Hall County Regional Planning Commission

Wednesday, November 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, November 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, November 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 October 2, 2019.**

3. **Request Time to Speak.**

4. **Election of Officers**

5. **Public Hearing Redevelopment Plan Grand Island Area 2 Bosselman Kings Crossing-** Concerning an amendment to the redevelopment plan for CRA Area No. 2 for lot 2 of the King's Crossing Subdivision located south of Husker Highway and west of Locust Street. The request from Bosselman Pump and Pantry Inc. calls for redevelopment Lot 2 of King's Crossing Subdivision for a latest generation Pump and Pantry Convenience Store and associated accessory uses. (C-03-2020GI)

6. **Public Hearing Redevelopment Plan Grand Island Area 17 Prataria Ventures Prairie Commons Phase 2-** Concerning an amendment to the redevelopment plan for CRA Area No. 17 for Phase 2 of the Prairie Commons development. The request from Prataria Ventures LLC calls for redevelopment of 3 lots west of Prairie View Street south of Husker Highway for office uses. (C-04-2020GI)

7. **Preliminary and Final Plat – Ellington Pointe- Grand Island-** A Tract of Land Consisting of all of Lot 2 Hanover Second Subdivision, all of Lots 2 and 4 of Hanover Third Subdivision all in Grand Island, Hall County, Nebraska. Located south of 13th Street and west of North Road.

8. **Directors Report**

9. **Next Meeting December 4, 2019.**

10. **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.

Hall County Regional Planning Commission

Wednesday, November 6, 2019
Regular Meeting

Item E1

Meeting Minutes 10/2/19

Staff Contact:

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

Minutes
for
October 2, 2019

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

Present:	Pat O'Neill	Leslie Ruge	Tony Randone
	Hector Rubio	Darrell Nelson	Robin Hendricksen
	Carla Maurer	Jaye Monter	Leonard Rainforth
	Judd Allan	Greg Robb	

Absent:

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

Press:

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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 September 4, 2019 meeting.

A motion was made by Maurer and second by Rubio to approve the minutes of the September 4, 2019 meeting.

The motion carried with eleven members in favor (O'Neill, Allan, Ruge, Nelson, Maurer, Rubio, Robb, Monter, Rainforth, Hendricksen and Randone) and no members abstaining.

3. Request Time to Speak.

No requests were made.

4. Presentation of the 2019 Community Beautification Award(s)

Nabity mentioned The Regional Planning Commission has been giving out The Community Beautification Award since 1974. Two awards will be presented one for a business within the City of Grand Island and one for the county. Anyone can nominate and the nomination period starts the end of May and runs through August. The awards were not paid for with tax payer dollars. Letters were sent to local banks requesting $20 donations. The following businesses donated to the award fund that is used to buy the plaques: Five Points Bank, Home Federal Bank, Conerstone, Bank of Doniphan, Heritage Bank, Pathway Bank, Exchange Bank, and Equitable Bank.

A nomination was received from Cairo for The Village of Cairo "Main Street. A government entity cannot receive the award so The Village of Cairo is getting special recognition. The Medina Street Vault from Cairo was nominated.
Nominations from Grand Island were Grand Island Orthodontics, Credit Management, First National Bank and The Fonner Center on South Locust. The winner of the rural beautification award is The Medina Street Vault. The winner of the City of Grand Island Beautification Award is Credit Management.

5. Public Hearing Redevelopment Plan Grand Island Area 12 – Concerning a redevelopment plan amendment for Phase 3 of Copper Creek in CRA Area 12 south of Old Potash Highway and east of Engleman Road for the construction of streets, sewer, water and storm sewer and 212-226 additional houses and Substandard Study and Generalized Redevelopment Plan for the City of Grand Island including various areas of the community as shown in the study and plan. (C-01-2020GI)

O'Neill opened the public hearing.

Nabity stated the original redevelopment plan called for almost 600 houses. 215 were built in the first phase, 80 with the second phase and proposing 212-226 in the third phase. The third phase will finish out the overall project. They are expecting it take about 8-12 years. The Redevelopment Plan is consistent with the comprehensive plan. The TIF will be set up as each year will be a separate contract.

O'Neill closed the public hearing.

No members of the public spoke at the hearing. Sean O'Connor was available for questions from the commission.

A motion was made by Maurer and second by Hendrickson to approve Resolution 2020-01 and recommend approval The Redevelopment Plan Grand Island Area 12 for Copper Creek Phase 3 finding that it conforms to the comprehensive plan for the City.

The motion carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Randone and Hendricksen) and no members voting no.

6. **Public Hearing – Zoning Change:** Concerning lot 5 of H.G. Clarks Addition (721 W 9th Street), from R4-High Density Residential to B2 – General Business Zone in Grand Island, Hall County, Nebraska. This property is located south of 9th Street and east Eddy Street. (C-02-2020GI)

O'Neill opened the public hearing.

Rashad Moxey stated the proposed is a rezoning change to lot 5 of H.G. Clarks Addition from R4-High Density Residential to B2 – General Business Zone. The changes proposed are consistent with the comprehensive plan. The future land use plan is mixed use commercial . The current owner also owns the property to the south and intends to use the property as office space.

O'Neill closed the public hearing.

No members of the public spoke at the hearing.

A motion was made by Monter and second by Robb to approve the Zoning Change concerning lot 5 of H.G. Clarks Addition (721 W 9th Street) from R4- High Density Residential to B2 – General Business Zone finding that this change is in compliance with the comprehensive plan and future land use map.

The motion carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Randone and Hendricksen) and no members voting no.

7. **Final Plat – GIPS South – Grand Island –** A tract of land located south of Grand Island Senior High between Custer Avenue and Lafayette Avenue north of State Street. The proposed plat will replat the property into 7 lots and one outlot.

Nabity stated the entire stretch of property between south side of Grand Island Senior High, State Street, Lafayette and Custer. Lots of changes going on it makes sense to replat. Replotting will put each of the buildings and each use on its own lot.

A motion was made by Randone and second by Rainforth to approve the final plat for GIPS South Subdivision.

The motion carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Randone and Hendricksen) no members voting no.

8. **Final Plat – Prairie Commons Fourth –** Grand Island – A tract of land comprised of all of Lot 2 Block 1 of Prairie Commons Third Subdivision in the City of Grand Island, Hall County, Nebraska. Located south of Husker Highway and west of Ewoldt Street.

   Nabity explained they are proposing to divide the property into two lots. One lot on the west end (Ewoldt Street) and the other lot on the south end. They do have a potential a potential buyer for lot 1. Lot 2 will be available for either subdivision later or development. Nabity is recommending approval.

   A motion was made by Rainforth and second by Randone to approve the final plat for Prairie Commons Fourth Subdivision.

   The motion carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Randone and Hendricksen) and no members voting no.

9. **Director's Report.**

   a. **Election of Officers**
   Nabity mentioned election of officers will be held at the next meeting.

10. **Next Meeting November 6, 2019**

11. **Adjourn at 6:37pm.**

_____

Leslie Ruge, Secretary
By Norma Hernandez

Hall County Regional Planning Commission

Wednesday, November 6, 2019
Regular Meeting

Item F1

Public Hearing - Redevelopment Plan Grand Island Area 2 Bosselman Kings Crossing-

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
October 22, 2019

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 2 for a Site Specific Redevelopment Plan for property located south of Husker Highway and west of Locust Street, Bosselman Kings Crossing in Grand Island, in Hall County, Nebraska to support this development. (C-03-2022GI)

PROPOSAL:

Bosselman Pump and Pantry is proposing to build the latest generation Pump and Pantry store at southwest corner of Locust and Husker Highway. The property is zoned B-2 General Business in the Gateway Corridor the proposed use is consistent with the current zoning and future land use of the property.

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 proposed plan encourages a commercial uses for the traveling public at the intersection of two major roads in the City. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and 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-2 General Business. The B-2 zone allows a variety of commercial uses including convenience stores.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial development here.

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 commercial development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

Redevelopment Plan Amendment
Grand Island CRA Area 2
October 2019

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 2 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific housing related project in Area 2.

Executive Summary:
Project Description

THE ACQUISITION OF PROPERTY AT 3436 S LOCUST STREET AND THE SUBSEQUENT SITE WORK, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF THIS PROPERTY FOR A NEW LATEST GENERATION PUMP AND PANTRY CONVENIENCE STORE.

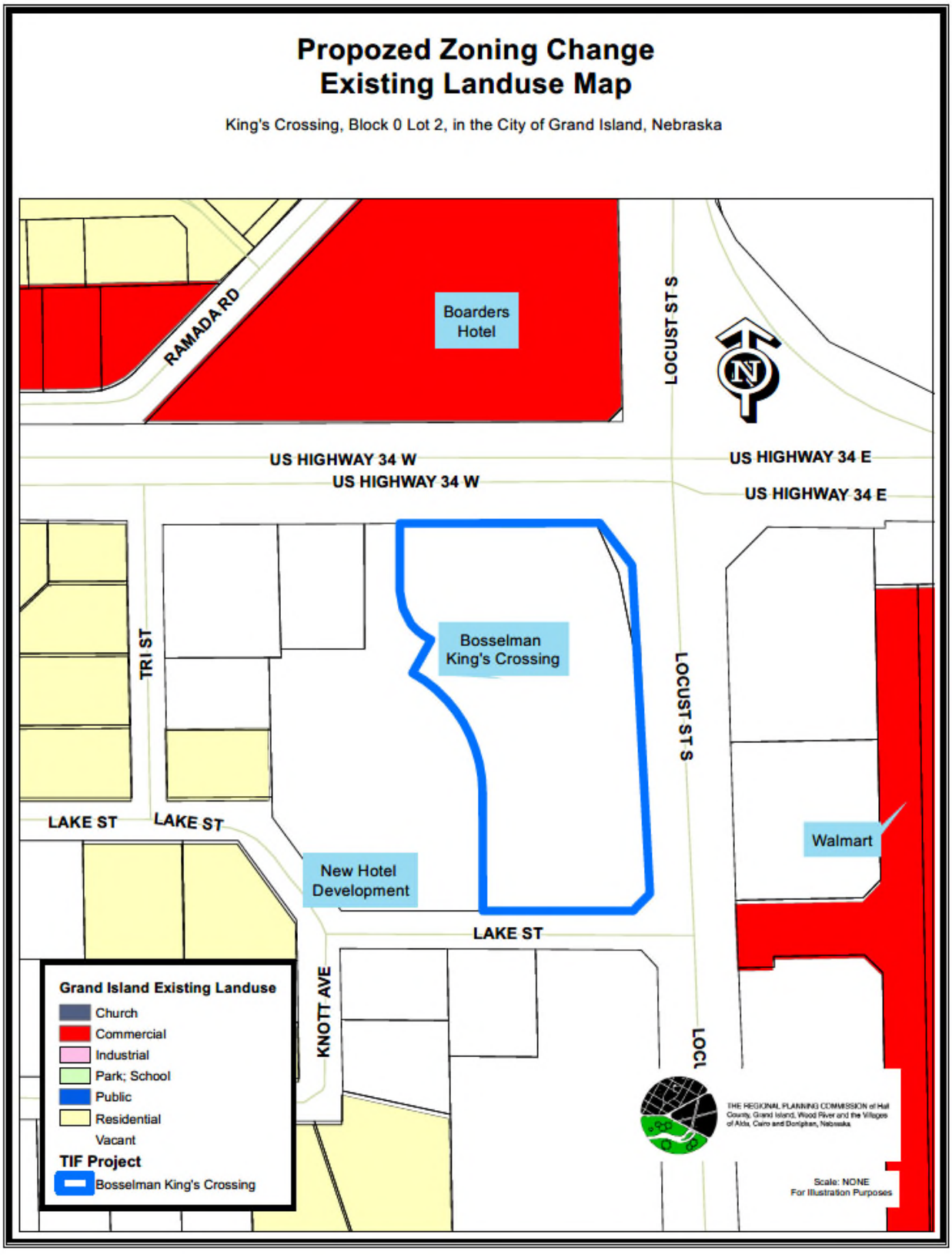
The use of Tax Increment Financing (TIF) to aid in the acquisition of property, necessary site work and installation of public utilities and utility connections and private street and drainage improvements necessary to develop this site. The use of TIF makes it feasible to complete the proposed project within the timeline presented. This project would not be considered at this time and location without the use of TIF. Financing for the project is contingent on TIF

The acquisition, site work and construction of all improvements will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2021 towards the allowable costs and associated financing for the acquisition and site work.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISTION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the "Redevelopment Project Area")

This property is located between Locust Street on the east and Tri Street on the west and between Lake Street on the south and U.S. Highway 34 (Husker Highway) on the north in southern Grand Island, the attached map identifies the subject property and the surrounding land uses:

- **Legal Description Lot 2 of Kings Crossing Subdivision in the City of Grand Island, Hall County Nebraska**



Existing Land Use

This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2021 through 2035 inclusive or as otherwise dictated by the contract.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of new commercial space on this property.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution, the Authority hereby provides that any ad valorem tax on any Lot or Lots located in the Redevelopment Project Area identified from time to time by the Redeveloper (such Lot or Lots being referred to herein as a "Phase") as identified in a written notice from the Redeveloper to the Authority (each, a "Redevelopment Contract Amendment Notice") 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 Amendment Notice and reflected in a Redevelopment Contract Amendment, 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 September 13, 1999.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (26) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to acquire the necessary property and provide the necessary site work, utilities and street improvements needed for the construction of a permitted use on this property. The Hall County Regional Planning Commission held a public hearing at their meeting on November 6, 2019 and passed Resolution 2020-02 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(26) (b)]

a. Land Acquisition:

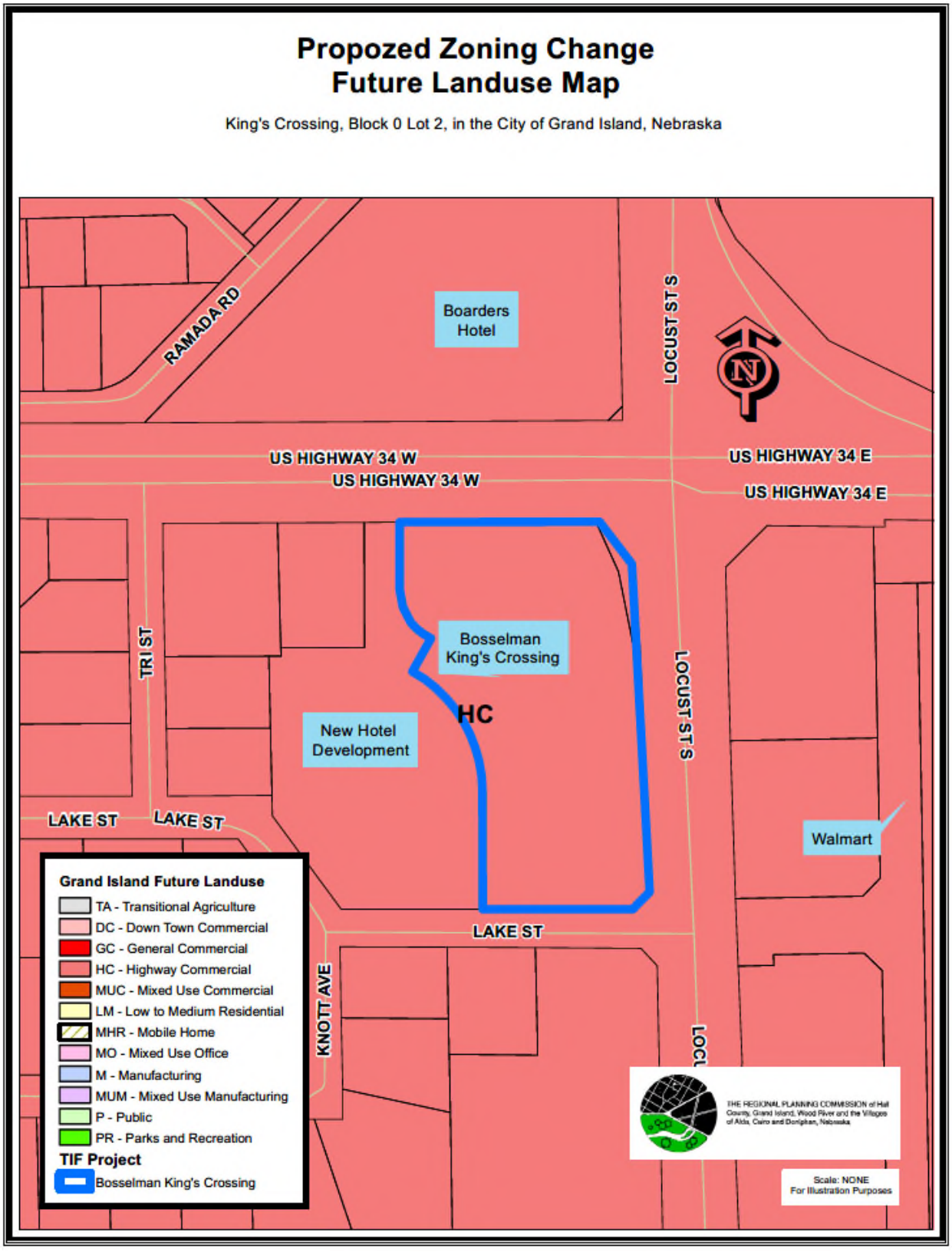
The Redevelopment Plan for Area 2 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The applicant will be acquiring the property from the current owner. It is further anticipated that the owner will sell a portions of this property to other entities for further development..

b. Demolition and Removal of Structures:

The project to be implemented with this plan will not require demolition of any existing structures. Structures on this site were demolished more than 10 years ago and the property has been sitting undeveloped since that time.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for commercial development. [§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 B2 General Business zone. No zoning changes are necessary. 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 proposing the newest generation of Pump and Pantry convenience store at this location. The proposed development will be limited to either the 65% coverage allowed in the B2 zoning district. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Connections for water and sewer will have to be extended to serve these lots.

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 amendment does not provide for acquisition of any residences and therefore, no relocation is contemplated. [§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]

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

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

The developer is proposing to purchase this property for redevelopment for $1,009,285 provided that TIF is available for the project as defined. The cost of property acquisition is being included as a TIF eligible expense. Costs for site preparation including, grading and fill is estimated at $100,000. Utility extensions, storm water, sewer electrical and water are estimated at $49,000, Building plans and engineering are expected to cost $90,000. An additional $11,500 of expenses for legal work, fees and financial tracking of

this project are also included as eligible expenses for a total maximum TIF request of $1,259,785. It is estimated based on the proposed increased valuation to $1,770,262 will result in $510,426 of increment generated over a 15 year period. This project should pay off prior to the end of the 15 year bond period..

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 not less than $510,426 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest according to the approved contract.

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, in that it will allow for the utilization of vacant property at this location. This lot is surrounded located at a major intersection is south east Grand Island. The property has been within a blighted area for more than 20 years and has been vacant for more than 10 years without development. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

Development of this project is anticipated to be completed between Fall of 2020 and Summer of 2021. Excess valuation should be available for this project for 15 years beginning with the 2021 tax year.

9. Justification of Project

This is infill development in an area with all city services available. It was anticipated by many that this area of the community would flourish after the Locust Street interchange from I-80 opened and Wal-Mart built at one corner of this intersection in 2004. Since that that time there has been very little change in the area. Proposed projects like this one and the housing project to the north and east area likely to spur the development that was expected 12 years ago.

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 project, including:

Project Sources and Uses. A minimum of $510,426 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage $3,310,657 in private sector financing and investment; a private investment of $6.49 for every TIF dollar investment. It is estimated this will pay off in 15 years.

Use of Funds.	Source of Funds		
Description	**TIF Funds**	**Private Funds**	**Total**
Site Acquisition	$506,184	$503,101	$1,009,285
Utilities		$49,000	$49,000
Public Sidewalks		$15,000	$15,000
Site preparation/Dirt Work		$100,000	$100,000
Financing Fees		$20,000	$20,000
Legal and Plan		$8,500	$8,500
Architecture/Engineering/Permitting		$90,000	$90,000
Building Costs		$1,957,056	$1,957,056
Developer Fees		$3,000	$3,000
Contingency		$165,000	$165,000
Personal Property		$400,000	$400,000
TOTALS	**$506,184**	**$3,310,657**	**$3,816,841**

Tax Revenue. The property to be redeveloped is has a January 1, 2019, valuation of approximately $259,560. Based on the 2019 levy this would result in a real property tax of approximately $7,059. It is anticipated that the assessed value will increase by $1,510,702 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over $33,746 annually resulting in approximately $506,184 of increment over the 15 year period. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value:	$ 259,560
Estimated value after completion	$ 1,770,262
Increment value	$ 1,510,702
Annual TIF generated (estimated)	$ 33,746
TIF bond issue	$ 506,184

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

The redevelopment project area currently has an estimated valuation of $259,560. The proposed extension improvements at this location will result in at least an additional $1,510,702 of taxable valuation based on the Hall County Assessor's office evaluation of the project. 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. The project will not add any tax burdens to taxing entities. Therefore no tax shifts will occur.

(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. Fire and police protection are available and should not be impacted by this development.

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

The proposed uses at this site would compete for entry level and part time positions along with similar travel and entertainment type businesses located in and locating in the City.

(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 is unlikely to have an impact on other employers and employees within the city.

(e) Impacts on the student population of school districts within the city or village; and

This project is unlikely to create any direct increase in cost for schools in the area.

(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 will utilize a piece of property in the Grand Island City Limits that has been vacant for at least more than 10 years. This corner was included in one of the original blight studies for the City of Grand Island because of the development that was located here and because it is a highly visible entrance corner. These facilities will complement Fonner Park, the State Fair Grounds, Heartland Event Center, Island Oasis, and similar civic tourist draws.

Time Frame for Development

Development of this project is anticipated to be completed during between Fall 2020 and Summer of 2021. The base tax year should be calculated on the value of the property as of January 1, 2020. Partial excess valuation should be available for this project for 15 years beginning with the 2020 tax year with the full valuation available for the 2021 tax year. 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. Based on the purchase price of the property and estimates of the expenses of utilities,

streets and site preparation activities and associated engineering/design fees, the developer will spend upwards of $1,260,000 on TIF eligible activities. The full amount of TIF generated over a 15 year period would be $506,184.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION NO. 319

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED REDEVELOPMENT CONTRACT TO THE HALL COUNTY REGIONAL PLANNING COMMISSION FOR ITS RECOMMENDATION

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 9th day of October, 2019

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

By _____
Chairperson

ATTEST:

_____
Secretary

Bosselman Pump and Pantry Kings Crossing

Resolution Number 2020-02

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the **"Authority"**), referred **the Redevelopment Plan for Lot 2 of Kings Crossing Subdivision for Bosselman Pump and Pantry 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 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.

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: November 6, 2019.

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

Hall County Regional Planning Commission

Wednesday, November 6, 2019
Regular Meeting

Item F2

Public Hearing - Redevelopment Plan Grand Island Area 17 Prararia Ventures Prataria Commons Phase 2

Staff Contact:

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
October 22, 2019

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 17 for a Site Specific Redevelopment Plan for property located south of Husker Highway and west of Prairie View Street, Prairie Commons Phase 2 in Grand Island, in Hall County, Nebraska to support this development. (C-04-2022GI)

PROPOSAL:

Chief Industries/Prataria Ventures is proposing to office buildings on three lots just west of the new hospital. The property is zoned R-O residential office and the proposed use is consistent with the current zoning and future land use of the property.

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 proposed plan encourages a commercial uses for the traveling public at the intersection of two major roads in the City. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and 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 RO Residential Office. The RO zoning district allows a variety of office uses.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial development transitioning to residential to the west.

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 commercial development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

Redevelopment Plan Amendment
Grand Island CRA Area 17
October 2019

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 17 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific project in Area 17.

Executive Summary:

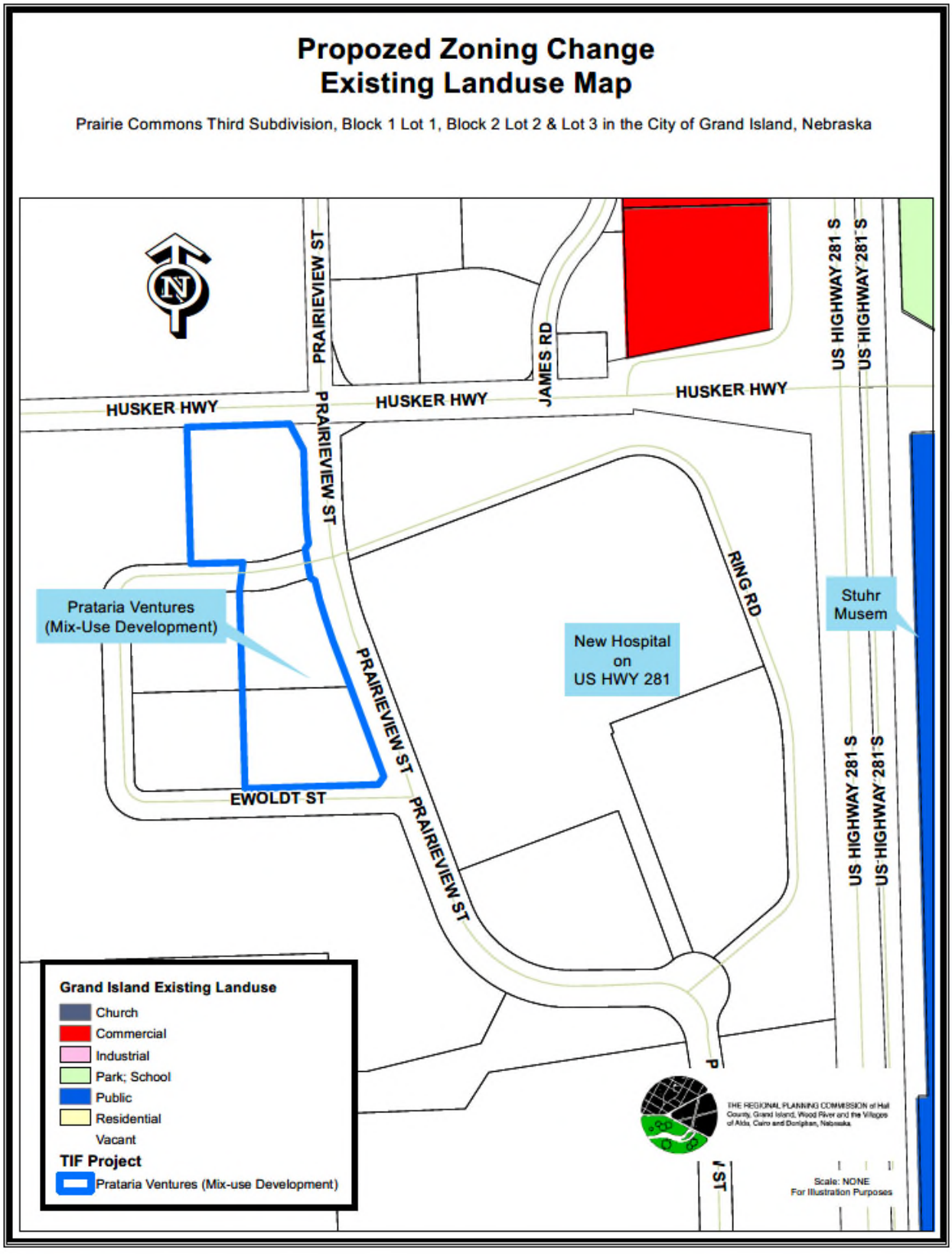
Project Description
PHASE 2 OF THE REDEVELOPMENT OF PROPERTY LOCATED SOUTH OF HUSKER HIGHWAY AND WEST OF U.S. HIGHWAY 281 THE PROJECT SITE CONSISTS OF 3 LOTS WITHING THE PRAIRIE COMMONS 3RD SUBDIVISION IMMEDIATELY WEST OF THE NEW HOSPITAL.. THE PROJECT WILL CONSIST OF SITE WORK AND GRADING TO PROMOTE AND ENHANCE DRAINAGE ACROSS THE SITE, INTALLATION OF PUBLIC AND PRIVATE ROADS, SEWER, WATER AND OTHER UTILITY INFRASTRUCTURE TO SUPPORT DEVELOPMENT OF THE SITE. THIS PHASE OF THIS DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION 3 BUILDINGS FOR MULTIPLE USERS ON 3 LOTS. THE BUILDINGS ARE A COMBINATION OF 1 AND 2 STORY BUIDINGS RANGING IN SIZE FROM 6400 SQUARE FEET TO 20,500 SQUARE FEET FOR OFFICE USES.

The use of Tax Increment Financing to aid in necessary infrastructure and grading improvements to redevelop the southwest corner of Husker Highway and U.S. Highway 281 currently platted as Prairie Commons Third Subdivision in the City of Grand Island. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project economically feasible. The first phase of this development including the Hospital and Medical Office Building to the east of this site is currently underway. It was anticipated when that project was approved that subsequent phases of the remainder of the site would include housing, office space and retail development. This second phase will extend the office development. The developer has indicated that this development would not be considered nor financially feasible for at this location without the use of TIF.

Prataria Ventures L.L.C., a wholly owned subsidiary of Chief Industries, Inc., owns the subject property. Chief Industries was founded in 1954 and is headquartered in Grand Island. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the site work and redevelopment. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2021 towards the allowable costs.

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

Legal Descriptions: Lot 1 of Block 1, and Lots 2 and 3 of Block 2 of Prairie Commons Third Subdivision in the City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2021 through 2034 inclusive or as otherwise dictated by the contract.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The incremental value for the first phase will be created by the construction commercial/office buildings ranging in size from 6400 square feet to 20,500 square feet. This area is planned for commercial development with the Grand Island Comprehensive Plan and is currently zoned RO Residential Office, a variety of office and medical uses are permitted in this 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 June 9, 2015.[§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 November 6, 2019 and passed Resolution 2020-03 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.

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

a. Land Acquisition:

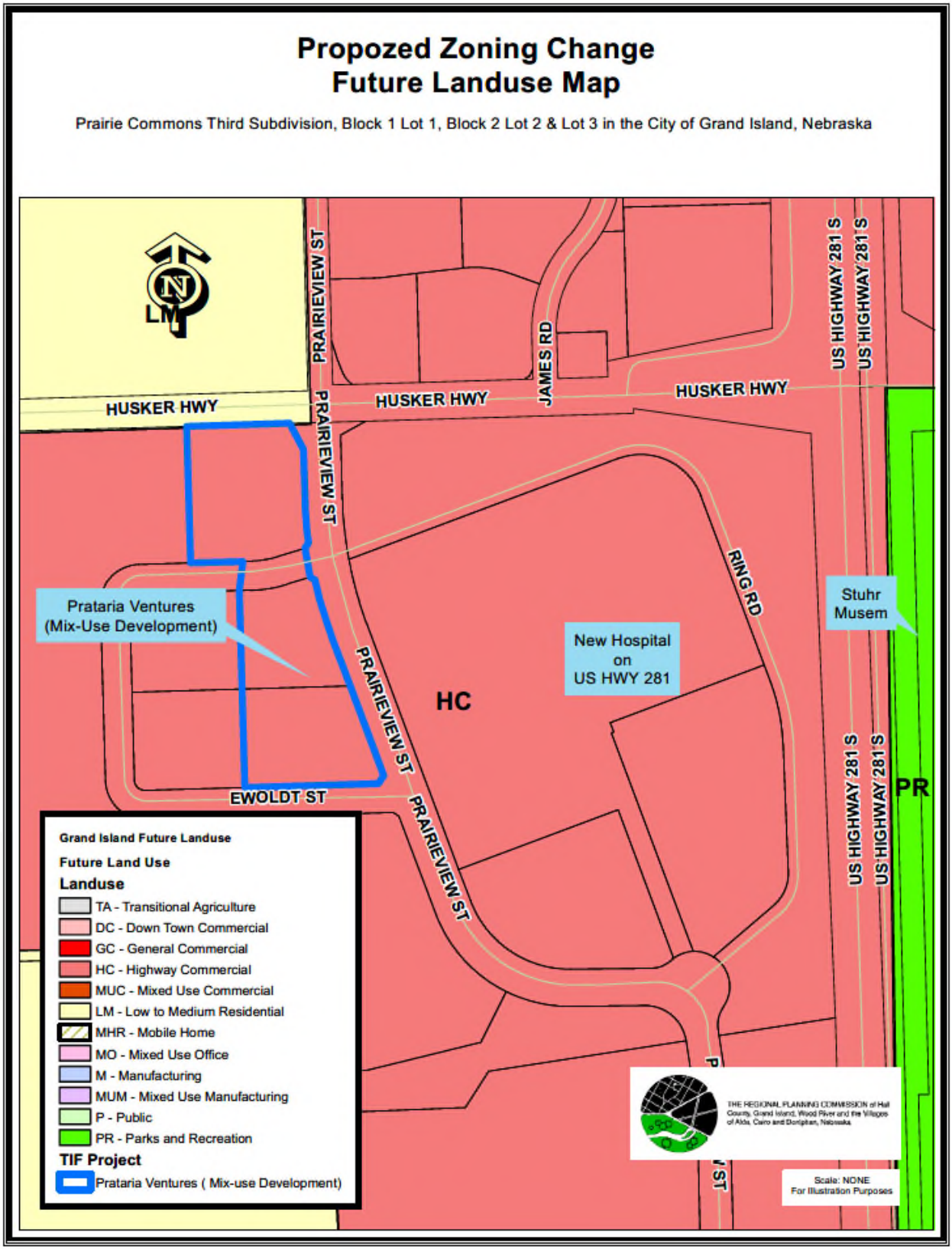
This Redevelopment Plan for Area 17 does not anticipate real property acquisition by the developer. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project does not provide for the demolition or removal of any existing structures.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. This property is in private ownership and is planned for commercial uses [§18-2103(b) and §18-2111]. A site plan of the area after the proposed redevelopment is also attached. [§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 property is currently platted as Prairie Commons Third Subdivision. The property will be developed in substantial compliance with the existing plat. No changes in zoning are anticipated for the expected uses.

No other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to build on the site within the constraints allowed by the current zoning districts. The RO zoning district would allow up to 75% coverage. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Sufficient capacity exists within these systems to support this development at completion. Sewer, water will be extended throughout the site. The developer will be responsible for engineering and installation of all required utilities. Said utilities are expected to become part of the city infrastructure and will be accepted into the city systems after construction and inspection. Electric infrastructure will be extended throughout the site according to typical commercial installation requirements. Natural gas and communications infrastructure will be installed according to the agreements formed with the private companies that provide those services. The City of Grand Island will secure all necessary easements for utility infrastructure with the platting and development processes. [§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. No individuals or businesses will be relocated due to this development. [§18-2103.02]

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

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

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

The developer is showing a purchase price of this property of 1,147,000. The cost of property acquisition is not included as a TIF eligible expense but is included in the sources and uses of funds and overall investment calculations. Costs for site preparation

including, grading and fill is estimated at $211,500. Utility extensions, storm water, sewer electrical and water are estimated at $536,000, Building plans and engineering are expected to cost $595,000. The cost of public roads is $310,000 and private streets is $222,600. An additional $30,000 of expenses for legal work, fees and financial tracking of this project are also included as eligible expenses for a total maximum TIF request of $1,905,100. It is estimated based on the proposed increased valuation to $8,199,624 will result in $178,697 of increment generated annually. Based on a TIF Bond of $1,800,000 this project should pay off prior to the end of the 15 year period.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

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 $1,800,000 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2034 or such term as identified within the approved contract with no portion to exceed a term of 15 years. The developer will use the TIF Note to secure debt financing in an amount not to exceed $1,800,000 to be paid to the note holder during the term of the financing.

c. Statement of feasible method of relocating displaced families.

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of blighted and substandard conditions within the area.

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

8. Time Frame for Development

Development of this project is anticipated to be completed between December of 2019 and December of 2020. Excess valuation should be available for this project for 15 years beginning with the 2021 tax year. This is the second phase of development of this property and it is anticipated that additional projects will be brought forward for separate consideration on other lots within this and adjacent subdivisions.

9. Justification of Project

Extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property by Prataria Ventures, LLC, will result in increased employment opportunities. This is development is a continuation of efforts to extend development south along U.S. Highway 281 toward U.S. Interstate 80. The Grand Island City Council has made in the past made it clear through previous decisions that they support development toward the I-80/281 interchange.

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 project, including:

Project Sources and Uses. A maximum of $1,800,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage $11,632,000 in private sector financing and investment; a private investment of $6.46 for every TIF dollar investment. It is estimated this will pay off in less than 15 years.

Use of Funds.	Source of Funds		
Description	**TIF Funds**	**Private Funds**	**Total**
Site Acquisition		$1,147,000	$1,147,000
Utilities	$536,000		$536,000
Public Streets	$310,000		$310,000
Private Streets	$117,500	$105,100	$222,600
Site preparation/Dirt Work	$211,500		$211,500
Façade Enhancement		$352,000	$352,000
Financing Fees		$645,000	$645,000
Legal and Plan	$30,000	$119,000	$149,000
Architecture/Engineering	$595,000		$595,000
Building Costs		$8,612,000	$8,612,000
Parking Lot		$281,900	$281,900
Contingency		$270,000	$270,000
Other		$100,000	$100,000
TOTALS	**$1,800,000**	**$11,632,000**	**$13,432,000**

Tax Revenue. The property to be redeveloped is has a January 1, 2019, valuation of approximately $34,624. Based on the 2019 levy this would result in a real property tax of approximately $773. It is anticipated that the assessed value will increase by $8,165,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over $182,387 annually resulting in approximately $2,736,000 of increment over the 15 year period. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value:	$ 34,624
Estimated value after completion	$ 8,199,624
Increment value	$ 8,165,000
Annual TIF generated (estimated)	$ 178,697
TIF bond issue	$ 1,800,000

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

The redevelopment project area currently has an estimated valuation of $34,624. The proposed extension improvements at this location will result in at least an additional $8,165,000 of taxable valuation based on the Hall County Assessor's office evaluation of the project. 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. The project will not add any tax burdens to taxing entities. Therefore no tax shifts will occur.

(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. Fire and police protection are available and should not be impacted by this development.

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

The proposed uses at this site would provide for expansion of office jobs within the and compete with similar located in and locating in the City.

(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 is unlikely to have an impact on other employers and employees within the city.

(e) Impacts on the student population of school districts within the city or village; and

This project is unlikely to create any direct increase in cost for schools in the area.

(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 will continue growth along the 281 corridor in the direction of I-80.

Time Frame for Development

Development of this project is anticipated to be completed between Winter of 2019 and Winter of 2020. The base tax year should be calculated on the value of the property as of January 1, 2020. Excess valuation should be available for this project for 15 years beginning in 2022 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 $1,800,000 the projected amount of increment based upon the anticipated value of the project and current tax rate.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION NO. 321

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED REDEVELOPMENT CONTRACT TO THE HALL COUNTY REGIONAL PLANNING COMMISSION FOR ITS RECOMMENDATION

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 9th day of October, 2019

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

By _____
Chairperson

ATTEST:

_____
Secretary

Prairie Commons Phase 2 Prataria Ventures

Resolution Number 2020-03

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the **"Authority"**), referred **the Redevelopment Plan for Phase 2 of Prairie Commons for Prataria Ventures 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 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.

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: November 6, 2019.

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

Hall County Regional Planning Commission

Wednesday, November 6, 2019
Regular Meeting

Item J1

Preliminary and Final Plat - Ellington Pointe - Grand Island

Staff Contact:

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

October 25, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statues 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 November 6, 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

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

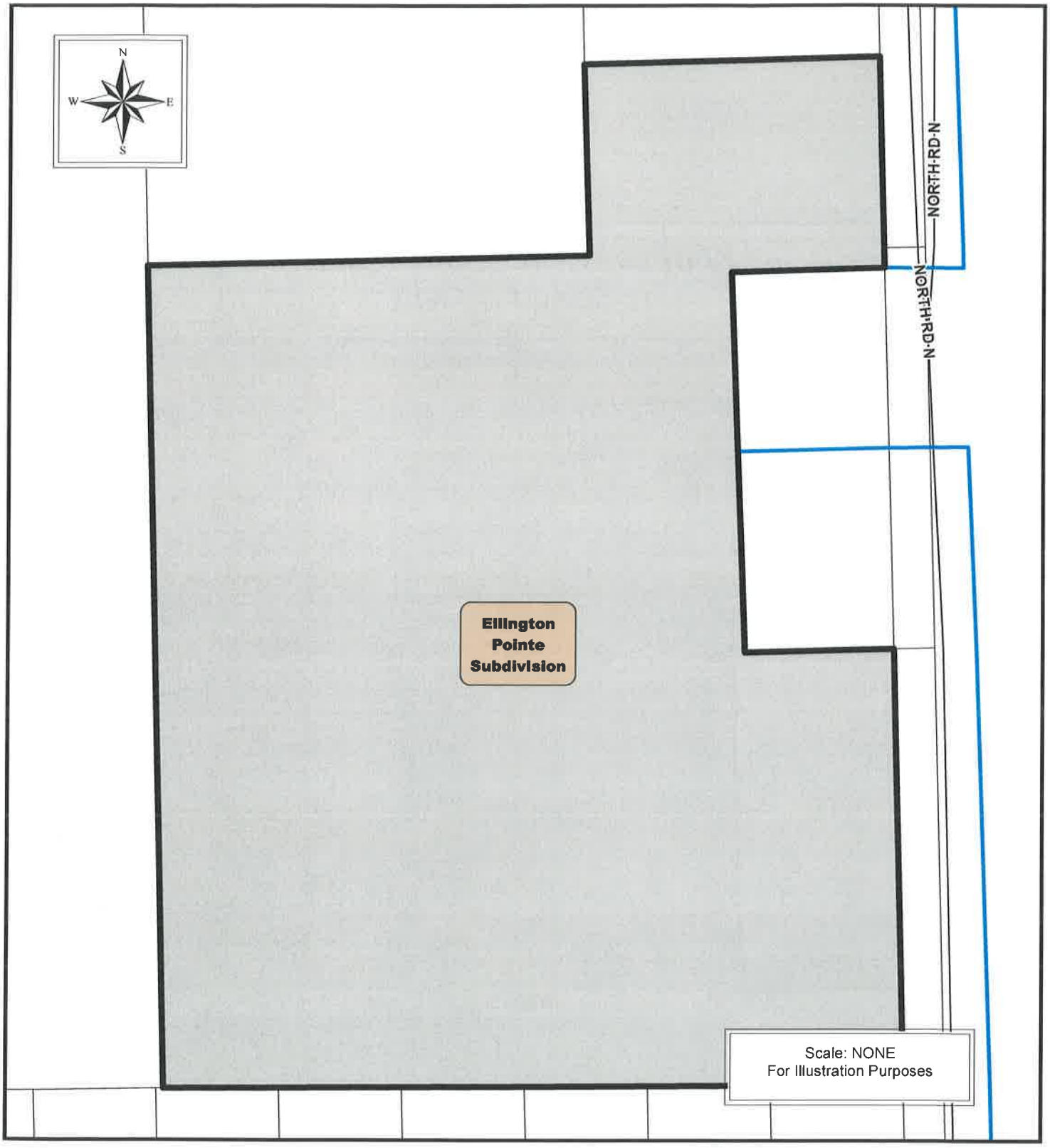
Phone (308) 385-5240

P.O. BOX 1968 - CITY HALL
GRAND ISLAND, NEBRASKA 68802-1968

Fax (308) 385-5423

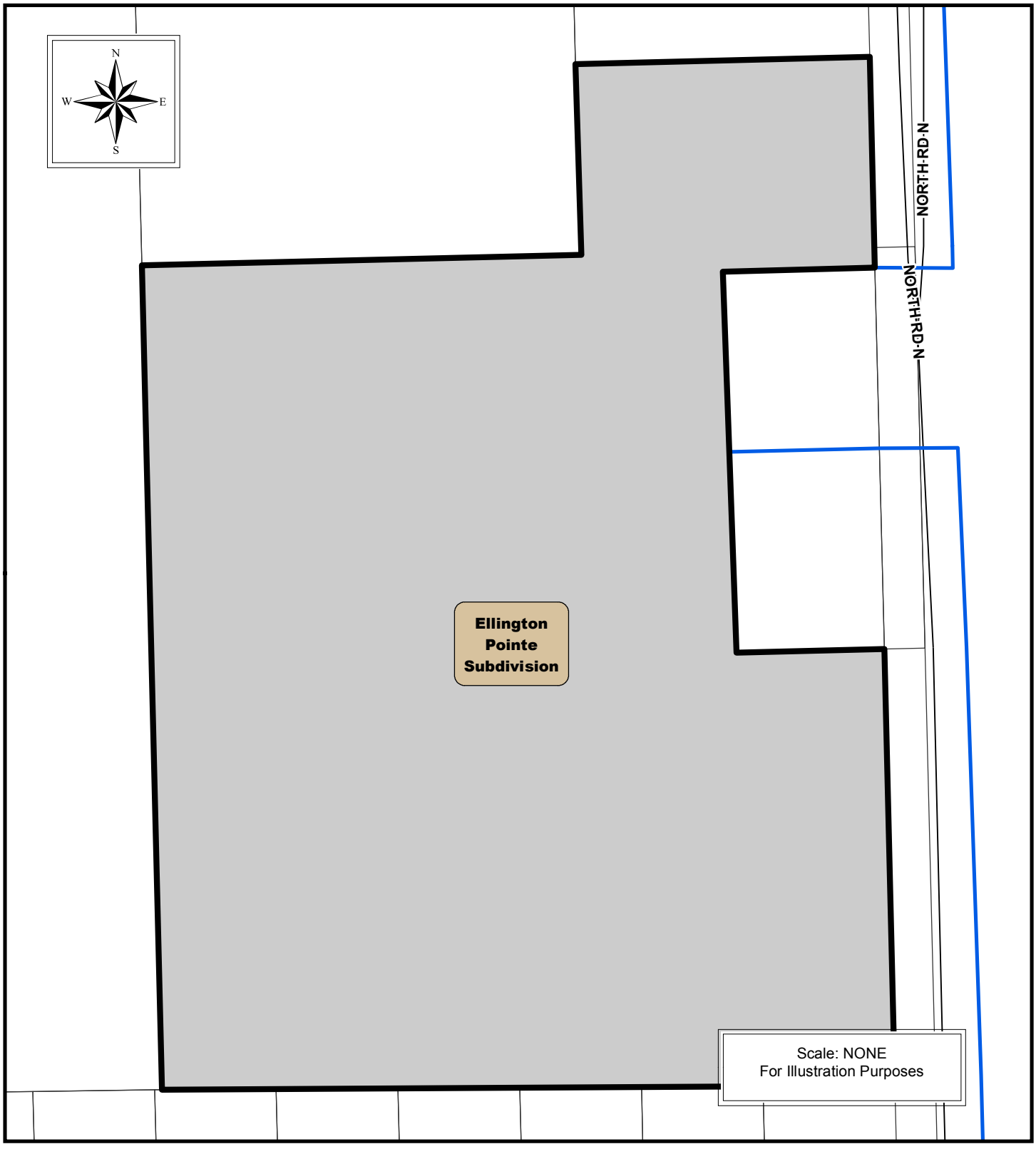
Name	Acres	Lots	Legal Description
Ellington Pointe Subdivision	14.19	41 lot + 1 outlot	4. A Tract of Land Consisting of all of Lot 2 Hanover Second Subdivision, all of Lots 2 and 4 of Hanover Third Subdivision all in Grand Island, Hall County, Nebraska. Located south of 13th Street and west of North Road. The preliminary plat is 41 lots and 1 out on 14.19 acres. The final plat is 41 lots and 1 outlot. The property is zoned R3-Medium Density Residential and R1-Suburban Density Residential.

PROPOSED SUBDIVISION
LOCATION MAP



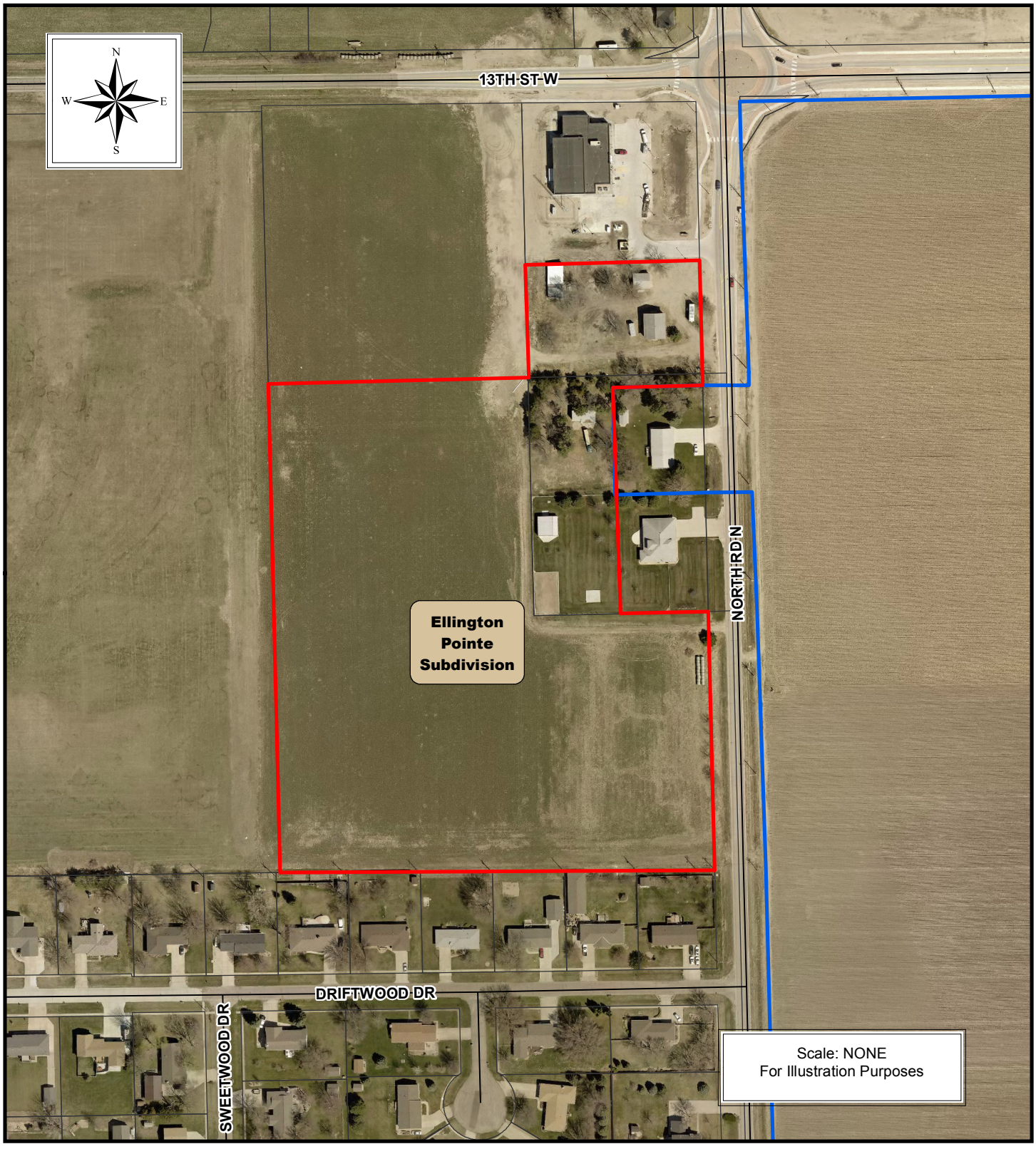
THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

PROPOSED SUBDIVISION
LOCATION MAP



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

PROPOSED SUBDIVISION
AERIAL MAP



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

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 Perserverence LLC, Huff Properties LLC, Andrew Eiler

Address 4801 West Chapman Rd.

City Grand Island, State NE Zip 68503

Phone (308) 380-9665

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: Terry A Brown
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying / Alfred Benesch & Company

Address 1207 Allen Drive

City Grand Island, State NE Zip 68803

Phone (308) 384-1032

Surveyor/Engineer Name Brent Cyboron LS /Terry Brown PE License Number 727/8731

SUBDIVISION NAME: Ellington Pointe

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 41 + 1 outlot

Number of Acres 14 Acres

Checklist of things Planning Commission Needs

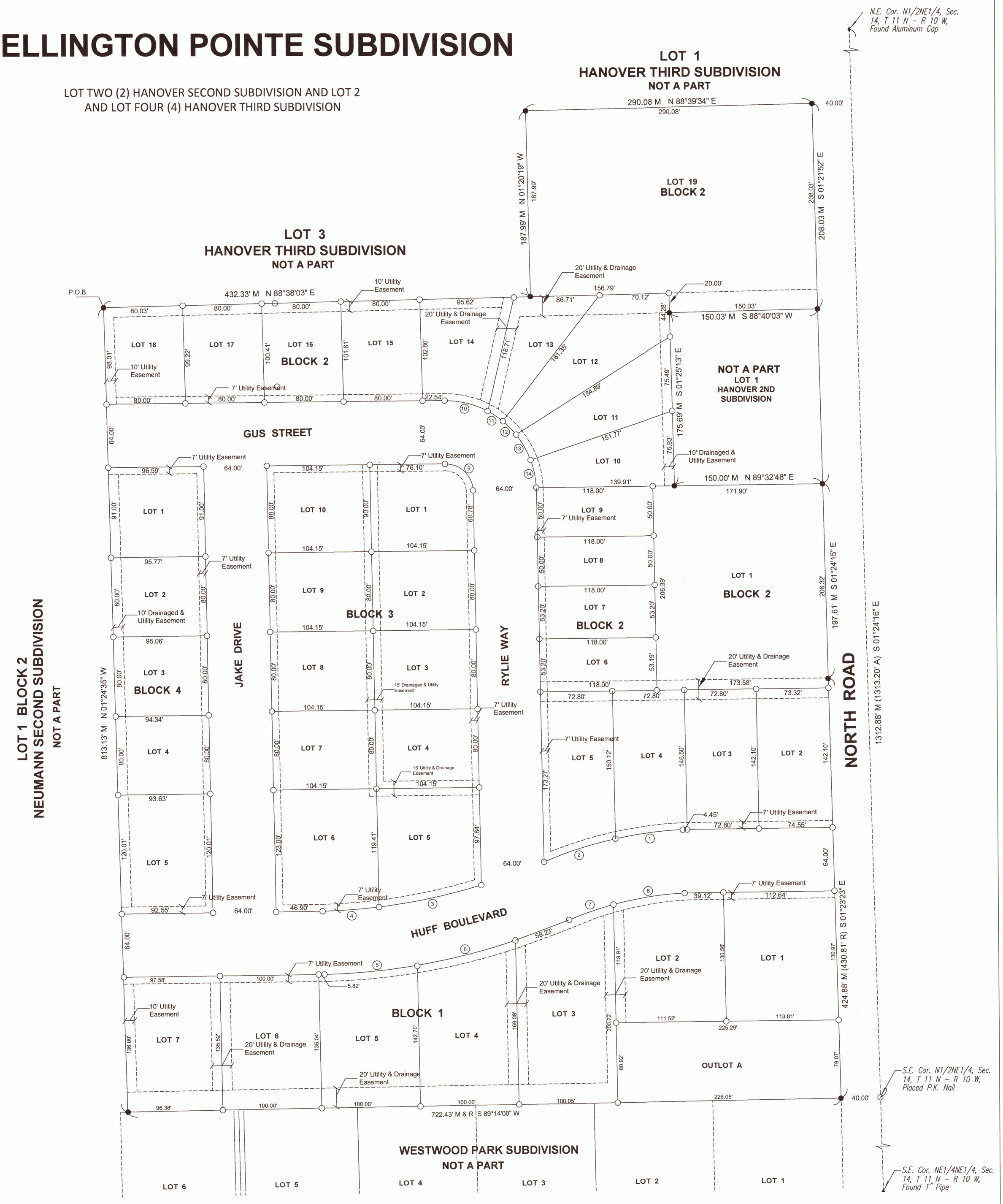
10 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
___ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
___ 5 copies if Administrative Plat
✓ Closure Sheet
___ Utilities Sheet
✓ Receipt for Subdivision Application Fees in the amount of $ $1,015 + $830 = $1,845

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

ELLINGTON POINTE SUBDIVISION

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND LOT FOUR (4) HANOVER THIRD SUBDIVISION



LEGAL DESCRIPTION

A Tract of land consisting of Lot Two (2) Hanover Second Subdivision and Lot Two (2) and Lot Four (4) Hanover Third Subdivision, In the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of Lot Four (4) Hanover Third Subdivision, Said point being the Point of Beginning; Thence N 88°38'03" E along the North line Lot Four (4) Hanover Third Subdivision, a distance of Four Hundred Thirty Two and Thirty Three Hundredths (432.33') Feet; Thence N 01°20'19" W, a distance of One Hundred Eighty Eight and Nine Hundredths (188.09') feet; Thence N 88°39'34" E, a distance of Two Hundred Ninety and Eight Hundredths (290.08') feet; Thence S 01°21'52" E, a distance of Two Hundred Eight and Three Hundredths (208.03') feet; Thence S 88°40'03" W, a distance of One Hundred Fifty and Three Hundredths (150.03') feet; Thence S 01°25'13" E, a distance of One Hundred Seventy Five and Sixty Nine Hundredths (175.69') feet; Thence N 89°32'48" E, a distance of One Hundred Fifty (150.00') feet; Thence S 01°24'15" E, a distance of One Hundred Ninety Seven and Sixty One Hundredths (197.61') feet; Thence S 01°23'23" E, a distance of Four Hundred Twenty Four and Eighty One Hundredths (424.88') feet; Thence S 89°42'00" W, a distance of Seven Hundred Twenty Two and Forty Three Hundredths (722.43') feet; Thence N 01°24'35" W, a distance of Eight Hundred Thirteen and Seven Hundredths (813.07') feet to the Point of Beginning, Said tract contains a area of 618116.252 Square Feet or 14.190 Acres More or Less.

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
1	9°51'44"	68.85'	400.00	S 82°48'32" W	68.77'
2	10°54'07"	76.11'	400.00'	S 72°25'37" W	75.99'
3	10°08'40"	106.23'	600.00'	S 78°06'07" W	106.09'
4	5°28'37"	57.35'	600.00'	S 85°54'45" W	57.33'
5	8°09'31"	94.55'	664.00'	S 84°34'17" W	94.47'
6	8°51'55"	102.74'	664.00'	S 76°03'33" W	102.64'
7	8°07'07"	47.61'	336.00'	S 71°02'08" W	47.57'
8	12°29'02"	73.21'	336.00'	S81°20'14" W	73.07'
9	88°49'31"	43.45'	28.00'	S 46°34'55" E	39.19'
10	28°10'39"	45.24'	92.00'	S 76°07'48" E	44.79'
11	11°27'34"	18.40'	92.00'	S 56°19'04" E	18.37'
12	11°57'15"	19.19'	92.00'	S 44°36'56" E	19.16'
13	18°25'35"	29.59'	92.00'	S 29°25'45" E	29.46'
14	17°49'15"	28.68'	92.00'	S 11°18'32" E	28.50'

CURVE TABLE

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the accompanying plat is from an accurate survey of the described property made under my supervision.

Brent D. Cyboron Reg Land Surveyor LS - 727

Legend

- ● - Corner Found 1/2" Pipe Unless Otherwise Noted
- ○ - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ◐ - Temporary Point
- All Distances on Curves are Chord Distance
- R - Recorded Distance
- M- Measured Distance

SUBDIVISION INFORMATION

OWNER: Perseverance LLC & Andrew J. Eiler & City of Grand Island
PROPOSED LAND USE: Residential Development
TOTAL LOTS: 41 Residential Lots
1 Outlot
ENGINEER: Terry Brown E-8731 Alfred Benesch & Company
SURVEYOR: Brent Cyboron LS-727 Initial Point Surveying LLC

INITIAL POINT SURVEYING LLC
410 S. Webb Rd.; Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

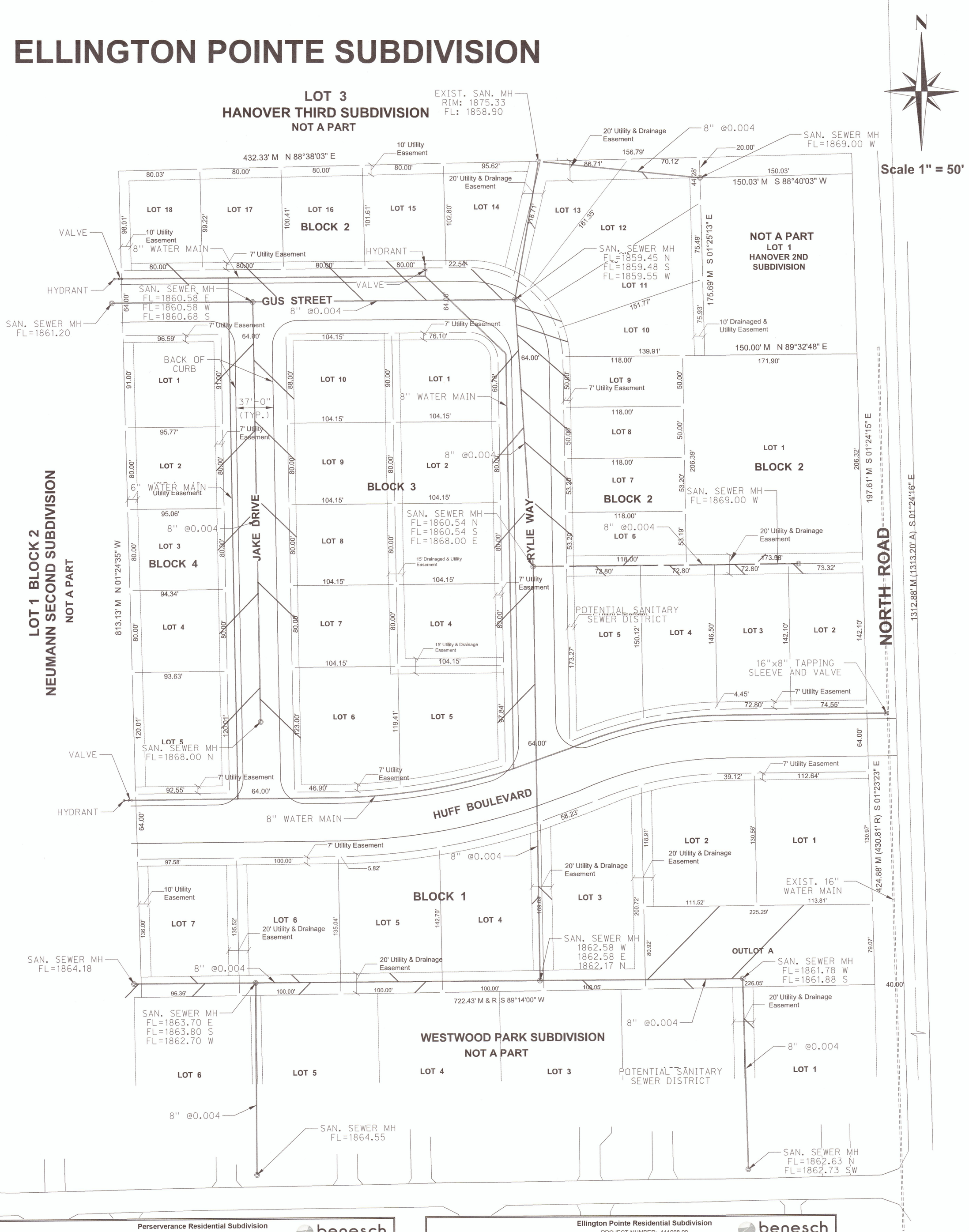
LOCATION: PART OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT TWO (2) AND LOT FOUR (4) HANOVER THIRD SUBDIVISION

TITLE: PRELIMINARY PLAT

SCALE AT A3:	DATE:	DRAWN:	PAGE:
1" = 50'	6/10/19	Brent C.	1 OF 3
BENESCH PROJECT NO: 111908.00	DRAWING NO: 19-002		REVISION: 7/3/19 10/17/19

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND LOT FOUR (4) HANOVER THIRD SUBDIVISION

ELLINGTON POINTE SUBDIVISION



Perserverance Residential Subdivision
PROJECT NUMBER: 111908.00
DETENTION REQUIREMENTS
Proposed basin pre-North Road Improvements

benesch engineers · scientists · planners

PURPOSE: To develop detention volume required based on Design Engineer's Calculations.
PRECIPITATION ZONE: 1 — 1 for Grand Island
TIME OF CONCENTRATION: 10 Min.

25 YEAR UNDEVELOPED FLOWS

DESIGN STORM	:	25 YR.
RAINFALL INTENSITY	:	6.90 in/hr
DRAINAGE AREA	:	13.00 Ac.
COEFFICIENT 'C'	:	0.20

25 YEAR DEVELOPED NONDETAINED FLOWS

DESIGN STORM RUNOFF		25 YR.
RAINFALL INTENSITY		6.90 in/hr
DRAINAGE AREA		1.00 Ac.
COEFFICIENT 'C' (COMPOSITE)		0.54
Building	0.90	0.00 Ac.
Green Space	0.35	1.15 Ac.
Pavement	0.9	0.15 Ac.

DETAINED AREA

DRAINAGE AREA		12.00 Ac.
COEFFICIENT 'C' (COMPOSITE)		0.39
Building	0.90	0.00 Ac.
Green Space	0.3	9.85 Ac.
Pavement	0.9	1.85 Ac.

25 YEAR UNDEVELOPED FLOW	17.94	CFS
25 YEAR DEVELOPED NONDETAINED FLOW	3.71	CFS
MAX. ALLOWABLE RELEASE RATE	14.23	CFS
ADJUSTED RELEASE RATE	**14.23**	**CFS**

STORAGE VOLUME REQUIRED:	12,121	CF	0.28 Ac-ft
STORAGE VOLUME PROVIDED:	29,601	CF	0.68 Ac-ft

Ellington Pointe Residential Subdivision
PROJECT NUMBER: 111908.00
DETENTION REQUIREMENTS
Proposed basin

benesch engineers · scientists · planners

PURPOSE: To develop detention volume required based on Design Engineer's Calculations.
PRECIPITATION ZONE: 1 — 1 for Grand Island
TIME OF CONCENTRATION: 10 Min.

25 YEAR UNDEVELOPED FLOWS

DESIGN STORM	:	25 YR.
RAINFALL INTENSITY	:	6.90 in/hr
DRAINAGE AREA	:	13.00 Ac.
COEFFICIENT 'C'	:	0.20

25 YEAR DEVELOPED NONDETAINED FLOWS

DESIGN STORM RUNOFF		25 YR.
RAINFALL INTENSITY		6.90 in/hr
DRAINAGE AREA		1.00 Ac.
COEFFICIENT 'C' (COMPOSITE)		0.54
Building	0.90	0.00 Ac.
Green Space	0.35	1.15 Ac.
Pavement	0.9	0.15 Ac.

DETAINED AREA

DRAINAGE AREA		12.00 Ac.
COEFFICIENT 'C' (COMPOSITE)		0.51
Building	0.90	1.85 Ac.
Green Space	0.35	8.00 Ac.
Pavement	0.9	1.85 Ac.

25 YEAR UNDEVELOPED FLOW	17.94	CFS
25 YEAR DEVELOPED NONDETAINED FLOW	3.71	CFS
MAX. ALLOWABLE RELEASE RATE	14.23	CFS
ADJUSTED RELEASE RATE	**14.23**	**CFS**

STORAGE VOLUME REQUIRED:	21,664	CF	0.50 Ac-ft
STORAGE VOLUME PROVIDED:	29,601	CF	0.68 Ac-ft

INITIAL POINT SURVEYING LLC
410 S. Webb Rd.; Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
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PART OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND A PART OF LOT FOUR (4) HANOVER THIRD SUBDIVISION

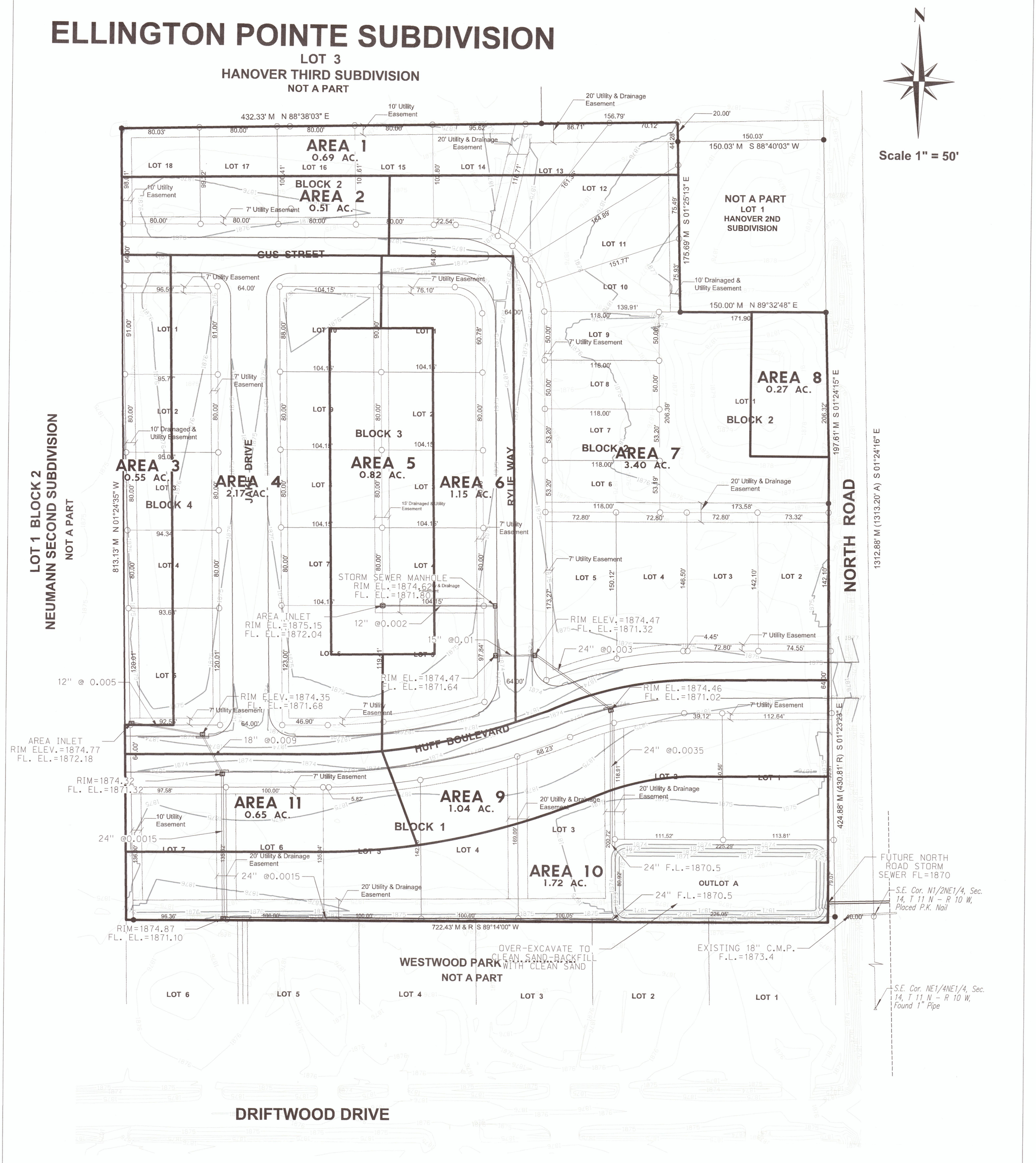
UTILITY PLAN

1" = 50'	10/17/19	Mike H.	2 OF 3
111908.00	19-002		

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND LOT FOUR (4) HANOVER THIRD SUBDIVISION

ELLINGTON POINTE SUBDIVISION

LOT 3
HANOVER THIRD SUBDIVISION
NOT A PART



DRAINAGE COMPUTATIONS

Project #: 111908
Project: Ellington Pointe

Computation Date: 6/13/2019
Location: Grand Island, NE

Precipitation Zone: 1
Storm Frequency: 5

Checked by: TAB
Computed by: MH

benesch
engineers · scientists · planners

SECTION See Map for Location	TRIB. AREA Acres	RUN-OFF COEFF. "C"	Δ AC Acres	Σ AC Acres	TIME TO BEGINNING Min.	Calculated Pipe Size Required	RAINFALL INTENSITY In./Hr.	TOTAL RUN-OFF Q=ΣΣ AC C.F.S.	SECTION SLOPE Ft./Ft.	SECTION LENGTH Ft.	SECTION SIZE In.	FULL SECTION CAPACITY C.F.S.	FULL SECTION VELOCITY F.P.S.	TIME IN SECTION Min.	REMARKS
1	0.69	0.30	0.21	0.21	10.0		5.00	1.04							
8	0.27	0.35	0.09	0.09	10.0		5.00	0.47	0.0300						Offsite
3	0.55	0.35	0.19	0.19	10.0	8.36	5.00	0.96	0.0050	100	10	1.55	2.85	0.59	Offsite
2	0.51	0.47	0.24												Area Inlet to Curb Inlet
4	2.17	0.47	1.03	1.46	10.6	15.91	4.91	7.19	0.0090	40	18	9.99	5.65	0.12	Curb Inlet to Curb Inlet
11	0.65	0.47	0.31	1.77	10.7	23.87	4.89	8.66	0.0015	450	24	8.79	2.80	2.68	Curb Inlet to Detention Cell
5	0.82	0.35	0.29	0.29	10.0	11.53	5.00	1.44	0.0020	200	12	1.60	2.03	1.64	Area Inlet to Curb Inlet
															Combined with area 6
6	1.15	0.47	0.55	0.83	12.0	12.95	4.70	3.91	0.0080	40	15	5.79	4.72	0.14	Curb Inlet to Curb Inlet
7	3.40	0.47	1.60	2.43	12.1	23.22	4.68	11.37	0.0030	50	24	12.42	3.95	0.21	Curb Inlet to Curb Inlet
9	1.04	0.35	0.36	2.79	13.4	23.41	4.49	12.56	0.0035	150	24	13.42	4.27	0.59	Curb Inlet to Detention Cell
10	1.72	0.35	0.60	0.60	10.0		5.00	3.01							To Detetion Cell

GROUNDWATER INFORMATION

Data from 13th Street & North Road

Record High: 1870.4 - 1984
2019 High: 1864.75 - 4/1/19
Minimum Basement Floor Elevation: 1871.0
Finished Floor Elevation House w/Basement: 1879.0

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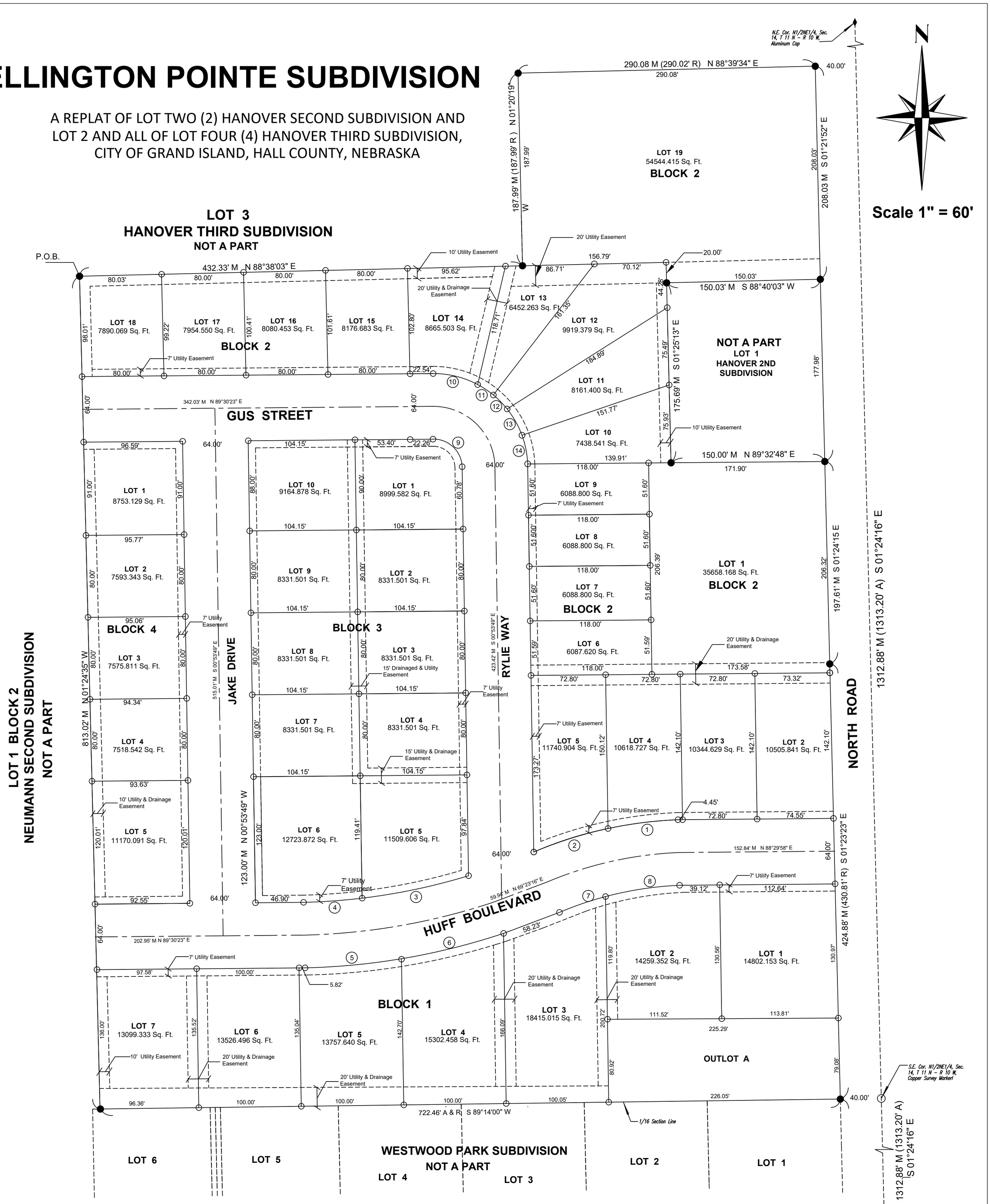
DRAINAGE/GRADING PLAN

1" = 50'	10/17/19	Mike H.	3 OF 3
111908.00	19-002		

ELLINGTON POINTE SUBDIVISION

A REPLAT OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND
LOT 2 AND ALL OF LOT FOUR (4) HANOVER THIRD SUBDIVISION,
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



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- ○ - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ◐ - Temporary Point

All Distances on Curves are
Chord Distance
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1 Outlots
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SURVEYOR: Brent Cyboron LS-727 Initial Point Surveying LLC

INITIAL POINT SURVEYING LLC
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Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2 & LOT FOUR (4) HANOVER THIRD SUBDIVISION

TITLE: ELLINGTON POINTE FINAL PLAT

SCALE AT A3:	DATE:	DRAWN:	PAGE:
1" = 60'	4/30/19	Brent C.	1 OF 2
BENESCH PROJECT NO: 111908.00	DRAWING NO: 19-002		REVISION: 7/3/19 10/17/19