



Hall County Regional Planning Commission

Wednesday, February 6, 2019
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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

DIRECTOR COMMUNICATION

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



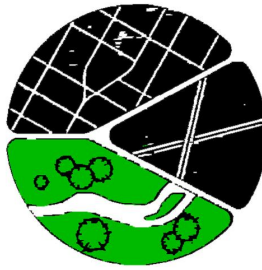
Hall County Regional Planning Commission

**Wednesday, February 6, 2019
Regular Meeting**

Item A1

Agenda

Staff Contact:



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

AGENDA AND NOTICE OF MEETING

Wednesday, February 6, 2019

6:00 p.m.

City Hall Council Chambers — Grand Island

- 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 who would like to find out what those are is welcome to read through them.**

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

- 2. Minutes of the January 2, 2019.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Redevelopment Plan – Wing Properties** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 112 E. Third (the central portion of the old Williamson Interior Building) to include main floor commercial space and a second floor apartment in Grand Island Hall County Nebraska. (C-11-2019GI).

- 5. Public Hearing – Redevelopment Plan – Rawr Holdings LLC** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 110 W. Second Street (the old GI Music Building) to include main floor commercial space and two second floor apartment in Grand Island Hall County Nebraska. (C-12-2019GI).

Consent Agenda:

- 6. Final Plat – Prairie Commons Third Subdivision Grand Island-** Located south of Husker Highway and west of Prairieview Street in Grand Island, Nebraska. (6 lots, 26.71 acres). This property is zoned RO Residential Office.
- 7. Final Plat – Kenmare Fifth Subdivision Grand Island-** Located west of Blaine street at the end of Wicklow Drive in Grand Island, Nebraska. (3 lots, 7.167 acres). This property is

zoned R1 Suburban Density Residential.

8. **Final Plat – Woodland Park Eighteenth Subdivision Grand Island-** Located along Michigan Avenue west of Idaho Avenue in Grand Island, Nebraska. (10 lots, 2.61 acres). This property is zoned R2 Low Density Residential.

9. **Directors Report**

10. **Next Meeting March 13, 2019.**

11. **Adjourn.**

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
February 6, 2019**

- 4. Public Hearing – Redevelopment Plan – Wing Properties** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 112 E. Third (the central portion of the old Williamson Interior Building) to include main floor commercial space and a second floor apartment in Grand Island Hall County Nebraska. (C-11-2019GI). Project is located downtown and includes both upper story residential and main floor commercial. **See Full Recommendation.**
- 5. Public Hearing – Redevelopment Plan – Rawr Holdings LLC** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 110 W. Second Street (the old GI Music Building) to include main floor commercial space and two second floor apartment in Grand Island Hall County Nebraska. (C-12-2019GI). Project is located downtown and includes both upper story residential and main floor commercial. **See Full Recommendation.**
- 6. Final Plat – Prairie Commons Third Subdivision Grand Island-** Located south of Husker Highway and west of Prairieview Street in Grand Island, Nebraska. (6 lots, 26.71 acres). This property is zoned RO Residential Office. This is the next phase of the development next to the new hospital.
- 7. Final Plat – Kenmare Fifth Subdivision Grand Island-** Located west of Blaine street at the end of Wicklow Drive in Grand Island, Nebraska. (3 lots, 7.167 acres). This property is zoned R1 Suburban Density Residential. This is the north and east side of the lake to the south and west of St. Leo’s church. The proposed development does not the loop of Wicklow Drive as originally proposed but all lots can be served with sewer and water.
- 8. Final Plat – Woodland Park Eighteenth Subdivision Grand Island-** Located along Michigan Avenue west of Idaho Avenue in Grand Island, Nebraska. (10 lots, 2.61 acres). This property is zoned R2 Low Density Residential. This changes 7 existing lots along Michigan Avenue with 100 foot widths to 10 lots with a minimum of 66 foot widths. The developer will be responsible for adding sewer and water services and paying for relocation of electric infrastructure already in place to serve the lots as they are currently configured. All lots conform to the R2 zoning district.
- 9. Directors Report**
- 10. Next Meeting March 13, 2019 (Note this is a SECOND Wednesday).**



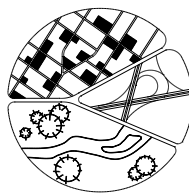
Hall County Regional Planning Commission

**Wednesday, February 6, 2019
Regular Meeting**

Item E1

Minutes of January 2, 2019 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
January 2, 2019

The meeting of the Regional Planning Commission was held Wednesday, January 2, 2019 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on December 21, 2018.

Present: Pat O'Neill Leslie Ruge
 Gregg Robb Tony Randone
 Dean Kjar Hector Rubio
 Robin Hendricksen

Absent: Carla Maurer, Jaye Monter, Judd Allan, and Leonard Rainforth

Other:

Staff: Chad Nabity, Rashad Moxey (Excused), Norma Hernandez

Press: Julie Blum, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of the December 4, 2018 meeting.

A motion was made by Kjar and second by Randone to approve the minutes of the December 4, 2018 meeting.

The motion carried with six members in favor (O'Neill, Ruge, Robb, Rubio, Kjar, and Randone) and one member abstaining (Hendricksen).

3. Request Time to Speak.

The following requested time to speak during discussion: *Ron Depue*, 308 N Locust; Item #4; *Josh Rhoads*, 414 Westwood Circle; Item #6; Steve Spiehs, 4033 Craig Drive; Item #6; Scott Schleicher, 4063 Craig Drive; Item #6;

4. Public Hearing – Redevelopment Plan – Paramount Development LLC. – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 1st story of the west end of the Sears Building) to a single one bedroom apartment and 6000 square foot of commercial space on the main floor of the building in Grand Island Hall County Nebraska. (C-07-2019GI)

Chairman O'Neill handed the gavel over to Secretary Ruge to run this portion of the meeting as O'Neill has a conflict of interest with this item. Ruge appointed Kjar as secretary pro-tem. Ruge opened the public hearing.

Nabity stated this is the second redevelopment plan for the west end of the building on the main floor. The main floor is about 6000 square foot of commercial space. They are planning one small 500 square foot apartment in that space as well. This does accommodate the need to have a handicap accessible apartment because of the number of apartments. The downtown area is planned for commercial and high density residential uses. Nabity mentioned this is consistent with the comprehensive plan and recommends approval. Chairman O'Neill is one of the principals of Paramount Development that is developing this and because of that has a conflict of interest and is not participating in this part of the meeting. Ron Depue representing the applicant mentioned redevelopment contract has been signed on the first part of this development on the upper floor. This is a second phase on the main floor. It is part of the community goal to add additional residential housing downtown and revitalize the commercial use to continue the upward momentum of the Grand Island downtown development.

No other members of the public had an interest in speaking on this item.

Ruge closed the public hearing.

A motion was made by Robb and second by Randone to recommend approve Redevelopment Plan – Paramount Development LLC concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third for a single one bedroom apartment and 6000 square foot of commercial space on the main

floor of the building and along with Resolution 2019-04.

The motion carried with six members in favor (Ruge, Robb, Kjar, Hedricksen, Rubio and Randone) and one member abstaining (O'Neill).

Following the vote, Ruge returned the gavel to Chairman O'Neill, who presided over the rest of the meeting.

5. Public Hearing – One and Six Year Street Improvement Plan – Grand Island-
Public Hearing and action on the 2019 to 2024 street improvement plan for the City of Grand Island, Hall County Nebraska. (C-08-2019GI)

O'Neill opened the public hearing.

Grand Island Public Works Director John Collins detailed the street improvements that were substantially completed over the current year. He then discussed the proposed projects for the next six years. Collins provided updates for the improvements to the Five Points intersection and work on the Sycamore Street underpass. Collins described the planned improvements for the Old Potash Highway corridor on either side of Highway 281 and the potential of starting on the North Road projects during the planning period depending on the level of funding generated additional sales tax. He also mentioned the standard local resurfacing projects. Collins then displayed a map of the projects for 2020-2024.

Ruge expressed concern that the Old Potash about the room for stacking at between the round-a-bout at Wilmar and Old Potash and Collins responded that the model shows there is adequate stacking for the next 10 years but that a dual left turn lane would be needed after that. The project will be built with a turn lane wide enough to stripe for two lanes so when it is needed it will just need restriping and some signal work. Ruge also suggested that a round a bout be considered at the north end of the Claude Road extension north of Old Potash. Collins indicated that there is adequate right of way for those improvements but that the need would outside the projected life of this project. It could be considered at a later time. Ruge also asked about state funding, design and timeline for the Highway 30 realignment. Collins indicated that this project is still moving forward as a state project but that the timing has slipped due to the increased cost of other state projects. He said that he hopes to know more from NDOT by the end of the month.

No members of the public asked to speak at the public hearing.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Kjar to approve the One and Six Year Street Improvement Plan.

The motion carried with seven members in favor (O'Neill, Ruge, Robb, Rubio, Hedricksen, Randone and Kjar)

- 6. Public Hearing – Zoning Change** – Concerning an application to rezone property platted as Lot 2 of B & M Estates from R1 – Suburban Density Residential to R2 Low Density Residential and R3 Medium Density Residential in Grand Island, Hall County, Nebraska. This property is located north of 13th Street and west of Mansfield Road in the City of Grand Island. (C-09-2019GI)

O'Neill opened the public hearing.

Nabity mentioned the property is lot 2 of B&M Estates Subdivision. It was subdivided last summer. It is located east of Mansfield and north 13th Street. The proposed rezoning is 2 potential rezoning districts. Changing it from R1– Suburban Density Residential to R2- Low Density Residential and R3 - Medium Density Residential. The whole area is planned for low to medium density residential. The property to the north and west is already zoned R2- Low Density Residential. The property to the south (south of 13th Street) is still zoned R-1– Suburban Density Residential and Nabity does anticipate to get request for a zone change on that property. Carol Street would extend to 13th Street and would be the only access to 13th Street. Josh Rhoades is proposing to buy the property. He is proposing to 3 lots along Mansfield Road and lots on the north side of the new street, a cu de sac extending each way to the east and west of Carol Street extended to 13th Street.

Steve Spiehs – 4033 Craig Drive - concern was if there was going to be an alley behind his property. It was explained it was a 10 foot utility easement.

Scott Schliecher – 4063 Craig Drive – Asked if Carol Street would be designed with a jog in it to slow down traffic between 13th Street and Craig Drive.

No other members of the public asked to speak.

O'Neill closed the public hearing.

A motion was made by Hendricksen and second by Ruge to rezone property platted as Lot 2 of B & M Estates from R1 – Suburban Density Residential to R2 Low Density Residential and R3 Medium Density Residential.

The motion carried with seven members in favor (O'Neill, Ruge, Robb, Rubio, Hedricksen, Randone and Kjar).

- 7. Public Hearing Text Amendment** – Concerning proposed amendments to Section 36-96 Off Street Parking Requirements relative to Definition of the Central Business District and the addition of Section 36-107 Public Facilities. (C-10-2019GI)

O'Neill opened the public hearing.

Nabity stated the proposal of some amendments. Council is going to consider a proposal next week to disband Parking District 1. It is the area that the businesses are taxed specifically on their public space to help maintain the downtown parking lot.

These businesses were exempt from having to put in parking. They are recreating district 3 to match district 1. Language that is used in Chapter 13 will also be used in Chapter 36. The last change is adding Public Facilities to Chapter 36-107.

No members of the public asked to speak during the hearing.
O'Neill closed the public hearing.

A motion was made by Robb and second Rubio proposed amendments to Section 36-96 Off Street Parking Requirements relative to Definition of the Central Business District and the addition of Section 36-107 Public Facilities.

Motion carried with all seven members voting in favor (O'Neill, Ruge, Robb, Rubio, Hedricksen, Randone and Kjar).

Consent Agenda

- 8. Final Plat – Brach's Seventh Subdivision Grand Island** – Located south of LaMar Avenue and west of Harrison Street in Grand Island, Nebraska. (1 lot, 0.97 acres). This property is zoned R1 Suburban Density Residential.

A motion was made by Ruge second by Kjar to approve all items on the consent agenda.

The motion was carried with all seven members voting in favor (O'Neill, Ruge, Robb, Rubio, Hedricksen, Randone and Kjar).

9. Director's Report.

Nebraska Planning Conference in Kearney March 6-8, 2019.
City Council will be holding a TIF study session on January 15, 2019 at 7:00 p.m.

10. Next Meeting February 6, 2019.

11. Adjourn.

O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

**Wednesday, February 6, 2019
Regular Meeting**

Item F1

Redevelopment Plan - Wing Properties

Staff Contact:

Agenda Item #

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 23, 2019

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for property located at 112 E Third Street (Center portion of the Williamson Interior Building) in Grand Island, in Hall County, Nebraska to support this development. (C-11--2019GI)

PROPOSAL:

The Wing Properties is proposing to renovate 2,650 square foot of commercial space on the first floor and build 1 second floor apartments at 112 E Third Street. The property is zoned B-3 Heavy Business the proposed uses are permitted in this zoning district..

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-3 Heavy Business. The B-3 zone allows uses such as residential as permitted principal use with no maximum density and requires a minimum lot size of 6000 square feet. This furthers the effort of the Downtown Improvement District and Grand Island City Council to develop downtown residential units and update the commercial space in the downtown area.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of a mix of commercial and residential uses at this location. This proposed facility will be able to connect to city utilities including sewer and water at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a mixed use development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

**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

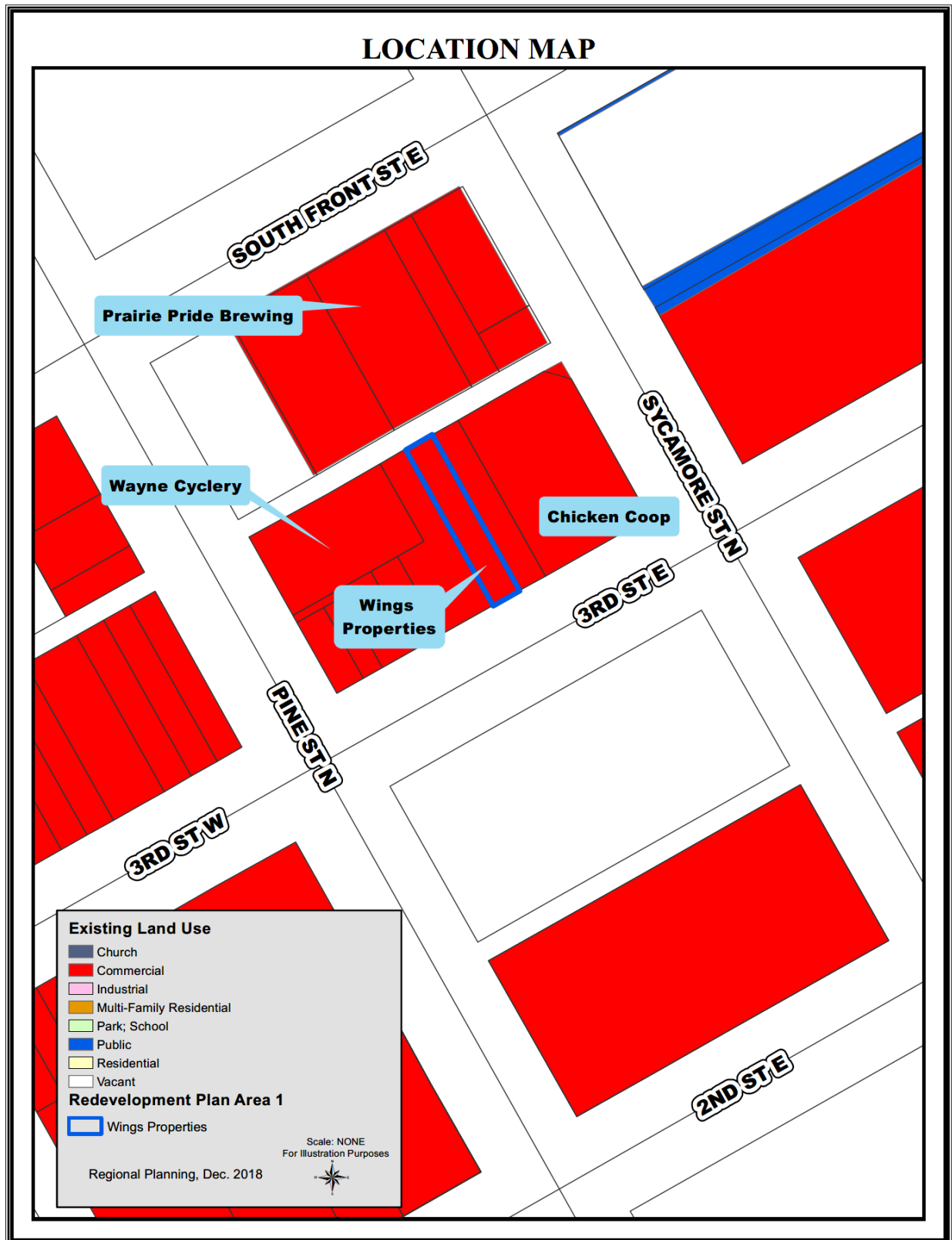
THE REDEVELOPMENT OF A PORTION OF THE OLD WILLIAMSON INTERIORS BUILDING LOCATED AT 112 E. 3RD STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING ACQUISITION, FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

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. 3rd 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 an 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:

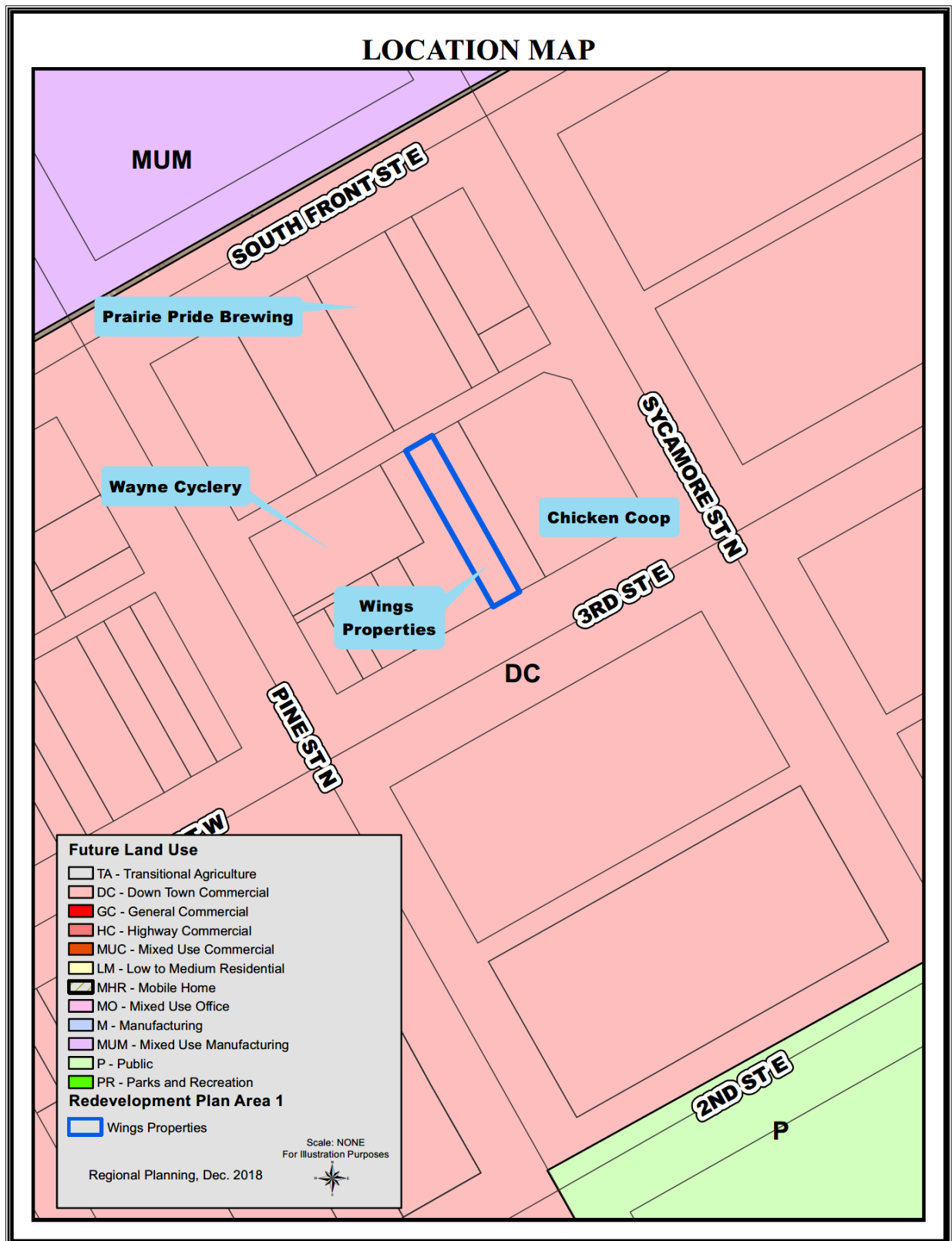
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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
TOTALS	\$105,095	\$75,062	\$384,769	\$564,926

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

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.

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

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.

Resolution Number 2019-05

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 Wing Properties Inc.** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on February 6, 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 January 18th and Friday January 25th, 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: February 6, 2019

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, February 6, 2019
Regular Meeting**

Item F2

Redevelopment Plan - Rawr Holdings LLC

Staff Contact:

Agenda Item #

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 23, 2019

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for property located at 110 W Second Street (The Old GI Music Building) in Grand Island, in Hall County, Nebraska to support this development. (C-12--2019GI)

PROPOSAL:

The Rawr Holdings LLC is proposing to renovate 5,800 square foot of commercial space on the first floor and build 2 second floor apartments at 112 W Second Street. The property is zoned B-3 Heavy Business the proposed uses are permitted in this zoning district..

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-3 Heavy Business. The B-3 zone allows uses such as residential as permitted principal use with no maximum density and requires a minimum lot size of 6000 square feet. This furthers the effort of the Downtown Improvement District and Grand Island City Council to develop downtown residential units and update the commercial space in the downtown area.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of a mix of commercial and residential uses at this location. This proposed facility will be able to connect to city utilities including sewer and water at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a mixed use development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

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

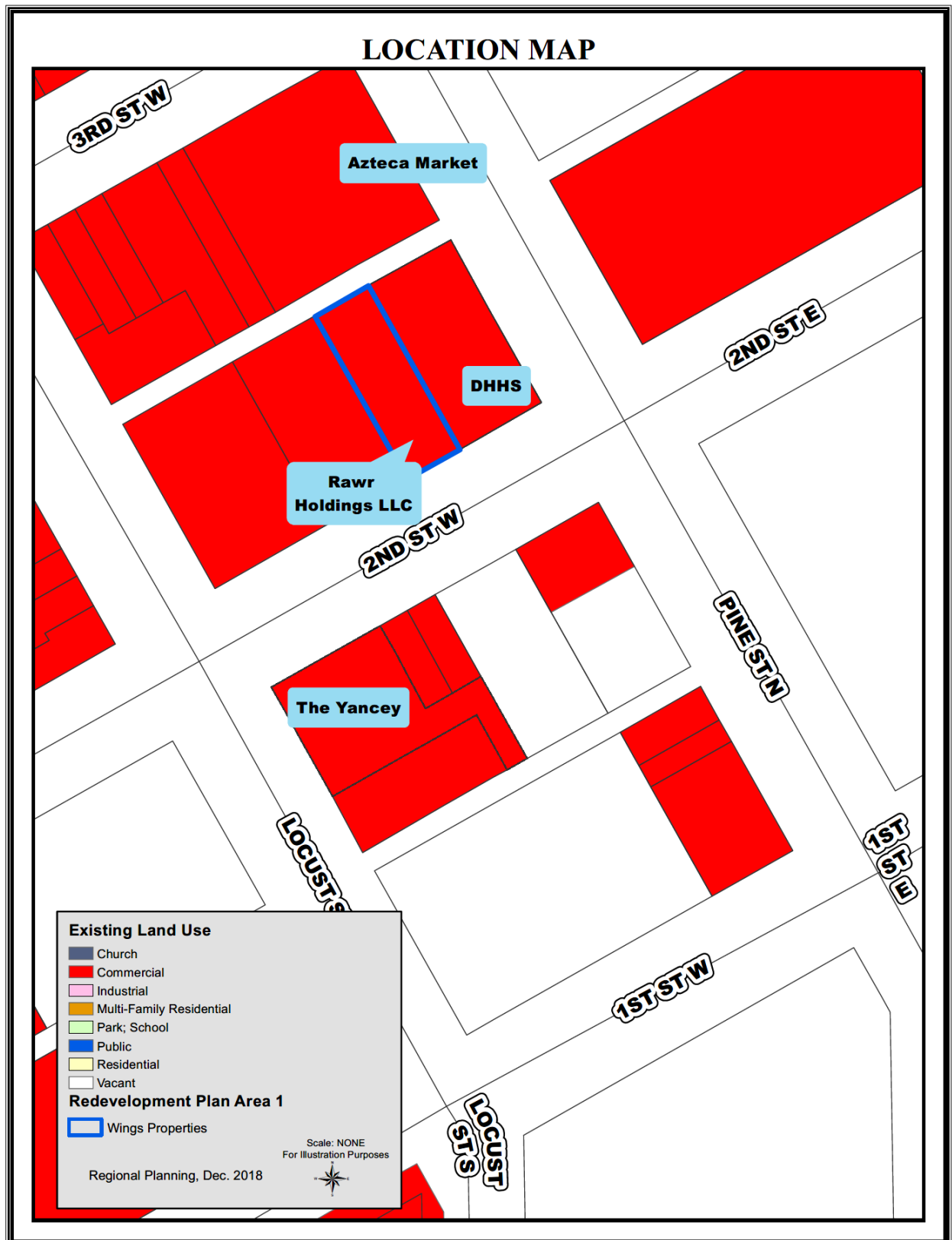
THE REDEVELOPMENT OF A PORTION OF THE GI MUSIC BUILDING LOCATED AT 110 W. 2ND STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING ACQUISITION, FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

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. 2nd 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:

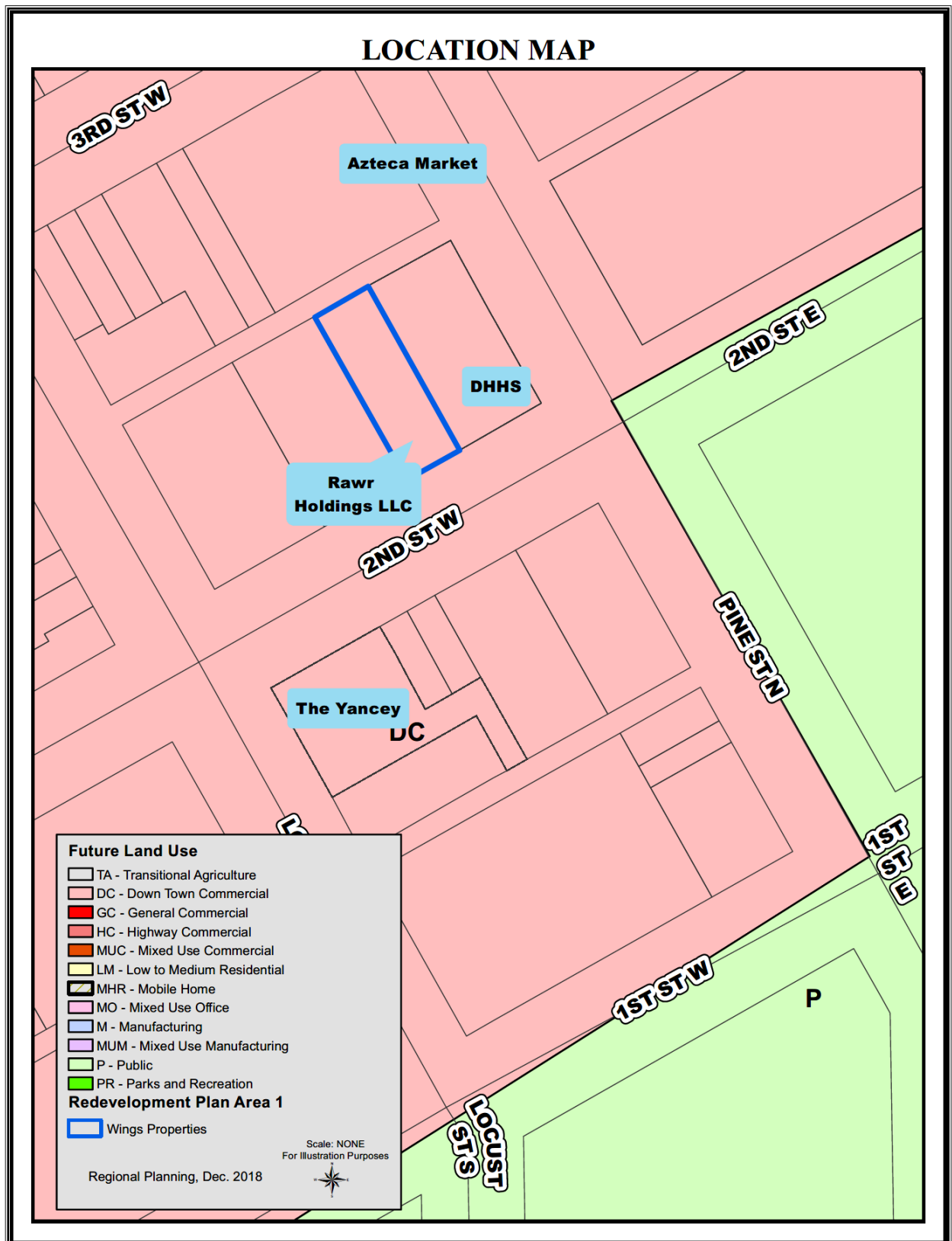
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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
TOTALS	\$75,031	\$35,000	\$599,344	\$669,365

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

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.

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

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.

Resolution Number 2019-06

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 Rawr Holdings 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 February 6, 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 January 18th and Friday January 25th, 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: February 6, 2019

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

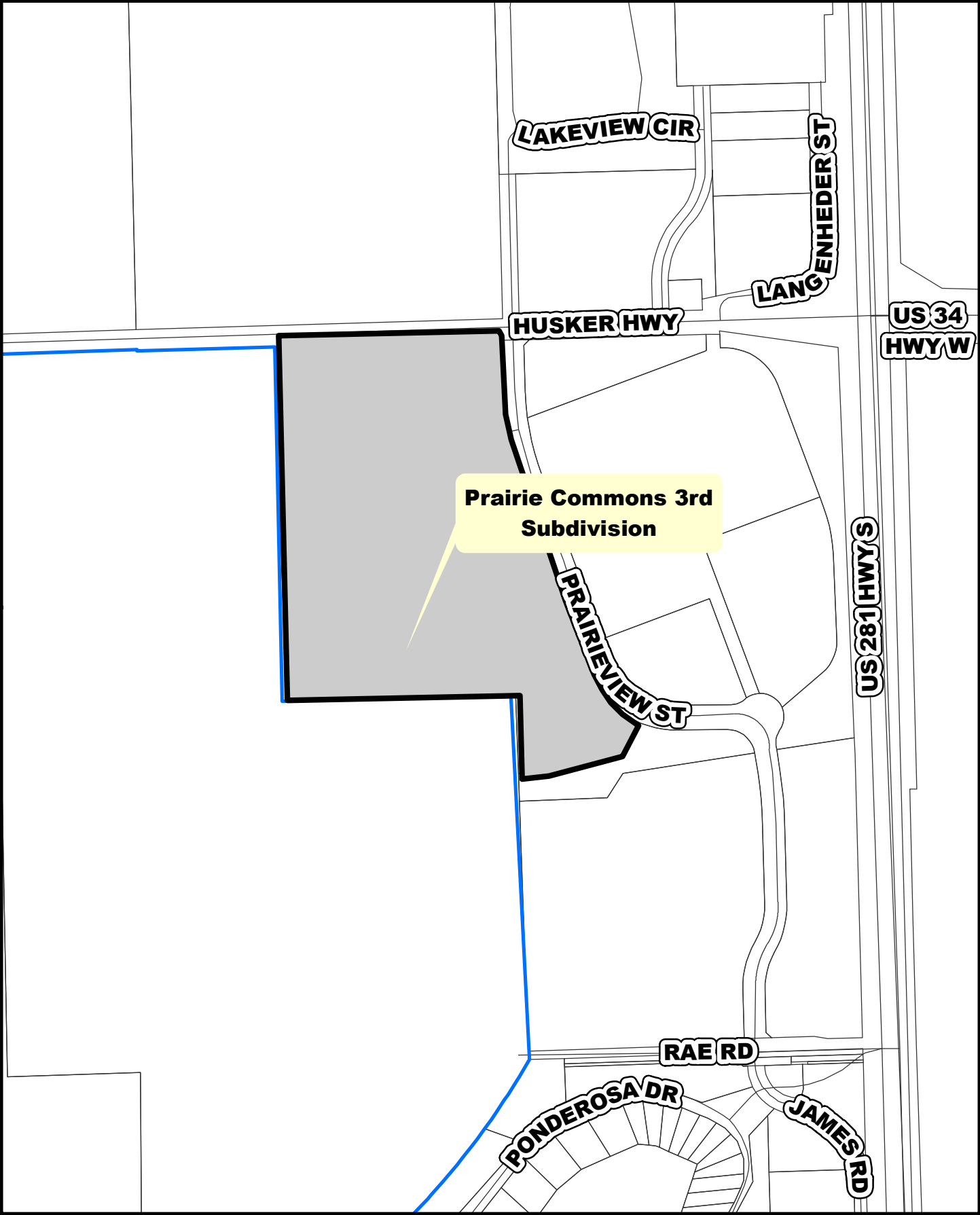
**Wednesday, February 6, 2019
Regular Meeting**

Item J1

Final Plat - Prairie Commons Third Subdivision Grand Island

Staff Contact:

**PROPOSED AREA
LOCATION MAP**



PROPOSED AREA LOCATION MAP



Hall County Regional Planning Commission

SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Prataria Ventures LLC

Address PO Box 2078

City Grand Island, State NE Zip 68802

Phone 308-389-7222

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: [Signature]
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson

Address 201 E. 2nd Street

City Grand Island, State NE Zip 68801

Phone 308-384-8750

Surveyor/Engineer Name Jai Andrist License Number LS-630

SUBDIVISION NAME: Prairie Commons Third Subdivision

Please check the appropriate location

- ☒ X Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☐ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ X Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 6

Number of Acres 26.71

Checklist of things Planning Commission Needs

- ☒ X 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☒ X Closure Sheet
- ☐ Utilities Sheet
- ☒ X Receipt for Subdivision Application Fees in the amount of \$ 480

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

PRAIRIE COMMONS THIRD SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 4 AND ALL OF LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA.
SAID TRACT CONTAINS A CALCULATED AREA OF 1,163,510 SQUARE FEET OR 26.711 ACRES MORE OR LESS.

LEGEND

- SECTION CORNER
SET CORNER (5/8"x24" REBAR W/CAP)
FOUND CORNER (5/8" REBAR w/CAP UNLESS NOTED)
EXISTING EASEMENT LINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED SUBDIVISION LINE
MEASURED DISTANCE
EASEMENT DISTANCE
EWOLDT SUBD (VACATED) DISTANCE
RECORDED DISTANCE
PRAIRIE COMMONS SUBDIVISION
P2
PRAIRIE COMMONS 2ND SUBDIVISION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 4 AND LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PRAIRIE COMMONS THIRD SUBDIVISION" A REPLAT OF ALL OF LOT 4 AND LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.
IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2019.

DAVID OSTDIEK, MANAGER
PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

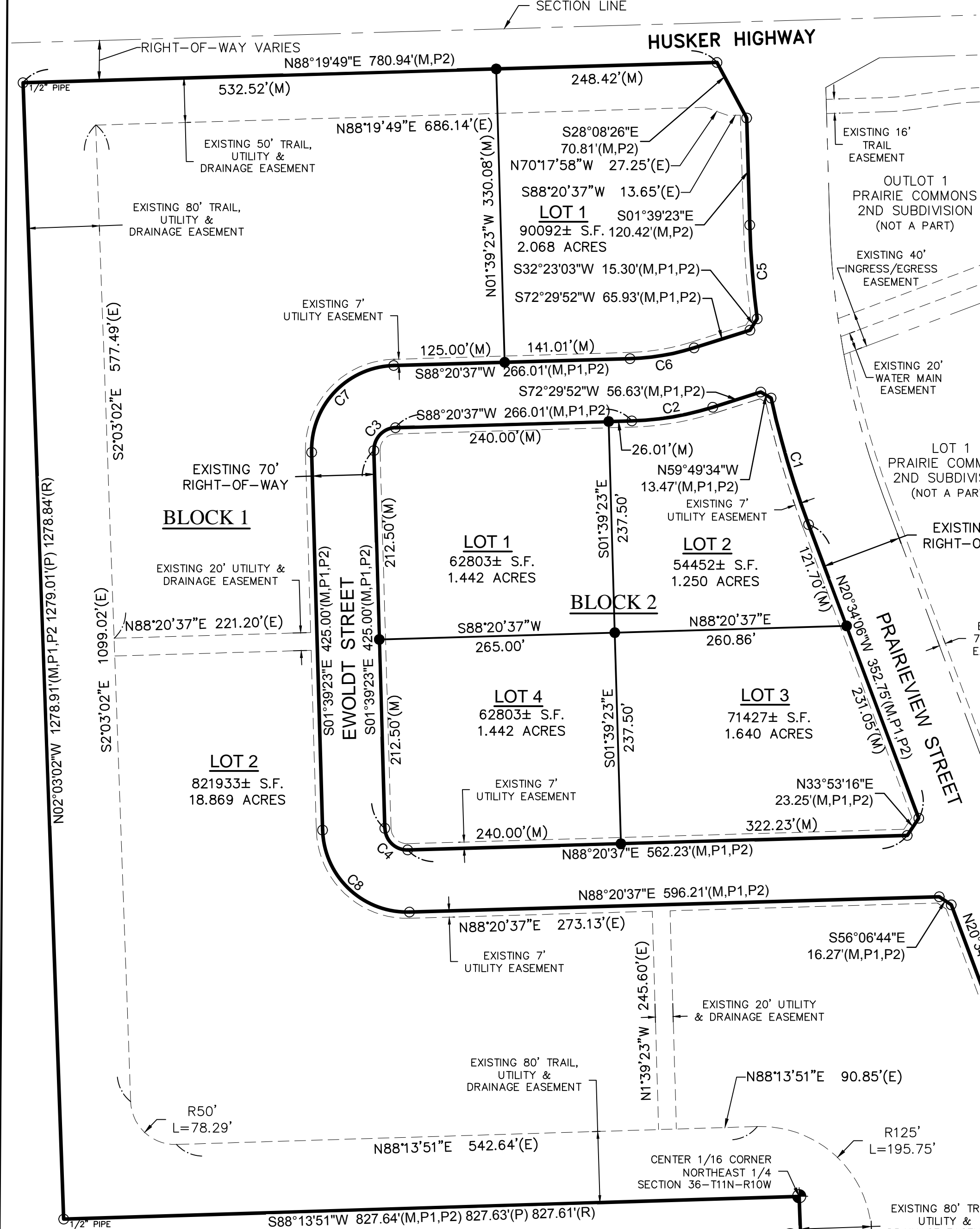
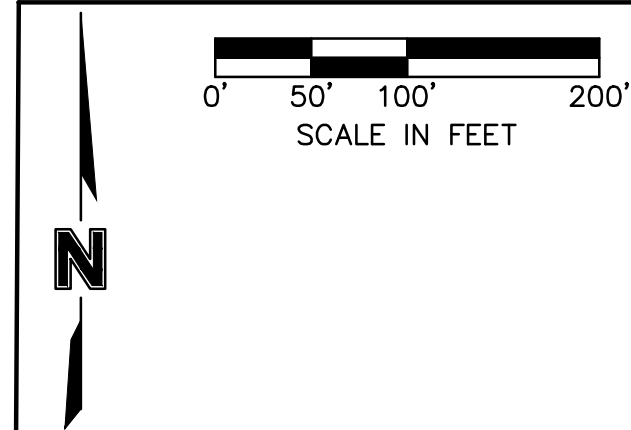
THIS ____ DAY OF _____, 2019.

MAYOR _____

CITY CLERK _____

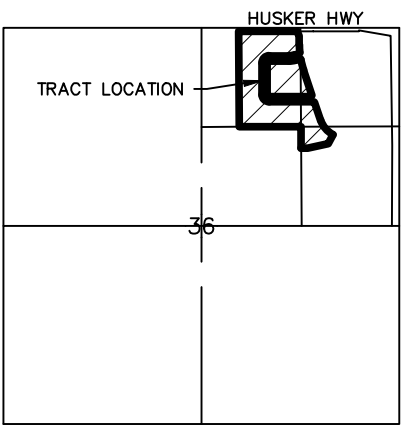
LOT 3
PRAIRIE COMMONS
2ND SUBDIVISION
(NOT A PART)

OWNERS: PRATARIA VENTURES, LLC
SUBDIVIDER: PRATARIA VENTURES, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 6



LOCATION MAP

SEC. 36, T11N, R10W
NOT TO SCALE



CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	1045.00' (M,P1,P2)	N16°29'47"W	148.53' (M,P1,P2)	148.41' (M,P1,P2)
C2	335.00' (M,P1,P2)	S80°25'15"W	92.65' (M,P1,P2)	92.35' (M,P1,P2)
C3	25.00' (M,P1,P2)	S43°20'37"W	39.27' (M,P1,P2)	35.36' (M,P1,P2)
C4	25.00' (M,P1,P2)	S46°39'23"E	39.27' (M,P1,P2)	35.36' (M,P1,P2)
C5	1045.00' (M,P1,P2)	S4°33'21"E	105.77' (M,P1,P2)	105.72' (M,P1,P2)
C6	265.00' (M,P1,P2)	S80°25'15"W	73.29' (M,P1,P2)	73.06' (M,P1,P2)
C7	95.00' (M,P1,P2)	S43°20'37"W	149.23' (M,P1,P2)	134.35' (M,P1,P2)
C8	95.00' (M,P1,P2)	S46°39'23"E	149.23' (M,P1,P2)	134.35' (M,P1,P2)
C9	345.00' (M,P1,P2)	N42°06'52"W	259.47' (M,P1,P2)	253.40' (M,P1,P2)

olsson
201 East 2nd Street
Grand Island, NE 68802
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1176
Prataria Ventures
Hwy 281/Husker Hwy
Survey
FB

January 24, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on February 6th, 2019, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Crossroads Subdivision	0.992	2	A tract of land comprising a portion of Block Five(5), Golden Age Subdivision and addition to the City of Grand Island, Hall County, Nebraska
Gloor Subdivision	0.37	1	A replat of all of lot 1, John & Marie's Subdivision and part of Lake Front Tract 1C as established by the City Of Grand Island on Brach's lake located in the northwest quarter of the southwest quarter (nw1/4 sw1/4) of section twenty-one (21), township eleven (11) north, range nine (9) west of the 6th p.m., all in Grand Island, Hall County, Nebraska
Kenmare 5 th Subdivision	7.167	3	A replat of all of lot 1, Kenmare Fourth Subdivision in the City Of Grand Island, Hall County, Nebraska.
Prairie Commons 3 rd Subdivision	26.71	6	A replat of all of lot 4 and all of lot 5, Prairie Commons Second Subdivision, Grand Island, Hall County, Nebraska.
Woodland Park 18 th Subdivision	2.61	10	A replat of all of lots 4 & 5, block 1 and all of lots 2 - 6, block 2, Woodland Park Fifteenth Subdivision, Grand Island, Hall County, Nebraska.



Hall County Regional Planning Commission

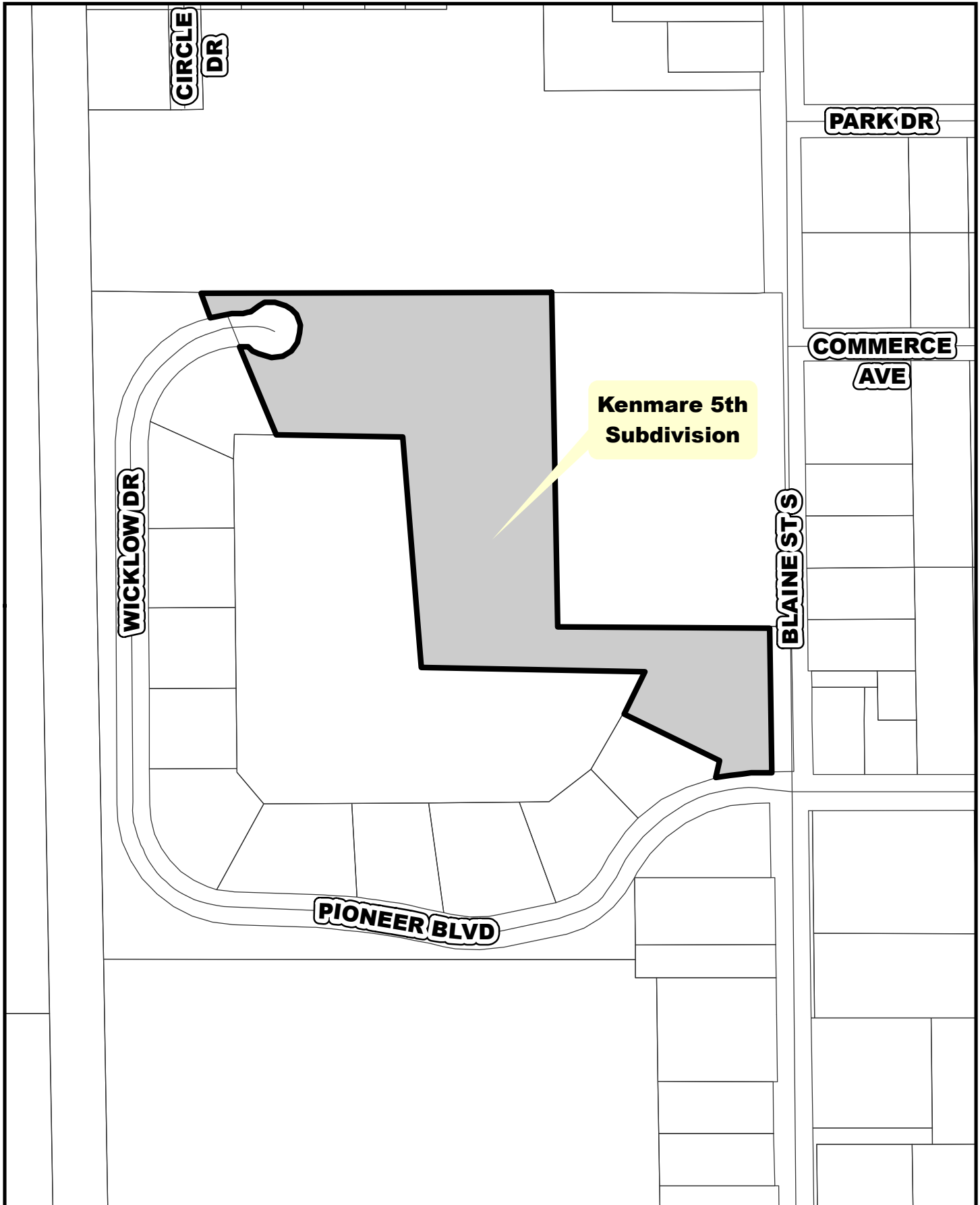
**Wednesday, February 6, 2019
Regular Meeting**

Item J2

Final Plat - Kemmare Fifth Subdivision Grand Island

Staff Contact:

PROPOSED AREA LOCATION MAP





Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name JANET A. REINDERS REVOCABLE LIVING TRUST, MANAGING MEMBER, JST FARMS LLC

Address PO Box 5632

City GRAND ISLAND, State NE Zip 68802

Phone 308-210-4008

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Jane Hurt
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson

Address 201 E. 2nd Street

City Grand Island, State NE Zip 68801

Phone (308) 381-8750

Surveyor/Engineer Name Jesse E Hurt License Number LS-674

SUBDIVISION NAME: KENMARE FIFTH SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☐ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 3

Number of Acres 7.167

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 450.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

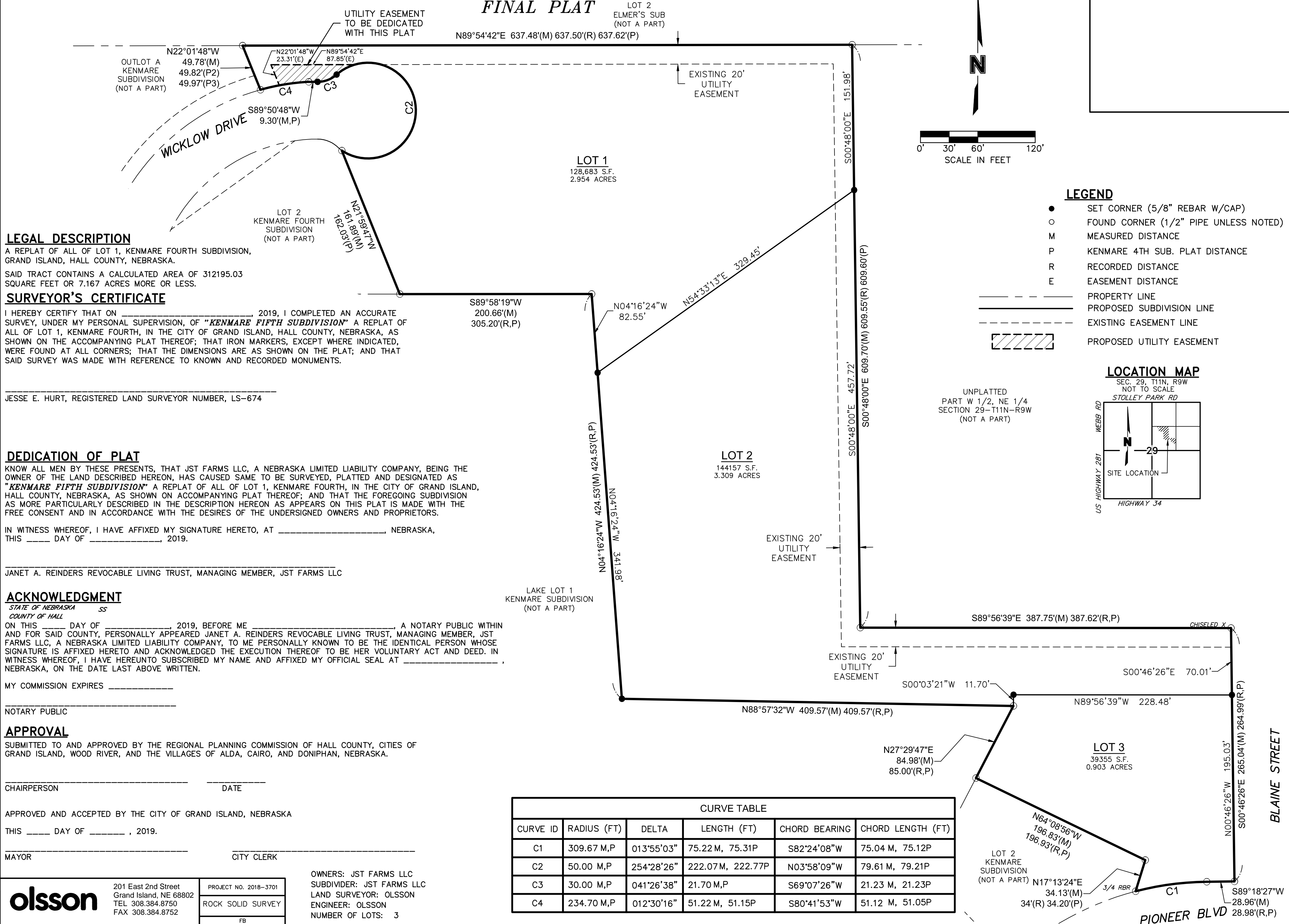
FEE SCHEDULE ON REVERSE SIDE

DWG: F:\2018\3501-4000\018-3701\40-Design\Survey\SRVY\Sheets\V_PLAT_018-3701.dwg
DATE: Jan 22, 2019 3:01pm XREFS: V_XRWAY_018-3701
USER: jjimenez

KENMARE FIFTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



January 24, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on February 6th, 2019, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Crossroads Subdivision	0.992	2	A tract of land comprising a portion of Block Five(5), Golden Age Subdivision and addition to the City of Grand Island, Hall County, Nebraska
Gloor Subdivision	0.37	1	A replat of all of lot 1, John & Marie's Subdivision and part of Lake Front Tract 1C as established by the City Of Grand Island on Brach's lake located in the northwest quarter of the southwest quarter (nw1/4 sw1/4) of section twenty-one (21), township eleven (11) north, range nine (9) west of the 6th p.m., all in Grand Island, Hall County, Nebraska
Kenmare 5 th Subdivision	7.167	3	A replat of all of lot 1, Kenmare Fourth Subdivision in the City Of Grand Island, Hall County, Nebraska.
Prairie Commons 3 rd Subdivision	26.71	6	A replat of all of lot 4 and all of lot 5, Prairie Commons Second Subdivision, Grand Island, Hall County, Nebraska.
Woodland Park 18 th Subdivision	2.61	10	A replat of all of lots 4 & 5, block 1 and all of lots 2 - 6, block 2, Woodland Park Fifteenth Subdivision, Grand Island, Hall County, Nebraska.



Hall County Regional Planning Commission

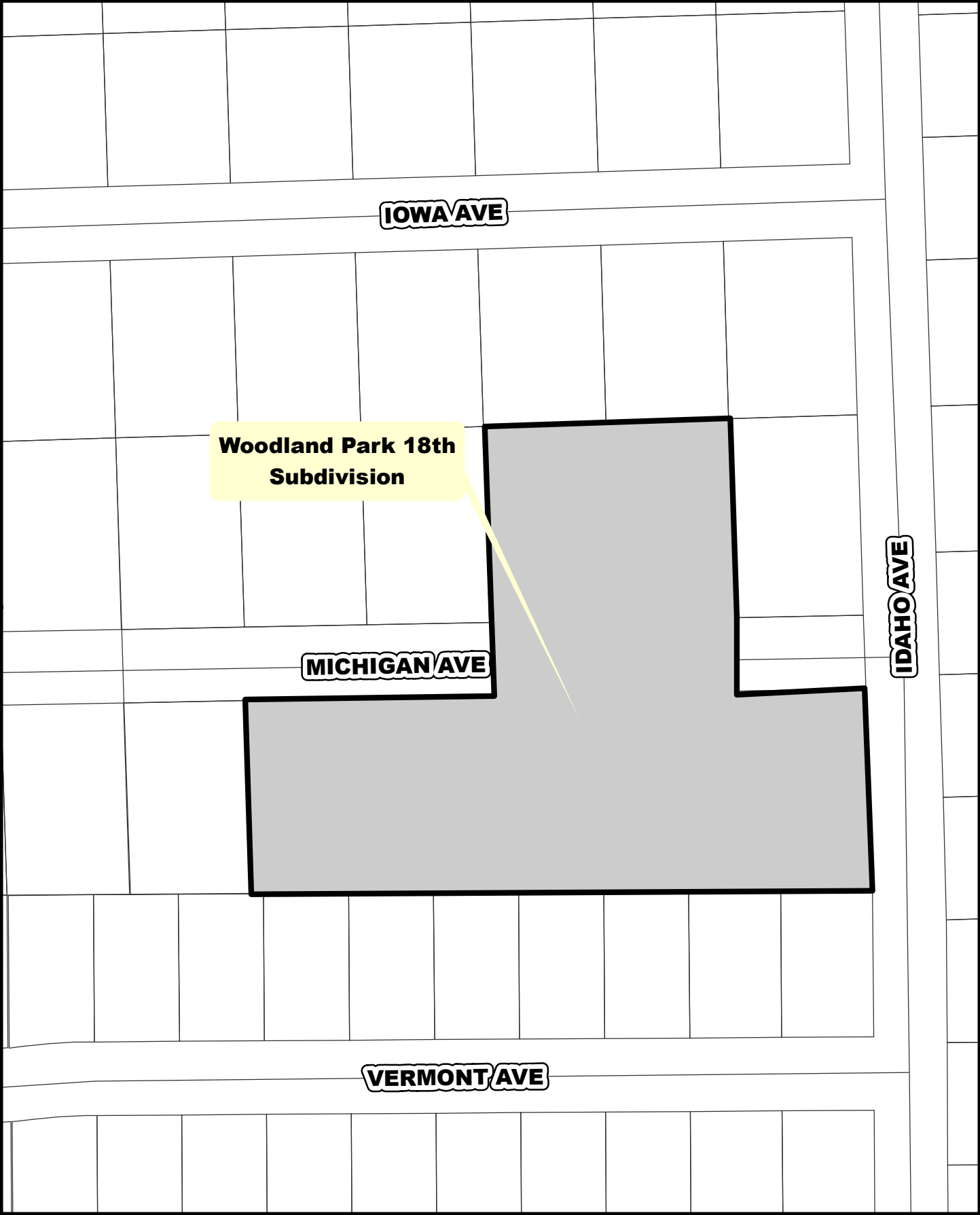
**Wednesday, February 6, 2019
Regular Meeting**

Item J3

Final Plat - Woodland Park Eighteenth Subdivision Grand Island -

Staff Contact:

**PROPOSED AREA
LOCATION MAP**





IOWA AVE

IDAHO AVE

MICHIGAN AVE

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name STAROSTKA GROUP UNLIMITED
Address 429 INDUSTRIAL LN
City GRAND ISLAND, State NE Zip 68803
Phone 308-385-0636

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Jai Andrist
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson
Address 201 E. 2nd Street
City Grand Island, State NE Zip 68801
Phone (308) 384-8750
Surveyor/Engineer Name Jai Jason Andrist License Number LS-630

SUBDIVISION NAME: WOODLAND PARK EIGHTEENTH SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 10

Number of Acres 2.61

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☐ Utilities Sheet
☒ Receipt for Subdivision Application Fees in the amount of \$ 520.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

WOODLAND PARK EIGHTEENTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOTS 4 & 5, BLOCK 1 AND ALL OF LOTS 2 – 6, BLOCK 2, WOODLAND PARK FIFTEENTH SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 113,225 SQUARE FEET OR 2.61 ACRES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "WOODLAND PARK EIGHTEENTH SUBDIVISION" A REPLAT OF ALL OF LOTS 4 & 5, BLOCK 1 AND ALL OF LOTS 2 – 6, BLOCK 2, WOODLAND PARK FIFTEENTH SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS VENTURES LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "WOODLAND PARK EIGHTEENTH SUBDIVISION" A REPLAT OF ALL OF LOTS 4 & 5, BLOCK 1 AND ALL OF LOTS 2 – 6, BLOCK 2, WOODLAND PARK FIFTEENTH SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT

_____, NEBRASKA, THIS ____ DAY OF _____, 2019.

(signature)

(title)

(print owner name)

HASTINGS VENTURES LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2019, BEFORE ME
_____, A NOTARY PUBLIC WITHIN AND FOR SAID
COUNTY, PERSONALLY APPEARED _____ (print owner name)
_____, (title), HASTINGS VENTURES LLC, A NEBRASKA LIMITED
LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON
WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION
THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE
HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
_____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF
HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF
ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON

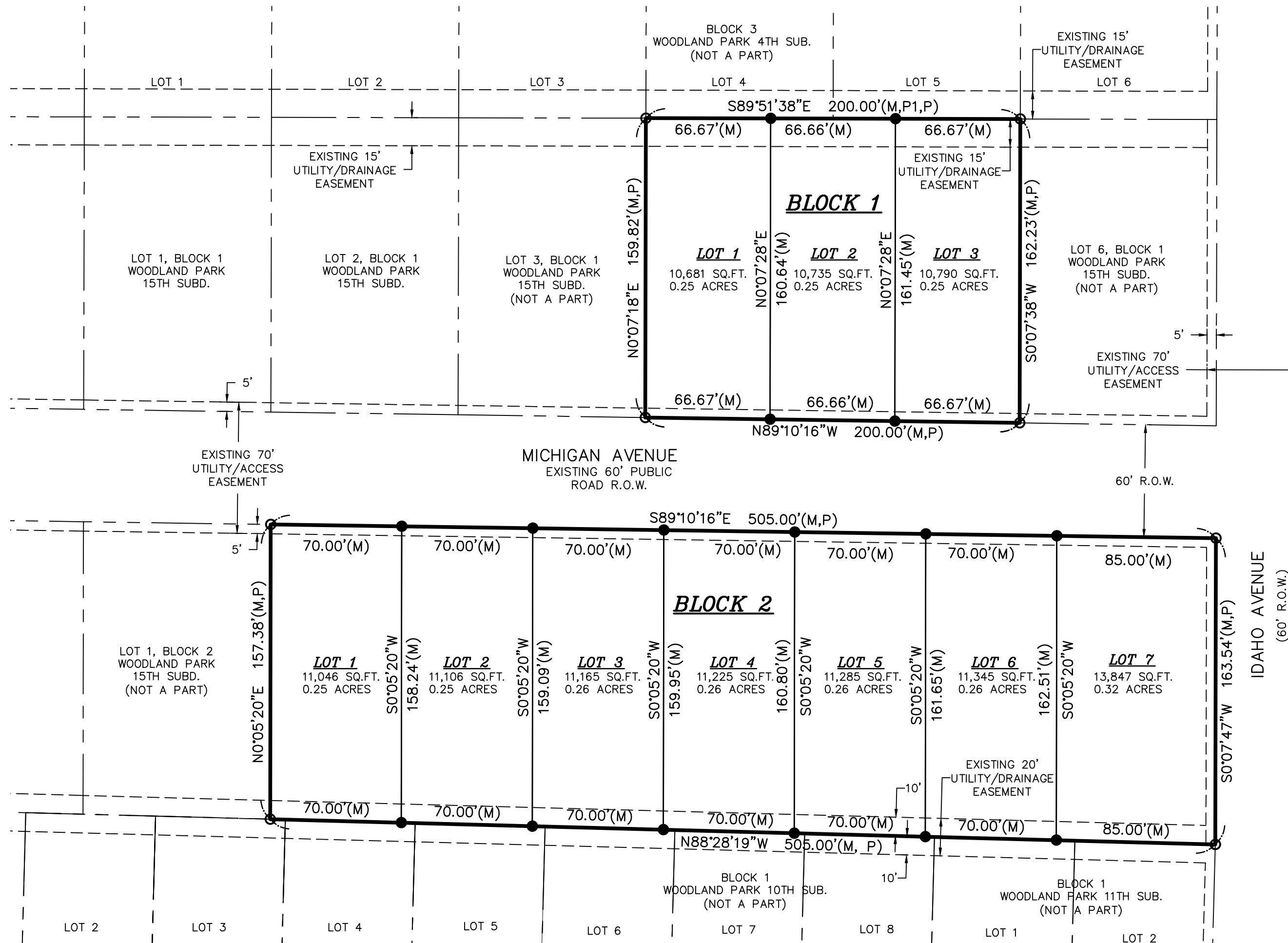
DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2019.

MAYOR

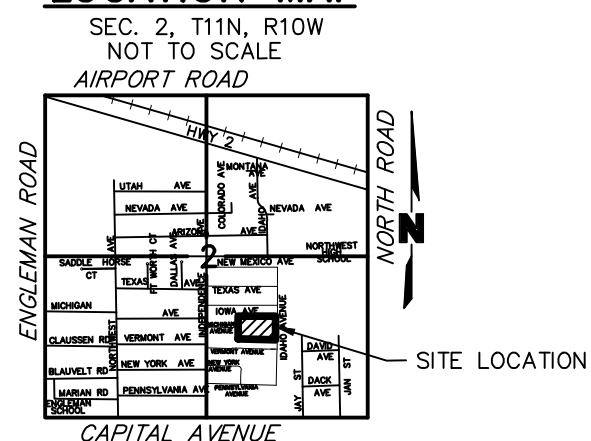
CITY CLERK



LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER
- EXISTING PROPERTY LINE
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- P WOODLAND PARK 15TH SUBDIVISION
- WOODLAND PARK 4TH SUBDIVISION

LOCATION MAP



0' 25' 50' 100'
SCALE IN FEET

olsson

201 East 2nd Street
Grand Island, NE 68802
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-0050
WOODLAND PARK
SURVEY
FB

OWNERS: HASTINGS VENTURES LLC
SUBDIVIDER: HASTINGS VENTURES LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 10

DWG: F:\2019\0001-0500\019-0050\040-Design\Survey\SRV\Sheets\WP_18th_019-0050.dwg
DATE: Jan 18, 2019 2:04pm
USER: jjimenez
Row-Combined 1st thru 11th 1.27.2011
XREFS: 040242_xrow

January 24, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on February 6th, 2019, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
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Prairie Commons 3 rd Subdivision	26.71	6	A replat of all of lot 4 and all of lot 5, Prairie Commons Second Subdivision, Grand Island, Hall County, Nebraska.
Woodland Park 18 th Subdivision	2.61	10	A replat of all of lots 4 & 5, block 1 and all of lots 2 - 6, block 2, Woodland Park Fifteenth Subdivision, Grand Island, Hall County, Nebraska.



Hall County Regional Planning Commission

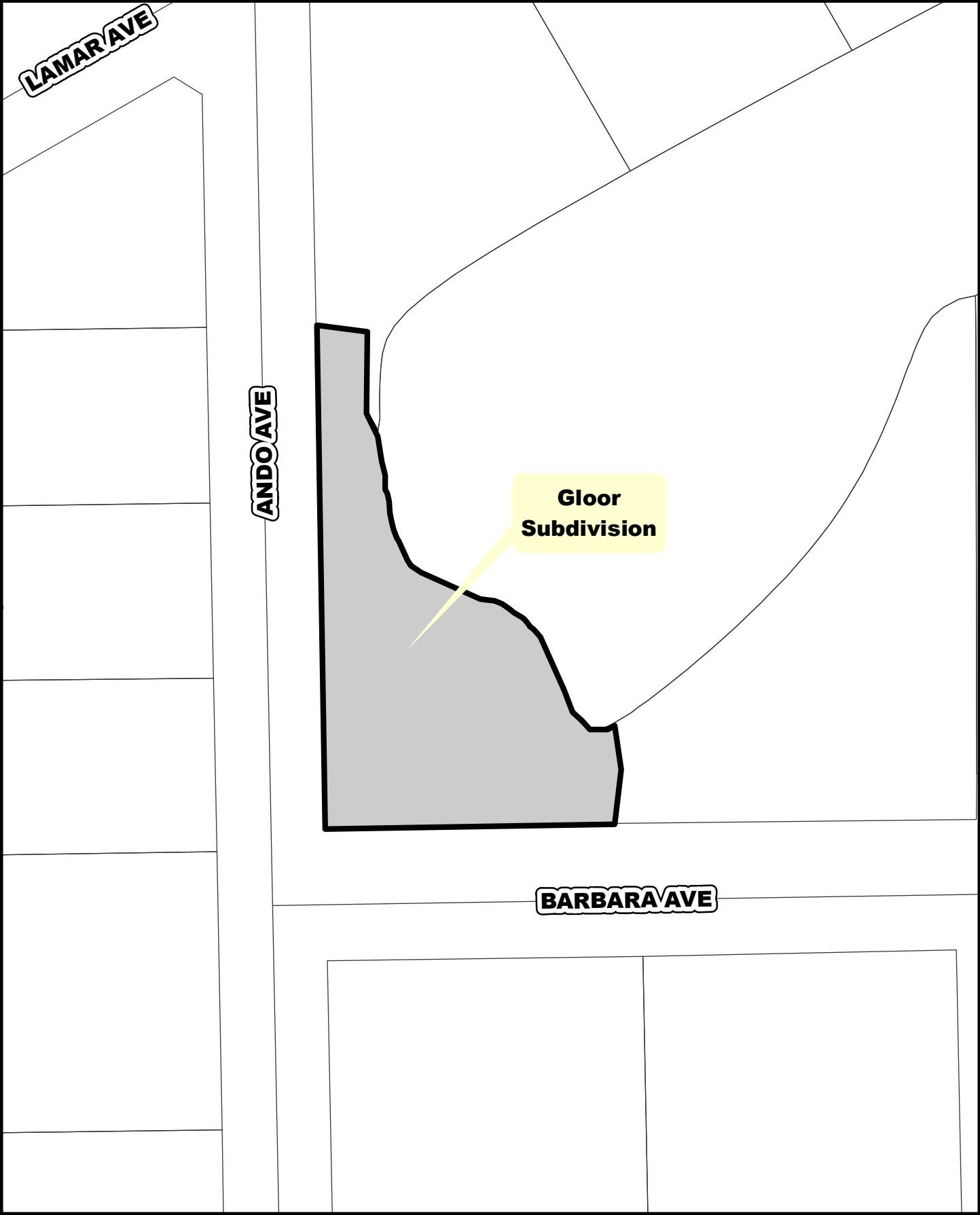
**Wednesday, February 6, 2019
Regular Meeting**

Item J4

Final Plat - Gloor Subdivision Grand Island

Staff Contact:

**PROPOSED AREA
LOCATION MAP**



PROPOSED AREA LOCATION MAP



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name MICHAEL R. GLOOR & MARIE DE MARTINEZ

Address 2120 BARBARA AVE.

City Grand Island, State NE Zip 68803

Phone 308-

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Jai Andrist
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Associates

Address 201 East 2nd Street

City Grand Island, State NE Zip 68803

Phone 308-384-8750

Surveyor/Engineer Name Jai Andrist License Number LS #630

SUBDIVISION NAME: Gloor Subdivision

Please check the appropriate location

- ☐ Grand Island City Limits
☒ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

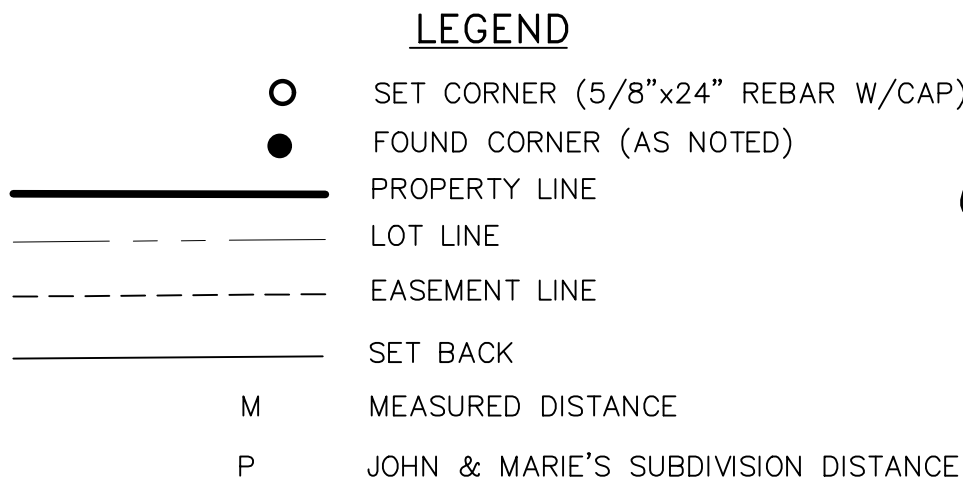
Number of Lots 1

Number of Acres 0.37

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☐ Utilities Sheet
☒ Receipt for Subdivision Application Fees in the amount of \$ 430

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, JOHN & MARIE'S SUBDIVISION AND PART OF LAKE FRONT TRACT 1C AS ESTABLISHED BY THE CITY OF GRAND ISLAND ON BRACH'S LAKE LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, JOHN & MARIE'S SUBDIVISION, AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BARBARA AVENUE AND THE EAST RIGHT-OF-WAY LINE OF ANDO AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N01°06'29"W, ALONG SAID LOT 1 AND SAID EAST RIGHT-OF-WAY LINE OF ANDO AVENUE, A DISTANCE OF 230.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S77°53'30"E A DISTANCE OF 28.79 FEET; THENCE S01°02'55"W A DISTANCE OF 41.76 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE S49°51'38"E A DISTANCE OF 5.39 FEET; THENCE S02°27'18"W A DISTANCE OF 34.11 FEET; THENCE S03°31'55"E A DISTANCE OF 14.69 FEET; THENCE S33°02'14"E A DISTANCE OF 19.25 FEET; THENCE S80°24'31"E A DISTANCE OF 63.24 FEET; THENCE S32°53'51"E A DISTANCE OF 19.41 FEET; THENCE S03°37'18"W A DISTANCE OF 28.35 FEET; THENCE S24°03'42"E A DISTANCE OF 24.42 FEET; THENCE N87°11'29"E A DISTANCE OF 10.95 FEET; THENCE N61°42'41"E A DISTANCE OF 7.18 FEET; THENCE S09°16'51"W A DISTANCE OF 11.61 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S03°23'24"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 27.46 FEET TO THE SOUTHEAST CORNER OF LOT 1, ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE OF BARBARA AVENUE; THENCE S89°03'35"W, ALONG THE SOUTH LINE OF SAID LOT 1, AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 131.75 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 16,243.21 SQUARE FEET OR 0.373 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, ALL OF LOT 1, JOHN & MARIE'S SUBDIVISION AND PART OF LAKE FRONT TRACT 1C AS ESTABLISHED BY THE CITY OF GRAND ISLAND ON BRACH'S LAKE LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, MICHAEL R. GLOOR AND MARIE de MARTINEZ, HUSBAND AND WIFE, OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "***GLOOR SUBDIVISION***", ALL OF LOT 1, JOHN & MARIE'S SUBDIVISION AND PART OF LAKE FRONT TRACT 1C AS ESTABLISHED BY THE CITY OF GRAND ISLAND ON BRACH'S LAKE LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2019.

MICHAEL R. GLOOR

MARIE de MARTINEZ

ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF HALL SS

ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL R. GLOOR AND MARIE de MARTINEZ, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON

DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2019.

MAYOR

CITY CLERK

January 24, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on February 6th, 2019, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Crossroads Subdivision	0.992	2	A tract of land comprising a portion of Block Five(5), Golden Age Subdivision and addition to the City of Grand Island, Hall County, Nebraska
Gloor Subdivision	0.37	1	A replat of all of lot 1, John & Marie's Subdivision and part of Lake Front Tract 1C as established by the City Of Grand Island on Brach's lake located in the northwest quarter of the southwest quarter (nw1/4 sw1/4) of section twenty-one (21), township eleven (11) north, range nine (9) west of the 6th p.m., all in Grand Island, Hall County, Nebraska
Kenmare 5 th Subdivision	7.167	3	A replat of all of lot 1, Kenmare Fourth Subdivision in the City Of Grand Island, Hall County, Nebraska.
Prairie Commons 3 rd Subdivision	26.71	6	A replat of all of lot 4 and all of lot 5, Prairie Commons Second Subdivision, Grand Island, Hall County, Nebraska.
Woodland Park 18 th Subdivision	2.61	10	A replat of all of lots 4 & 5, block 1 and all of lots 2 - 6, block 2, Woodland Park Fifteenth Subdivision, Grand Island, Hall County, Nebraska.

