



# Community Redevelopment Authority (CRA)

**Wednesday, December 11, 2019**  
**Regular Meeting**

## **Item I1**

### **Redevelopment Plan Amendment Area 17- Prairie Commons**

**Staff Contact:**

**Redevelopment Plan Amendment  
Grand Island CRA Area 17  
November 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 3 OF THE REDEVELOPMENT OF PROPERTY LOCATED SOUTH OF HUSKER HIGHWAY AND WEST OF U.S. HIGHWAY 281 THE PROJECT SITE CONSISTS OF 1 LOT WITHIN THE PRAIRIE COMMONS 4<sup>th</sup> SUBDIVISION IMMEDIATELY WEST OF EWOLDT STREET AS PLATTED. THE PROJECT WILL CONSIST OF ACQUISITION, 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 A SENIOR HOUSING FACILITY WITH 157 APARTMENTS INCLUDING: 81 INDEPENDENT LIVING UNITS, 20 ASSISTED LIVING UNITS, 20 MEMORY CARE UNITS AND 36 SKILLED NURSING CARE UNITS.

Tax Increment Financing will aid with installing the necessary infrastructure and grading improvements to redevelop property currently platted as part of lot 2 of Prairie Commons Third Subdivision and approved as Prairie Commons Fourth 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 in progress. The second phase consists of three office buildings to be constructed to the west of the Hospital. 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 third phase will consist of senior housing ranging from independent living to skilled nursing and memory care. This development will be approximately 200,000 square foot of developed area designed to serve the needs of seniors. The developer has indicated that this development would not be considered nor financially feasible for at this location without the use of TIF.

Tabitha is a mission focused non-profit that offers a comprehensive line of Senior Care services. Tabitha provides senior care in 28 Nebraska Counties. Their main campus is in the heart of Lincoln, Nebraska with other community campuses in Lincoln, Williamsburg neighborhood and in Crete Nebraska. Tabitha has regional offices in Grand Island, York and Nebraska City. This project will be developed with some portions tax exempt and other portions subject to property taxes. 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.

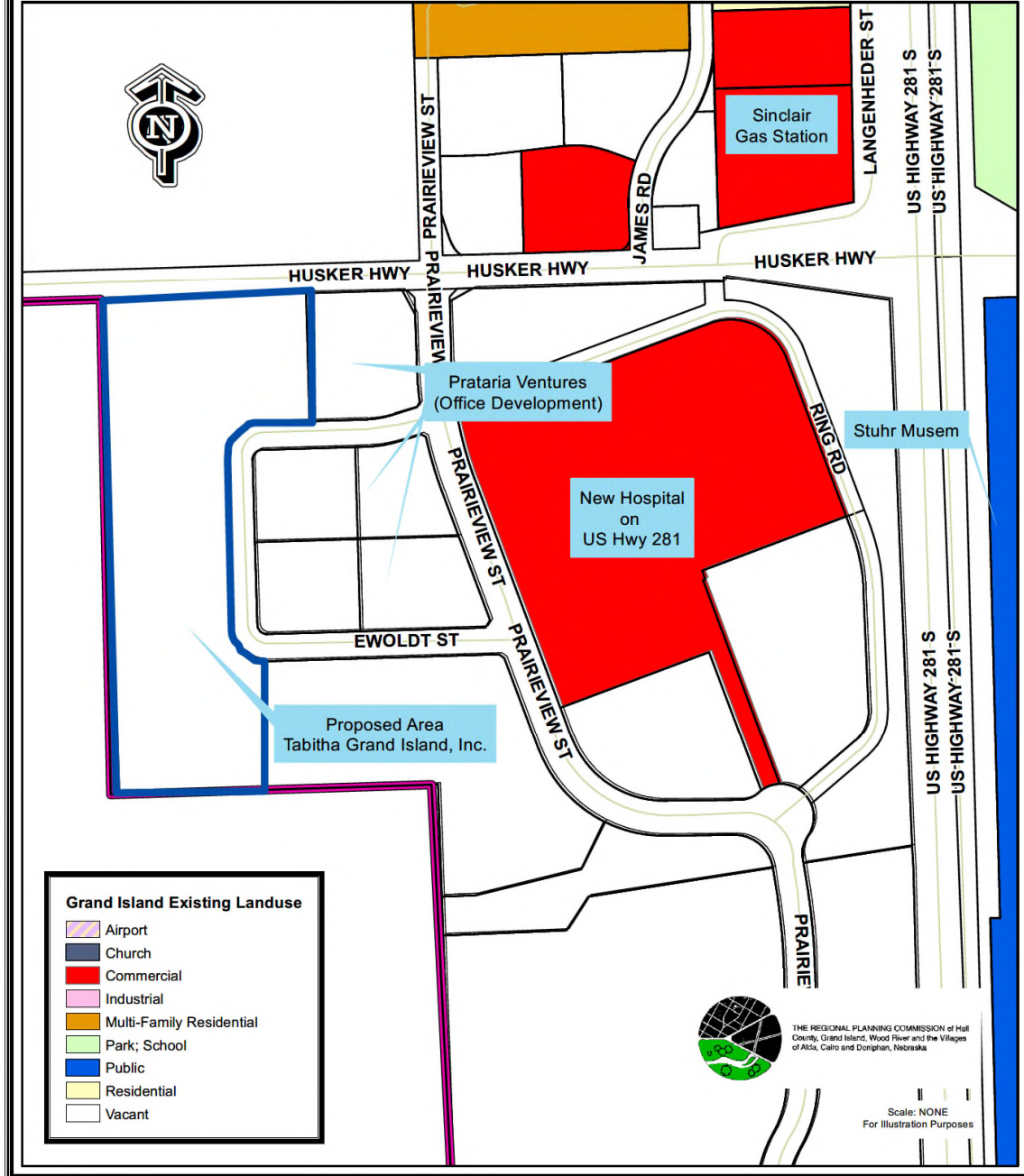
TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

**Legal Descriptions:** Lot 1 of Prairie Commons Fourth Subdivision in the City of Grand Island, Hall County, Nebraska.

## Proposed Tax Increment Financing Project Existing Landuse Map

Lot 2, Prairie Commons Third Subdivision, In the City Of Grand Island, Nebraska.  
Lot 1, Prairie Commons Fourth Subdivision, In the City Of Grand Island, 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 a 200,000 square foot senior housing facility. This area is planned for commercial development with the Grand Island Comprehensive Plan and is currently zoned RO Residential Office, a variety of residential, office and medical uses are permitted in this district including nursing facilities and senior housing.**

**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 January 8, 2020 and passed Resolution 2020-04 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 anticipate real property acquisition by the developer. There is no proposed acquisition by the authority.

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

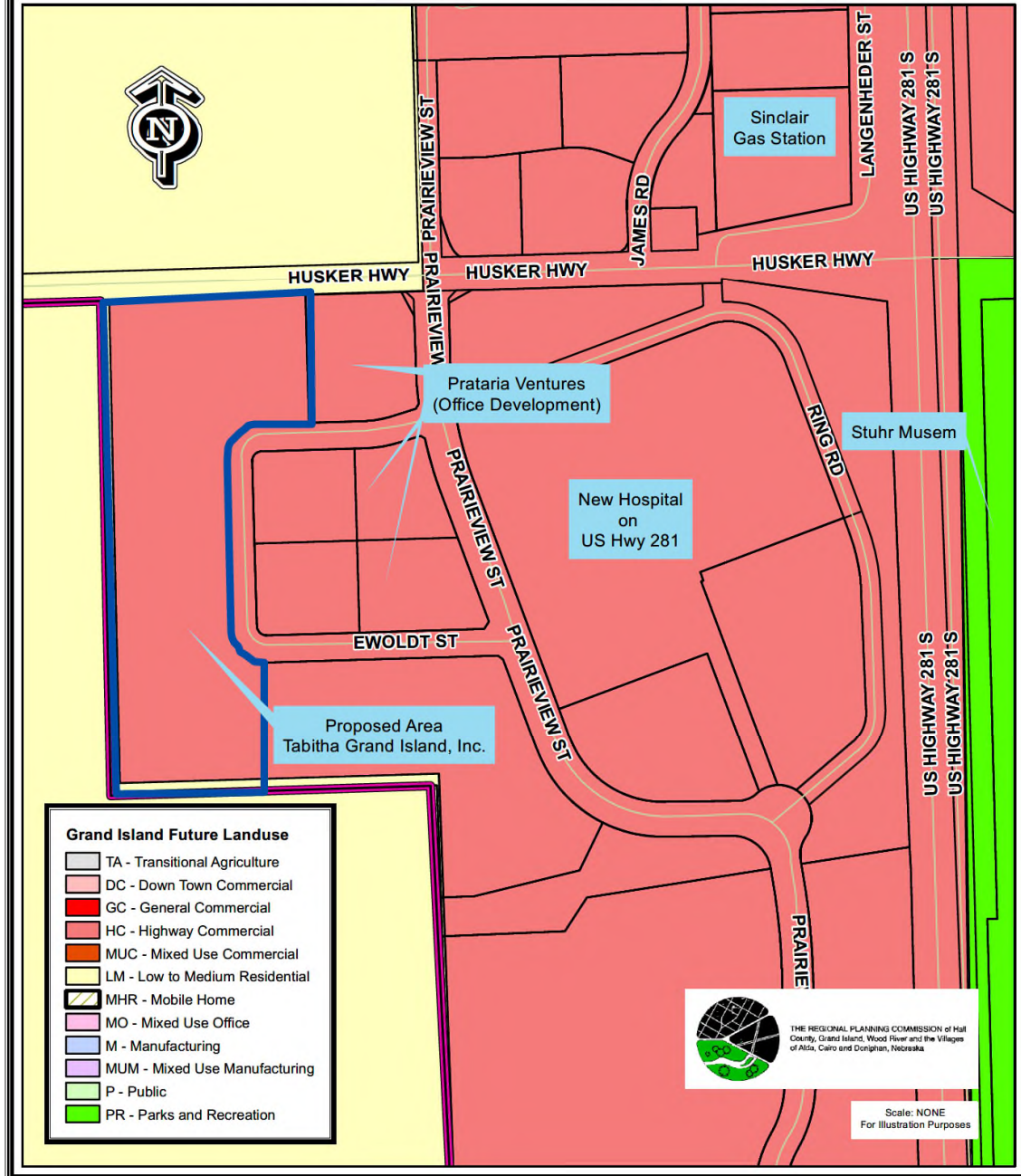
The project does not provide for the demolition or removal of any existing structures.

***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)]

## Proposed Tax Increment Financing Project Future Landuse Map

Lot 2, Prairie Commons Third Subdivision, In the City Of Grand Island, Nebraska.  
Lot 1, Prairie Commons Fourth Subdivision, In the City Of Grand Island, Nebraska.



City of Grand Island Future Land Use Map

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

The property is currently platted as Prairie Commons Third Subdivision and approved as Prairie Commons Fourth 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 \$1,354,000. The cost of property acquisition is included as a TIF eligible expense. Costs for site preparation



including, grading and fill is estimated at \$356,861. Utility extensions, storm water, sewer electrical and water are estimated at \$638,260. Building plans and engineering and other planning expenditures are expected to cost \$1,436,827. The developer will be paying \$1,167,417 in additional costs to improve the façade of the buildings in a manner consistent with the rest of the Prairie Commons development. The cost of private streets and recreational trails is \$350,054. An additional \$20,000 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 \$5,127,334 and potential eligible expenses of \$5,329,165. It is estimated based on the proposed increased valuation to \$15,383,121 will result in \$348,350 of increment generated annually. Based on a TIF Bond of \$5,127,334 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.

***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 \$5,127,334 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 \$5,127,334 to be paid to the note holder during the term of the financing.

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

The property is vacant and no families will be dislocated.

**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.

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

Development of this project is anticipated to be completed between April of 2020 and August of 2021. Excess valuation should be available for this project for 15 years beginning with the 2021 tax year. This is the third 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 private streets are necessary to facilitate redevelopment of this site. The redevelopment of this property by Tabitha Grand Island Inc., will result in increased employment and housing opportunities. In addition to providing 157 units of housing this facility is anticipated to employ 100 individuals (66 FTE) with wages ranging between \$13 and \$50 per hour depending on the position and an average wage of \$20/hour. This 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 \$5,127,334 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 \$40,059,001 in private sector financing and investment; a private investment of \$8.00 for every TIF dollar investment. It is estimated this will pay off in less than 15 years.



<b>Use of Funds.</b>	<b>Source of Funds</b>		
<b>Description</b>	<b>TIF Funds</b>	<b>Private Funds</b>	<b>Total</b>
Site Acquisition	\$ 1,354,665		\$ 1,354,665
Building Costs		\$ 26,360,974	\$ 26,360,974
Sewer	\$ 27,500		\$ 27,500
Storm Sewer	\$ 202,570		\$ 202,570
Water	\$ 8,190		\$ 8,190
Electric	\$ 400,000		\$ 400,000
Private Streets	\$ 264,990		\$ 264,990
Trails	\$ 85,145		\$ 85,145
Site preparation/Dirt Work	\$ 356,861		\$ 356,861
Façade Enhancement	\$ 1,167,417		\$ 1,167,417
Architecture/Engineering	\$ 1,336,827		\$ 1,336,827
Financing Fees		\$ 944,011	\$ 944,011
Legal	\$ 20,000		\$ 20,000
Developer Fees		\$ 1,485,774	\$ 1,485,774
Audit Fees		\$ 20,000	\$ 20,000
Contingency		\$ 1,373,274	\$ 1,373,274
Working Capital		\$ 2,067,409	\$ 2,067,409
Capitalized Interest		\$ 1,439,087	\$ 1,439,087
Govt. Fees and Expenses		\$ 240,000	\$ 240,000

Mkt Research, Feasibility & Planning	\$ 100,000		\$ 100,000
Marketing Expenses		\$ 785,000	\$ 785,000
Property Taxes during Const.		\$ 4,000	\$ 4,000
Debt Service Reserve		\$ 2,606,641	\$ 2,606,641
Pre-Open Salaries		\$ 19,000	\$ 19,000
Tax Study	\$ 5,000		\$ 5,000
Personal Property		\$ 2,512,000	\$ 2,512,000
			\$ -
<b>TOTALS</b>	<b>\$ 5,329,165</b>	<b>\$ 39,857,170</b>	<b>\$ 45,186,335</b>

Use of Funds. Description	Source of Funds		
	TIF Funds	Private Funds	Total
Site Acquisition	\$ 1,354,665		\$ 1,354,665
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**Tax Revenue.** The property to be redeveloped has a January 1, 2020 valuation of approximately \$80,599. Based on the 2019 levy this would result in a real property tax of approximately \$1,800. It is anticipated that the assessed value will increase by \$15,033,522 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$341,823 annually resulting in approximately \$5,127,344 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 2020 assessed value:	\$ 80,599
Estimated value after completion	\$ 15,383,121
Increment value	\$ 15,302,522
Annual TIF generated (estimated)	\$ 348,350
TIF bond issue	\$ 5,127,334

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

The redevelopment project area currently has an estimated valuation of \$80,599. The proposed extension improvements at this location will result in at least an additional \$15,303,522 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 nursing home jobs within the area and compete with similar facilities 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 may result in increased demand for nursing home employees and have impact on other similar 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. This development will be limited to serve seniors and those needing nursing/memory care.

***(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 April of 2020 and August of 2021. 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 2021 with taxes due in 2022. 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 \$5,127,334 the projected amount of increment based upon the anticipated value of the project and current tax rate and the eligible activities.



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

### **Project Redeveloper Information**

Business Name: Tabitha Grand Island, Inc.  
Address: 4720 Randolph St., Lincoln, NE 68510  
Telephone No.: 262-490-4465  
Email: jfletcher@seniorpartners.com  
Contact: Jon Fletcher, VP, Senior Housing Partners

### **Brief Description of Applicant's Business**

Tabitha, a mission-focused nonprofit, offers Nebraska's first and only comprehensive line of Senior Care services. Through advanced in-home support, innovative living communities, exceptional rehabilitation services, experienced skilled nursing care and compassionate hospice support, Tabitha provides for Senior Care in 28 Nebraska counties. Tabitha's main campus is located in the heart of Lincoln, Nebraska, and offers community campuses in Lincoln's Williamsburg neighborhood and in Crete, Nebraska. Tabitha also has regional offices in Grand Island, York and Nebraska City, NE, to serve clients in our west, central and east regions.

### **Legal Description/Address of Proposed Project**

The project site is currently in the process of being re-platted. The current legal description is:

Part of LOT 2, PRAIRIE COMMONS THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

Upon completion of the subdivision, the property description will be:

LOT 1, PRAIRIE COMMONS FOURTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

**Community Redevelopment Area Number:**

17

**Present Ownership Proposed Project Site:**

Prataria Ventures, LLC, a Nebraska limited liability company

**Is purchase of the site contingent on Tax Increment Financing Approval?**

Yes

**Proposed Project: Building square footage, size of property, description of building materials, etc. Please see attached site plan if available.**

The development proposed is a senior housing community, offering a continuum of care. The continuum includes independent living, assisted living, memory care, and skilled nursing housing along with a variety of health care service options. While the senior community will be modest in fit and finish levels, it will be highly amenitized, including indoor parking, a full service kitchen with three meals a day, a bistro café, club lounges, rooftop patios, memory gardens, library's, salon, fitness center, wellness center, theater & chapel, community rooms, outdoor yoga, walking trails, and many other amenities. The project will feature a selection of unique apartment homes including studio, one bedroom, one bedroom with a den, and two bedroom homes. Many will be outfitted with washers and dryers in their homes, solid surface countertops, and balconies and patios in select units. The current project is planned to have 157 total apartment homes, including 81 independent living apartments, 20 assisted living apartments, 20 memory care apartments, and 36 skilled nursing apartments. The apartments are designed such that if in the future a certain acuity level has a higher market demand than another, they can be quickly and easily converted into the appropriate design with minimal cost. The ability to be flexible to meet the needs of Grand Island residents is a key business operations sustainability measure.

In addition to a sustainable operations design, the project will include a number of additional environmentally friendly and sustainability features, including electric car charging stations, low

flow shower heads, resident gardens, vegetated swales and stormwater detention ponds, pollinator friendly landscape selections, panelized wall sections to reduce on construction waste, faucet aerators to reduce water flow, high efficiency toilets, master utility meters to save on materials, individual thermostat controls in every unit, occupancy sensors in common areas, LED light fixtures throughout, low VOC paints and adhesives, energy star rated appliances, recycling bins, and recycled materials whenever possible.

The project will rise 4 stories in the air at its highest and will be constructed with a mix of masonry, concrete, wood, and steel. Exterior materials will include a mixture of bat and board panels, stone veneer, steel, and wood. The building is designed to be a modern rustic feel, blending in with a traditional prairie design, while also being representative of the modern influences of the adjacent hospital and intended design features of the Prairie Commons master plan.

The entire community will be approximately 200,000sf, aligned in a North-South direction to maximize the efficiency of the rectilinear site. The “Town Center” with all its amenities and service offerings will be centrally located within the campus allowing for easy access by all residents.

An Exhibit A has been attached that includes a site plan as well as some preliminary unit plans, elevations, and a materials pallet.



**If Property is to be Subdivided, Show Division Planned:**

See Exhibit B



## Project Sources & Uses

Tabitha   Grand Island   Estimated Project Costs & Sources of Financing					
Estimated Project Costs				(Proposed) TIF Eligible Expenses	
Acquisition Costs					
	Land		\$ 1,354,665	\$	1,354,665
	Building		\$ -	\$	-
<b>Subtotal Acquisition Costs</b>				\$	-
				\$	-
Construction Costs				\$	-
	Renovation or Building Costs		\$26,360,974	\$	-
	On-Site Improvements:			\$	-
	Sewer	\$ 27,500		\$	27,500
	Storm Sewer	\$ 202,570		\$	202,570
	Water	\$ 8,190		\$	8,190
	Electric	\$ 400,000		\$	400,000
	Gas	\$ -		\$	-
	Public Streets / Sidewalks	\$ -		\$	-
	Private Streets	\$ 264,990		\$	264,990
	Trails	\$ 85,145		\$	85,145
	Grading/Dirtwork/Fill	\$ 356,861		\$	356,861
	Demolition	\$ -		\$	-
	Façade Enhancements	\$1,167,417		\$	1,167,417
	Other	\$ -		\$	-
	Subtotal On-Site Improvements		\$ 2,512,673	\$	-
<b>Subtotal Construction Costs</b>				\$	-
				\$	-
Soft Costs				\$	-
	Architectural & Engineering		\$ 1,336,827	\$	1,336,827
	Financing Fees		\$ 944,011	\$	-
	Legal		\$ 20,000	\$	20,000
	Developer Fees		\$ 1,485,774	\$	-
	Audit Fees		\$ 20,000	\$	-
	Contingency Reserves		\$ 1,373,274	\$	-
	Other:			\$	-
	Working Capital	\$2,067,409		\$	-
	Capitalized Interest	\$1,439,087		\$	-
	Government Fees & Expenses	\$ 240,000		\$	-
	Market Research, Feasibility, & Planning	\$ 100,000		\$	100,000
	Marketing Expense	\$ 785,000		\$	-
	Property Taxes During Construction	\$ 4,000		\$	-
	Debt Service Reserve Funds	\$2,606,641		\$	-
	Pre-Opening Salaries	\$ 19,000		\$	-
	Pre-Development Expenses	\$ 5,000		\$	5,000
	FF&E	\$2,512,000		\$	-
	Subtotal Other		\$ 9,778,137	\$	-
<b>Subtotal Soft Costs</b>				\$	-
				\$	-
<b>TOTAL PROJECT COSTS</b>				\$	-
				\$	-
<b>Sources of Financing</b>				\$	-
	Developer Equity		\$ 3,000,000	\$	-
	Commercial Bank Loan		\$ -	\$	-
	Tax Credits		\$ -	\$	-
	Industrial Revenue Bonds		\$ -	\$	-
	Tax Increment Assistance		\$ 5,127,344	\$	-
	Enhanced Employment Area		\$ -	\$	-
	Nebraska Housing Trust Fund		\$ -	\$	-
	Other: Tax Exempt Bonds		\$37,058,991	\$	-
<b>TOTAL SOURCES OF FINANCING</b>				\$	5,329,165

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

Pope Architects, Attn: Amy Maldonado, 1295 Bandana Blvd. N, Suite 200, St. Paul, MN 55108,  
651-789-1575

**General Contractor:**

Chief Construction, Attn: Rob Rasmussen, 3935 Westgate Road, Grand Island, NE 68803, 308-  
389-7314

**Civil Engineer:**

Olsson, Attn: Jeff Palik, 201 E. Second Street, Grand Island, NE 68801, 308-398-2958

**Estimated Real Estate Taxes on Project Site Upon Completion of Project: \$ 348,350**

Please see attached tax forecast study in Exhibit C and below.



TAX FORECAST							
Parcel was recently replatted. Therefore, the assessor has yet to establish the land only value for 2019. 2019 and 2020 is estimated based on provided land acquisition cost. 2021 value is based on 100% hard costs and 50% soft costs discounted 20% for expected assessor aggressiveness level, prorated based on construction timeframe, plus land costs. 2022 is estimated based on 100% hard costs plus 50% soft costs, discounted 10% for expected assessor aggressiveness level, plus land costs, for the entire project. 2023 is based on 100% hard costs plus 50% soft costs, discounted 10% for expected assessor aggressiveness level, plus land costs. 2024-2025 is estimated to increase by 3% per year with tax rates estimated to grow at 1% per year. Estimate takes into consideration 76 units being tax exempt.							
MOST PROBABLE CASE	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Tax Year	2019	2020	2021	2022	2023	2024	2025
Assessment Year	2019	2020	2021	2022	2023	2024	2025
Market value	1,350,000	1,350,000	9,192,038	15,383,121	17,137,261	17,651,379	18,180,920
Market Value / Unit	N/A	N/A	N/A	\$97,982	\$109,155	\$112,429	\$115,802
Assessment Ratio	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Tax Rate	2.19790%	2.21987%	2.24207%	2.26449%	2.28714%	2.31001%	2.33311%
Property Tax	\$29,672	\$29,968	\$206,092	\$348,350	\$391,953	\$407,749	\$424,181
Total Tax / Unit	N/A	N/A	\$1,313	\$2,219	\$2,497	\$2,597	\$2,702

**Project Construction Schedule:**

Construction Start Date: April 1<sup>st</sup>, 2020

Construction Completion Date: August 1<sup>st</sup>, 2021

If Phased Project: N/A

- XII. Please Attach Construction Pro Forma: See Exhibit D.
- XIII. Please Attach Annual Income & Expense Pro Forma: See Exhibit E.  
(With Appropriate Schedules)

**Tax Increment Financing request information**

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

\$5,127,334 dollars of tax increment financing is being requested to assist in the site preparation, grading, utilities, paving, landscaping, façade enhancements, architectural, engineering, legal fees, public parking enhancements, and other necessary site preparation and development expenditures. The funds will ultimately support development of a project that 1) lifts a property out of “blighted” status, 2) contributes to the local tax base, 3) contributes to the character of the existing community, and 4) results in various economic and social benefits.

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

We are requesting financial assistance to close the gap between what is financially feasible for lenders to approve the project and what is currently achievable in the broader market without such support.

First, the current property has been “blighted” due to its current status as an undevelopable parcel. Through the use of TIF funds, a key funding gap can be closed which will allow the development of the property to proceed, furthering the development of the Prairie Commons master plan and bringing additional activity and focused attention to the South side of Grand Island. This additional attention and focused effort will have a ripple effect with respect to demand and interest in other remaining parcels or properties that may be prime for redevelopment.

Second, the property is anticipated to make significant contributions to the local tax base, paying over \$350,000 per year in property taxes. The continuation of development activity along the 281 corridor has been a key development objective for the City. Utilization of TIF funds to make

this vision a reality is a reasonable use of said funds by providing additional tax revenue for many years to come once the TIF note is paid in full.

Third, the funds will allow the project to exceed local building code in a manner that helps the property to overcome its current blighted status, while also meeting the design intent of the Prairie Commons redevelopment and contributing to the character of Grand Island. This is achieved through thoughtful and intentional design standards and initiatives. The project is intended to have a “modern rustic farmhouse” look and feel to both the interior and exterior. On the exterior, this design intent is showcased using a variety of brick, masonry, batten board, wood/timber, and glass materials. In addition, the Community will include a modern roofline aesthetic with a mixture of pitches, gables, and shed rooflines to gracefully blend into the region while providing a modern appeal more typical of the Prairie Commons master plan.



Fourth, a direct benefit of the project is the ability to provide many economic and social benefits for residents of Grand Island. The senior housing community is expected to employ approximately 100 individuals (66 full-time equivalents), with an average wage of approximately \$20.00/hour once stabilized. Wages range from \$13/hour to \$50/hour depending on the nature of the position. On an annual basis, approximately \$3.3M in direct wages would be put back into the local economy. Furthermore, the project is anticipated to spend approximately \$14,000,000 in construction wages. This does not include indirect wages paid by materials suppliers during the construction period, or indirect jobs created through future vendor operations and general community jobs (service, healthcare, etc.). Additionally, the community

will provide housing for approximately 175 individuals, which offers vibrancy and activity to a formerly blighted parcel. This sense of community, belonging, and ownership in the success of local businesses is key in satisfying the ultimate goal of the redevelopment of a blighted parcel, which is to encourage new investment in improvements to real estate, increases in the number of full-time equivalent employees, and the elimination of detrimental impacts to public health, safety, morals, or welfare caused by its present condition.

Tax increment financing would ensure financial viability in the development of Tabitha Grand Island. Without additional funding, it would be difficult to proceed with the project that has a strong capacity to serve older adults and the greater community of Grand Island. We greatly appreciate the consideration of this request.

#### **Municipal and Corporate References (if applicable).**

##### **Municipal References:**

- City of Lincoln Planning Department, 555 South 10<sup>th</sup> Street, Lincoln, NE 68508
  - George Wesselhoft, City Planning, [gwesselhoft@ne.gov](mailto:gwesselhoft@ne.gov)
    - Phone # 402-441-6366
    - FAX # 402-441-6377
  - Brian Will, City Planning, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)
    - Phone # 402-441-6362
    - FAX # 402-441-6377
- City of Crete, Nebraska, 243 East 13<sup>th</sup> St., Crete, NE 68333-0086
  - Tom Ourada, City Administrator
    - Phone # 402-826-4312
    - FAX # 402-826-4334
  - Jerry Wilcox, Finance Director
    - Phone # 402-826-4313
    - FAX # 402-826-4334

**Corporate References:**

- Ray O'Connor, O'Connor Enterprises, P.O. Box 139, Grand Island, NE 68802-0139
  - Phone # 308-381-2497
  - FAX # 308-381-1285
- D.J. Eihusen, President, Chief Development, 3935 Westgate Road, Grand Island, NE 68803
  - Phone # 308-389-7233
- Mark Hesser, President Pinnacle Bancorp, [Mark.Hesser@pinnbank.com](mailto:Mark.Hesser@pinnbank.com)
  - Phone # 402-697-5954
  - FAX # 402-697-8439
- Lisa Smith, Senior Vice President and Financial Advisor, CWS, D.A. Davidson & Co.,  
[lsmith@smithhayes.com](mailto:lsmith@smithhayes.com)
  - Phone # 402-437-1024
- Eric Schafer, President, Telesis Companies, [ESCHAFER@telesis-inc.com](mailto:ESCHAFER@telesis-inc.com)
  - Phone # 402-434-5959
  - FAX # 402-434-3291

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

**EXHIBIT A – SITE AND UNIT PLANS**

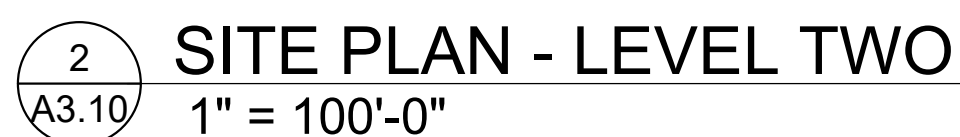
DOCUMENT FOLLOWS, SEE ATTACHED.





Tabitha Inc.  
Prairie Commons  
Grand Island, NE

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY



### Issues and Revisions:

[illegible]

Commission No: 71137-19112

Drawn by: AL

Checked by: AM

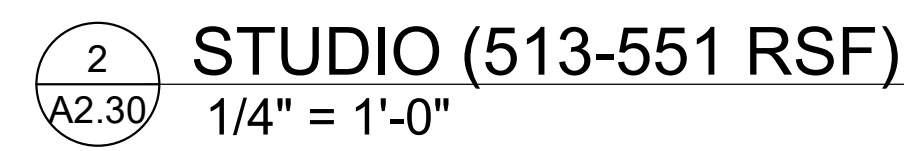
SHEET

## A3.10

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03/09/2019 2:28:57 PM



NOT FOR CONSTRUCTION - FOR REFERENCE ONLY





Tabitha Inc.  
Prairie Commons  
Grand Island, NE

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY



## EXTERIOR ELEVATIONS

Issues and Revisions:

Commission No: 71137-19112

Drawn by:  AL

checked by:  AM

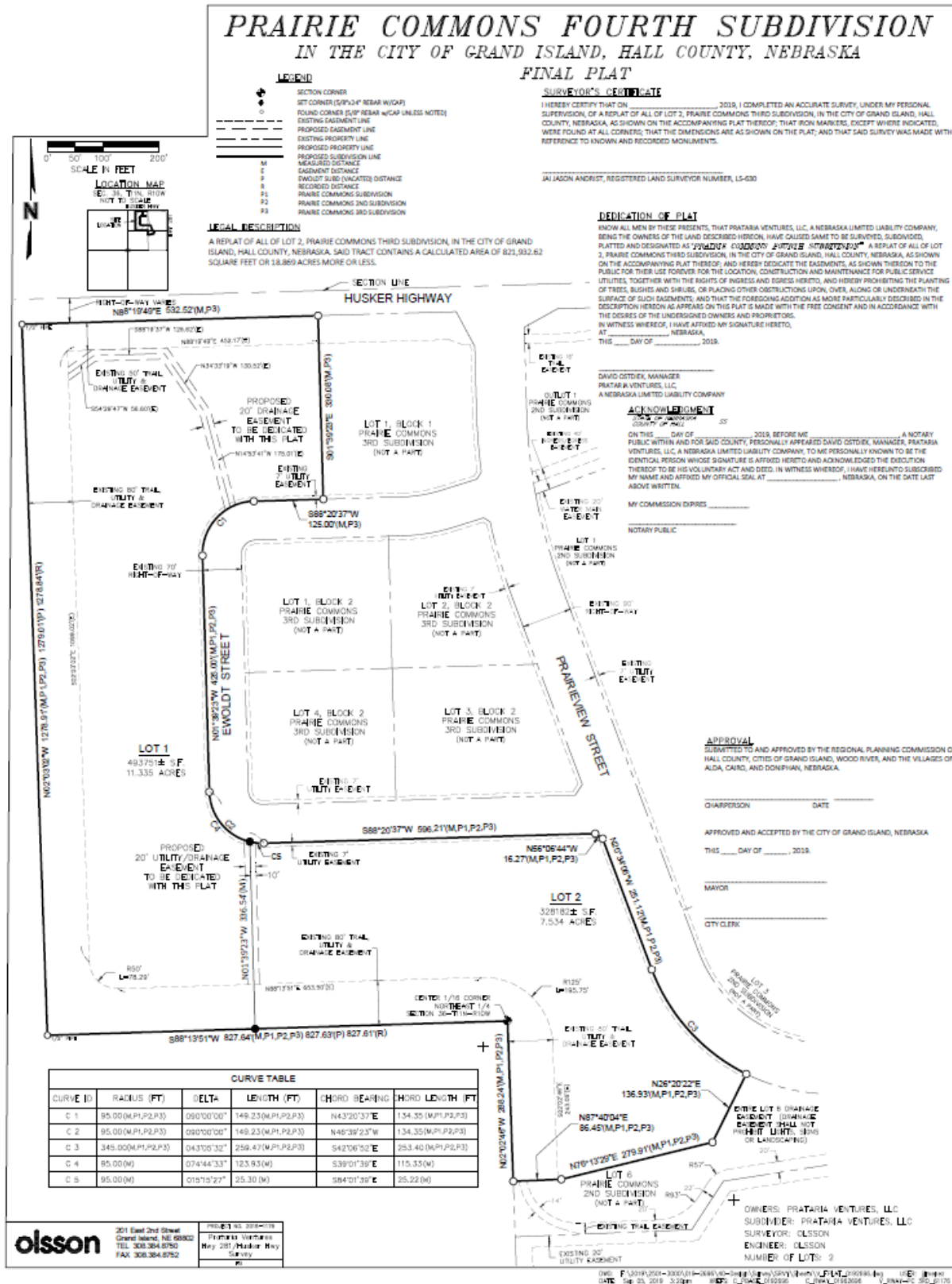
SHEET 11

# A3.1

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8/2019 4:37:39 PM



# EXHIBIT B – PROPERTY SUBDIVISION PLAN



**EXHIBIT C – REAL ESTATE TAX PROJECTIONS**

DOCUMENT FOLLOWS, SEE ATTACHED.



## Property Tax Due Diligence Acquisition Report

Tabitha - Grand Island  
Unaddressed  
Grand Island, NE 68803

1.855.RYAN.TAX

[www.ryan.com](http://www.ryan.com)



**PROPERTY TAX PRE-ACQUISITION  
DUE DILIGENCE REPORT**

Unaddressed  
Grand Island, NE 68803  
Hall County  
*Senior Housing*

Prepared:  
September 6, 2019  
Tax Years: 2019 Through 2025

Prepared For:  
Jon Fletcher  
Presbyterian Homes & Services  
3116 Fairview Ave N  
Roseville, MN 55113

Prepared By:  
Steven Hlibichuk  
Ryan, LLC  
7979 E. Tufts Avenue, Suite 1500  
Denver, Colorado 80237

## LETTER OF TRANSMITTAL

Jon Fletcher  
Presbyterian Homes & Services  
3116 Fairview Ave N  
Roseville, MN 55113  
262.490.4465

**RE:** Tabitha - Grand Island  
Unaddressed  
Grand Island, NE 68803

Dear Jon Fletcher,

Pursuant to your request, we have researched and analyzed the property tax issues regarding the above-captioned property. Our research and analysis are outlined herein. The report concludes with our five year forecast of property taxes based on stabilization, which is presented later in this report.

The scope of this study involves a limited analysis reported in a restricted format, which is attached hereto and made a part hereof. The analysis and conclusions are made expressly subject to the conditions and comments appearing herein. This report is not an appraisal and does not include an on-site inspection or a review of the building plans and specifications.

Respectfully submitted,



Steven Hlibichuk  
Ryan, LLC  
7979 E. Tufts Avenue, Suite 1500  
Denver, Colorado 80237  
720.524.0022  
steven.hlibichuk@ryan.com

## ASSUMPTIONS AND LIMITING CONDITIONS

This report is subject to the following assumptions and limiting conditions:

### **Limit of Liability**

1. It is assumed that the legal description and/or parcel number(s) as obtained from public records or as furnished is correct.
2. No responsibility is assumed for matters of a legal nature, or matters of audit.
3. It is also assumed that the title to this interest is marketable.
4. The information contained within this report was obtained from sources deemed to be reliable. However, no warranty is given as to their accuracy. A reasonable effort has been made to verify information relating to tax assessments. Property description information and income and expense information supplied by the client were not verified and are assumed to be correct.
5. The opinions expressed within this report are the result of and subject to the information and conditions described herein.
6. The liability of Ryan, LLC and its staff members is limited to the client only and only up to the amount of the fee actually received for the assignment.

### **Publication, Distribution, Use of Report**

7. Possession of this report or a copy thereof does not give the holder the right of publication, nor may the report or any part thereof be used by anyone other than Ryan, LLC.
8. Ryan, LLC and its staff shall not be required to give testimony or appear in court because of having prepared this report with reference to the property described herein, unless prior arrangements have been made.
9. Neither all nor part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraisers. Nor shall Ryan, LLC and its staff be identified without the written consent of the appraisers.

### **Property Specific Limiting Conditions**

10. Competent management and responsible ownership are assumed.
11. No survey was made for this report and no responsibility is assumed for its presentation herein.
12. The physical condition of the improvements described herein is based on information provided by the property owner. No inspection was conducted.
13. It is assumed that there are no hidden or precarious conditions of the property, subsoil, or structures, which would render it more or less valuable. Ryan, LLC and its staff assume no responsibility for such conditions, or for engineering which might be required to discover such factors. It is assumed that no soil contamination exists as a result of chemical drainage or leakage in connection with any production operations on or near the property. Ryan, LLC and its staff assume the property is not adversely affected by asbestos.
14. Any valuation models of income and expenses in this report are not predictions of the future. No warranty or representation is made that the model will coincide with future events. Furthermore, there will usually be differences between the modeled results and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.



## Property & Acquisition Information

### Purpose, Use and Scope of Report

The purpose of this report is to provide the Client with the financial property tax impact as a result of the potential acquisition. The information in this report is considered preliminary and is not considered full or complete because of the limited data about the property that was provided to Ryan, LLC, and because the Client has requested a limited report. No site inspection was conducted. No plans and specifications were reviewed. No appraisal was conducted.

### Property Description

Property Name:	Tabitha - Grand Island		
Address:	Unaddressed, Grand Island, NE 68803		
Assessor's Parcel Number(s):	400433852		
Taxing Jurisdiction:	Hall County		
General Description:	157 unit senior living community		
Year Built:	2021		
Net Rentable Area:		172,246	
Number of Units:	157		
Land Area:	492,228	Square Feet	
	11.30	Acres	

### Acquisition Information

Date of Acquisition:	N/A	
Purchase Price:	N/A	<u>\$/Unit</u>
Condition(s) of Sale:	None	N/A
Current Owner Name:	Presbyterian homes & Services	<u>\$/Unit</u>
Current Assessment:	\$0	\$0

# **Property Tax Forecast Overview**

## **Assessment Overview**

Nebraska state assesses property annually as of January, 1st. Per statute, a property must be reviewed at least every four years. Hall county increases historically have been flat to slight, during the four year period, with a moderate correction taking place upon review. New construction will be enrolled based on percentage complete and permitted costs until the property is completed and stabilized.

## **Tax Rate Overview**

Tax rates are calculated based on local governmental and jurisdictional budgetary needs. Once the annual budget is agreed upon, the rate is backed into based on the value of the tax digest in place for the current year.

## **Tax Bill Due Dates**

Full Payment - 12/31 Current Year

First Half Delinquent - 05/01 Proceeding Year

Second Half Delinquent - 09/01 Proceeding Year



### TAX FORECAST

Parcel was recently replatted. Therefore, the assessor has yet to establish the land only value for 2019. 2019 and 2020 is estimated based on provided land acquisition cost. 2021 value is based on 100% hard costs and 50% soft costs discounted 20% for expected assessor aggressiveness level, prorated based on construction timeframe, plus land costs. 2022 is estimated based on 100% hard costs plus 50% soft costs, discounted 10% for expected assessor aggressiveness level, plus land costs, for the entire project. 2023 is based on 100% hard costs plus 50% soft costs, discounted 10% for expected assessor aggressiveness level, plus land costs. 2024-2025 is estimated to increase by 3% per year with tax rates estimated to grow at 1% per year. Estimate takes into consideration 76 units being tax exempt.

MOST PROBABLE CASE	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Tax Year	2019	2020	2021	2022	2023	2024	2025
Assessment Year	2019	2020	2021	2022	2023	2024	2025
Market value	1,350,000	1,350,000	9,192,038	15,383,121	17,137,261	17,651,379	18,180,920
Market Value / Unit	N/A	N/A	N/A	\$97,982	\$109,155	\$112,429	\$115,802
Assessment Ratio	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Tax Rate	2.19790%	2.21987%	2.24207%	2.26449%	2.28714%	2.31001%	2.33311%
Property Tax	\$29,672	\$29,968	\$206,092	\$348,350	\$391,953	\$407,749	\$424,181
Total Tax / Unit	N/A	N/A	\$1,313	\$2,219	\$2,497	\$2,597	\$2,702

157 unit senior living community

Parcel was recently replatted. Therefore, the assessor has yet to establish the land only value for 2019. 2019 and 2020 is estimated based on provided land acquisition cost. 2021 value is based on 90% hard costs plus 50% soft costs discounted 30% for expected assessor aggressiveness, prorated based on construction timeframe plus land costs. 2022 is estimated based on 90% hard cost plus 50% soft costs, for the entire project discounted 30% for expected assessor aggressiveness, plus land costs. 2023 is estimated at 90% hard costs plus 50% soft costs, discounted 15% for expected assessor aggressiveness. 2024-2025 is estimated to increase by 1% per year. Tax rate is estimated to grow at 1% per year. Estimate takes into consideration 76 units being tax exempt.

BEST CASE	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Tax Year	2019	2020	2021	2022	2023	2024	2025
Assessment Year	2019	2020	2021	2022	2023	2024	2025
Market value	1,350,000	1,350,000	7,597,834	12,545,541	14,944,586	15,094,032	15,244,972
Market Value / Unit	N/A	N/A	\$48,394	\$79,908	\$95,188	\$96,140	\$97,102
Assessment Ratio	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Tax Rate	2.19790%	2.21987%	2.24207%	2.26449%	2.28714%	2.31001%	2.33311%
Property Tax	\$29,672	\$29,968	\$170,349	\$284,093	\$341,804	\$348,674	\$355,682
Total Tax / Unit	N/A	N/A	\$1,085	\$1,810	\$2,177	\$2,221	\$2,265

Parcel was recently replatted. Therefore, the assessor has yet to establish the land only value for 2019. 2019 and 2020 is estimated based on provided land acquisition cost. 2021 value is based on 100% hard costs plus 75% soft cost, prorated based on construction timeframe. 2022 is estimated based on 100% hard cost plus 75% soft costs discounted 90% for expected assessor aggressiveness level, plus land costs. 2023-2025 is estimated to increase by 5% per year. Tax rate is estimated to grow at 1% per year. Estimate takes into consideration 76 units being tax exempt.

WORST CASE	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Tax Year	2019	2020	2021	2022	2023	2024	2025
Assessment Year	2019	2020	2021	2022	2023	2024	2025
Market value	1,350,000	1,350,000	11,668,471	18,174,757	19,083,494	20,037,669	21,039,553
Market Value / Unit	N/A	N/A	\$74,321	\$115,763	\$121,551	\$127,628	\$134,010
Assessment Ratio	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Tax Rate	2.19790%	2.24185%	2.28669%	2.33242%	2.37907%	2.42665%	2.47519%
Property Tax	\$29,672	\$30,265	\$266,822	\$423,913	\$454,010	\$486,245	\$520,768
Total Tax / Unit	N/A	N/A	\$1,700	\$2,700	\$2,892	\$3,097	\$3,317

Information in this report was obtained from sources deemed reliable, however no warranty is given as to its accuracy. Assumptions on estimates may change over time. Ryan LLC is not responsible for variances between values herein and eventual results. Unless indicated otherwise, liability for any errors associated with this report is limited to the fee received for this report. If no fee was received, or a third party relies on this report, all liability is disclaimed. Possession of this report does not give the holder the right of publication.

# PROPERTY TAX DEFINITIONS

**Ad Valorem Tax:** Latin for “according to value”. A tax on the owner of real or personal property based on the value assessed on the property by assessing jurisdiction. Synonymous with Property Tax.

**Assessed Value/AKA: Assessment:** The result of applying a the assessment ratio to the basis of assessment. The tax rate is applied to the assessment, not the basis of assessment, to determine property tax liability.

**The Basis of Assessment:** The basis of assessment is the actual value, true value, current value, market value, etc. In most jurisdictions Basis of Assessment approximates the concept of market value as of the assessment date. The tax rate is applied to the assessment, not the basis of assessment, to determine property tax liability.

**Assessment Date:** The date determined by law at which an assessing jurisdiction determines the value of property for the purpose of assessment. The assessment date is generally the same each year. However, depending upon statutory requirements and the resources available to the assessor, some assessing jurisdictions do not reassess every year.

**Assessment Ratio/AKA: Assessment to Market Value Ratio or Equalization Ratio:** A statutory percentage applied to the basis of assessment to arrive at the assessed value. A tax rate is applied to the assessed value to arrive at the property tax.

**Delinquency Date/AKA: Tax Bill Due Date:** The last date on which a property tax bill may be paid or a personal property return submitted without the levying of penalties or interest. The delinquency date is distinct from the “due and payable” date, although in some jurisdictions, the same date applies.

**Market Value:** The most probable price, as of a specified ate, in cash, or in terms equivalent to cash, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

**Lien Date:** The date on which property taxes owned for a specific tax year becomes a lien on the property. The lien date generally coincides with the assessment date. However, the lien date applies annually whereas the assessment date may not.

**Parcel:** A single unit of property. Term applied to both real estate and personal property.

**Personal Property:** Property not included by a taxing jurisdiction as real estate. Including but is not limited to furniture and fixtures, machinery and equipment, inventories and supplies.

**Property Tax Calendar:** A chronological list of all property tax return and payment due dates and appeal deadlines for each jurisdiction in which property is owned. Ideally, a property tax calendar will be augmented by a comprehensive assessor’s and tax collector’s parcel number listing in order to develop a property tax calendar down to the parcel level for each property owned.

**Appeal/AKA: Protest or Assessment Appeal:** A challenging of the assessed value of a parcel. Usually conducted in multiple steps with the first being an informal meeting with the tax authority, the second before an elected or appointed board or judge, and the third through legal proceeding. Once a taxpayer (or his/her representative) is satisfied with a negotiated reduction in assessed value, the process terminates. Strict deadlines are imposed to restrict each level of the process.

**Real Estate (Real Property):** Generally described as land, building improvements and fixtures. Does not include items of personal property.

**Return (Rendition):** A rendering to a taxing authority disclosing information on real estate or personal property owned by a taxpayer. Usually requested by the taxing authority to assist with the assessment of a property.

**Tax year:** The twelve month period to which a specific property tax applies.

**EXHIBIT D – DEVELOPMENT PROFORMA**

<b>Schedule of Capital Investment (Sources &amp; Uses)</b>				
<b>Tabitha - Grand Island</b>				
<b>Sources</b>	<b>Amount</b>	<b>% of Total</b>		
A Note	\$ 42,186,335	93.4%		
Equity - Cash at Closing	\$ 3,000,000	6.6%		
<b>Total Sources</b>	<b>\$ 45,186,335</b>	<b>100%</b>		
<b>Uses</b>	<b>Cost</b>	<b>% of Total</b>	<b>Cost/Unit</b>	<b>Cost/Sq Ft</b>
Land	\$ 1,354,665	3.00%	\$ 8,628	\$ 6.81
Architecture, Engineering & Design Consultants	\$ 1,336,827	2.96%	\$ 8,515	\$ 6.72
General Construction	\$ 27,465,489	60.78%	\$ 174,939	\$ 138.02
Construction Other	\$ 1,408,158	3.12%	\$ 8,969	\$ 7.08
City Fees & Expenses	\$ 240,000	0.53%	\$ 1,529	\$ 1.21
Fixtures Furnishings and Equipment	\$ 2,512,000	5.56%	\$ 16,000	\$ 12.62
Financing Fees	\$ 964,011	2.13%	\$ 6,140	\$ 4.84
Working Capital	\$ 2,067,409	4.58%	\$ 13,168	\$ 10.39
Cap I A Note (Net of Project Fund Earnings)	\$ 1,439,087	3.18%	\$ 9,166	\$ 7.23
Market Research, Feasibility, & Planning	\$ 100,000	0.22%	\$ 637	\$ 0.50
Pre-Opening Salaries	\$ 19,000	0.04%	\$ 121	\$ 0.10
Marketing Expense	\$ 785,000	1.74%	\$ 5,000	\$ 3.94
Legal and Organizational (exclusive of COI)	\$ 20,000	0.04%	\$ 127	\$ 0.10
Pre-Development Expenses	\$ 5,000	0.01%	\$ 32	\$ 0.03
Property Taxes During Construction	\$ 4,000	0.01%	\$ 25	\$ 0.02
Development Fee & Expense	\$ 1,485,774	3.29%	\$ 9,464	\$ 7.47
Project Contingency	\$ 1,373,274	3.04%	\$ 8,747	\$ 6.90
<b>Reserves</b>				
Entrance Deposit Reserve	\$ -	0.00%	\$ -	\$ -
Debt Service Reserve Fund (A Note)	\$ 2,606,641	5.77%	\$ 16,603	\$ 13.10
Debt Service Reserve Fund (C Note)	\$ -	0.00%	\$ -	\$ -
<b>Total Uses</b>	<b>\$ 45,186,335</b>	<b>100%</b>	<b>\$ 287,811</b>	<b>\$ 227.08</b>

**EXHIBIT E – ANNUAL OPERATIONS & EXPENSES**

<b>Operating Summary</b>						
	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>
Total Occupancy %	55.1%	92.1%	94.3%	94.3%	94.3%	94.3%
<b>Revenue</b>						
Housing Revenue	\$ 4,203,661	\$ 7,589,496	\$ 7,969,862	\$ 8,208,958	\$ 8,455,227	\$ 8,708,884
Other Revenue	\$ 641,548	\$ 1,055,256	\$ 1,130,836	\$ 1,200,306	\$ 1,278,236	\$ 1,334,653
<b>Subtotal Revenue</b>	<b>\$ 4,845,209</b>	<b>\$ 8,644,752</b>	<b>\$ 9,100,699</b>	<b>\$ 9,409,265</b>	<b>\$ 9,733,463</b>	<b>\$ 10,043,537</b>
<i>Per Unit</i>	<i>\$ 30,861</i>	<i>\$ 55,062</i>	<i>\$ 57,966</i>	<i>\$ 59,932</i>	<i>\$ 61,997</i>	<i>\$ 63,972</i>
<b>Expenses</b>						
Nursing Skilled Care	\$ 985,964	\$ 1,293,897	\$ 1,413,327	\$ 1,455,727	\$ 1,499,398	\$ 1,544,380
Nutritional & Culinary Services	\$ 632,028	\$ 747,742	\$ 855,035	\$ 880,686	\$ 907,107	\$ 934,320
Engineering Expense	\$ 276,224	\$ 288,255	\$ 300,187	\$ 309,193	\$ 318,469	\$ 328,023
Utility Expense	\$ 117,378	\$ 174,050	\$ 225,888	\$ 232,665	\$ 239,645	\$ 246,834
Housekeeping Expense	\$ 121,698	\$ 127,845	\$ 133,870	\$ 137,886	\$ 142,023	\$ 146,284
Laundry Expense	\$ 2,756	\$ 4,087	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796
Rehabilitation Therapy	\$ 111,280	\$ 114,618	\$ 118,057	\$ 121,599	\$ 125,247	\$ 129,004
Recreation Therapy Expense	\$ 47,399	\$ 51,317	\$ 55,046	\$ 56,698	\$ 58,399	\$ 60,151
Spiritual Care Expense	\$ 28,439	\$ 29,293	\$ 30,171	\$ 31,076	\$ 32,009	\$ 32,969
Wellness Expense	\$ 56,965	\$ 58,674	\$ 60,434	\$ 62,247	\$ 64,114	\$ 66,038
Administration Expense	\$ 627,391	\$ 802,401	\$ 845,583	\$ 872,349	\$ 900,237	\$ 927,769
Admissions Expense	\$ 65,765	\$ 67,738	\$ 69,770	\$ 71,863	\$ 74,019	\$ 76,239
Assisted Living Residential Services	\$ 26,000	\$ 26,780	\$ 27,583	\$ 28,411	\$ 29,263	\$ 30,141
Home Health Expense	\$ 603,639	\$ 627,490	\$ 651,350	\$ 670,891	\$ 691,017	\$ 711,748
Employee Benefits	\$ 610,466	\$ 672,659	\$ 707,265	\$ 728,483	\$ 750,338	\$ 772,848
Real Estate Taxes	\$ 324,000	\$ 333,720	\$ 343,732	\$ 354,044	\$ 364,665	\$ 375,605
<b>Subtotal Expenses</b>	<b>\$ 4,637,392</b>	<b>\$ 5,420,566</b>	<b>\$ 5,842,604</b>	<b>\$ 6,019,281</b>	<b>\$ 6,201,576</b>	<b>\$ 6,388,148</b>
<i>Per Unit</i>	<i>\$ 29,538</i>	<i>\$ 34,526</i>	<i>\$ 37,214</i>	<i>\$ 38,339</i>	<i>\$ 39,500</i>	<i>\$ 40,689</i>
<b>NET OPERATING INCOME</b>	<b>\$ 207,817</b>	<b>\$ 3,224,186</b>	<b>\$ 3,258,094</b>	<b>\$ 3,389,984</b>	<b>\$ 3,531,886</b>	<b>\$ 3,655,388</b>
<i>Per Unit</i>	<i>\$ 1,324</i>	<i>\$ 20,536</i>	<i>\$ 20,752</i>	<i>\$ 21,592</i>	<i>\$ 22,496</i>	<i>\$ 23,283</i>
<i>EBITDA %</i>	<i>4.29%</i>	<i>37.30%</i>	<i>35.80%</i>	<i>36.03%</i>	<i>36.29%</i>	<i>36.40%</i>



December 2, 2019

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

Dear Virgil,

This letter is to inform you that the Community Redevelopment Authority (CRA) of the City of Grand Island has received an application requesting Tax Increment Financing (TIF) for a senior housing development at Prairie Commons Fourth Subdivision located south of Husker Highway and west of Ewoldt Street. Tabitha Grand Island Inc. is proposing to build 157 units of senior housing including 81 independent living apartments, 20 assisted living apartments, 20 memory care apartments and 36 skilled nursing apartments.

The application seeks \$5,127,334 in TIF assistance for this development.

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

- |  |                          |
|--|--------------------------|
| • CRA receives initial application,                                | 3 p.m. December 18 2019  |
| • Regional Planning Commission holds public hearing                | 6 p.m. January 8, 2020   |
| • CRA reviews Planning Commission recommendation,                  | 4 p.m. January 15, 2020  |
| • Grand Island City Council holds public hearing and takes action, | 7 p.m. January 28, 2020  |
| • CRA considers redevelopment contract                             | 4 p.m. February 12, 2020 |

Additional notification will be provided to you prior to the public hearings. Should you have any questions or comments, please call me at (308) 385-5240.

Sincerely,

Chad Nabity, AICP  
Director

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

**RESOLUTION NO. 326**

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 18<sup>th</sup> day of December, 2019

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

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

ATTEST:

\_\_\_\_\_  
Secretary

Prairie Commons Phase 3 Tabitha



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

**RESOLUTION NO. 327**

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area, from Tabitha Grand Island Inc, (The "Developer") for redevelopment of Lot 1 of Prairie Commons Fourth Subdivision in an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 17;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this 18<sup>th</sup> day of December, 2019.

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

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

ATTEST:

\_\_\_\_\_  
Secretary

Prairie Commons Phase 3 Tabitha