Rose	\$	4,966.90
Hall County Treasure	Property Tax - Desert Rose	\$	136.10

<b>Total:</b>		<b>\$</b>	<b><u>43,916.46</u></b>
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# Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019  
Regular Meeting**

## **Item E1**

### **Review of Committed Projects and CRA Properties**

**Staff Contact:**

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2019 FISCAL YR	2020 FISCAL YR	2021 FISCAL YR	ESTIMATED COMP
Bosselman-1607 S. Locust (11-14-18)	\$ 50,000.00	\$ 50,000.00			Summer 2019
Hedde Building 201-205 W. 3rd (10-18-	\$ 300,000.00	\$ 200,000.00	\$ 100,000.00		Spring 2020
Mendez - Personal Auto (12-13-17)	\$ 100,000.00	\$ 100,000.00			Summer 2018
Old City Hall -208 N. Pine St (12-12-18)	\$ 100,000.00	\$ 100,000.00			Summer 2019
Take Flight 209 W. 3rd (11-14-18)	\$ 50,000.00	\$ 50,000.00			Summer 2019
Total Committed	\$ 600,000.00	\$ 500,000.00	\$ 100,000.00	\$ -	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2019 FISCAL YR	2020 FISCAL YR	2021 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8-24-16)	\$ 310,000.00	\$ 310,000.00			Spring 2020
Neilsen 207 W. 3rd (3-21-18)	\$ 20,000.00	\$ 20,000.00			Summer 2019
Old Sears Building - 4 Aparts (8-8-18)	\$ 80,000.00	\$ 80,000.00			Summer 2019
Peaceful Root - 112 W. 2nd St. (1-11-17)	\$ 50,000.00	\$ 50,000.00			Spring 2019
Rawr Holdings 110 W 2nd (12-12-18)	\$ 35,000.00	\$ 35,000.00			Winter 2019
Take Flight 209 W. 3rd (11-8-17)	\$ 35,000.00	\$ 35,000.00			
Wing Properties 112 E 3rd (12-12-18)	\$ 20,000.00	\$ 20,000.00			Winter 2019
Total Committed F&L Safety Grant	\$ 550,000.00	\$ 550,000.00	\$ -	\$ -	

	BUDGET	COMMITTED	LEFT
Life Safety Budgeted 2019	\$ 200,000.00	\$ 150,000.00	\$ 50,000.00
Façade Budgeted 2019	\$ 200,000.00	\$ 200,000.00	\$ -
Other Projects 2019 Budgeted	\$ 25,000.00	\$ -	\$ 25,000.00
Land - Budgeted 2019	\$ -	\$ -	\$ -
Land Sales Budgeted 2019	\$ (100,000.00)	\$ -	\$ (100,000.00)
subtotal		\$ 350,000.00	\$ (25,000.00)
Less committed		(\$1,050,000.00)	(\$100,000.00)
Balance remaining		\$ (700,000.00)	\$ (125,000.00)

	BUDGET	PAID	LEFT
Building Improvements *	\$ 926,000.00	\$ 303,677.00	\$ 622,323.00

\*Includes Life Safety, Façade, Other grants made in previous fiscal years

#### CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
3235 S Locust (Desert Rose)	\$450,000	4/2/2010	\$39,764	Surplus

December 31, 2018



# Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019  
Regular Meeting**

## **Item I1**

**Redevelopment Plan Amendment CRA #1 Paramount  
Development LLC 411 W Third Sears 2**

**Staff Contact:**

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

**RESOLUTION NO. 292**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF  
THE CITY OF GRAND ISLAND, NEBRASKA; RECOMMENDING APPROVAL OF A  
REDEVELOPMENT PROJECT OF THE CITY OF GRAND ISLAND, NEBRASKA;  
APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF  
RELATED ACTIONS**

**WHEREAS**, the Mayor and Council of the City of Grand Island, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Grand Island, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Area**”) to be blighted and substandard and in need of redevelopment; and

**WHEREAS**, pursuant to and in furtherance of the Act, a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared by Community Redevelopment Authority of Grand Island, Nebraska, (the “**Authority**”) pursuant to an application by Paramount Development LLC (the “**Redeveloper**”), in the form attached hereto as **Exhibit B**, for the purpose of redeveloping Redevelopment Area legally described on **Exhibit A**, referred to herein as the Project Area (the “**Project Area**”); and

**WHEREAS**, pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the purposes specified in the Redevelopment Plan (the “**Project**”), in accordance with and as permitted by the Act; and

**WHEREAS**, the Authority has conducted a cost benefit analysis of the Project (the “**Cost Benefit Analysis**”) pursuant to Section 18-2113 of the Act, a which is included in the Redevelopment Plan attached hereto as **Exhibit B**; and

**WHEREAS**, the Authority has made certain findings and pursuant thereto has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan and approve the Redevelopment Project and to approve the transactions contemplated thereby.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:**

**Section 1.** The Authority has determined that the proposed land uses and building requirements in the Redevelopment Plan for the Project Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks,

Paramount Development LLC (Old Sears Commercial and Residential 2<sup>nd</sup> Project)



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 \$199,000 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 9<sup>th</sup> day of January, 2019.

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

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

Paramount Development LLC (Old Sears Commercial and Residential 2<sup>nd</sup> Project)

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA**

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

Paramount Development LLC (Old Sears Commercial and Residential 2<sup>nd</sup> Project)

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**EXHIBIT B**

**FORM OF REDEVELOPMENT PLAN**

Paramount Development LLC (Old Sears Commercial and Residential 2<sup>nd</sup> Project)

**Redevelopment Plan Amendment  
Grand Island CRA Area 1  
December 2018**

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

**Executive Summary:**

**Project Description**

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

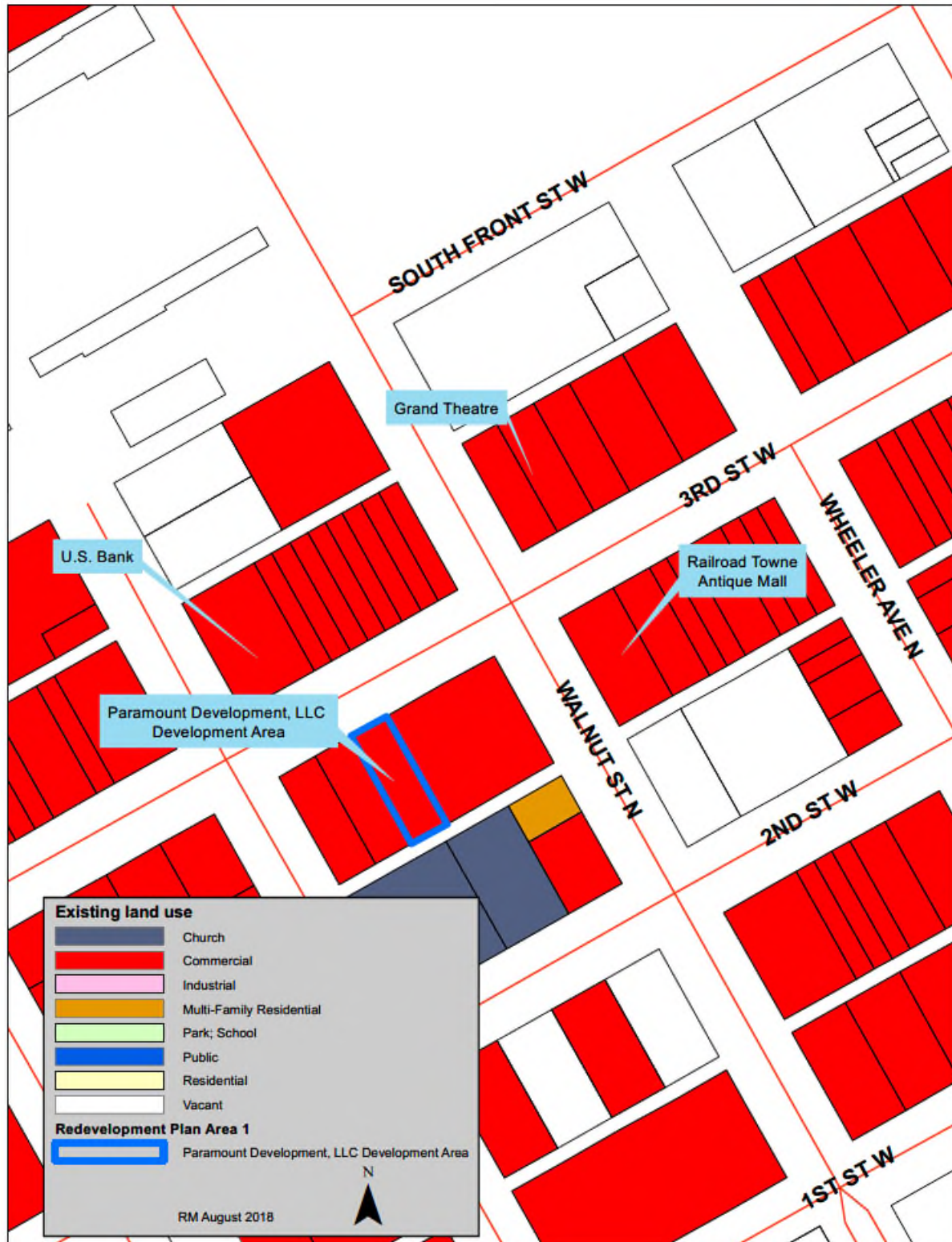
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the first floor the west side of Old Sears located at 411 W. 3<sup>rd</sup> street for 6,500 square foot of commercial space and one 500 square foot luxury one bedroom accessible apartment. This is the first of the anticipated additional TIF applications will be proposed for commercial uses within the remainder of the building. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project profitable. The project will result in renovating a portion of this building into a market rate residential unit and 6,500 square feet of first floor commercial space. This project would not be feasible without the use of TIF.

Paramount Development LLC is purchasing the rights to this section of the building through a condominium arrangement. They are purchasing the property for \$52,000. The purchase price is included as an eligible TIF activity. The building is currently vacant. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for rehabilitation.

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

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

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



**Existing Land Use and Subject Property**

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

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

**Statutory Pledge of Taxes.**

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

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

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on January 2, 2019 and passed Resolution 2019-0? confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

***a. Land Acquisition:***

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

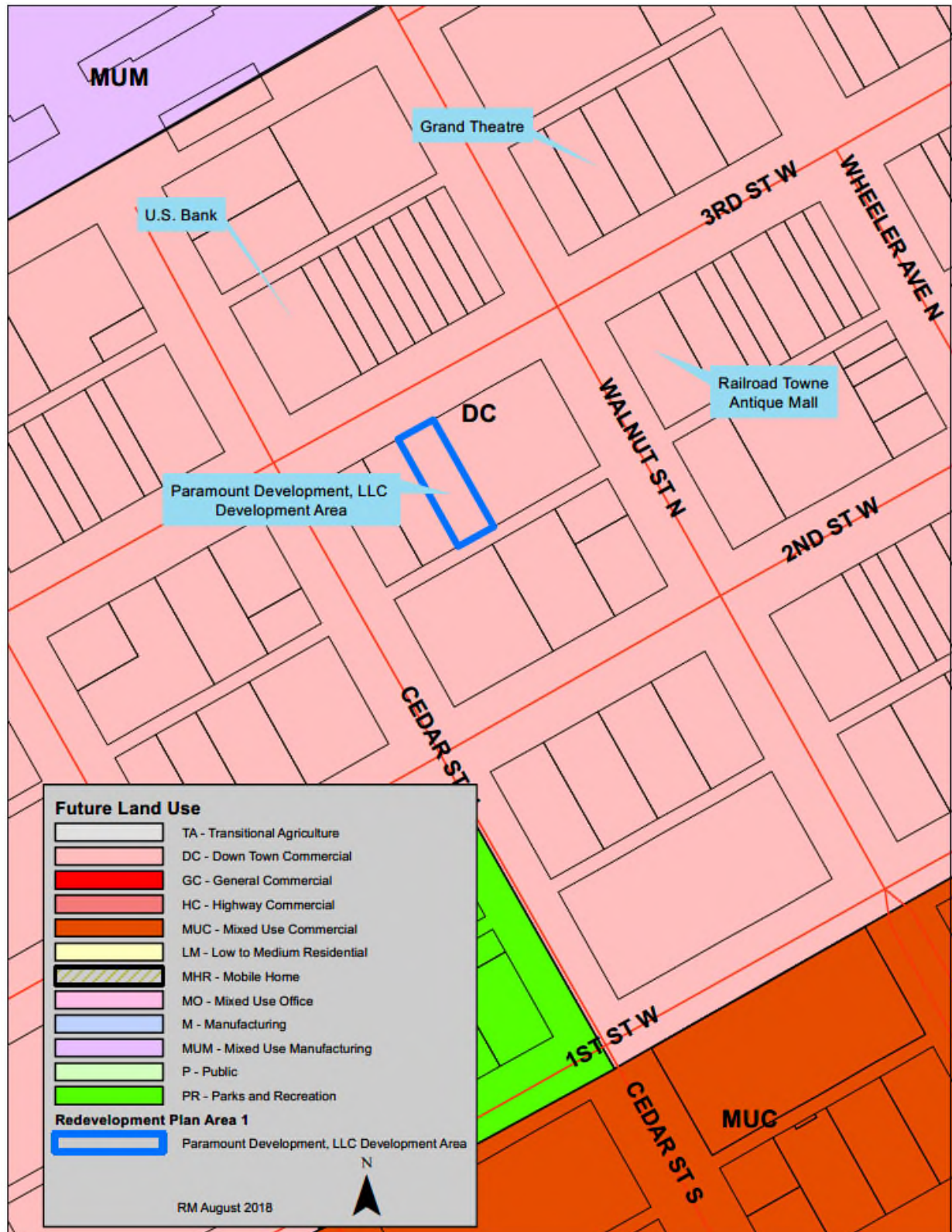
***b. Demolition and Removal of Structures:***

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

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

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





City of Grand Island Future Land Use Map



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

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

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

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

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

Sewer and water are available to support this development. .

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

No other utilities would be impacted by the development.

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

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

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

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

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

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

The developer is purchasing the rights to just this portion of the property through a condominium arrangement for \$52,000. The estimated costs of rehabilitation of this

property is \$484,0000, planning related expenses for Architectural and Engineering services of \$8,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$9,600 including a reimbursement to the City and the CRA of \$5,600 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$540,000.

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 \$199,000 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 2034.

***c. Statement of feasible method of relocating displaced families.***

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

**7. Section 18-2113 of the Act requires:**

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

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

## **8. Time Frame for Development**

Development of this project is anticipated to be completed between February 2019 and December of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

## **9. Justification of Project**

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The primary use of the street level space for commercial development is consistent with the long term development plans for Downtown.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$199,000 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 \$393,600 in private sector financing; a private investment of \$2.03 for every TIF dollar invested.

<b>Use of Funds</b>	<b>Source of Funds.</b>			
<b>Description</b>	<b>TIF Funds</b>	<b>Other Grants</b>	<b>Private Funds</b>	<b>Total</b>
Site Acquisition	\$52,000	—	\$0	\$52,000
Legal and Plan*	\$9,600		\$0	\$9,600
Engineering/Arch	\$8,000		\$0	\$8,000
Renovation	\$129,400		\$354,600	\$484,000
Contingency			\$50,000	\$50,000
<b>TOTALS</b>	<b>\$199,000</b>		<b>\$393,600</b>	<b>\$603,600</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$52,000. Based on the 2017 levy this would result in a real property tax of approximately \$1,171. It is anticipated that the assessed value will increase by \$588,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$13,245 annually. The tax

increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value:	\$ 52,000
Estimated value after completion	\$ 640,000
Increment value	\$ 588,000
Annual TIF generated (estimated)	\$ 13,245
TIF bond issue	\$ 199,000

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

The redevelopment project area currently has an estimated valuation of \$52,000. The proposed redevelopment will create additional valuation of \$640,000. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

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

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

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

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

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

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

**This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance.** The unit to be developed with this project is a one bedroom unit and unlikely to be a family unit, especially for families with school age children.

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. One additional household in a one bedroom unit would likely house a maximum of two 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 no additional school age children generated by this development. 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. It is unlikely that there will be any school age children associated with this project.

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

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

### **Time Frame for Development**

Development of this project is anticipated to be completed during between December of 2018 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2019. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$199,000 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 \$603,000 on TIF eligible activities in excess of other grants given.

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<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)



## **BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST**

### **Project Redeveloper Information**

Business Name:

Paramount Development LLC

Address:

1522 S. Gunbarrel Rd, Grand Island, NE 68801

Telephone No.: (308) 218-9497 Fax No.: (308) 381-1697

Contact:

Sonja Weinrich - sonjaweinrich3140@gmail.com

Brief Description of Applicant's

Business: Applicant is a newly formed real estate business, which has  
mainly been focused on multi family and single family residential properties.  
Gary and Sonja Weinrich currently own several residential rental properties  
and are developing more multifamily housing units. Pat O'Neill is a demolition  
and earthwork contractor with commercial and agricultural land.

Present Ownership Proposed Project Site: Grand Island Entrepreneurial Inc.- owned by  
Ray O'Connor

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

The building will be split off with multiple condo agreements. Paramount  
Development will purchase approximately 6500 sq ft of commercial space  
on main level. This project would mainly consist of development of commercial  
office spaces. Common space would consist of men's and women's restroom  
and hallways. Back portion of property will have a handicap accessible 1 bed luxury  
apt with approx. 500 sq ft. New windows and doors added on 3rd St and Walnut St.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$
<hr/>	
B. Building	\$ 52,000
<hr/>	

Construction Costs:

A. Renovation or Building Costs:	\$484,000
<hr/>	
B. On-Site Improvements:	\$
<hr/>	

Soft Costs:

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

B. Financing Fees:	\$5,000
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C. Legal/Developer/Audit Fees:	\$ 4,000
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D. Contingency Reserves:	\$ 50,000
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E. Other (Please Specify)	\$
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TOTAL	\$ 603,000
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Total Estimated Market Value at Completion: \$ 640,000

## Source of Financing:

A. Developer Equity:	\$ 85,000
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B. Commercial Bank Loan: \$ 340000

**Tax Credits:**

1. N.I.F.A.	\$
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2. Historic Tax Credits \$

D. Industrial Revenue Bonds: \$



E. Tax Increment Assistance: \$210,000

F. Other \$

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

Architect is Tobias Scott Gay 1470 31st Avenue, Columbus, NE 68601

402-562-6074

Engineer: Michael Spelenik 201 E. 2nd Street, Grand Island, NE 68801

308-384-8750

General Contractor is Paramount Development, 1522 S. Gunbarrel Rd,

Grand Island, NE 68801 308-218-9497

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

(Please Show Calculations)

Based on a market valuation of \$100 per sq foot, we believe the completed building will be worth approx \$640,000. This should generate approximate annual taxes of \$14,000 for a 15 year total of \$210,000. TIF will generate \$178,000 of start up funding after bank interest.

Project Construction Schedule:

Construction Start Date:

Feb 1, 2019

Construction Completion Date:

July 1, 2019

If Phased Project:

NA Year NA %

Complete

NA Year NA %

Complete

XII. Please Attach Construction Pro Forma

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

**TAX INCREMENT FINANCING REQUEST INFORMATION**

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

\_\_\_\_\_  
\_\_\_\_\_  
We are requesting the maximum amount of TIF as permitted based upon  
the assumed tax value after construction. We are requesting approximately  
\$210,000 in TIF to be allocated to allowable expenses including acquisition,  
renovation expenses and new utilities.  
\_\_\_\_\_  
\_\_\_\_\_

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing  
for Proposed Project: A large financial gap exists on this project after  
conventional financing is utilized. A combination of additional owner equity  
and TIF funds will be needed to proceed with this project and make a  
sufficient return.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

Gary and Sonja Weinrich own Weinrich Developments Inc and Pat O'Neill owns O'Neill Wood Resources and O'Neill Transportation. Their companies have all worked on numerous large projects. Weinrich Developments Inc. just completed a TIF project at 206 S. Plum St. Gary & Sonja Weinrich and Pat & Chris O'Neill are owners of Paramount Development LLC.

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- IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years. This is a newly formed LLC this year so there are no financial statements available yet.

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

**Sears Building Main Level  
411 W. 3rd St**

**Estimated Operating Proforma**

	<b>W/O TIF</b>	<b>With TIF</b>
Gross Residential and Commercial Rent	\$92,400.00	\$92,400.00
Vacancy 5%	\$4,620.00	\$4,620.00
<b>Revenue</b>	<b>\$87,780.00</b>	<b>\$87,780.00</b>
Total Operating Expenses	\$26,000.00	\$26,000.00
<b>Net Operating Income</b>	<b>\$61,780.00</b>	<b>\$61,780.00</b>
Debt Service (P & I) Equitable Bank	\$49,776.00	\$28,068.00
Estimated Taxes	\$14,000.00	\$14,000.00
Estimated Insurance	\$5,000.00	\$5,000.00
	<b>\$68,776.00</b>	<b>\$47,068.00</b>
<b>Estimated Net Cash Flow</b>	<b>-\$6,996.00</b>	<b>\$14,712.00</b>

Old Sears Building Renovation Estimate			
DESCRIPTION	QTY	UNIT	TOTAL
<b>Acquisition</b>	6400	S.F	<b>\$52,000.00</b>
<b>1 Bedroom Apartment</b>			
Buildout	500	S.F	\$17,000.00
Cabinets, countertops & Hardware			\$4,000.00
Sink, disposal & faucet			\$750.00
Appliances	4 piece		\$2,400.00
Handicap accessible shower			\$5,000.00
Bathroom Tile and Accessories			\$1,000.00
Flooring-Vinyl Plank			\$2,000.00
Light Fixtures & 2 ceiling fans			\$700.00
Doors, Frames and Accessories			\$800.00
Vanity, faucet, hardware and ADA toilet			\$1,200.00
Medicine cabinet			\$100.00
2 windows added			\$3,000.00
Paint and primer			\$600.00
Plumbing			\$5,000.00
Electrical			\$5,000.00
HVAC			\$5,000.00
<b>APARTMENT ESTIMATED TOTAL</b>			<b>\$53,550.00</b>
<b>Commercial Space</b>			
Demolition			\$14,250.00
Buildout various office spaces	5900	S.F.	\$125,000.00
New windows			\$50,000.00
Drop Ceiling	6400	S.F.	\$15,000.00
Lighting			\$17,500.00
Restroom Renovations			\$30,000.00
Flooring & Install			\$27,000.00
Décor			\$3,000.00
Window Coverings			\$2,000.00
<b>INTERIOR TOTAL</b>			<b>\$283,750.00</b>
<b>Break room</b>			
Coffee and snack vending machine			\$6,400.00
2 Tables and chairs			\$1,000.00
Sink, faucet and hardware			\$700.00
Cabinets and hardware			\$2,100.00
Refrigerator and microwave			\$1,500.00
<b>BREAK ROOM TOTAL</b>			<b>\$11,700.00</b>
HVAC			\$20,000.00
Electrical			\$30,000.00
Plumbing			\$10,000.00
Fire Sprinklers	6400	S.F.	\$23,000.00
<b>TOTAL</b>			<b>\$83,000.00</b>
<b>TOTAL CONSTRUCTION COSTS</b>			<b>\$484,000.00</b>

**Resolution Number 2019-04**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "**Authority**"), referred **the amendment of the Redevelopment Plan for CRA Area 1 requested by Paramount Development LLC.** to the Hall County Regional Planning Commission, (the "**Commission**") for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "**Act**"); and

**WHEREAS**, the Commission held a public hearing on the proposed plan on January 2, 2019, 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 December 14<sup>th</sup> and Friday December 21<sup>st</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:** January 2, 2019

**HALL COUNTY REGIONAL PLANNING COMMISSION**

ATTEST:

By: Leslie E. Ruge  
Chair

By: Dean R. F.  
Secretary



# Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019  
Regular Meeting**

## **Item I2**

**Redevelopment Plan Amendment CRA #1 Wing Properties 112 E  
Third**

**Staff Contact:**

**Redevelopment Plan Amendment  
Grand Island CRA Area 1  
January 2018**

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

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT OF A PORTION OF THE OLD WILLIAMSON INTERIORS BUILDING LOCATED AT 112 E. 3RD STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING ACQUISITION, FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

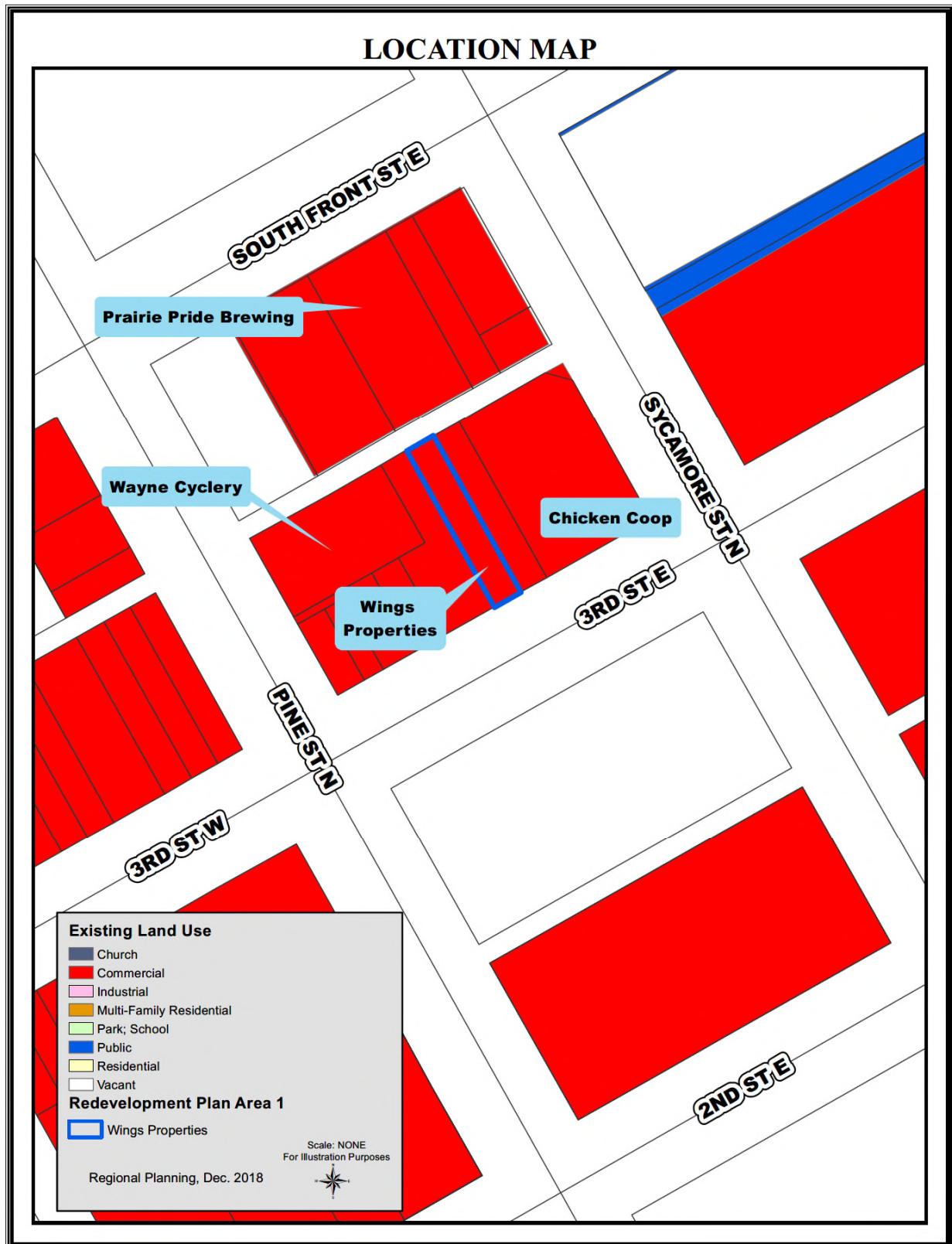
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the first floor the center portion of the Old Williamson Interiors building located at 112 E. 3<sup>rd</sup> street for 2,650 square foot of commercial space on the main floor and one apartment on the second floor. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project profitable. The project will result in renovating the second floor into a upper story residential unit consistent with the plans approved by the Downtown Business Improvement District and the Grand Island City Council. The first floor will be renovated for street level commercial space. This project would not be feasible without the use of TIF.

Wing Properties purchased this building in 2014 and has been renovating the building in phases since that time. The proportional cost of this building was \$90,000 at the time of purchase. The purchase price is included as an eligible TIF activity. This portion building is currently vacant. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for rehabilitation.

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

**Legal Descriptions:** The west third of Lot Seven (7) in Block Fifty Four (54) in the Original Town, now City of Grand Island, Hall County, Nebraska. (Hall County Assessor Parcel Number 400004240)





**Existing Land Use and Subject Property**

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

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

**Statutory Pledge of Taxes.**

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

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

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. [The Hall County Regional Planning Commission held a public hearing at their meeting on January 2, 2019 and passed Resolution 2019-07 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.](#) The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

***a. Land Acquisition:***

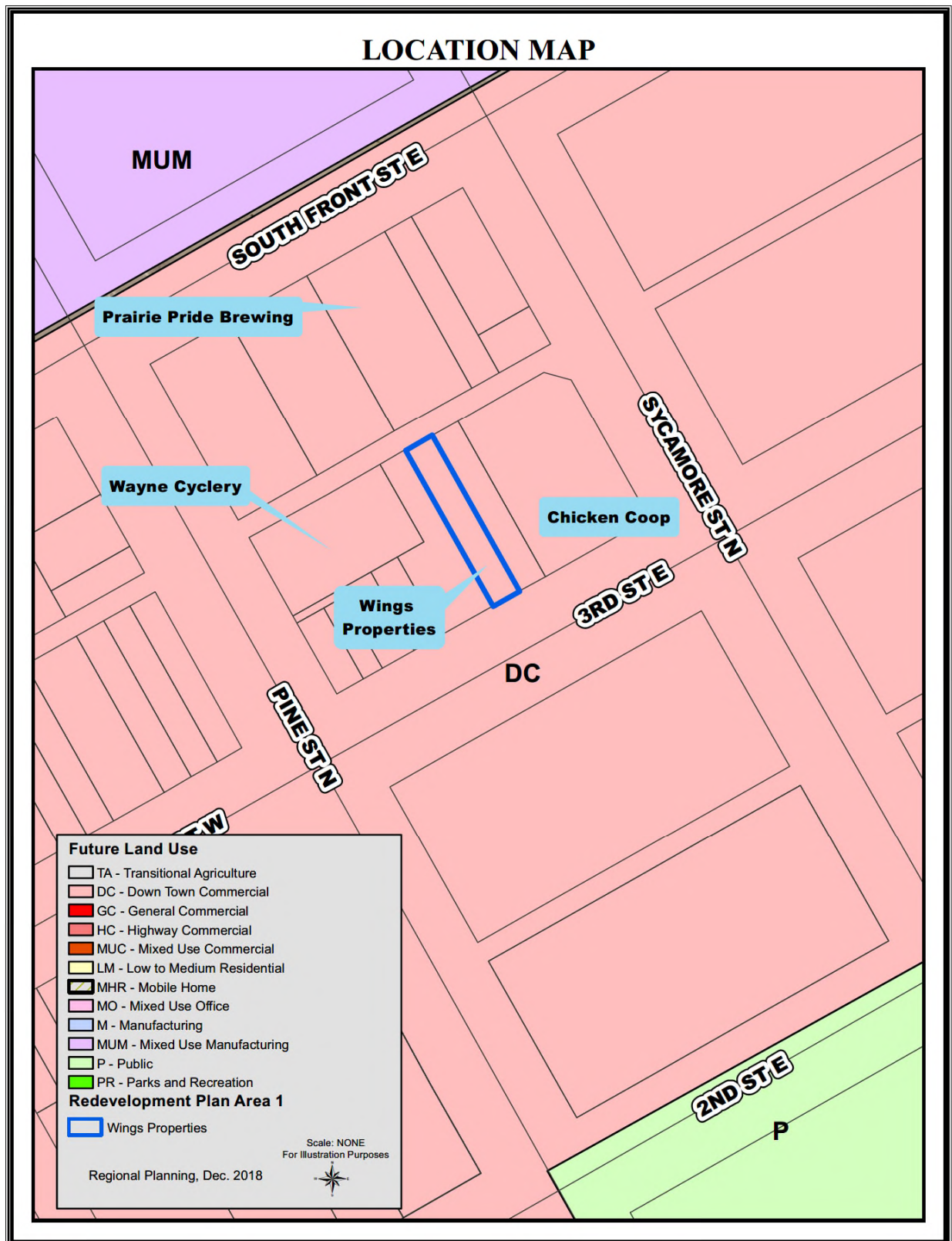
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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

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

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

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



City of Grand Island Future Land Use Map

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

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

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

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

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

Sewer and water are available to support this development. .

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

No other utilities would be impacted by the development.

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

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

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

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

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

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

The developer purchased this property along with adjoining properties for \$275,000 in 2014. The proportional cost for this portion that is eligible for TIF is \$90,000. The

estimated costs of rehabilitation of this property is \$349,790 planning related expenses for Architectural and Engineering services of \$15,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$12,000 including a reimbursement to the City and the CRA of \$5,600 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$560,000.

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 \$105,095 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. It is anticipated that 80% of the total TIF amount (\$84.076) will be available to the developer at the beginning of this project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2034.

***c. Statement of feasible method of relocating displaced families.***

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

**7. Section 18-2113 of the Act requires:**

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

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

## **8. Time Frame for Development**

Development of this project is anticipated to be completed between March 2019 and December of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

## **9. Justification of Project**

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The primary use of the street level space for commercial development is consistent with the long term development plans for Downtown.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$105,095 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. The CRA has also approved a \$20,000 life safety grant for this property. This property represents 1/3 of the front of the building(s) that received a façade improvement grant in the amount of \$167,016 in 2015 at total of \$55,062 was invested by the CRA in the façade. The total CRA investment in this property including TIF and grants is \$180,757. This investment by the Authority will leverage \$384,769 in private sector financing; a private investment of \$2.14 for every TIF and grant dollar invested.



Use of Funds	Source of Funds.			
Description	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition	\$90,000	—	\$0	\$90,000
Legal and Plan*	\$5,600		\$6,400	\$12,000
Engineering/Arch	\$9,495		\$5,505	\$15,000
Financing			\$6,000	\$6,000
Renovation			\$349,790	\$349,790
Life Safety		\$20,000		\$20,000
Façade		\$55,062		\$55,062
Contingency			\$34,979	\$34,979
<b>TOTALS</b>	<b>\$105,095</b>	<b>\$75,062</b>	<b>\$384,769</b>	<b>\$564,926</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$50,521. Based on the 2017 levy this would result in a real property tax of approximately \$1,138. It is anticipated that the assessed value will increase by \$311,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$7,006 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2018 assessed value:	\$ 50,521
Estimated value after completion	\$ 361,569
Increment value	\$ 311,048
Annual TIF generated (estimated)	\$ 7,006
TIF bond issue	\$ 105,095

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

The redevelopment project area currently has an estimated valuation of \$50,521. The proposed redevelopment will create additional valuation of \$311,000. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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



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

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

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

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

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

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

**This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance.**

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. One additional household in this unit would be unlike to house more than six 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 one additional school age children generated by this development. It is highly unlikely that there would be more than four school age children housed at this location. 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. This project is unlikely to have a significant impact on the school age population within the district or within any specific school in the district..

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

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<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)

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

### **Time Frame for Development**

Development of this project is anticipated to be completed during between March of 2019 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2019. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$105,095 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 \$540,000 on TIF eligible activities in excess of other grants given.



## **BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST**

### **Project Redeveloper Information**

Business Name: Wing Properties

Address: 120 East 3rd

Telephone No.: 308-398-2500

Fax No.: \_\_\_\_\_

Contact: Dean Pegg

Brief Description of Applicant's Business:

Wing Properties is a real estate development company.

Present Ownership Proposed Project Site: Wing Properties.

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

2,659 s.f. main floor 2,659 s.f. second floor, wood framed two story mixed use building, formerly part of Williamsons Interior.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 0
B. Building	\$ 90,000

Construction Costs:

A. Renovation or Building Costs:	\$ 349,790
B. On-Site Improvements:	\$
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$15,000
B. Financing Fees:	\$ 6,000
Closing costs, filing fees	
C. Legal/Developer/Audit Fees:	\$ 6,000
D. Contingency Reserves:	\$ 34,979
E. Other (Please Specify)	
TIF fees	\$6,000
TOTAL	\$507,769

Total Estimated Market Value at Completion: \$ 323,277

Source of Financing:

A. Developer Equity:	\$ 90,000
B. Commercial Bank Loan:	\$ 313,693
Tax Credits:	
1. N.I.F.A.	\$
2. Historic Tax Credits	\$
D. Industrial Revenue Bonds:	\$
E. Tax Increment Assistance:	\$ 84,076
F. Other	
Life Safety Grant	\$20,000

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

General Contractor: John Anson, Peaceful Root 217 N Locust ste. 5 Grand Island, NE 68801 308-227-2647

Structural Engineer: Mike Spilinek, Olsson Associates 201 E. Second Street Grand Island, NE 68801 308-384-8750

Architect: Toby Gay, Gay and Associates, 1470 31<sup>st</sup> ave. Columbus Ne 68601

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

(Please Show Calculations)

See attached

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**Project Construction Schedule:**

Construction Start Date: Q1 2019

Construction Completion Date: Q4 2019

If Phased Project:

\_\_\_\_\_Year 50 % Complete

\_\_\_\_\_Year 50% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

**TAX INCREMENT FINANCING REQUEST INFORMATION**

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

Wing Properties is asking for \$105,095 in TIF. The purpose for the request is to get a loan against the TIF bond for construction. This will allow the project to cash flow and therefore be a success.

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Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project: Without TIF assistance the project will not cash flow and therefore will not be a successful business venture. See attached pro forma.

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Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

NA

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

**TIF Calculations**

**2017 Assessed Value**  
\$ 50,521

**Finished Value**  
\$ 361,569

**Increment**  
\$ 311,048

Tax Entity	Bond	2017 Levy	2017 Base Taxes	Total
City Levy	City Bond	0.349845	\$177	\$190
		0.025768	\$13	
CRA		0.02243	\$11	\$11
Hall County		0.390571	\$197	\$197
Rural Fire	Fire Bond*		\$0	\$0
			\$0	
GIPS School		1.08	\$546	\$652.97
	2nd Bond	0.06834	\$35	
	4th Bond	0.034813	\$18	
	5th Bond	0.109327	\$55	
ESU 10		0.012375	\$6	\$6
CCC		0.094302	\$48	\$48
CPNRD		0.03239	\$16	\$16
Ag Society		0.002828	\$1	\$1
Airport		0.009564	\$5	\$15
	Airport Bond	0.019938	\$10	
Total Combined		2.252491	\$1,138	\$1,138

Tax Entity	Bond	2017 Levy	2017 Taxes
City Levy	City Bond	0.349845	\$1,088
		0.025768	\$80
CRA		0.02243	\$70
Hall County		0.390571	\$1,215
Rural Fire	Fire Bond*		\$0
			\$0
GIPS School		1.08	\$3,359
	2nd Bond	0.06834	\$213
	4th Bond	0.034813	\$108
	5th Bond	0.109327	\$340
ESU 10		0.012375	\$38
CCC		0.094302	\$293
CPNRD		0.03239	\$101
Ag Society		0.002828	\$9
Airport		0.009564	\$30
	Airport Bond	0.019938	\$62
Total Combined		2.252491	\$7,006

**Years**                      **15 Total Incr**                      **\$105,094.92**

PROFORMA WITH TIF			
USE OF FUNDS		TOTAL	
	PURCHASE OF BUILDING		\$90,000
	CONSTRUCTION		\$349,790
	CONTINGENCY		\$34,979
	TENANT ALLOWANCE		\$0
	A&E		\$15,000
	SOFT COSTS		\$18,000
	TOTAL		\$507,769
SOURCE OF FUNDS			
	BANK		\$313,693
	TIF LOAN		\$84,076
	FEDERAL HISTORIC TAX CREDITS		\$0
	STATE HISTORIC TAX CREDITS		\$0
	LIFE SAFETY GRANT		\$20,000
	OWNER EQUITY		\$90,000
	TOTAL		\$507,769
OPERATING PROFORMA			
	ANNUAL RENTAL INC AVG/RENT		
	3 Bed Apt		\$26,400
	Commercial		\$26,400
			\$0
			\$0
			\$0
			\$0
		GROSS INCOME	\$52,800
		VACANCY	\$3,168
DSCR	1.20	EXPENSES	\$20,537
			<u>\$23,705</u>
		NET OPERATING INCOME	\$29,095
		DEBT SERVICE	\$24,326
		CASH FLOW	<u>\$4,769</u>

PROFORMA WITHOUT TIF			
USE OF FUNDS		TOTAL	
	PURCHASE OF BUILDING		\$90,000
	CONSTRUCTION		\$349,790
	CONTINGENCY		\$34,979
	TENANT ALLOWANCE		\$0
	A&E		\$15,000
	SOFT COSTS		\$18,000
	TOTAL		\$507,769
SOURCE OF FUNDS			
	BANK		\$397,769
	TIF LOAN		\$0
	FEDERAL HISTORIC TAX CREDITS		\$0
	STATE HISTORIC TAX CREDITS		\$0
	LIFE SAFETY GRANT		\$20,000
	OWNER EQUITY		\$90,000
	TOTAL		\$507,769
OPERATING PROFORMA			
	ANNUAL RENTAL INC AVG/RENT		
	3 Bed Apt		\$26,400
	Commercial		\$26,400
			\$0
			\$0
			\$0
			\$0
		GROSS INCOME	\$52,800
		VACANCY	\$3,168
DSCR	0.94	EXPENSES	\$20,537
			<u>\$23,705</u>
		NET OPERATING INCOME	\$29,095
		DEBT SERVICE	\$30,846
		CASH FLOW	<u>(\$1,751)</u>



**EXPENSES**

Property Taxes	\$7,006
BID Taxes	\$133
Parking Taxes	\$202
Insurance	\$2,900
Utilities	\$3,960
Management	\$3,168
Maintnance	\$3,168
 Total	 \$20,537

## CONSTRUCTION COSTS

Permit	\$2,817
Demo	\$16,000
Windows	\$8,800
Elevator Pit	\$0
Carpentry	\$17,230
Materials	\$77,777
Roof	\$7,500
Plumbing	\$21,600
HVAC	\$14,400
Electric	\$24,000
Insulation	\$5,401
DW Hang	\$9,309
DW finish	\$10,943
Paint	\$10,338
Trim Labor	\$8,615
Cabinets	\$2,000
Countertops	\$6,000
Flooring allowance	\$29,176
Lighting allowance	\$1,200
Electronics	\$0
Fire sprinklers	\$21,059
Fire service	\$0
Concrete	\$0
Deck	\$0
Millwork/Tin ceiling	\$0
Elevator	\$0
Stairs (outdoor)	\$0
Entry system	\$0
Camera's	\$0
Fire Alarm	\$0
Existing stairway rehab	\$2,000
Misc	\$5,000
Appliances	\$3,000

Sub Total	\$304,165
Overhead & Profit	\$45,625
Total	\$349,790



# HALL COUNTY ASSESSOR'S OFFICE



Real Property Record Card



Data Provided By: KRISTI WOLD County Assessor. Printed on 12/12/2018 at 11:10:54A

Parcel Information			Ownership Information	
<b>Parcel Number</b>	400004240		<b>Current Owner</b>	WING PROPERTIES INC
<b>Map Number</b>	3315-00-0-10001-054-0039			
<b>Situs</b>	112-00114 E 3RD		<b>Address</b>	120 E 3RD
<b>Legal</b>	ORIGINAL TOWN W 1/3 LT 7 BLK 54		<b>City ST. Zip</b>	GRAND ISLAND NE 68801-
			<b>Cadastral #</b>	0001-0049-0035A

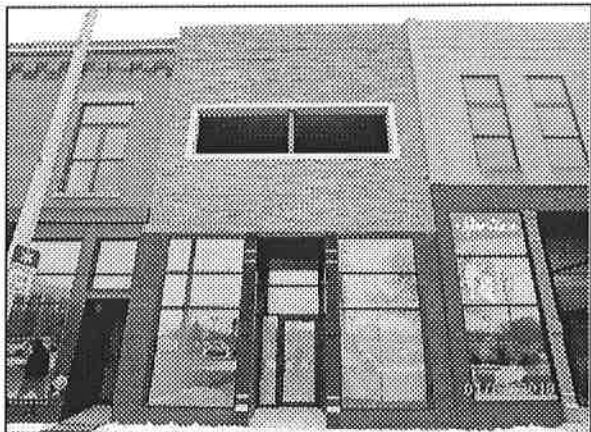
Current Valuation		Assessment Data		Property Classification	
<b>Land Value</b>	7,780	<b>District/TIF Fund</b>	12	<b>Status</b>	01 Improved
<b>Impr. Value</b>		<b>School Base</b>	40-0002 GRAND ISLA	<b>Use</b>	03 Commercial
<b>Outbuildings</b>	42,741	<b>Affiliated Code</b>		<b>Zoning</b>	03 Commercial
<b>Total Value</b>	50,521	<b>Neighborhood</b>	105	<b>Location</b>	01 Urban
<b>Exemptions</b>		<b>Greenbelt Area</b>		<b>City Size</b>	03 12,001-100,000
<b>Taxable Value</b>	50,521	<b>Greenbelt Loss</b>		<b>Lot Size</b>	01 <10,000 sq. ft.

Sales History				Multiple Owner Information	
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name
11/07/2014	2014-7099	R DENNIS & PATRICIA~A NOR	275,000		

Boe Appeal History				Building Permits		
Appeal #	Year	Appealed By	Status	Permit #	Date	Description
007	2015	WING PROPERTIES INC	BOARD VALUE		01/01/2019	ADD REMODELED RE
					01/01/2018	FACADE REMODEL/R
					01/01/2017	DOWNTOWN REVIEW
					01/01/2016	COMMERCIAL REVIE
					01/01/2015	10% MARKET UPDAT

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	CTL	2000		7,780		42,741	50,521	50,521
2018	2018 ABSTR	2000		7,780		42,741	50,521	50,521
2007	TAX ROLL	2000		7,780		96,403	104,183	104,183
2004	2004 CTL	2000		7,779		79,548	87,327	87,327
2003	2003 CTL	2000		7,779		79,548	87,327	87,327

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2018	WING PROPERTIES INC	7,780		42,741	50,521		50,521	1,092.72
2017	WING PROPERTIES INC	7,780		42,741	50,521		50,521	1,100.98
2016	WING PROPERTIES INC	7,780	42,741		50,521		50,521	1,060.06
2015	WING PROPERTIES INC	7,780		41,241	49,021		49,021	1,045.64
2014	WING PROPERTIES INC	7,780		96,403	104,183		104,183	2,306.84
2013	R DENNIS & PATRICIA A	7,780		96,403	104,183		104,183	2,244.58
2012	R DENNIS & PATRICIA A	7,780		96,403	104,183		104,183	2,265.40
2011	R DENNIS & PATRICIA A	7,780		96,403	104,183		104,183	2,225.96
2010	R DENNIS & PATRICIA A	7,780		96,403	104,183		104,183	2,149.70
2009	R DENNIS & PATRICIA A	7,780		96,403	104,183		104,183	2,128.68



# HALL COUNTY ASSESSOR'S OFFICE



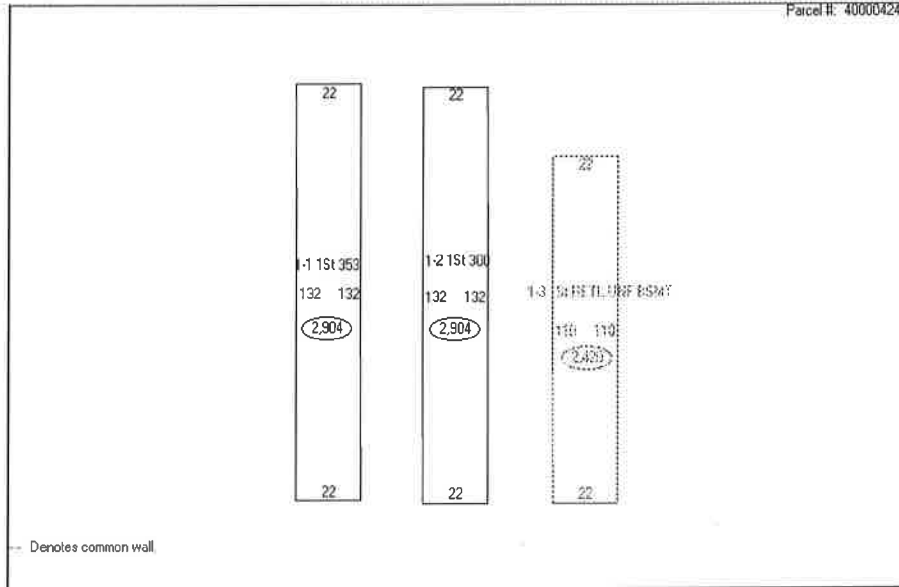
Commercial Property Record Card



Data Provided By: KRISTI WOLD County Assessor. Printed on 12/12/2018 at 11:11:00A

Parcel Information		Ownership Information	
Parcel Number	400004240	Current Owner	WING PROPERTIES INC
Map Number	3315-00-0-10001-054-0039	Address	120 E 3RD
Situs	112-00114 E 3RD	City St. Zip	GRAND ISLAND NE 68801-
Legal	ORIGINAL TOWN W 1/3 LT 7 BLK 54	Cadastral #	0001-0049-0035A

Property Data			
Neighborhood	105	Topography	Number of Units
Lot Width	22	Street	Unit Value
Lot Depth	132	Utilities	Adjustment
Units Buildable	2904	Amenities 1	Lot Value
Value Method	SF	Amenities 2	

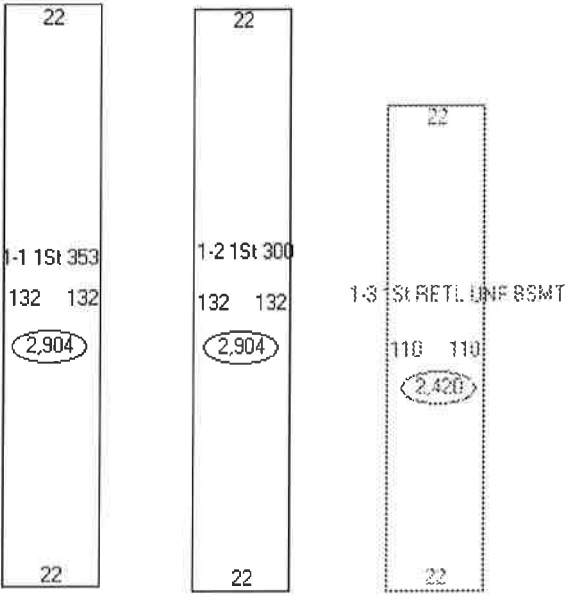


Building Data													
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys. Func. RCNLD
1	1	353	RETAIL STORE	1886	C	200	40	2,904	308	1	14	259,037	35% 168,374
1	2	300	APARTMENT	1886	C	200	40	2,904	308	1	8	206,242	35% 134,057
1	3	612	RETAIL UNFIN BSMT	1886	C	200	20	2,420	264	1	14	95,977	80% 19,195

Cost Approach From Marshall & Swift				Potential Gross Income			
Total Building Area	8,228			Contract		Market	
Total Building RCN	561,256	Vacancy & Collection Loss				10.00%	1,975
Total Refinements		Effective Income					17,772
Total Replacement Cost New	561,256	Total Expenses				30.00%	5,332
Total Phys. & Func. Depreciation	(239,630)	Net Operating Income					12,440
RCN Less Phys. & Func.	321,626	Capitalization Rate					12.00%
Economic Depreciation	-10%	Income Approach					103,667
Accrued Economic depreciation	32,163	Final Value Reconciliation					361,569
Total RCN Less Depreciation	353,789						
Additional Lump Sums							
Land Value	7,780						
Total Cost Value	361,569						
Value Per Res Unit							
Value Per Sq. Ft.	43.94						

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

Parcel #: 400004240



-- Denotes common wall.



Toll Free: 800-641-5046  
www.equitableonline.com

December 18, 2018

RE: Dean Pegg  
Wing Properties, Inc  
120 E 3<sup>rd</sup> St  
Grand Island, NE 68801

To Whom It May Concern:

Wing Properties, Inc has sufficient credit with Equitable Bank to renovate the property at 114 E 3<sup>rd</sup> Street, Grand Island, NE. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Dobrovolny".

Joe Dobrovolny  
Vice President

**NORTH PLATTE**  
920 South Jeffers Street  
Post Office Box 728  
North Platte, NE 69103-0728  
Phone: 308-532-7200  
Fax: 308-532-7202

**OMAHA**  
10855 West Dodge Road  
Suite 110  
Omaha, NE 68154  
Phone: 402-827-8100  
Fax: 402-827-8103

**GRAND ISLAND**  
113 North Locust Street  
619 North Diers Avenue  
Post Office Box 160  
Grand Island, NE 68802-0160  
Phone: 308-382-3136  
Fax: 308 381-0122





December 27, 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) that includes an apartment in downtown Grand Island.

The application seeks \$105,095 in TIF assistance for the development of property located at 112 E. Third Street. This will include approximately 2,650 of commercial space on the first floor and 1 apartment on the second floor. This is part of the old Williamson Interiors building.

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

- CRA receives initial application, 4 p.m., January 9, 2019.
- Regional Planning Commission holds public hearing 6 p.m., February 6.
- CRA reviews Planning Commission recommendation, 4 p.m. February 13.
- Grand Island City Council holds public hearing and takes action, 7 p.m., February 27.
- CRA considers redevelopment contract, 4 p.m. March 20.

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. 293**

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 9<sup>th</sup> day of January, 2019

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Wing Properties 112 E 3<sup>rd</sup> Street

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

**RESOLUTION NO. 294**

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 1, from Wing Properties., (The "Developer") for redevelopment of property located at 112 E. 3<sup>rd</sup> Street, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 1;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

**Section 1.** In compliance with section 18-2114 of the Act, the Authority hereby gives the governing body of the City notice that it intends to enter into the Redevelopment Contract, attached as Exhibit 1, with such changes as are deemed appropriate by the Authority, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.

**Section 2.** The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this 9<sup>th</sup> day of January, 2019.

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Wing Properties 112 E 3<sup>rd</sup> Street



# Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019  
Regular Meeting**

## **Item I3**

**Redevelopment Plan Amendment CRA #1 Rawr Holdings LLC  
112 W Second Street**

**Staff Contact:**

## **Redevelopment Plan Amendment Grand Island CRA Area 1 January 2018**

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

### **Executive Summary:**

#### **Project Description**

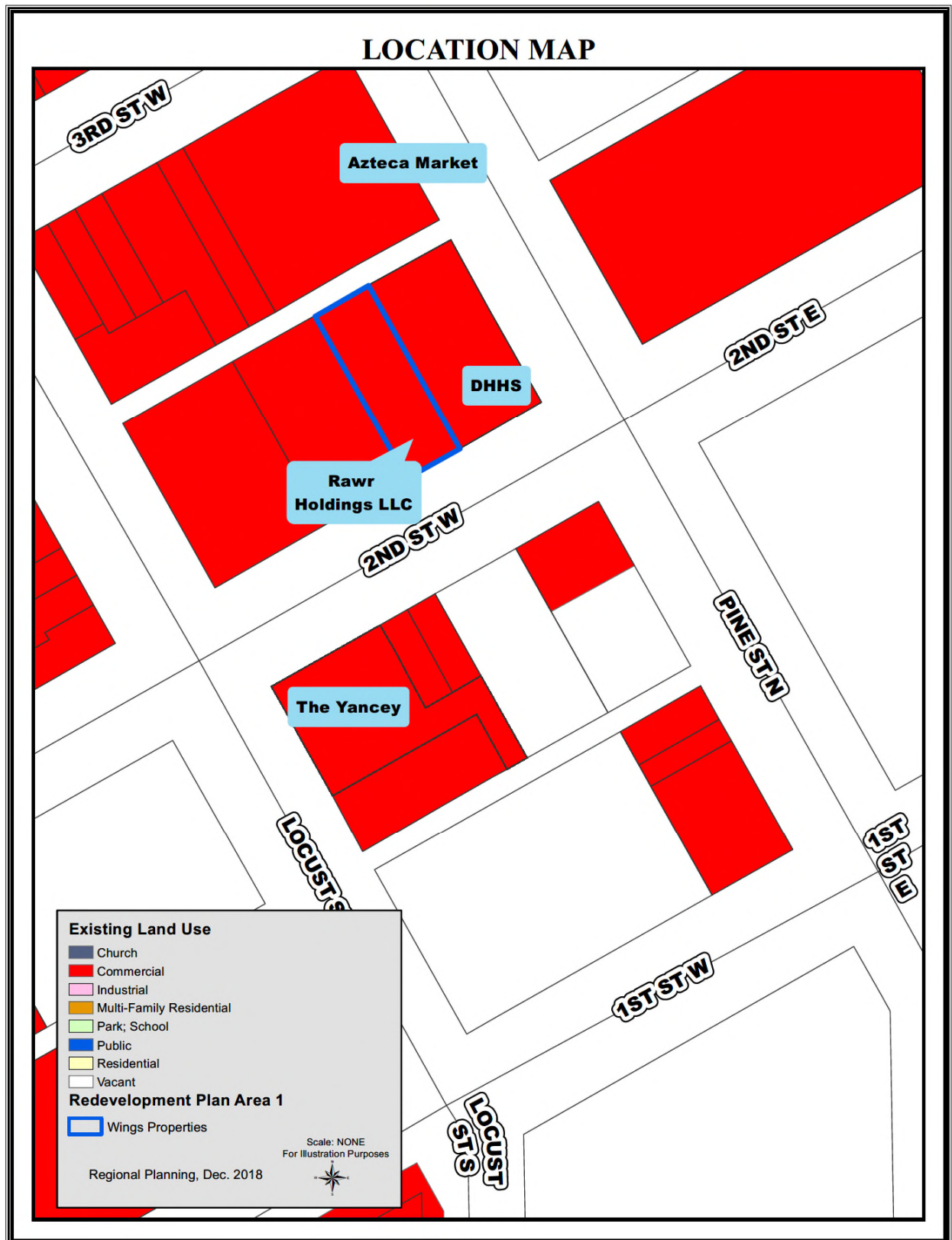
THE REDEVELOPMENT OF A PORTION OF THE GI MUSIC BUILDING LOCATED AT 110 W. 2ND STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING ACQUISITION, FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the first floor the center portion of the G.I. Music building located at 110 W. 2<sup>nd</sup> street for 5,808 square foot of commercial space on the main floor and two apartments on the second floor. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project profitable. The project will result in renovating the second floor into two upper story residential units consistent with the plans approved by the Downtown Business Improvement District and the Grand Island City Council. The first floor will be renovated for street level commercial space. This project would not be feasible without the use of TIF.

Rawr Holdings LLC purchased this building in 2018. The building was purchased for \$120,000 at the time of purchase. The purchase price is included as an eligible TIF activity. This building is currently vacant. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for rehabilitation.

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

**Legal Descriptions:** The east two thirds of Lot Seven (7) in Block Sixty Six (66) in the Original Town, now City of Grand Island, Hall County, Nebraska. (Hall County Assessor Parcel Number 400005719)



**Existing Land Use and Subject Property**

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

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

**Statutory Pledge of Taxes.**

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

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

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. [The Hall County Regional Planning Commission held a public hearing at their meeting on January 2, 2019 and passed Resolution 2019-07 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.](#) The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

***a. Land Acquisition:***

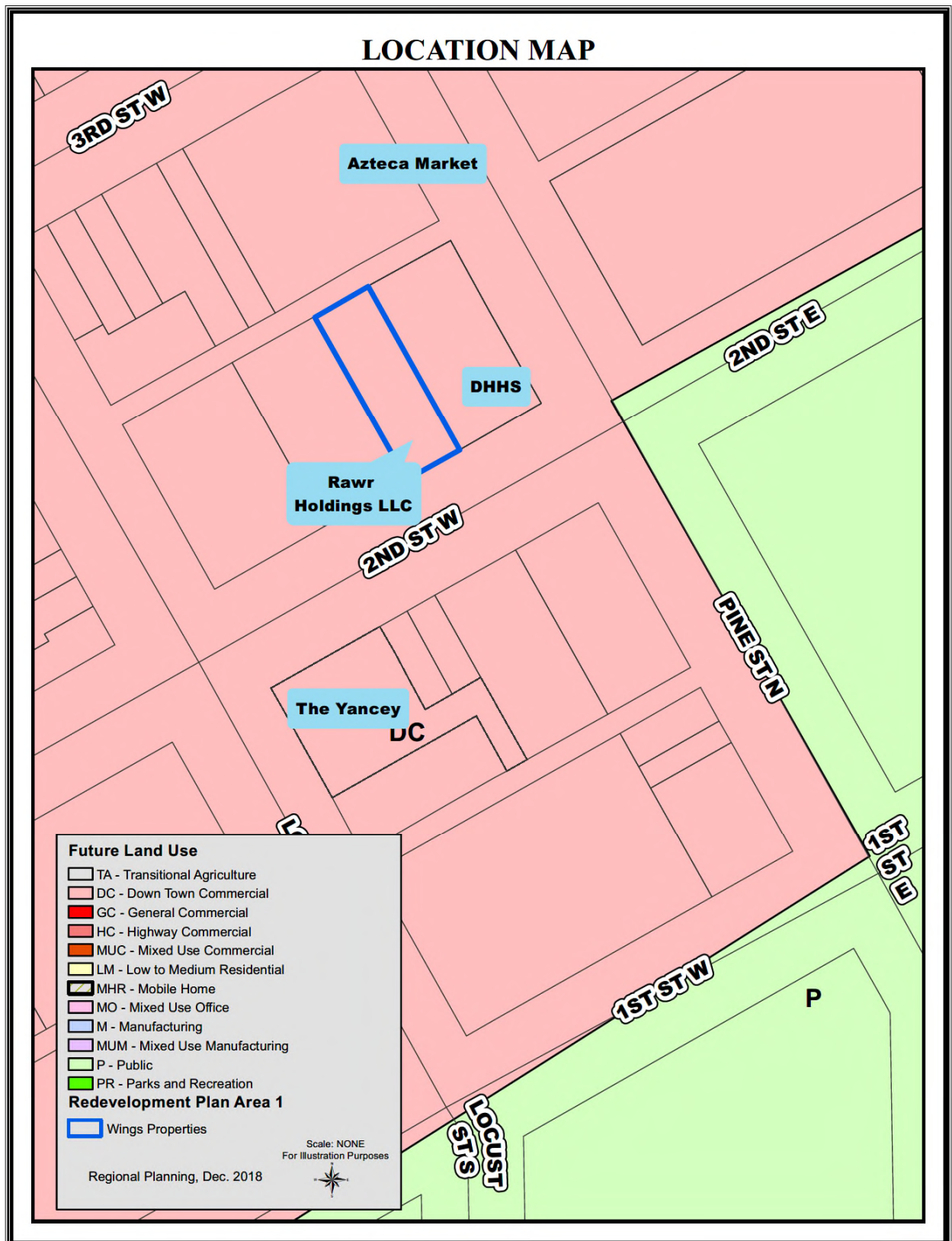
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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

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

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

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



City of Grand Island Future Land Use Map



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

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

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

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

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

Sewer and water are available to support this development. .

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

No other utilities would be impacted by the development.

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

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

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

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

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

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

The developer purchased this property for \$120,000 in 2019. The estimated costs of rehabilitation of this property is \$437,604 planning related expenses for Architectural and Engineering services of \$15,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$12,000 including a reimbursement to the City and the CRA

of \$5,600 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$584,000.

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 \$75,031 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. It is anticipated that 90% of the total TIF amount (\$67,529) will be available to the developer at the beginning of this project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2034.

***c. Statement of feasible method of relocating displaced families.***

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

**7. Section 18-2113 of the Act requires:**

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area and refurbish street level commercial space that has been vacant/underutilized for several years.

**8. Time Frame for Development**

Development of this project is anticipated to be completed between March 2019 and December of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

## **9. Justification of Project**

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The primary use of the street level space for commercial development is consistent with the long term development plans for Downtown.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$75,031 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. The CRA has also approved a \$35,000 life safety grant for this property based on the plan to create two upper story residential units. The total CRA investment in this property including TIF and grants is \$110,031. This investment by the Authority will leverage \$559,344 in private sector financing; a private investment of \$5.08 for every TIF dollar invested.

Use of Funds	Source of Funds.			
Description	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition	\$75,031	—	\$44,969	\$120,000
Legal and Plan*			\$12,000	\$12,000
Engineering/Arch			\$15,000	\$15,000
Financing			\$6,000	\$6,000
Renovation			\$437,604	\$437,604
Life Safety		\$35,000		\$35,000
Façade				\$0
Contingency			\$43,761	\$43,761
<b>TOTALS</b>	<b>\$75,031</b>	<b>\$35,000</b>	<b>\$599,344</b>	<b>\$669,365</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$91,284. Based on the 2017 levy this would result in a real property tax of approximately \$2,056. It is anticipated that the assessed value will increase by \$222,071 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$5,002 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2018 assessed value:	\$ 91,284
Estimated value after completion	\$ 313,355
Increment value	\$ 222,071
Annual TIF generated (estimated)	\$ 5,002
TIF bond issue	\$ 75,031

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

The redevelopment project area currently has an estimated valuation of \$91,284. The proposed redevelopment will create additional valuation of \$222,000. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

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

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

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

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

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

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

**This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance.**

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. Two additional households in these units would be unlike to house more than six 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 one additional school age children generated by this development. It is highly unlikely that there would be more than three school age children housed at this location. 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. This project is unlikely to have a significant impact on the school age population within the district or within any specific school in the district..

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

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<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)

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

### **Time Frame for Development**

Development of this project is anticipated to be completed during between March of 2019 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2019. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$75,031 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 \$555,000 on TIF eligible activities in excess of other grants given.



## **BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST**

### **Project Redeveloper Information**

Business Name: Rawr Holdings LLC

Address: 110 West 2nd

Telephone No.: 308-379-0354

Fax No.: \_\_\_\_\_

Contact: Travis Spiehs

Brief Description of Applicant's Business:

Rawr Holdings is a real estate development company.

Present Ownership Proposed Project Site: Rawr Holdings LLC.

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

5,808 s.f. main floor 2,156 s.f. second floor, wood framed/ brick two story mixed use building, formerly the G.I. Music building.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 0
B. Building	\$ 120,000

Construction Costs:

A. Renovation or Building Costs:	\$437,604
B. On-Site Improvements:	\$
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$15,000
B. Financing Fees:	\$ 6,000
Closing costs, filing fees	
C. Legal/Developer/Audit Fees:	\$ 6,000
D. Contingency Reserves:	\$ 43,761
E. Other (Please Specify)	
TIF fees	\$6,000
TOTAL	\$634,365

Total Estimated Market Value at Completion: \$ 372,186

Source of Financing:

A. Developer Equity:	\$ 165,000
B. Commercial Bank Loan:	\$ 344,956
Tax Credits:	
1. N.I.F.A.	\$ 0
2. Historic Tax Credits	\$ 0
D. Industrial Revenue Bonds:	\$ 0
E. Tax Increment Assistance:	\$ 67,529
F. Other	
Life Safety Grant	\$35,000



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

General Contractor: John Anson, Peaceful Root 217 N Locust ste. 5 Grand Island, NE 68801 308-227-2647

Structural Engineer: Mike Spilinek, Olsson Associates 201 E. Second Street Grand Island, NE 68801 308-384-8750

Architect: Toby Gay, Gay and Associates, 1470 31<sup>st</sup> ave. Columbus Ne 68601

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

(Please Show Calculations)

See attached

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**Project Construction Schedule:**

Construction Start Date: Q1 2019

Construction Completion Date: Q4 2019

If Phased Project:

\_\_\_\_\_Year 50 % Complete

\_\_\_\_\_Year 50% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

**TAX INCREMENT FINANCING REQUEST INFORMATION**

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

Rawr Holdings LLC is asking for \$75,031 in TIF. The purpose for the request is to get a loan against the TIF bond for construction. This will allow the project to cash flow and therefore be a success.

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Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project: Without TIF assistance the project will not cash flow and therefore will not be a successful business venture. See attached pro forma.

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Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

NA

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

**2017 Assessed Value**  
\$ 91,284

**Finished Value**  
\$ 313,355

**Increment**  
\$ 222,071

Tax Entity	Bond	2017 Levy	2017 Base Taxes	Total
City Levy		0.349845	\$319	
	City Bond	0.025768	\$24	\$343
CRA		0.02243	\$20	\$20
Hall County		0.390571	\$357	\$357
Rural Fire			\$0	
	Fire Bond*		\$0	\$0
GIPS School		1.08	\$986	
	2nd Bond	0.06834	\$62	
	4th Bond	0.034813	\$32	
	5th Bond	0.109327	\$100	\$1,179.83
ESU 10		0.012375	\$11	\$11
CCC		0.094302	\$86	\$86
CPNRD		0.03239	\$30	\$30
Ag Society		0.002828	\$3	\$3
Airport		0.009564	\$9	
	Airport Bond	0.019938	\$18	\$27
Total Combined		2.252491	\$2,056	\$2,056

Tax Entity	Bond	2017 Levy	2017 Taxes
City Levy		0.349845	\$777
	City Bond	0.025768	\$57
CRA		0.02243	\$50
Hall County		0.390571	\$867
Rural Fire			\$0
	Fire Bond*		\$0
GIPS School		1.08	\$2,398
	2nd Bond	0.06834	\$152
	4th Bond	0.034813	\$77
	5th Bond	0.109327	\$243
ESU 10		0.012375	\$27
CCC		0.094302	\$209
CPNRD		0.03239	\$72
Ag Society		0.002828	\$6
Airport		0.009564	\$21
	Airport Bond	0.019938	\$44
Total Combined		2.252491	\$5,002

Years

15 Total Incr \$75,031.94

## CONSTRUCTION COSTS

Permit	\$3,325
Demo	\$0
Windows	\$4,000
Elevator Pit	\$0
Carpentry	\$17,670
Materials	\$75,838
Roof	\$38,000
Plumbing	\$28,600
HVAC	\$26,400
Electric	\$27,000
Insulation	\$10,472
DW Hang	\$7,886
DW finish	\$9,961
Paint	\$12,689
Trim Labor	\$9,790
Cabinets	\$7,253
Countertops	\$2,000
Flooring allowance	\$23,550
Lighting allowance	\$1,200
Electronics	\$0
Fire sprinklers	\$21,141
Fire service	\$15,000
Concrete	\$20,000
Deck	\$0
Millwork/Tin ceiling	\$0
Elevator	\$0
Stairs (outdoor)	\$0
Entry system	\$5,000
Camera's	\$2,000
Fire Alarm	\$0
Existing stairway rehab	\$0
Misc	\$8,000
Appliances	\$3,750

Sub Total	\$380,525
Overhead & Profit	\$57,079
Total	\$437,603

PROFORMA WITH TIF			
USE OF FUNDS		TOTAL	
PURCHASE OF BUILDING		\$120,000	
CONSTRUCTION		\$437,604	
CONTINGENCY		\$21,881	
TENANT ALLOWANCE		\$0	
A&E		\$15,000	
SOFT COSTS		\$18,000	
TOTAL		\$612,485	
SOURCE OF FUNDS			
BANK		\$344,956	
TIF LOAN		\$67,529	
FEDERAL HISTORIC TAX CREDITS		\$0	
STATE HISTORIC TAX CREDITS		\$0	
LIFE SAFETY GRANT		\$35,000	
OWNER EQUITY		\$165,000	
TOTAL		\$612,485	
OPERATING PROFORMA			
ANNUAL RENTAL INCOME			
2 Bed Apt		\$18,000	
1 Bed Apt		\$5,400	
Commercial		\$21,600	
		\$0	
		\$0	
	GROSS INCOME	\$45,000	
DSCR	1.14		
		VACANCY	\$2,700
		EXPENSES	\$11,749
			\$14,449
		NET OPERATING INCOME	\$30,551
		DEBT SERVICE	\$26,750
		CASH FLOW	\$3,800

PROFORMA WITHOUT TIF			
USE OF FUNDS		TOTAL	
PURCHASE OF BUILDING		\$120,000	
CONSTRUCTION		\$437,604	
CONTINGENCY		\$21,881	
TENANT ALLOWANCE		\$0	
A&E		\$15,000	
SOFT COSTS		\$18,000	
TOTAL		\$612,485	
SOURCE OF FUNDS			
BANK		\$412,485	
TIF LOAN		\$0	
FEDERAL HISTORIC TAX CREDITS		\$0	
STATE HISTORIC TAX CREDITS		\$0	
LIFE SAFETY GRANT		\$35,000	
OWNER EQUITY		\$165,000	
TOTAL		\$612,485	
OPERATING PROFORMA			
ANNUAL RENTAL INCOME			
2 Bed Apt		\$18,000	
1 Bed Apt		\$5,400	
Commercial		\$21,600	
		\$0	
		\$0	
	GROSS INCOME	\$45,000	
DSCR	0.96		
		VACANCY	\$2,700
		EXPENSES	\$11,749
			\$14,449
		NET OPERATING INCOME	\$30,551
		DEBT SERVICE	\$31,987
		CASH FLOW	(\$1,436)

**EXPENSES**

Property Taxes	\$5,002
BID Taxes	\$243
Parking Taxes	\$304
Insurance	\$2,900
Utilities	\$600
Management	\$1,350
Maintnance	\$1,350
 Total	 \$11,749



MEMBER FDIC

P.O. Box 1507 • Grand Island, NE 68802 • (308) 384-5350

March 16, 2018

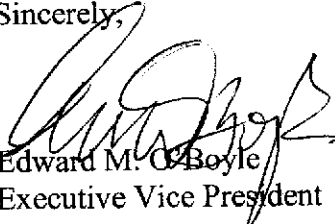
To Whom It May Concern,

This letter is to confirm Five Points Bank extended credit to Rawr Holdings LLC in connection with the renovation of 110 W. 2<sup>nd</sup> Street, Grand Island NE. To date, Five Points Bank has extended the following:

- \$96,000.00 for the purchase of the building

We believe in the project and continue to work closely with Travis Spiehs and Rawr Holdings LLC. If you have any questions or concerns, please feel free to contact me directly at 308-389-8701.

Sincerely,



Edward M. O'Boyle  
Executive Vice President

EMO/df

*Spiehs*

# HALL COUNTY ASSESSOR'S OFFICE



Real Property Record Card

11/2/2018 11:31:25

Data Provided By: KRISTI WOLD County Assessor. Printed on 12/18/2018 at 11:31:25A

Parcel Information			Ownership Information	
<b>Parcel Number</b>	400005719		<b>Current Owner</b>	RAWR HOLDINGS LLC
<b>Map Number</b>	3315-00-0-10001-066-0011			
<b>Situs</b>	108-00110 W 2ND		<b>Address</b>	110 W 2ND
<b>Legal</b>	ORIGINAL TOWN E 2/3 LT 7 BLK 66		<b>City ST. Zip</b>	GRAND ISLAND NE 68801-
			<b>Cadastral #</b>	0001-0050-0072

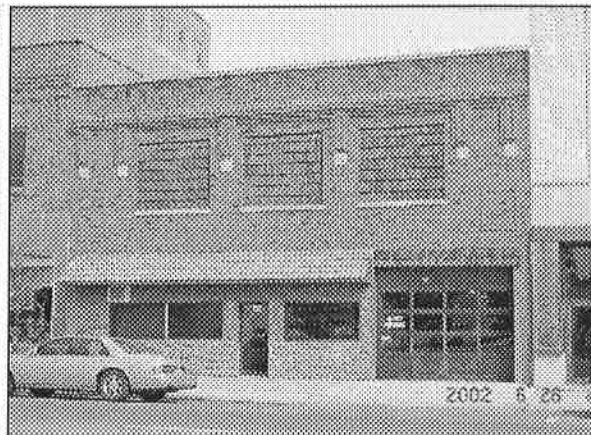
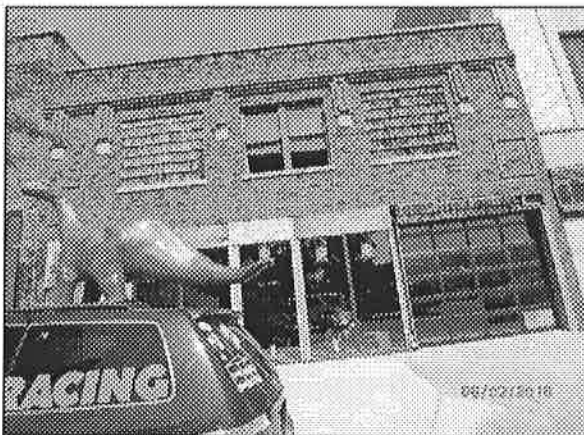
Current Valuation		Assessment Data		Property Classification	
<b>Land Value</b>	15,561	<b>District/TIF Fund</b>	12	<b>Status</b>	01 Improved
<b>Impr. Value</b>	75,723	<b>School Base</b>	40-0002 GRAND ISLA	<b>Use</b>	03 Commercial
<b>Outbuildings</b>		<b>Affiliated Code</b>		<b>Zoning</b>	03 Commercial
<b>Total Value</b>	91,284	<b>Neighborhood</b>	105	<b>Location</b>	01 Urban
<b>Exemptions</b>		<b>Greenbelt Area</b>		<b>City Size</b>	03 12,001-100,000
<b>Taxable Value</b>	91,284	<b>Greenbelt Loss</b>		<b>Lot Size</b>	01 <10,000 sq. ft.

Sales History			Multiple Owner Information	
Date	Book/Page	Grantor	Price	Owner's Name
02/01/2018	2018-0685	PEACEFUL ROOT LLC	120,000	
08/31/2017	2017-5897	JAMES E & MARY ANN KEESHA	120,000	

Boe Appeal History			Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Amount
					01/01/2019	RESHINGLE
					01/01/2018	BUILDING IS GUTT
					01/01/2017	DOWNTOWN REVIEW
					01/01/2016	COMMERCIAL REVIE
					01/01/2006	COMMERCIAL UPDAT

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	CTL	2000		15,561	75,723		91,284	91,284
2018	2018 ABSTR	2000		15,561	75,723		91,284	91,284
2007	TAX ROLL	2000		15,561		77,331	92,892	92,892
2004	2004 CTL	2000		15,558		66,197	81,755	81,755
2003	2003 CTL	2000		15,558		66,197	81,755	81,755

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2018	RAWR HOLDINGS LLC	15,561	75,723		91,284		91,284	1,974.38
2017	PEACEFUL ROOT LLC	15,561	77,074		92,635		92,635	2,018.78
2016	JAMES E & MARY ANN KEE	15,561	77,074		92,635		92,635	1,943.72
2015	JAMES E & MARY ANN KEE	15,561		77,331	92,892		92,892	1,981.42
2014	JAMES E & MARY ANN KEE	15,561		77,331	92,892		92,892	2,056.84
2013	JAMES E & MARY ANN KEE	15,561		77,331	92,892		92,892	2,001.32
2012	JAMES E & MARY ANN KEE	15,561		77,331	92,892		92,892	2,019.90
2011	JAMES E & MARY ANN KEE	15,561		77,331	92,892		92,892	1,984.72
2010	JAMES E & MARY ANN KEE	15,561		77,331	92,892		92,892	1,916.74
2009	JAMES E & MARY ANN KEE	15,561		77,331	92,892		92,892	1,897.98





# HALL COUNTY ASSESSOR'S OFFICE



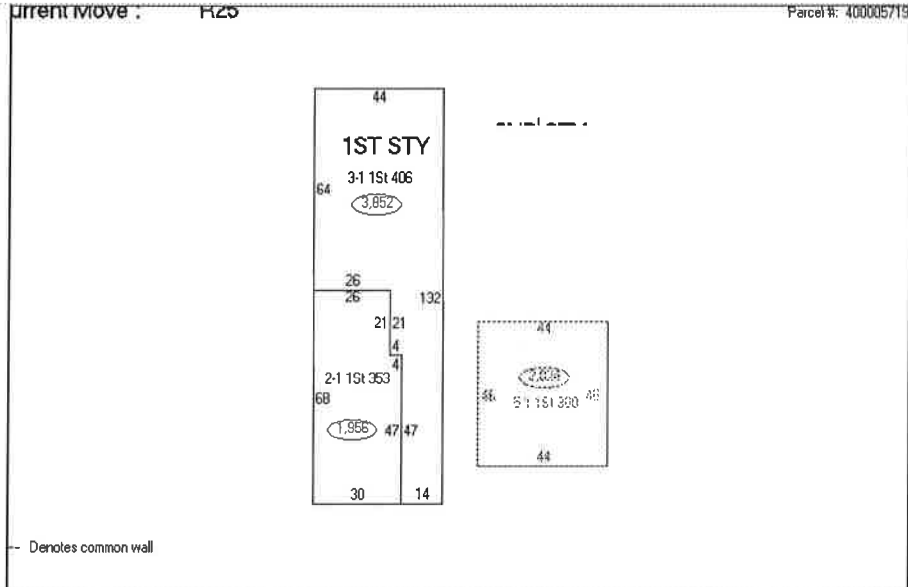
Commercial Property Record Card



Data Provided By: KRISTI WOLD County Assessor. Printed on 12/18/2018 at 11:31:30A

Parcel Information			Ownership Information	
Parcel Number	400005719		Current Owner	RAWR HOLDINGS LLC
Map Number	3315-00-0-10001-066-0011			
Situs	108-00110 W 2ND		Address	110 W 2ND
Legal	ORIGINAL TOWN E 2/3 LT 7 BLK 66		City St. Zip	GRAND ISLAND NE 68801-
			Cadastral #	0001-0050-0072

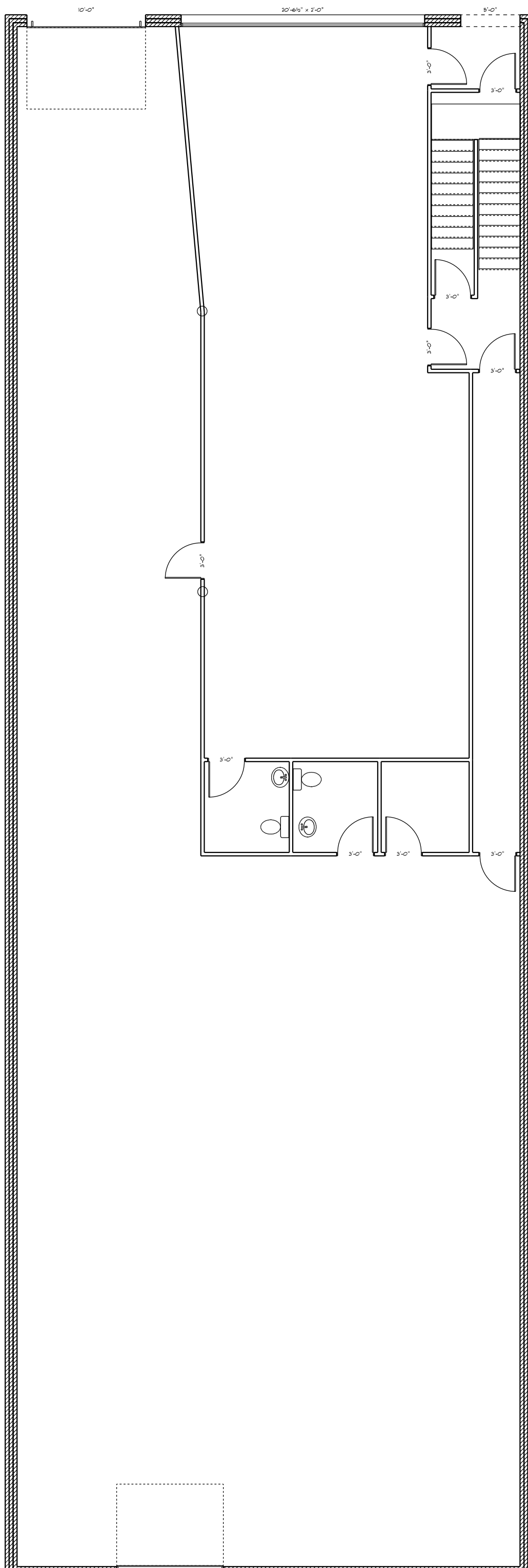
Property Data				
Neighborhood	105	Topography	Number of Units	5808
Lot Width	44	Street	Unit Value	2.68
Lot Depth	132	Utilities	Adjustment	
Units Buildable	5808	Amenities 1	Lot Value	15,561
Value Method	SF	Amenities 2		



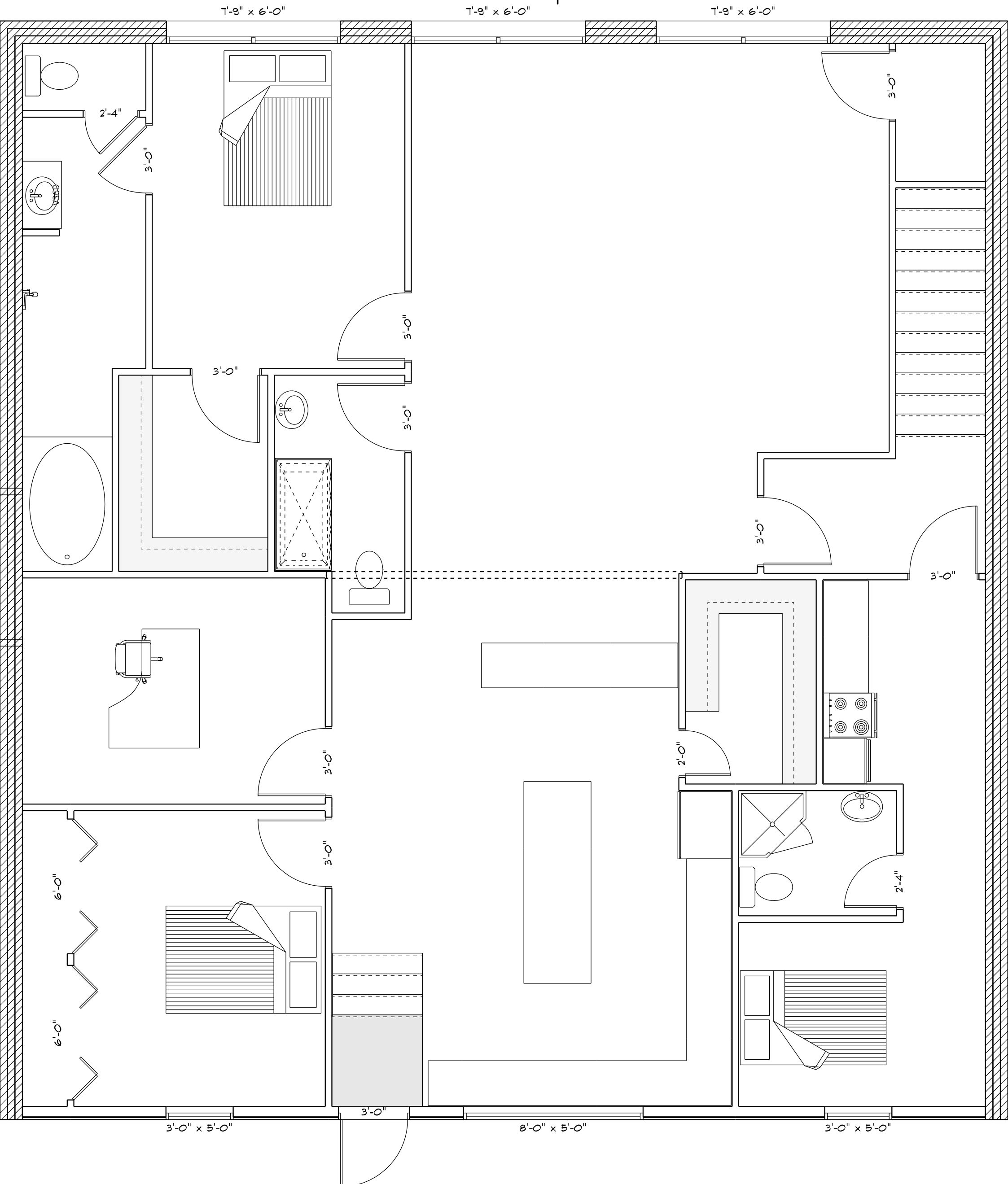
Building Data																	
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys.	Func.	RCNLD		
2	1	353	RETAIL STORE	1920	C			1,956	196	1	14	179,502	35%		116,676		
3	1	406	WAREHOUSE, STORAGE	1920	C			3,852	352	1	14	158,317	50%		79,159		
5	1	300	APARTMENT	2019	C			2,024	180	1	12	156,860	35%		101,959		
Cost Approach From Marshall & Swift						Potential Gross Income											
Total Building Area				7,832						Contract				Market			
Total Building RCN				494,679						Vacancy & Collection Loss				10.00%1,750			
Total Refinements				Effective Income										15,753			
Total Replacement Cost New				494,679						Total Expenses				25.00%3,938			
Total Phys. & Func. Depreciation				(196,885)						Net Operating Income				11,815			
RCN Less Phys. & Func.				297,794						Capitalization Rate				13.00%			
Economic Depreciation				Income Approach										90,885			
Accrued Economic depreciation				Final Value Reconciliation										313,355			
Total RCN Less Depreciation				297,794													
Additional Lump Sums																	
Land Value				15,561													
Total Cost Value				313,355													
Value Per Res Unit																	
Value Per Sq. Ft.				40.01													

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

110 W 2nd  
Main Floor



110 W 2nd  
2nd floor apartments





December 27, 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) that includes an apartment in downtown Grand Island.

The application seeks \$75,031 in TIF assistance for the development of property located at 110 W. Second Street. This will include approximately 5,808 square feet of commercial space on the first floor and 2 apartments in 2,156 square foot of the second floor. This is in the Old GI Music Building next to Old City Hall.

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

- CRA receives initial application, 4 p.m., January 9, 2019.
- Regional Planning Commission holds public hearing 6 p.m., February 6.
- CRA reviews Planning Commission recommendation, 4 p.m. February 13.
- Grand Island City Council holds public hearing and takes action, 7 p.m., February 27.
- CRA considers redevelopment contract, 4 p.m. March 20.

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. 295**

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 9<sup>th</sup> day of January, 2019

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Rawr Holdings LLC 110 W 2nd

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

**RESOLUTION NO. 296**

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 1, from Rawr Holdings LLC ., (The "Developer") for redevelopment of property located at 112 W. 2<sup>nd</sup> Street, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 1;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

**Section 1.** In compliance with section 18-2114 of the Act, the Authority hereby gives the governing body of the City notice that it intends to enter into the Redevelopment Contract, attached as Exhibit 1, with such changes as are deemed appropriate by the Authority, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.

**Section 2.** The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this 9<sup>th</sup> day of January, 2019.

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Rawr Holdings LLC 110 W 2nd