



# **Community Redevelopment Authority (CRA)**

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

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## **Board Members:**

**Tom Gdowski - Chairman**

**Glen Murray – Vice Chairman**

**Sue Pirnie**

**Glenn Wilson**

**Krae Dutoit**

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**4:00 PM**

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## **Call to Order**

## **Roll Call**

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

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

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

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

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### **DIRECTOR COMMUNICATION**

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



# Community Redevelopment Authority (CRA)

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

## **Item A1**

**Agenda 12-18-19**

**Staff Contact:**



**AGENDA**  
**Wednesday, December 18, 2019**  
**3 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications

1. Call to Order

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.

2. Approval of Minutes of November 13, 2019, Meeting.

3. Review of Financials.

4. Approval of Bills.

5. Review of Committed Projects and CRA Properties

6. Redevelopment Plan Amendment for CRA Area # 17- Tabitha Grand Island Inc. Prairie Commons Phase 3.

- a. Consideration of Resolution 326- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Phase 3 of the Prairie Commons Development – Tabitha Grand Island Inc.
- b. Consideration of Resolution 327 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Phase 2 of the Prairie Commons Development – Tabitha Grand Island Inc.

7. Contract with State of Nebraska for Acquisition of Nebraska Veteran's Home property in CRA Area 16 Discussion and Possible Action

8. Contract with HELP Foundation of Omaha Inc.(White Lotus Group) for disposition of Nebraska Veteran's Home property in CRA Area 16 Discussion and Possible Action

9. Director's Report

10. Adjournment

Next Meeting 4:00 PM January 15, 2020

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM

3 p.m. Wednesday, December 18, 2019

1. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting November 13, 2019 are submitted for approval. A MOTION is in order.
2. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of November 1 through November 30, 2019 are submitted for approval. A MOTION is in order.
3. APPROVAL OF BILLS. Payment of bills in the amount of \$3,821.15 is submitted for approval. A MOTION is in order.
4. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
5. TIF CONTRACT AND BOND APPROVAL– BOSSELMAN PUMP AND PANTRY INC.- KING’S 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. The plan requests \$506,184 in tax increment financing along with associated interest on the TIF bonds. The CRA may forward the plan to the Grand Island City Council for their consideration. A MOTION to approve Resolution 326 (Bond Resolution) is in order.
6. TIF CONTRACT AND BOND APPROVAL– PRATARIA VENTURES LLC.- PRAIRIE COMMONS PHASE 3 . 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 and south of Husker Highway for office uses. The plan requests \$1,800,000 in tax increment financing along with associated interest on the TIF bonds. A MOTION to approve Resolution 327 (Bond Resolution) is in order.
7. REDEVELOPMENT PLAN AMENDMENT – TABITHA GRAND ISLAND INC.- PRAIRIE COMMONS PHASE 3 Concerning an amendment to the redevelopment plan for CRA Area No. 17 for Phase 3 of the Prairie Commons development. The request from Tabitha Grand Island Inc. calls for redevelopment of far west lot of the subdivision south of Husker Highway and west of Ewoldt Street for a 157 unit senior housing development including independent living, memory care, assisted living and skilled care. The plan requests \$5,127,334 in tax increment financing. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A

MOTION to approve Resolution 328 (forward to Regional Planning Commission) and Resolution 329 (30-day intent notice to city council) is in order.

8. CONTRACT WITH STATE OF NEBRASKA FOR ACQUISITION OF NEBRASKA VETERAN'S HOME PROPERTY IN CRA AREA 16
9. CONTRACT WITH WHITE LOTUS GROUP FOR DISPOSITION OF NEBRASKA VETERAN'S HOME PROPERTY IN CRA AREA 16
10. DIRECTOR'S REPORT.
12. ADJOURNMENT.

Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

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

## **Item B1**

### **Meeting Minutes 11-13-19**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 13, 2019

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on November 13, 2019 at City Hall, 100 E. First Street. Notice of the meeting was given in the November 6, 2019 Grand Island Independent.

#### 1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Glenn Wilson, Sue Pirnie and Krae Dutoit. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Council President Vaughn Minton, Finance Director Patrick Brown, and Assistant Finance Director Brian Schultz

#### 2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the October 9, 2019 meeting was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 4-0

Sue Pirnie joined the meeting

#### 3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from October 1, 2019 to October 31, 2019. A motion was made by Murray and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 5-0.

#### 4. APPROVAL OF BILLS.

The bills were reviewed by Brian Schultz. Nabity mentioned \$35,115.89 for Old Walnut pays it off. A motion was made by Dutoit and second by Pirnie to approve the bills in the amount of \$277,402.99. Upon roll call vote, all present voted aye. Motion carried 5-0.

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

The committed projects and CRA properties were reviewed by Nabity.

**Façade Projects** –Bosselman – Gus Patsios was in attendance and reported that the project is 95% done. Bills will be turned in next month. Hedde Building – is looking good. Old City Hall building – Tuck pointing is almost done. Banner across the front is being changed. **Life Safety Grants** – Peaceful Root – Should be moving forward. Rawr Holdings – will be moving forward. Dean Peg with Wing Properties – will not be moving forward with his project. Confirmation was received stating they will not be requesting the funds. Desert Rose property – closed sale for the portion sold to Talon Apartments.

**6. Redevelopment Contract for CRA Area #13 Copper Creek Phase 3.**

- a. Consideration of Resolution 323 – Approval of Contract and Bonds for Copper Creek Phase 3.

Nabity stated City Council did approve the Redevelopment Plan Amendment. Mike Bacon prepared the contract. The Bond will be written for 25 years with each phase being no longer than 15 years.

A motion was made by Pirnie and second by Murray to approve Resolution 323. Upon roll call vote all, voted aye. Motion carried 5-0.

**7. Redevelopment Plan Amendment for CRA Area #2- Bosselman Kings Crossing.**

- a. Consideration of Resolution 324 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for Bosselman Kings Crossing Project at Locust and Husker Highway.

Nabity stated this is located on Locust and Husker Highway this project would be across from Walmart, in front of the new hotel. Bosselmans is looking to building their latest generation Pump and Pantry store. The store will include gas pumps, carwash and quick serve food. The total cost on the purchase of property exceeds the value of the TIF. They will have this funded at the time that they close on the property.

A motion was made by Wilson and second by Dutoit to approve the Redevelopment Plan and approve Resolution 324 forwarding the plan to the City Council. Upon roll call vote all, voted aye. Motion carried 5-0.

**8. Redevelopment Plan Amendment for CRA Area # 17 – Prairie Commons Phase 2.**

- a. Consideration of Resolution 325 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for Prataria LLC Commons Project Phase 2 at Husker Highway and Prairieview Drive

Nabity explained this project is 3 lots immediately to the west by the hospital being built. Chief is proposing offices on 3 lots. They are requesting 1.8 million dollars in TIF which will be used for grading streets and utilities. Regional Planning Commission did find it is consistent with the Comprehensive Plan.

A motion was made by Murray and second by Pirnie to approve the plan and Resolution 325 forwarding the plan to the City Council. Upon roll call vote. 3 voted aye and 2 abstained – Gdowski and Dutoit.

**9. Sherwin Williams 502, 506 and 508 W. 3<sup>rd</sup> Street Façade Improvement Grant Application.**

Nabity explained they are looking into updating the façade the 3<sup>rd</sup> Street side.

They are asking for \$100,000 in façade. A committee reviewed it which consists of Glen Murray, Sue Pirnie and Brad Kissler. The committee is recommending approval of the project.

A motion was made by Wilson and second by Pirnie to the façade application for \$100,000. Upon roll call vote, all voted aye. Motion carried 5-0.

**10. Edwards Audio 618 W 3ed Street Façade Improvement Grant Application.**

Nabity explained Edwards Audio is located next to the new dental office where Ron's Transmission was. They were impacted by the fire that took place at Ron's Transmission. The east side of their building was impacted by the fire that took place at Ron's Transmission. They are looking at updating the façade. They are requesting \$66,213.00 and the committee is recommending approval.

A motion was made by Dutoit and second by Pirnie to approve the façade application for \$66,213.00. Upon roll call vote, all voted aye. Motion carried 5-0.

**11. 121 W. 3<sup>rd</sup> Street Façade Improvement Grand Application.**

Nabity stated Sierra Arends has purchased this building. They are requesting a total of \$57,477.00 in façade. The project will remove the awning and replace some of the windows where the awning was. The committee is recommending approval.

A motion was made by Murray and second by Wilson to approve the façade application for \$57,477.00. Upon roll call vote, all voted aye. Motion carried 5-0.

**12. Director's Report**

Meeting is moved to December 18, 2019 at 3 p.m.

**13. Adjournment at 4:37 pm.**

Next meeting December 18, 2019 at 3:00 p.m.

Respectfully Submitted,  
Norma Hernandez  
Administrative Assistant



# Community Redevelopment Authority (CRA)

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

## **Item C1**

**Financials Nov. 2019**

**Staff Contact:**



# Community Redevelopment Authority (CRA)

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

## **Item D1**

**Bills November 2019**

**Staff Contact:**

18-Dec-19

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment

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

City of Grand Island	Administration Fees Nov. 2019	\$	3,804.41
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Grand Island Independent	notice	\$	16.74
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<b>Total:</b>		<b>\$</b>	<b><u>3,821.15</u></b>
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# Community Redevelopment Authority (CRA)

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

## **Item E1**

### **Committed Projects November 2019**

**Staff Contact:**

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2020 FISCAL YR	2021 FISCAL YR	2022 FISCAL YR	ESTIMATED COMP
Bosselman-1607 S. Locust (11-14-18)	\$ 50,000.00	\$ 50,000.00			Fall 2019
Edwards Audio-618 W 3rd (11-13-19)	\$ 66,213.00	\$ 66,213.00			2020
Hedde Building 201-205 W. 3rd (10-18-19)	\$ 300,000.00	\$ 300,000.00			Spring 2020
Old City Hall -208 N. Pine St (12-12-18)	\$ 100,000.00	\$ 100,000.00			Fall 2019
Sherwin Williams-502-508 W 3rd (11-13-19)	\$ 100,000.00	\$ 100,000.00			2020
Sierra Arends-121 W 3rd (11-13-19)	\$ 57,447.00	\$ 57,447.00			2020
Total Committed	\$ 673,660.00	\$ 673,660.00	\$ -	\$ -	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2019 FISCAL YR	2020 FISCAL YR	2021 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8-24-16)	\$ 310,000.00	\$ 310,000.00			Spring 2020
Peaceful Root 217 N Locust (9/18/19)	\$ 70,000.00	\$ 70,000.00			
Rawr Holdings 110 W 2nd (12/12/18)	\$ 35,000.00	\$ 35,000.00			Winter 2019
Wing Properties 112 E 3rd (12/12/18)	\$ 20,000.00	\$ 20,000.00			Winter 2019
Total Committed F&L Safety Grant	\$ 435,000.00	\$ 435,000.00	\$ -	\$ -	

	BUDGET	COMMITTED	LEFT
Façade Budgeted 2020	\$ 220,000.00	\$ 223,660.00	\$ (3,660.00)
Other Projects Budgeted 2020	\$ 220,000.00	\$ 100,000.00	\$ 120,000.00
Land - Budgeted 2020	\$ 100,000.00	\$ -	\$ 100,000.00
Land Sales Budgeted 2020	\$ (200,000.00)	\$ -	\$ (200,000.00)
subtotal		\$ 323,660.00	\$ 16,340.00
Less committed		(\$1,108,660.00)	\$0.00
Balance remaining		\$ (785,000.00)	\$ 16,340.00

	BUDGET	PAID	LEFT
Building Improvements *	\$ 715,000.00	\$ 200,000.00	\$ 515,000.00

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

#### CRA PROPERTIES

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

November 30, 2019



# 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.

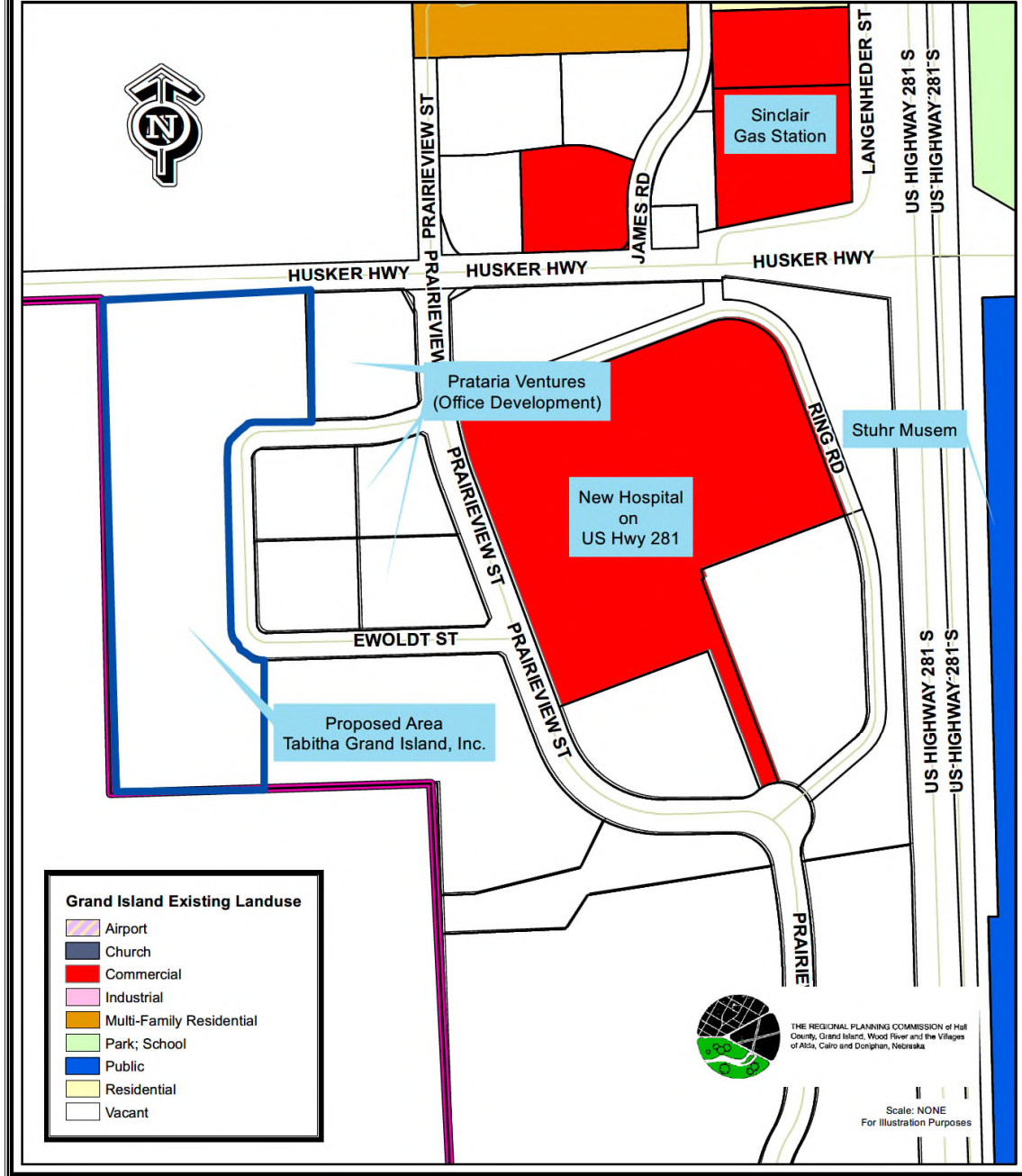
TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

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:***

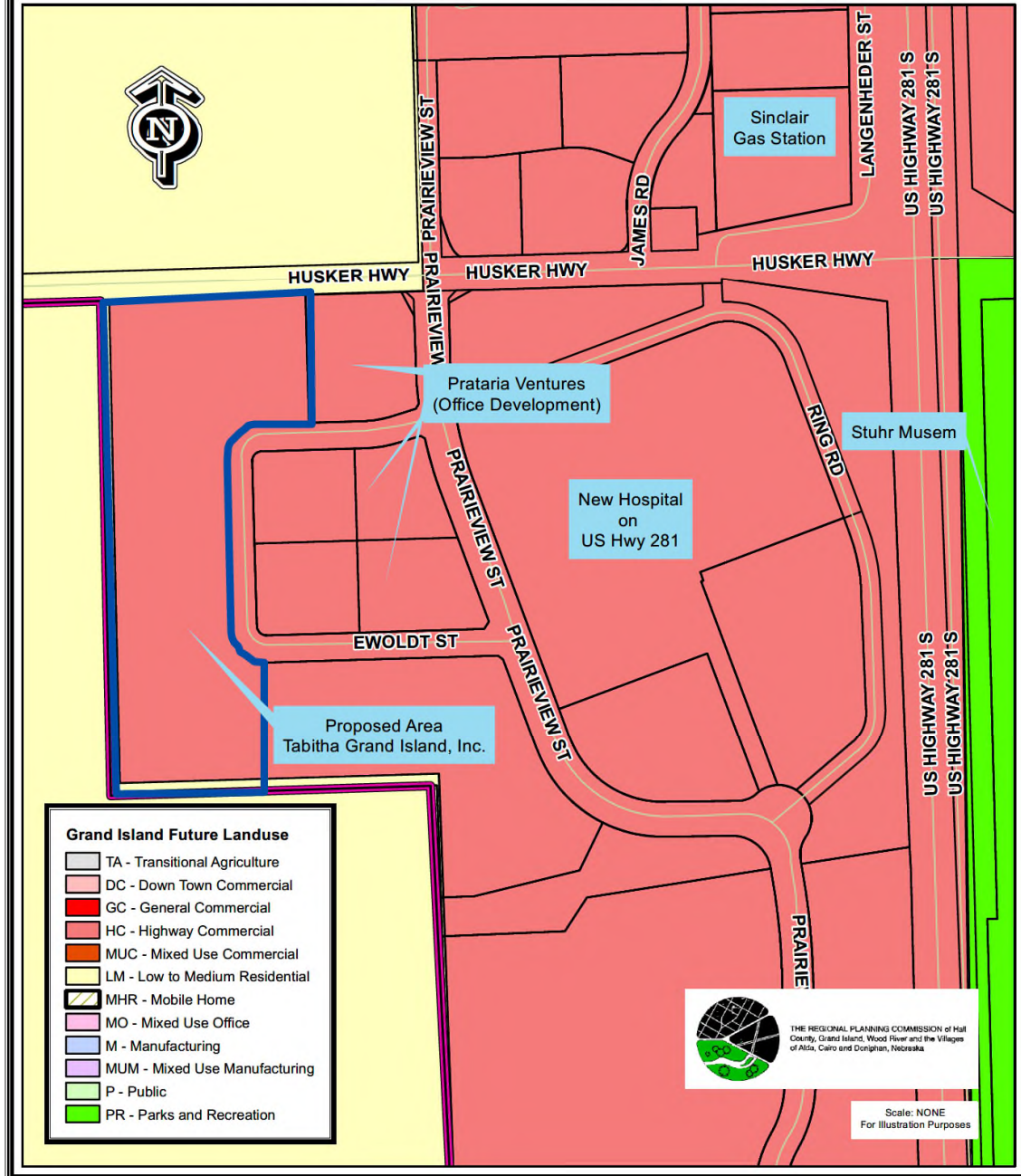
The project does not provide for the demolition or removal of any existing structures.

***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
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>

**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>				<b>\$ 1,354,665</b>	<b>\$ -</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>				<b>\$ 28,873,647</b>	<b>\$ -</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>\$ 14,958,023</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>				<b>\$ 45,186,335</b>	<b>\$ -</b>
Sources of Financing					
	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>				<b>\$ 45,186,335</b>	<b>\$ 5,329,165</b>

**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.



POPE ARCHITECTS, INC.  
1295 BANDANA BLVD N, SUITE 200  
ST. PAUL, MN 55108-2735  
(651) 642-9200 | FAX (651) 642-1101  
www.popearch.com

Tabitha Inc.  
Prairie Commons  
Grand Island, NE

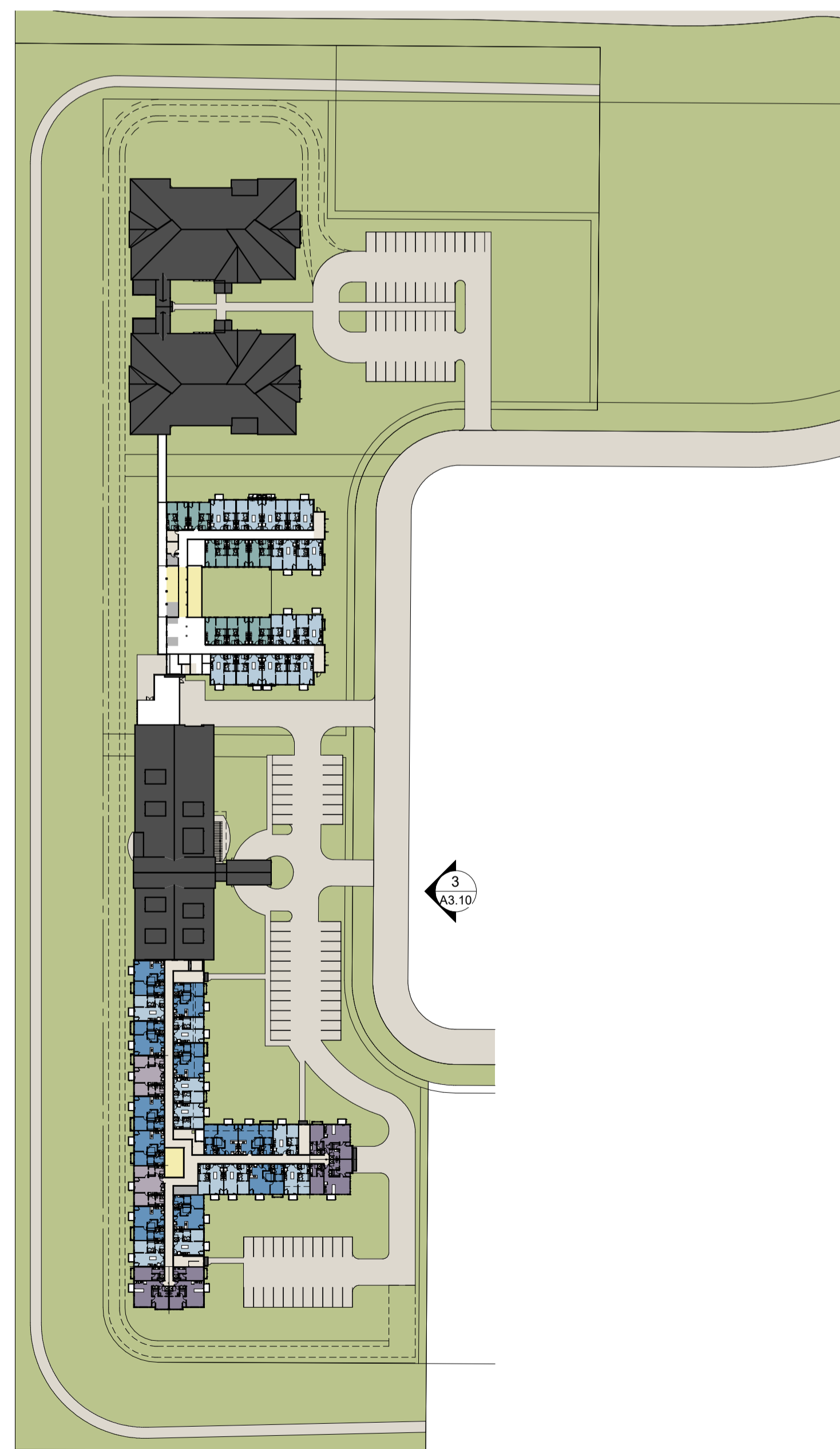
NOT FOR CONSTRUCTION - FOR REFERENCE ONLY



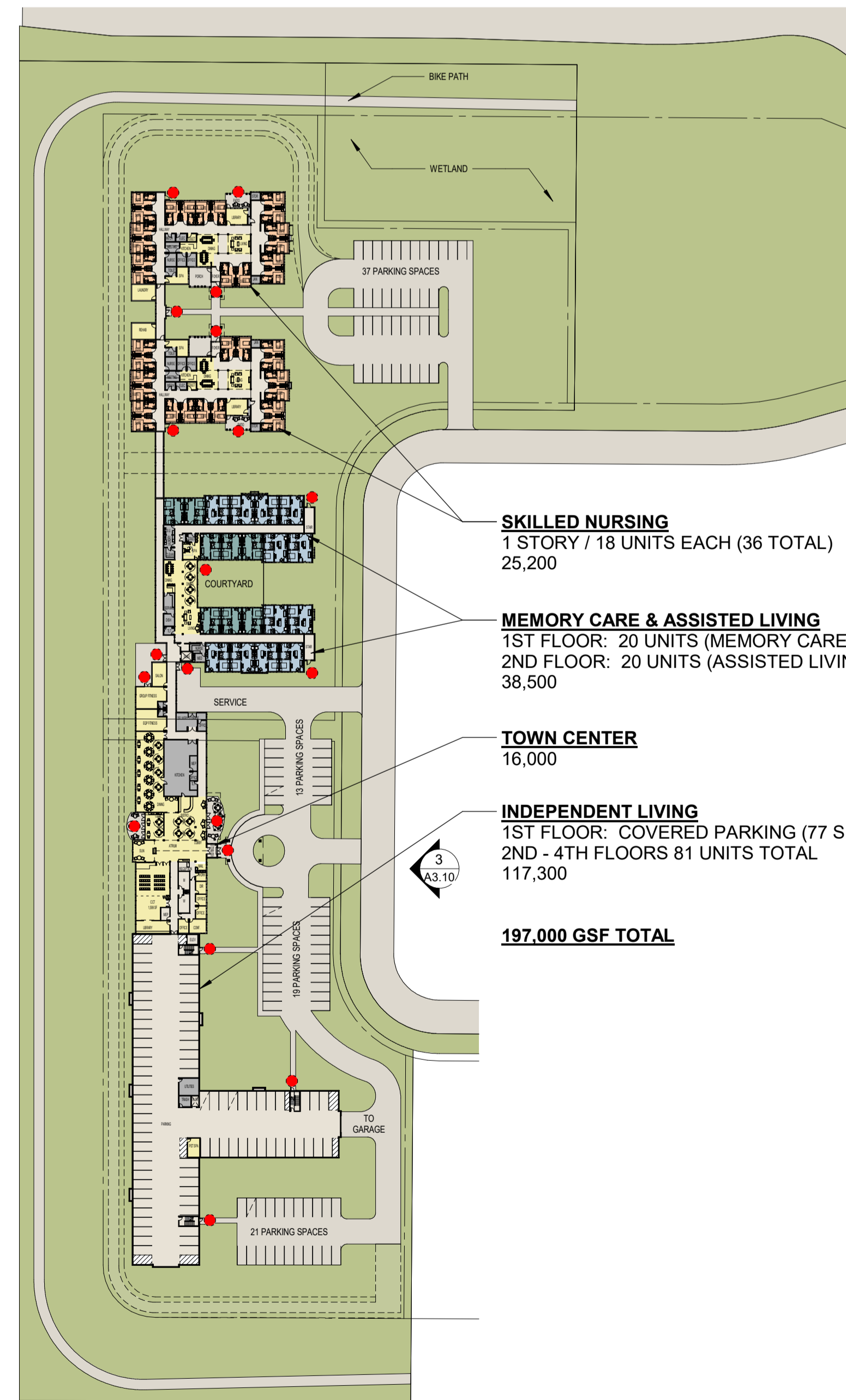
4 ELEVATION - BACK (WEST)  
A3.10 1/32" = 1'-0"



3 ELEVATION - FRONT (EAST)  
A3.10 1/32" = 1'-0"



2 SITE PLAN - LEVEL TWO  
A3.10 1" = 100'-0"



1 SITE PLAN - LEVEL ONE  
A3.10 1" = 100'-0"

#### SITE EXHIBITS

Issues and Revisions:


Commission No: 71137-19112

Drawn by: AL

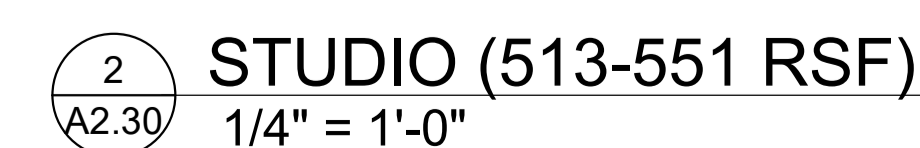
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SHEET

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NOT FOR CONSTRUCTION - FOR REFERENCE ONLY



## EXTERIOR ELEVATIONS

Issues and Revisions:

Commission No: 71137-19112

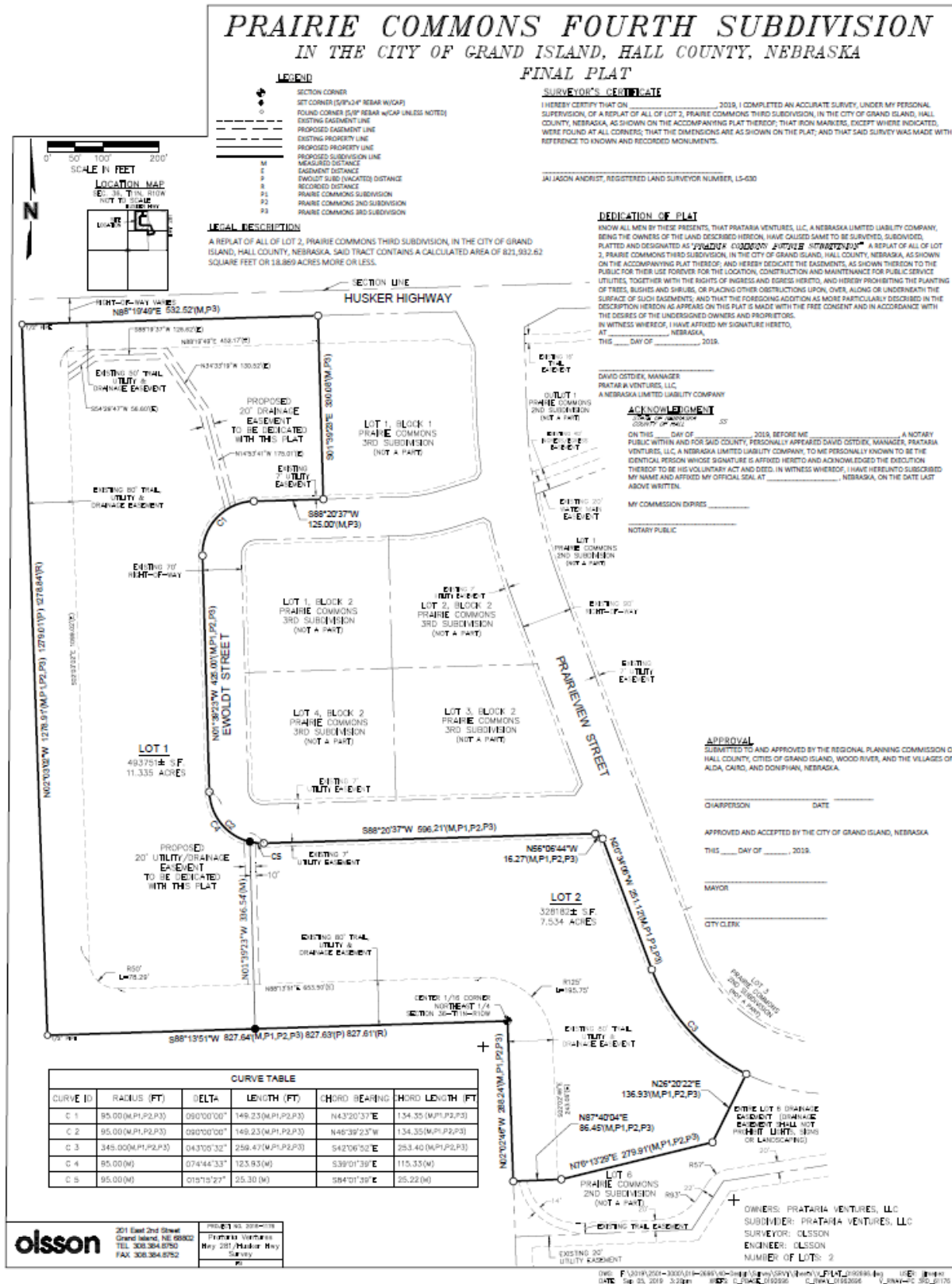
Drawn by:  AL

Checked by:  AM

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# A3.1

# 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



# Community Redevelopment Authority (CRA)

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

## **Item X1**

**Request for Proposals -**

**Staff Contact:**

## INVITATION TO SUBMIT REDEVELOPMENT CONTRACT PROPOSALS

Public notice and invitation is hereby given by the Community Redevelopment Authority (Authority) of the City of Grand Island, Nebraska, to private developers or any persons interested undertaking the redevelopment of any area within the below described redevelopment area, to submit redevelopment contract proposals to the Authority. Further information as is available may be obtained at the office of the Authority located in the Planning Department at the City Hall, in the City of Grand Island, 100 East 1st Street, Grand Island, Nebraska. The Authority will consider all redevelopment proposals and the financial and legal ability of the prospective developers to carry out the proposals and the Authority may negotiate with any developers for purchase or lease of any real property in the redevelopment area. The Authority may accept such redevelopment contract proposal as it deems to be in the public interest as provided by the Nebraska Community Development Law. The redevelopment area affected by this notice is described as follows:

### **Legal Description:**

FOR SOME OR ALL OF SOUTH HALF OF SECTION 5, TOWNSHIP 11 NORTH,  
RANGE 9 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA AS  
INCLUDED WITHIN SUBSTANDARD AND BLIGHT AREA 16 AS APPROVED BY  
THE CITY OF GRAND ISLAND.

**Including the:** Grand Island Veteran's Home Campus

**Address:** 2206 Capital Ave, Grand Island NE

All interested developers or interested parties may submit redevelopment contract proposals to the Authority and further information as is available may be obtained at the office of the Authority in the City of Grand Island.

Chad Nabity  
Director  
Grand Island Community Redevelopment Authority

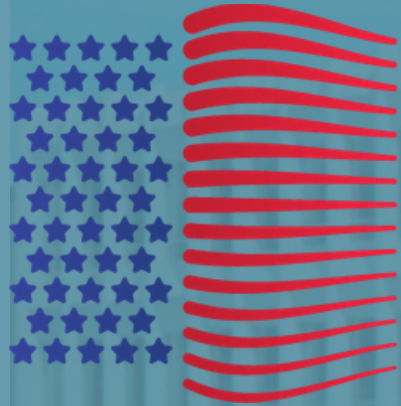
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publish one time per week for two consecutive weeks

Monday November 25 and Monday December 2, 2019

Submit proof of publication to the Director of the Hall County Planning Commission in the City of Grand Island.

**RESPONSE TO PROPOSAL:  
GRAND ISLAND VETERAN'S HOME REDEVELOPMENT**



# The Grand Island Liberty Campus

White Lotus Group | Chief Industries | DLR Group | O'Connor Enterprises

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Appendix B: Pro Forma + Sources & Uses

Appendix C: Financing Letter



The Grand Island  
Liberty Campus



November 25, 2019

**Mr. Chad Nabity**, Director

Grand Island Community Redevelopment Authority

Re: Response to Request for Redevelopment Contact Proposals  
for the Grand Island Veterans Home



Dear Mr. Nabity,

It goes without saying that the patriotic history within the Grand Island Veterans Home Campus is a vital part of our history and must not be forgotten. We are thrilled that the City and State are pursuing bringing this campus back to life.

We are simply honored to submit for your consideration the following proposal for the redevelopment of the 47-acres that was formerly the Grand Island Veterans Campus. (Please Note: The signed 'Proposal Form' is located in 'Appendix A').

Our proposed redevelopment, The Grand Island Liberty Campus, includes a beautiful park with an exquisite tribute to our veterans, affordable housing for seniors, students and our American heroes, educational training facilities, and beautiful office space focusing on health and wellness.

As you review our proposal, please note that our phased project proposal would allow for ample opportunities to shape these concepts towards market demands. We would look forward to working with State, City and community groups to provide an optimal solution.

All members of our team are honored to be considered for this exciting potential project. We look forward to your response.

Sincerely,

Arun Agarwal

White Lotus Group – CEO/Owner

10404 Essex Court, Suite 101, Omaha NE 68114

402.510.3000 | [aagarwal@whitelotusgroup.com](mailto:aagarwal@whitelotusgroup.com)

# TEAM QUALIFICATIONS & EXPERIENCE

Please note that references for each person can be provided if requested.



## DEVELOPER

## WHITE LOTUS GROUP

Founded in 2003 by Arun Agarwal, White Lotus Group is a vertically integrated real estate development firm with offices in Omaha and Chicago, that optimizes in turn-key projects from concept to delivery through a creative management process. Known as the Midwest leader in optimizing complex real estate projects, the award-winning White Lotus team has spearheaded projects within the real estate and healthcare markets, as well as a variety of other projects including hotel acquisition and development, condominiums, office space, retail space and multi-family housing.



## GENERAL CONTRACTOR

## CHIEF INDUSTRIES

Chief Industries, Inc. is a vibrant, multi-faceted company with corporate offices in Grand Island, Nebraska, and divisions and subsidiaries located around the globe.



Their family of businesses are built on a solid foundation of quality, integrity and good business sense, with quality and durability being hallmarks of the many products they manufacture. They believe that through strict quality control and continual development of innovative manufacturing techniques, they can offer products of superior quality and outstanding features at competitive prices.

## ARCHITECT DLR GROUP

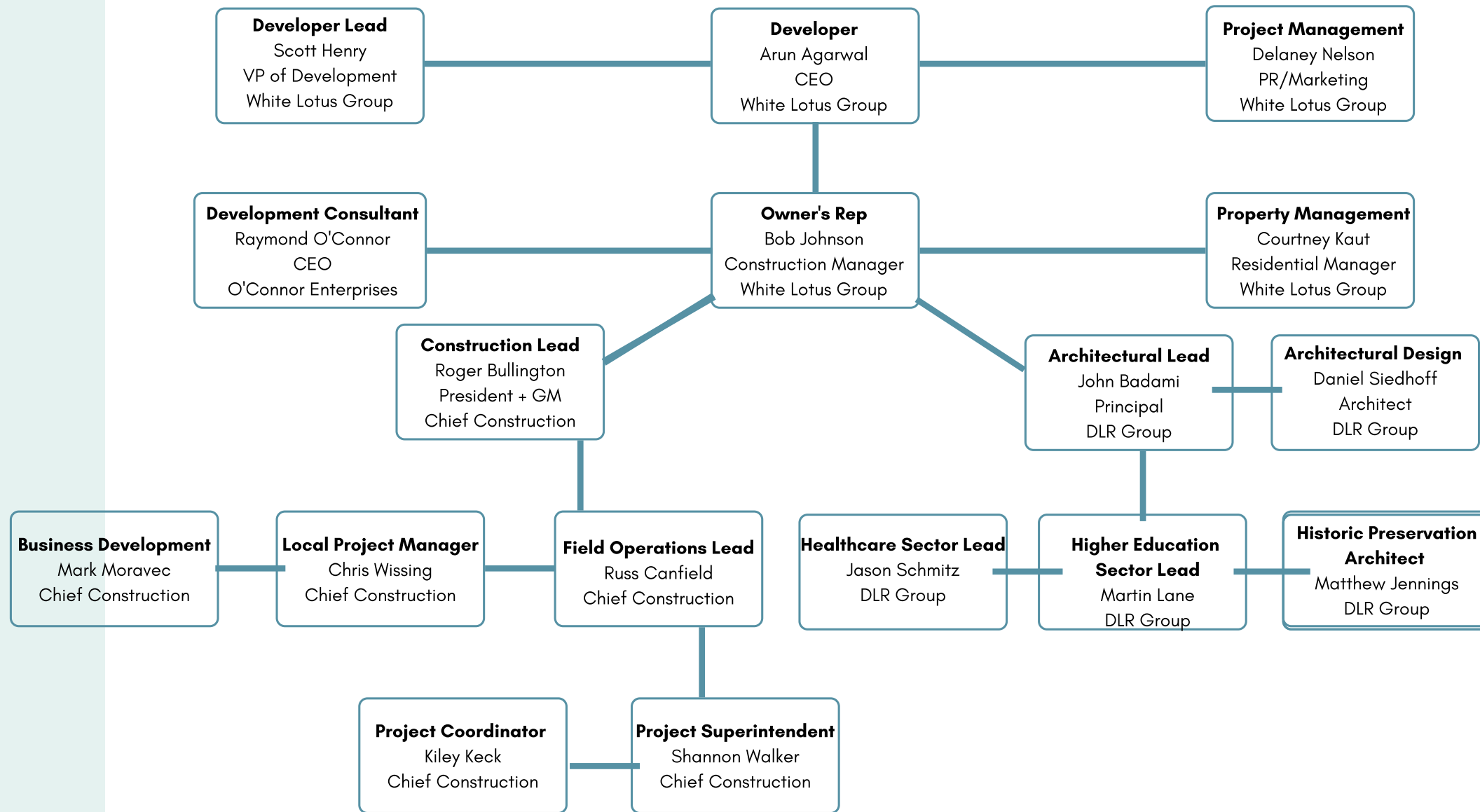
DLR Group is an integrated design firm with 30 offices worldwide delivering architecture, engineering, interiors, planning, and building optimization for new construction, renovation and adaptive reuse. Their promise is to elevate the human experience through design. This promise inspires sustainable design for a diverse group of public and private sector clients; local communities; and our planet. DLR Group is 100 percent employee-owned and fully supports the initiatives and goals of the 2030 Challenge, and is an initial signatory to the China Accord and the AIA 2030 Commitment.



## LOCAL COMMUNITY DEVELOPMENT PARTNER O'CONNOR ENTERPRISES

Founded by Raymond O'Connor, O'Connor Enterprises owns and manages hotels, neighborhood shopping centers, professional office buildings, multi-family residential living communities and NET lease commercial properties in Central Nebraska totaling more than 1.4 million square feet

# MANAGEMENT APPROACH



Additional \_\_\_\_\_ awarded this project.

# YOUR TEAM

Arun is a former Wall Street investment banker at Prudential Securities who has primarily focused on healthcare and real estate initiatives. Arun began his own private equity firm in 2003, returning to Omaha, Nebraska to set up a home base for White Lotus Group. White Lotus Group, under the management of Arun, continues to facilitate projects within the real estate and healthcare markets. The team also completed a hotel acquisition and development in Winter Park, Colorado, in 2003; a hotel acquisition and renovation in Omaha, Nebraska, in 2011; and a variety of other projects including condominiums, self-storage facilities, office space, retail space, and multi-family housing. Arun is a graduate from the Wharton School of Finance at the University of Pennsylvania of 1998, where he was awarded the Wharton Award for Academic Achievement.

## 18+ years

of experience in mixed-use hospitality, workplace, retail, and multi-family housing

## Leadership

MCC's Foundation Board  
Library Foundation Board  
Greater Omaha YMCA  
chair

## Education

Wharton School of  
Finance at the  
University of  
Pennsylvania

## Key Project Highlights

West Dodge Pointe Office A & B, Omaha NE | Ames Plaza Office, Omaha NE | Ames Town-homes, Omaha NE | 30 Metro, Omaha NE | Bluffs Towers, Council Bluffs, IA | Burr Ridge, Chicago IL | Hotel Deco, Omaha NE | Winter Park Mountain Lodge, Winter Park CO

## ARUN AGARWAL



CEO/Owner, White Lotus Group

Project Role:  
Lead Developer

# YOUR TEAM

Roger Bullington was born and raised in Columbus, Nebraska. He attended the University of Nebraska-Lincoln from 1979 to December of 1983 and received his Bachelor of Science in Civil Engineering. Upon graduation, Roger relocated to St. Joseph, Missouri to work for Varco-Pruden Buildings. In 1986, Roger moved to Grand Island, Nebraska to work for Chief Buildings. In 2012, he was moved to Chief Construction where he was named the Vice President of the company. Roger received his Master in Business Administration from the University of Nebraska Lincoln in 1995 and is a registered Professional Engineer in the State of Nebraska.

## 35+ years

of experience in  
construction leadership  
roles

## Registration

Professional Engineer in  
Nebraska

## Education

BS in Civil Engineering &  
Masters in Business  
Administration from the  
University of Nebraska-  
Lincoln

## Key Project Highlights

Hudl, Lincoln NE | West Haymarket Development, Lincoln NE | Hawks Championship Center, Lincoln NE | Grand Island Regional Hospital, Grand Island NE | Nebraska State Fair Site Redevelopment, Grand Island NE

## ROGER BULLINGTON



President - General Manager,  
Chief Construction

Project Role:  
Construction Lead

# YOUR TEAM

Raymond O'Connor is CEO of O'Connor Enterprises, which owns and manages hotels, neighborhood shopping centers; professional office buildings, multi-family residential living communities and NET lease commercial properties in Central Nebraska totaling more than 1.4 million square feet. Ray received his B.A.E. degree from Wayne State College and his master's degree from The University of Nebraska-Lincoln. Ray has served as a board member of the Grand Island Chamber of Commerce, the Grand Island Community Foundation and the Citizens Review Committee. He currently serves as a trustee for the Diocese of Grand Island and as a member of the Grand Island Diocese Finance Council, a board member of the Economic Development Corporation, the Central Community College Foundation, the Heartland Events Center and the Greater Grand Island Sports Council.

## Honors

2015 Man of the Year by the Grand Island Independent  
Rotaty Award in 2017  
"Be The One" Award in 2017 by the Heartland United Way  
2017 Business of the Year award by the Grand Island  
Economic Development Corporation  
Distinguished Nebraskalanders in 2019

## Service

Ray served his country in  
the Vietnam War,  
stationed in the central  
highlands of South  
Vietnam in 1968-1969.

## Key Project Highlights

Francis Duplexes, Grand Island NE | Oak Pointe Apartment Homes, Grand Island NE |  
Northwest Commons, Grand Island NE | Park Island Square, Grand Island NE

## RAYMOND O'CONNOR



CEO,  
O'Connor Enterprises

Project Role:  
Local Development Consultant

# YOUR TEAM

John has influenced the built environment in the Midwest region for over 20 years, and is recognized for his project management, construction administration, and quality assurance expertise. John facilitates the team's success. This means ensuring the team has the resources they need to achieve the project goals and effectively collaborate with clients, the project team, and other stakeholders. As Principal in Charge, John will oversee the contract, provide top-level quality assurance, and ensure that the project manager has the necessary resources for successful completion.

## Professional Affiliations

AIA  
NCARB

## Licensing

Architect: NE, MN, KS

## Education

Bachelor of Science,  
Architecture  
Texas Tech University  
Institute of Design, Milan

## Key Project Highlights

The Exchange (21st & "N" Street), Lincoln NE | University Place Mixed-Use Development, Lincoln NE | La Vista City Centre, La Vista NE | 9th & O Street Mixed Use Building, Lincoln NE | Telegraph District 401 Building Renovation, Lincoln NE | Centennial Mall Mixed-Use Development, Lincoln NE | Pinnacle Bank Arena, Lincoln NE | UNICO Group New Offices, Lincoln NE | John Breslow Ice Hockey Centre, Lincoln NE | Nebraska State Patrol Crime Lab, Lincoln NE | Exchange Bank, Lincoln NE & Salina KS | CY Thompson Learning Commons - University of Nebraska, Lincoln NE

## JOHN BADAMI



AIA - Principal, DLR Group

Project Role:  
Principal in Charge

# YOUR TEAM

Scott earned a Professional Degree in Architecture at the Illinois Institute of Technology, and quickly started working with a number of firms developing commercial real estate. In 2000, he joined JPMorgan's Low-Income Housing Tax Credit (LIHTC) investment group where he earned a CCIM designation and expertise in multi-family finance. Scott was promoted to Executive Director and was part of the Senior Management team that helped grow the line of business into a \$4 billion portfolio with more than 800 properties accounting for 75,000 apartment units across the country.

In 2008, Scott formed Celadon Holdings, an affordable housing developer. Scott has been designated as a pre-qualified developer through the NSP program, the Cook County Housing Authority, and the Chicago Housing Authority, and has completed affordable housing redevelopments and Low Income Housing Tax Credit (LIHTC) syndications within and outside Illinois totaling over 1500 units.

As the EVP of Development at White Lotus Group, Scott is responsible for the identification, financing, and development of all of the firm's multifamily development activities.

## 20+ years

of experience in the low-income/affordable housing arena

## Designations

CCIM  
Licensed Architect

## Education

BA in Architecture from  
the Illinois Institute of  
Technology

## Key Project Highlights

30 Metro, Omaha NE | New City Affordable Housing, Chicago IL | New City Supportive Housing, Chicago IL | West Pullman, Chicago IL | Fletcher School Redevelopment,

## SCOTT HENRY



EVP of Development  
White Lotus Group

Project Role:  
Developer

# YOUR TEAM

Daniel is an awarding winning designer in the commercial sector focusing on mixed-use, workplace, retail, housing and hospitality. With 12 years of experience as a design professional he brings a unique perspective having worked on large scale urban projects in major metropolitan areas. He approaches each project with passion towards crafting a refined experience for all users. He is very hands-on with clients, finding ways to creatively convey the project vision through parti-sketches, drawings, physical models and BIM renderings, collaborating with DLR Group design and business professionals to meet to needs and goals of the project.

## 12+ years

of experience as a  
design professional  
working with commercial  
development

## Professional

### Affiliations

AIA  
Omaha YP Group  
Lincoln YP Group

## Education

Master of Architecture,  
University of Nebraska  
BS in Design,  
University of Nebraska

## Key Project Highlights

10th & Harney Tower; Omaha, NE | La Vista City Centre; La Vista, NE | Centennial Mall/Downtown City Library Master plan; Lincoln, NE | The Exchange (21st & "N" Street); Lincoln, NE | University Place Mixed-Use; Lincoln, NE | 9th & O Street Mixed-Use Tower; Lincoln, NE | 17th & Howard Building; Omaha, NE | Exchange Bank - South Lincoln Branch; Lincoln, NE | USAA West Point Bank Branch; West Point Military Academy, NY | Moselle Residential Towers; Council Bluffs, IA | 330 Madison Ave.; New York, NY | Gotham Center,

## DANIEL DIEDHOFF



Architect AIA -Senior Associate,  
DLR Group

Project Role:  
Lead Designer

# YOUR TEAM

Delaney joined the White Lotus team in November 2017. She began her marketing and public relations career at an advertising agency in Omaha, NE as an Account Manager. After her time there, she was a brand marketing specialist at Hayneedle where she established the brand both locally and nationally through key brand partnerships and strategic public relations efforts. She is a graduate of the University of South Dakota where she earned a B.A. in strategic communications with an emphasis in public relations and advertising. She was also a member of the women's swim team. Delaney is a marking committee member for the Greater Omaha Chamber's YP Summit Council and a Big Sister mentor.

## 8+ years

of experience in account management and strategic communication

## Leadership

Greater Omaha YP Summit Council Member, Big Sister Mentor, YMCA of Greater Omaha Board Member

## Education

BA in Strategic Communication from the University of South Dakota

## Key Project Highlights

Hotel Deco, Omaha NE | Monarch Prime & Bar, Omaha NE | West Dodge Pointe Office B, Omaha NE | New North Makerhood, Omaha, NE | 30 Metro, Omaha NE | West Dodge DMV, Omaha, NE | Ames Innovation Center, Omaha NE | Hub 1401, Omaha NE | New North Makerhood, Omaha NE

## DELANEY NELSON



PR/Marketing,  
White Lotus Group

Project Role:  
Account Management

# YOUR TEAM

Born and raised in David City, NE, Mark attended the University of Nebraska and graduated with a Bachelor of Science in Ag Economics. He was a 3 year letterman on the Husker Football Team playing fullback for Coach Tom Osborne. He began his career in Sales & Marketing with Cargill Inc. and spent 16 years in various sales & management positions in 4 locations. He then became V.P. of Marketing with Associated Staffing in Grand Island, a position he held for 6 years. He then joined Chief Industries as Director of HR for 8 years until he transitioned into his current position as Business Development Manager for Chief Construction.

## 35+ years

of experience in  
leadership roles in Grand  
Island

## Leadership

Chairman: Nebraska  
Workforce Investment  
Board of Directors  
Chairman: College Park  
Board of Directors

## Education

BS in Ag Economic from  
the university of  
Nebraska - Lincoln

## Key Project Highlights

Hudl, Lincoln NE | West Haymarket Development, Lincoln NE | Hawks Championship Center, Lincoln NE | Grand Island Regional Hospital, Grand Island NE | Nebraska State Fair Site Redevelopment, Grand Island NE

## MARK MORAVEC



Business Development Manager,  
Chief Construction

Project Role:  
Local Community Relations

# YOUR TEAM

As a member of DLR Group's Higher Education Studio, Martin leads project teams serving clients in Nebraska, Iowa and South Dakota and collaborates with his national colleagues to set the firm's higher education market strategy. He is responsible for identifying new opportunities that lead to studio growth as well as maintaining existing client relationships. Martin spends extra time getting to know his clients to better understand their interests and passions outside of the workplace.

Martin's designs include residential upgrades and student life spaces that enrich students' overall experience on campus, and modern academic facilities that enhance learning. Some of his recent clients include College of Saint Mary, Des Moines Area Community College, and University of Nebraska.

## Licensing

Architect: IA, NE  
NCARB

## Professional

### Affiliations

AIA  
U.S. Green Building  
Council

## Education

Master of Architecture,  
University of Nebraska at  
Lincoln

## Key Project Highlights

University of Iowa - Burge & Daum Residence Hall Renovations, Iowa City IA | University of Nebraska - Lincoln open ended agreement, Lincoln NE | Des Moines Area Community College Auto Facilities Addition and Renovation, Ankeny IA | College of Saint Mary New Field House & Fitness Center, Omaha NE | Omaha Central High School Addition, Omaha NE

## MARTIN LANE



AIA, LEED AP -Senior Associate,  
DLR Group

Project Role:  
Higher Education Sector Leader

# YOUR TEAM

A Grand Island native, Chris Wissing graduated from Northwest High School and went on to earn his Bachelor of Science degree in Construction Systems from Wayne State College. Beginning his construction career in 1998, he is an experienced estimator, CAD operator and project manager. Driven by his passion for the construction industry and need to follow through on commitments, he takes pride in providing the best customer service possible.

As a project manager, Chris' goals include accuracy, timeliness and follow-through. He has gained unparalleled experience in the construction industry, while also establishing himself as a respected project executive able to find value management solutions to help keep projects on budget and on schedule.

**21+ years**  
of experience in  
construction project  
management,  
specifically in Grand  
Island

**Designations**  
CAD Operator

**Education**  
Bachelor of Science  
degree in Construction  
Systems from Wayne  
State College

## Key Project Highlights

Success Academy, Grand Island NE | Central Community College - Hall Student Union,  
Hastings NE | Barr Middle School, Grand Island NE | Starr Elementary School, Grand  
Island NE | Shoemaker Elementary School, Grand Island NE

## CHRIS WISSING



Project Manager,  
Chief Construction

Project Role:  
Local Project Manager

# YOUR TEAM

Matt has a special interest in preserving the heritage of our cities and towns. He has worked on a variety of local and national projects where his responsibilities have ranged from archival research to grass roots fundraising to design and project management. As one of the firm's preservation specialists, he is a key member of the preservation and historic tax credit team. His dedication in protecting the integrity of the existing historic fabric provides a valuable asset to any project. Matt is an Architectural Fellow for the National Trust for Historic Preservation, and has performed architectural consulting to the National Trust on a number of projects. Matt's dedication to provide effective design in addition to preserving the history and integrity of the building shows in all the projects he works on.

## Licensing

Architect: AZ No. 42126

## Professional Affiliations

AIA  
National Trust for Historic  
Preservation

## Education

Master of Science  
Environmental Planning,  
ASU & Bachelor of  
Architecture, Iowa State

## Key Project Highlights

Bob Hope Patriotic Hall, Los Angeles CA | Terminal Tower Residences, Cleveland OH |  
Wilson Place Apartments, El Dorado, AR | The Canopy by Hilton, Minneapolis MN | Phoenix  
Symphony Hall, Phoenix AZ

## MATTHEW JENNINGS



AIA, Historic Preservation  
Architect, DLR Group

Project Role:  
Historic Preservation Architect

# YOUR TEAM

Russ is a native to Grand Island, graduating from Northwest High School in 1988. He started his career in construction in 1987 as a laborer for Tri Valley Builders Inc. and worked his way into carpenter apprentice, carpenter and lead carpenter by 1992. During this time, Russ attended Central Community College as part of their drafting program as well as the Project Supervisor class. To further his education, he has attended two, 10 hour and one, 30 hour OSHA courses through AGC. In his 28 years in the construction industry, Russ has successfully completed numerous builds that included educational facilities, office space, remodels and cutting through an existing building to create more store front and new road.

## 18+ years

of experience in  
construction leadership  
roles

## Certifications

Safety & OSHA Certified  
Adult First Aid/CPR/AED

## Education

Drafting & Project  
Supervisor from Central  
Community College

## Key Project Highlights

Northwest Commons Phase 1, Grand Island NE | CCC Hastings Student Dorms, Hastings NE  
| Wasmer Elementary, Grand Island NE | Shoemaker Elementary, Grand Island NE |  
Northwest High School Phase 3, Grand Island NE | Fairfield Inn, Crete NE | Bellevue  
Courtyard by Marriott, Bellevue NE

## RUSS CANFIELD



Field Operations Manager,  
Chief Construction

Project Role:  
Field Operations Lead

# YOUR TEAM

As a project manager at White Lotus Group, Bob brings over 35 years of experience building a wide variety of projects across the United States. Early in his career, he was part of the team that built the Sunshine Skyway bridge over Tampa Bay in St. Petersburg, Florida and the Washington State Trade and Convention Center in Seattle, WA. In 2014, he successfully completed a high-tech, design-build pharmaceutical grade chicken egg layer complex in Taneytown, Maryland for VALO Bio-Media, a German firm. His Midwest building resume includes schools, multi-family, residential, churches, automotive dealerships, healthcare facilities, historical renovations, civil and wastewater treatment plants, U.S. Army projects at Ft. Riley, Kansas and corporate agricultural buildings.

## 35+ years

of experience in  
construction and  
construction project  
management

## Certification

U.S. Army Corps of  
Engineers Construction  
Quality Management for  
Contractors

## Education

BS in Construction  
Engineering, Iowa State  
University

## Key Project Highlights

30 Metro, Omaha NE | Myrtue Hospital, Harlan IA | Bear Creek Dairy, Brookline IA | Valo Biomedical Pharmaceutical, Taneytown MD | Millard South High School, Omaha NE | Great Plains Communications, Blair NE | Washington State Trade and Convention Center, Seattle WA | West Dodge Pointe Office A & B, Omaha NE | Ames Innovation Center,

## BOB JOHNSON



Construction Project Manager,  
White Lotus Group

Project Role:  
Owner's Rep

# YOUR TEAM

Recognized and valued for his hands-on approach to project management, Jason listens carefully to understand his client's visions and goals. His reliable track record demonstrates his ability to keep projects on-track and in-line with client budgets and schedules.

Jason uses his experience with healthcare projects to inform his decisions and to be an extension of his clients' team. He understands that clients are very busy managing their day-to-day responsibilities and that building projects are above and beyond that effort. Jason strives to manage every project in a manner that produces complete confidence in his efforts and ability to deliver a complete project.

## Professional Affiliations

AIA

## Licensing

Registered Architect in  
NE & IA  
NCARB

## Education

Master of Architecture  
and Bachelor of  
Architecture University of  
Nebraska at Lincoln

## Key Project Highlights

Nebraska Organ Receovery, Omaha NE | Mary Lanning Memorial Hospital, Hastings NE |  
Nebraska Methodist Health System (handful of various large projects), Omaha NE | Nebraska  
Medicine UNMC (handful of various large projects), Omaha NE | Boys Town National  
Research Hospital, Omaha NE | Fremont Area Medical Center, Omaha & Wahoo NE

## JASON SCHMITZ



AIA - Senior Associate, DLR  
Group

Project Role:  
Heathcare Sector Leader

# YOUR TEAM

A Yuma, Arizona native, Kiley Keck graduated from Kofa High School in Arizona and went on to earn her Associates Degree in Graphic Design from Grossmont Community College in El Cajon, California and took Construction Management Classes from San Diego State University. She moved to Colorado in 2011 and worked for C.H. Phipps Construction, followed by Himmelman Construction. She moved to Grand Island in 2017.

## 8+ years

of experience in  
construction roles

## Certifications

Safety & OSHA Certified  
Adult First Aid/CPR/ED

## Education

Associates Degree in  
Graphic Design from  
Grossmont Community  
College & Construction  
Management classes

## Key Project Highlights

Grand Island Regional Medical Center, Grand Island NE | Central Community College -  
Health & Technical Science Building, Grand Island NE | Pinnacle Bank Remodel, Grand  
Island NE | Joli Ann Leichtag Elementary, Vista CA | La Boheme, San Diego CA

## KILEY KECK



Project Coordinator,  
Chief Industries

Project Role:  
Project Coordination

# YOUR TEAM

Shannon has worked within the construction industry for over 28 years and has provided a variety of services from maintenance, project superintendent, design and direct interior renovations, remodels and complete finishes of tenant spaces. He has completed over 160,000 square feet of new construction and renovations for interior spaces. Shannon has extensive experience working with Central Community College in Hastings, which includes a recent cafeteria/student center remodel and addition. This \$8.5 million dollar project was in collaboration with Wilkins Architecture Design Planning LLC.

## 24+ years

of experience in  
construction  
superintendent roles

## Certifications

Safety & OSHA Certified

## Education

BA in English Lit from the  
University of Nebraska at  
Lincoln & Architecture  
Emphasis from Mid Plains  
Community College,

## Key Project Highlights


Barr Middle School, Grand Island NE | Central Community College - Hall Student Union,  
Hastings NE | CCC -Dawson Building Remodel, Hastings NE | CCC - Sherman Building  
Bookstore, Hastings NE | CCC - Outdoor Activity Area, Hastings NE

## SHANNON WALKER



Project Superintendent,  
Chief Construction

Project Role:  
Project Coordination



# PROJECT CASE STUDIES

Please note that specific project references can be provided if requested.

# JOHN & JILL KER CONWAY RESIDENCE

## Washington, District of Columbia

Military veterans are among the most vulnerable segment of the homeless population. In addition to a lack of basic shelter and employment opportunities, veterans often have a myriad of physical and mental health conditions. Operating on the premise that chronic homelessness is preventable with the right support, an unprecedented collaboration between public, private, philanthropic, and nonprofit partners has culminated in the opening of the John and Jill Ker Conway Residence – a permanent supportive housing development that fills a unique niche in a market sorely lacking in affordable shelter. Creating a healthy and inspiring environment is critical for the sensitivities of residents transitioning out of homelessness and back into society.

Completion date: 2016 | Total square feet: 86,800 SF | Units: 124 Units; 60 Permanent Housing | Services: Architecture, Interior Design



# FT CARSON WARRIOR TRANSITION ADMINISTRATIVE FACILITIES

## Ft. Carson, Colorado

The Warrior-In-Transition Complex at Fort Carson provides administrative support, education and training to military personnel and their families on Post, helping to facilitate a smooth transition from healing to new directions in their lives, on Post or off. DLR Group's design supports the facilities' comprehensive training plans for soldiers, customized to help them either return to the force or move into the role of veteran. The architectural theme of these buildings continue a modern interpretation of the "Craftsman Style." The design of the pedestrian hardscape creates spaces conducive to interaction between the users as well as adding to the simplification of wayfinding throughout the Complex.

Completion date: 2012 | Total square feet: 39,000 SF | Services: Architecture, Interior Design

# VA HEALTH CARE WOMEN'S CENTER

## Tucson, Arizona

The influx of veterans from Operation Enduring Freedom and Operation Iraqi Freedom (OEF/IEF) required expansion of the women's clinic to better serve the growth of women's health and wellness. The neighboring Outpatient Clinic adjacent had an insufficient amount of space to accommodate these two highly visible programs for anticipated exponential growth within the VA. Building 81 was designed to expand vertically and horizontally to the south for Imaging services to free up space in the outpatient clinic. The expansion over an operating MRI required re-location of operations during construction due to the vertical expansion and the use of non-ferrous materials within the gauss field. Completion date: 2019 | Total square feet: +40,000 SF | Services: Architecture, Interior Design, Structural, Mechanical, Plumbing, Electrical, and Low-Voltage Engineering



# FT CARSON SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

## Ft. Carson, Colorado

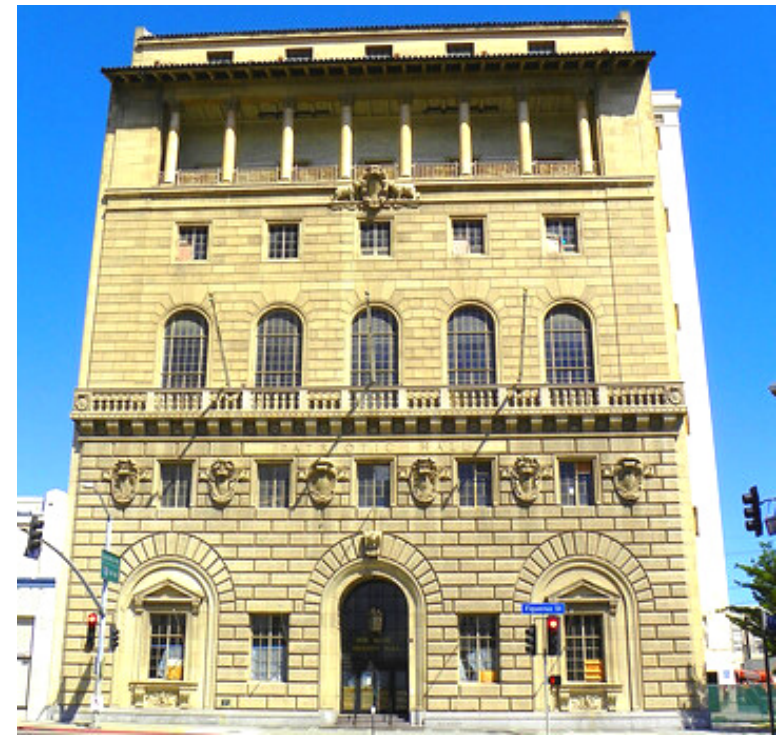
The Soldier Family Assistance Center (SFAC) is the first building completed at Fort Carson's new Warrior in Transition Complex. DLR Group's design provides a welcoming and safe environment to aid soldiers and their families in transitioning to civilian life, or to return to active duty. SFAC offers healing through primary care and support services as well as a community center and daycare for the children of soldiers in the program and their families. The facility can support up to 500 soldiers as they recover from post-traumatic stress disorder and other war wounds. Planning and interiors use best practices in spatial layout, materiality and color to immerse occupants in environments conducive to healing, readjustment, and well-being.

Completion date: 2010 | Total square feet: 13,900 SF | Services: Architecture, engineering and interiors services for the project in design-build delivery with Mass Service & Supply, LLC.

# BOB HOPE PATRIOTIC HALL

## Los Angeles, California

The project is the Design-Build renovation of the original 1926 Veterans Meeting Hall in downtown Los Angeles. Eligible for the National Register of Historic Places and listed on the State of California's Register of Historic Resources, the 10-story structure includes six full floors and four mezzanine floors, a full basement, a 663-seat auditorium, and a gymnasium on the top floor. During World War II, Hollywood's biggest stars – including Bob Hope, Bing Crosby, entertained the troops in the Hall's main auditorium. The landmark Bob Hope Patriotic Hall had suffered from incompatible renovations, obsolete infrastructure, no air conditioning, and did not meet code, ADA, life safety, or seismic requirements. DLR Group's design accommodates new programming for Veterans of all branches of the military to convene in the building for meetings, events and recreational activity, while maximizing the preservation of significant historic spaces and fabric. Completion date: 2013 | Total square feet: 85,000 SF | Services: Architecture, Interior Design, MEP Engineering services.



# THE ROCKWELL

## San Francisco, California

The corner at Pine and Franklin was formerly littered with abandoned, historic buildings, a holdover from the days when the area was known as San Francisco's Auto Row. DLR Group's design for the condominiums weaves two towers into the chiseled facades of a former commercial garage and small auto showroom. The building's main entrance, solarium, and courtyard are accessed through their historic portals, evoking a sense of wonder and tying residents to the neighborhood's storied past. Above street level sits a modern design that, in a single structure, captures a century of advancement. High-end fixtures and finishes complete Oyster's vision of a development that simultaneously reflects and contributes to the community. The Rockwell is a pair of 13-story towers that incorporate the facades of two historic building

Total square feet: 440,000 SF | Services: Architecture

# WEST-MEC AVIATION CENTER

## Glendale, Arizona

Western Maricopa Education Center (West-MEC) is a dynamic public school District that formed a unique partnership with 12 school Districts in Maricopa County in 2003 to enhance Career and Technical educational opportunities for students and instructors. DLR Group's design of the West-MEC Aviation Center provides a dynamic specialty training center for high school and adult students seeking future careers in aviation. It has a capacity to handle up to 100 enrollees per week. To emphasize its role as a Federal Aviation Administration training center, the design features striping, as found on an airport tarmac, running from the parking lot through the lobby and into the teaching environment. Dramatic super graphics are placed along this path to enhance the wayfinding experience. Completion date: 2011 | Total square feet: 47,000 SF | Services: Architecture, engineering, interiors, and landscape architecture services in design-build delivery with McCarthy Building Companies.



## LOS RIOS CCD AMERICAN RIVER COLLEGE CULINARY ARTS MODERNIZATION AND EXPANSION

### Sacramento, California

The Culinary Arts and Hospitality Management program at American River College is one of the most respected culinary arts programs in Northern California. DLR Group's design for the modernization and expansion of the Culinary Arts facilities supports the college's program excellence with an environment that fosters real-world learning experiences. New kitchen labs, a restaurant, and a retail bakery provide high-tech spaces that reflect the professional work environment. These spaces are interconnected and transparent to foster instructor-student-visitor interaction that directly enhances the learning experience.

Completion date: 2015 | Total square feet: 22,794 SF | Services: Integrated programing, Architecture, Engineering, and Interior Design services.

# LE CORDON BLEU SCHOOL OF CULINARY ARTS AT BROWN COLLEGE

## Mendota Heights, Minneapolis

Le Cordon Bleu School of Culinary Arts at Brown College is housed in a new 70,000 SF office building. The design team worked closely with the owner, developer, site staff and the design-build mechanical and electrical designers to allow the school to begin holding classes in February 2005. The reception area is designed to be warm and inviting for guests and prospective students. Views are provided into three kitchens from the reception area and into the remaining kitchens from the corridors. The kitchens are laid out with new state-of-the-art equipment around the perimeter and prep tables in the center to create a safe teaching environment while still meeting all the required health and safety codes. Completion date: 2011 | Total square feet: 70,000 SF | Services: Architecture, Interiors.



# SIoux FALLS CAREER & TECHNICAL EDUCATION VOCATIONAL HIGH SCHOOL

## Sioux Falls, South Dakota

The goal of the Sioux Falls Career & Technical Education High School is to prepare ALL students to succeed in the 21st century. One of the significant needs identified is to enhance and expand career and technical education (CTE) at the high school level. The demand for CTE courses has been increasing, which magnified the program limitations with the existing facility. The CTE program provides a track for students that will not go to a four-year college.

Total square feet: 94,000 SF | Services: Integrated programming, Architecture, Engineering, and Interior Design services.

# NEW CITY AFFORDABLE HOUSING

## Chicago, Illinois

This \$30 mm project will be a 75,000 square foot, five-story building with 60 affordable apartment units (27 one bedroom/one bath and 33 two bedroom/two bath) in Chicago's Old Town neighborhood. This area is currently going through a redevelopment phase and has excellent supporting restaurant, retail, entertainment and nightlife amenities, good proximity to the downtown financial district and excellent public transportation amenities. This project will also be Chicago's first ever ARO project.

White Lotus Group's Executive Vice President of Development, Scott Henry, will provide the coordination of the turn-key development services leading financial, planning and zoning efforts, selection of the design and construction consultants and managing the design and construction efforts.

The building is scheduled for completion in 2020.



# NEW CITY SUPPORTIVE LIVING

## Chicago, Illinois

This former Goldblatts department store, which is on the National Register of Historic Places, was renovated into a Senior Supportive Facility providing extensive services to the residents whose average age is expected to be 78 to 85 years. This \$60 mm 110,000 square foot, five-story building consists of 101 adaptive re-use units (70 studios, 15 one-bedroom and 16 two-bedrooms). There are over 5,000 seniors within the immediate market area that would qualify to live in this type of facility. Residents are provided three meals a day, onsite nursing staff, an exercise room, a beauty salon, daily activities and on-site 24-hour a day staff services. The services are funded under Illinois law allowing Supportive Living Facilities to receive an ongoing stream of Medicaid relating funding.

White Lotus Group's Executive Vice President of Development, Scott Henry, provided turn-key development services leading financial, planning and zoning efforts, selection of the design and construction consultants and managing the design and construction efforts. The building was completed in 2015 utilizing 4% LIHTC equity, historic tax credit equity, DCEO grant, TE bonds, HOME, TIF and

# 30 METRO

## Omaha, NE

The \$20 million development on the former site of a beloved Omaha eatery, Mister C's, serves the Metropolitan Community College Fort Omaha campus. The five-story, 113,000-square-foot mixed-use 30 Metro features 110 affordable apartment units, a Charles Drew health clinic, a T-Mobile and the Department of Health and Human Services.

The design and aesthetic are consistent with the college. The rectangle box structure pops with the prominent exterior rainfall system panels that have been installed. The multi-colored fiber cement panels are a forward thinking product and are meant to be a very complimentary look to what the college is doing.

As owner of the land, White Lotus Group provided turn-key development services leading planning and zoning efforts, selection of the design and construction consultants and managing the design and construction efforts.



# WEST PULLMAN VETERAN'S HOUSING



## Chicago, Illinois

This \$18 mm adaptive re-use project aims to interlace the building's past history as a school for children, with its new beginnings as a home for seniors with a preference to Veterans and their families, honoring the continuum of life. The 80,000 square foot, three-story building will consist of 60 units (50 one bedroom/one bath and 10 two bedroom/two bath) and also contain lower level support spaces. White Lotus Group's Executive Vice President of Development, Scott Henry, will provide the coordination of the turn-key development services leading financial, planning and zoning efforts, selection of the design and construction consultants and managing the design and construction efforts.

The building is scheduled for completion in 2020.

# NEW NORTH MAKERHOOD

## Omaha, NE

This area in downtown Omaha, north of TD Ameritrade Park, was once a railroad center and a manufacturing hub. However, as the railroad industry experienced consolidation, most of these buildings were vacant or under-utilized until a group of community leaders came together around a creative idea to bring people and businesses back to the neighborhood.

Today, the neighborhood is home to the Fashion Institute Midwest, the Omaha Land Bank, Bench, and Reclaimed Enterprises. Other signs of success are the recent announcements of nearby developments — the Builder's District surrounding Kiewit Corporation's new headquarters, and Millwork Commons, a collaborative neighborhood focused on innovation and design where fast-growing tech company Flywheel announced it will move into in 2020.

Our property in the district is a key spot for redevelopment. Our \$20mm project will aim to expand the district into an active, vibrant, unique "Makerhood" where arts, crafts, and trades are nurtured, celebrated, and supported by a walkable network of public spaces connecting a healthy mix of residential, industrial, commercial and public activities.



## WEST DODGE POINTE OFFICE A

### Omaha, NE

West Dodge Pointe has always been an ideal location for a corporate business looking to establish a West Omaha presence so when Nebraska Realty came to us with goals to grow in stride, we couldn't think of a better home for their corporate headquarters.

As owner of the land, White Lotus Group was also selected to provide turn-key development services leading planning and zoning efforts, selection of the design and construction consultants, managing the design and construction efforts and now provides property management services since occupancy.

This \$8.5mm, three-story, 45,000 square foot office building is made of steel post and beam construction and precast stone veneer panels. While Nebraska Realty anchors the building occupying 30,000 square feet, Continuum Financial Group and Vantage Finance occupy the additional space, so a beautiful three-story atrium services interior entrances to all tenants. When building this space for our tenants we created private offices, conference rooms, a training center, open offices, a lounge, break-out spaces and IT departments. This project was completed in April

# WEST DODGE POINTE OFFICE B

## Omaha, NE

West Dodge Pointe Office B is an 85,000 square foot class A office space, that was developed following the inability to satisfy the leasing interest in our neighboring West Dodge Pointe development – home to Nebraska Realty. Office B will house the new corporate headquarters for Baxter Auto, arguably one of the fastest growing companies in the Midwest. The company will lease half of the building, leaving room for company growth or an additional tenant.

This \$20mm project will have both on and off-street parking, underground parking and a full presentation view along Dodge Street. Tenants will have their office sign showcased to over 100,000 daily traffickers and have immediate access to eastbound West Dodge. Employees will also be within close proximity to Village Pointe, Lakeside and Methodist.

As the land-owner and chosen developer, White Lotus Group will provide turn-key development services to Baxter Auto and any future tenants by leading planning and zoning efforts, selection of the design and construction consultants, managing the design and construction efforts, and ultimately providing property management services after occupancy. This project is set to be completed in the first quarter of 2020.



# AMES INNOVATION CENTER

## Omaha, NE

This building was once the old Ames Bowling Alley in North Omaha, but the 44,000 square foot building has deteriorated over the years, making this an amazing opportunity for redevelopment.

We are calling this project the Ames Innovation Center and we aim to create a cutting-edge tech and data-driven environment in North Omaha that would foster collaboration among various businesses and organizations, as well as become a home for local networking events. We envision like-minded companies with similar sized teams calling the Ames Innovation Center their 'home base' and sharing in overhead to create a higher-paying work environment for the local community. These companies could be local companies looking to expand, or national businesses looking to open a new Omaha-based operation. The center will be built to allow for 250-300 total employees.

We are currently updating the core and shell of the building and building out a 3,800 square foot space for the state of Nebraska to have an express DMV at the site. Their space and core and shell are estimated to be completed by the end of 2019.



# HUDL

## Lincoln, NE

The Hudl International Headquarters is a seven-story mixed-use building offering dynamic retail and office space. This project continues the expansion of the new West Haymarket Development and, upon completion, will enhance the vibrancy of the Canopy Street area. The 170,000 s.f. building will be one of the largest office buildings constructed in Lincoln's core in several years. As the primary tenant, Hudl will occupy the top four floors of the building, and Nelnet, another leading Nebraska-based company, will occupy the second floor. The building was designed to showcase the dynamic culture of the innovative sports software company and will include a partially-enclosed seventh floor offering a company cafeteria, game room, rooftop patio, and green space.

The project was started in October of 2015 and was complete two years later on October 1, 2017



## THE VILLAGE AT SKYLINE PINES

### Rapid City, South Dakota

The Village at Skyline Pines is a 101-unit assisted living community in Rapid City, South Dakota. The full project consists of 63 regular assisted living units, with 38 secure memory unit rooms for dementia and Alzheimer's care. The 3-story, 106,619 square ft facility, contains 116 beds and is built into the hillside of the Blackhills overlooking the city of Rapid City. The vision for the facility is a neighborhood concept that has a large commercial kitchen that supports the main dining venue serving all wings.

The common core area of the facility includes a post office, a bank, a beauty salon, a general store, and a bistro café. Residents are able to make use of the health & wellness center, activity rooms, library, chapel, as well as the many family gathering rooms and areas. The lobby ceiling opens to the second floor, with staff offices, meeting rooms, and conference rooms. Two large sitting areas with fireplaces, and an indoor water fountain, complete the lobby area.

The project began on July 1, 2016 and reached temporary occupancy on January 4th 2018



# PROPOSED PROJECT OVERVIEW

# THE CURRENT STATE



The Grand Island Veterans Home, which was originally open only to Union veterans of the Civil War, welcomed its first veteran in 1888. It was established the year before as the Soldiers and Sailors Home.

Now, after 132 years, veterans no longer call this place home. In December of 2018, the 47-acres campus along with all of its residents and staff was relocated to Kearney, Nebraska and has since sat vacant.

The Grand Island Community Redevelopment Authority has issued an 'Invitation to Submit Redevelopment Contract Proposals' for the campus.

Our team of experienced professionals believe we can bring this beautiful campus back to life through rehabilitation of historic structures and new construction.

This campus' rich history, service toward veterans and its deeply patriotic roots will not be forgotten.



The Grand Island  
Liberty Campus



Imagine a space that is not only beautiful, but safe, family-friendly, vibrant and salutes our American Veterans. This space includes a beautiful park with an exquisite tribute to our veterans, affordable housing for seniors, students and our American heroes, educational training facilities, and beautiful office space focusing on health and wellness. Our proposed redevelopment solution for the 47 acres that was once home to the Grand Island Veterans Campus, The Grand Island Liberty Campus, is this space. This development is centered around providing affordable housing to the community while supplementing the campus with appropriate amenities and users.

The Grand Island community is in need of housing. According to the 2019 Grand Island Nebraska Community Housing Study, a newly formed Housing partnership is tasked with encouraging housing development within the City. The study notes that, "By 2019, the Community of Grand Island will need to develop up to 722 owner units and 438 rental housing units for households, age 18 to 54 years, and 288 owner and 286 rental units for elderly households at 55+ years of age." Phase 1 of our project would supply 100 affordable units to seniors with a preference to veterans and their families. Phase 3 of our project would also target the 55+ community with an affordable assisted living component.

The study also notes, "Approximately 626 units of the total 1,010 projected owner housing units, and 390 of the targeted 724 rental units needed in Grand Island by 2019, should be targeted for the local workforce." Phase 2 of our project focuses on providing local community college and internship housing to students and young professionals.

Interwoven throughout these phases, our team will work with national and local users (commercial, office, medical, educational etc.) to add new construction to the site that would be complimentary to the mission of the campus and provide suitable amenities to the residents.

We feel this revitalized campus could help solve the housing needs in Grand Island while bringing in elements that will support local residents and pay tribute to the camp

# PROJECT OVERVIEW



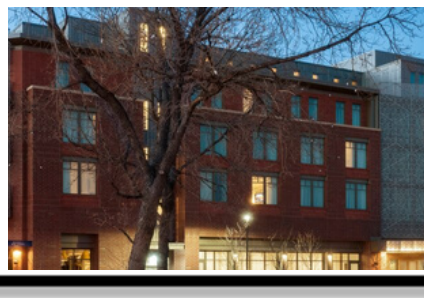
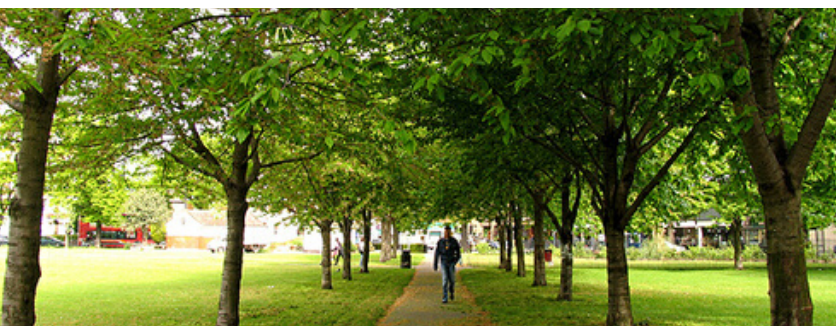
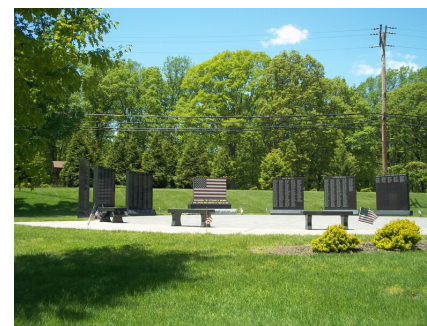
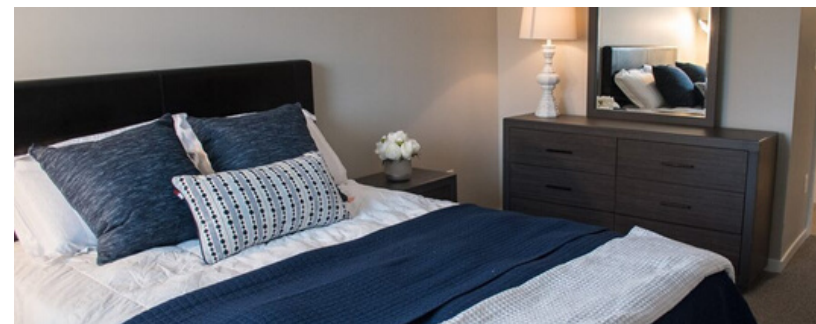
## PROJECT MISSION

**To honor our Veterans, our Seniors  
and their families by revitalizing  
Grand Island's historic Campus into  
a vibrant inter-generational  
facility.**

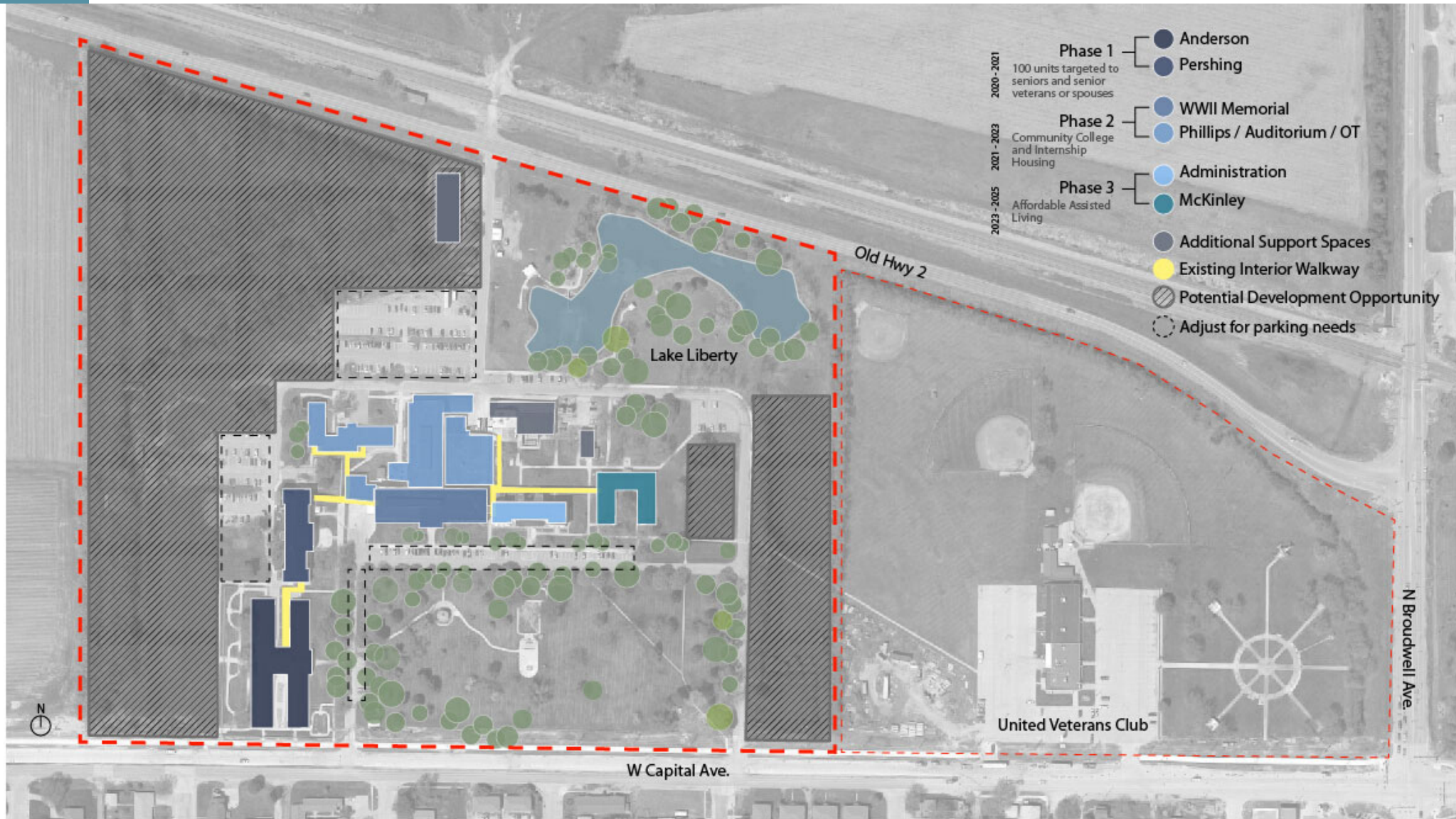


The Grand Island  
Liberty Campus

# PROJECT MOOD BOARD



# SITE PLAN



The Grand Island  
Liberty Campus

## PLEASE NOTE

We pride ourselves on finding the optimal solutions for each project we propose. We have no bias or preconceived notion, and fully intend that if this project is of interest to the City of Grand Island and the DAS, then we would benefit by working with the designated committee(s) to adapt services, amenities and the overall design so that it all would be appropriately tailored for the neighborhood.



# PROPOSED PROJECT DETAILS

**Uses & Zoning:** We have begun preliminary conversations with the City and are confident that any entitlements to complete this project are achievable.

**Property Ownership:** The Development Team would take ownership when all of the financing is ready to close - estimated to be June 2020.

**Development Schedule:** Phase I - 100 units targeted to seniors with a preference to veterans and spouses of veterans (2020-2021)  
Phase II - Community College and Internship Housing (2020 - 2022)  
Phase III - Affordable Assisted Living (2022-2024)

\*Note - We will aim to also work with national and local users (commercial, office, medical, educational etc.) to add new construction to the site that would be complimentary to the mission of the campus and provide suitable amenities to the residents.

**Current Lease Discussions:** The Development Team would like to meet with the Lease Holder of the VFW property to discuss deeding this land to the Veteran's Organization.

**Proposed Offering Price:** Please refer to Appendix B to view the Pro Forma and our Sources & Uses for Phase I. Given the extensive need for ongoing maintenance, lawn care, and other management expenses, we believe that the transfer of the asset as a donation is best suited for this project. Please note that no Asbestos or Environmental Reports were ever shared with the Development Team. It is our requirement that the Asbestos abatement and environmental remediation should be the responsibility of the State of Nebraska. If not agreed upon, the Development team may decide not to take the deed of the Property.



The Grand Island  
Liberty Campus

# PROPOSED PROJECT DETAILS

**Financing Details:** The project will be financed with Tax Exempt debt and from equity from both White Lotus and through the sale of the Low Income Housing and Historic Tax Credits that will be generated by the project. Our financing strategy offers a high certainty of execution because none of the sources are competitive and are generally perfunctory when pursued by an experienced developer like White Lotus. Additionally, only 45% of the sources consist of debt, in contrast to typical projects where 75% to 80% of the financing is debt. Since our debt is lower, our mortgage payments are lower, which facilitates our ability to charge our residents lower rents while also freeing up ample cash flow to operate the property in a high quality way. If awarded this project, White Lotus Group intends to apply for Tax Increment Financing (TIF).

**Total Anticipated Investment:** Phase 1 - \$13.6 mm. \$50 mm total is expected to be invested throughout the entire project.

**Recruitment of tenants for multi-family:** White Lotus Group plans to lead the recruitment strategy for tenants within the multi-family housing components of the project, lead by our Residential Property Manager. We plan to utilize both local and online marketing platforms, as well any local connections with the City, veterans' groups and O'Connor Enterprises in order to reach occupancy goals.

**Recruitment of tenants for commercial:** All four entities within this Development Team have local, state-wide and national connections that will aid in the recruitment of tenants to the site. In our preliminary conversations, we have had discussions with colleges, healthcare entities and office users. Our goal will always be to bring commercial tenants into the space that amenitize and compliment the housing component on site.



# APPENDIX A

## Sources & Uses - Phase 1

Please note: We intend to apply for TIF to further strengthen the financial feasibility of the redevelopment.

Sources of Funds			Uses of Funds		
Source	\$	%	Use	\$	per unit
Federal Tax Credit Equity	\$2,943,720	22%	Acquisition	\$0	\$0
Permanent Mortgage	6,086,251	45%	Construction Costs	9,787,470	97,875
State LIHTC		0%	Indirect construction and soft costs	831,280	8,313
Federal Historic Tax Credits	2,264,400	17%	Financing Costs	505,095	5,051
State Historic Tax Credits	600,000	4%	Reserves and Interest	1,033,817	10,338
White Lotus Equity	1,772,211	13%	Syndication Costs (Upper Tier)	50,000	500
Seller Note	0	0%			
TIF	0	0%	Developer Fees	1,458,919	14,589
HOME	0	0%	Other	0	0
<b>Total Sources of Funds</b>	<b>\$13,666,581</b>	<b>100%</b>	<b>Total Uses of Funds</b>	<b>\$13,666,581</b>	<b>\$136,666</b>

<b>Metrics:</b>		<b>Construction Highlights:</b>	
Debt / Total Capitalization	44.5%	Construction start:	6/15/20
Equity / Total Capitalization	55%	Construction end:	6/15/21
		Lease up start:	6/15/21
		Lease up end:	6/15/22
		Operating reserve	\$215,880

### Financing Narrative:

The project will be financed with Tax Exempt debt and from equity from both White Lotus and through the sale of the Low Income Housing and Historic Tax Credits that will be generated by the project.

Our financing strategy offers a high certainty of closing because none of the sources are competitive and are generally perfunctory when pursued by an experienced developer like White Lotus.

Additionally, only 45% of the sources consist of debt, in contrast to typical projects where 75% to 80% of the financing is debt. Since our debt is lower, our mortgage payments are lower, which facilitates our ability to charge our residents lower rents while also freeing up ample cash flow to operate the property in a high quality way.

# APPENDIX A

## Pro Forma - Phase 1

Pro Forma Rents and Unit Mix							
BRs / BAs	Units	AMI	Gross rents	Utilities	Pro forma rent	% unit mix	
1BR	46	50%	656	100	\$556	46.0%	
1BR	10	60%	787	100	\$687	10.0%	
1BR	21	80%	1,050	100	\$950	21.0%	
2BR	11	50%	787	142	\$645	11.0%	
2BR	5	60%	945	142	\$803	5.0%	
2BR	7	80%	1,260	142	\$1,118	7.0%	
<b>Total (annualized)</b>	<b>100</b>				<b>\$855,984</b>	<b>100.0%</b>	
<b>Average rent</b>					<b>\$713.32</b>		

Pro Forma NOI Summary			
		PUPM	Annual
<b>Income:</b>			
Revenues		\$713.32	\$855,984
Ancillary Income		\$20.00	24,000
Operating Subsidy			0
Vacancy			(43,999)
<b>Commercial:</b>			
Revenues			\$0
Vacancy		25%	0
<b>Effective Gross Income (EGI)</b>			<b>\$835,985</b>
<b>Operating expenses:</b>			
		Per unit/yr	Annual
Property Mgmt		502	50,159
Reserves		300	30,000
<b>Total expenses (incl. RRs)</b>		<b>\$4,318</b>	<b>\$431,759</b>
<b>NOI (after RR)</b>			<b>\$404,226</b>
<b>Debt Service:</b>			
Permanent Mortgage			323,381
<b>DCR (perm mortgage only)</b>			<b>1.25x</b>
<b>Minimum Cash Flow Test:</b>			
		Per unit	Annual
			10,845

# APPENDIX B

Financing Letter



# Gershman Mortgage

July 30, 2019

Mr. Scott Henry  
Executive Vice President  
White Lotus Group  
10404 Essex Court, Suite 100  
Omaha, NE 68114

**RE: Grand Island Senior Apartments – Grand Island, NE  
221(d)4 Sub Rehab Loan Commitment**

Dear Mr. Henry:

Gershman Mortgage has accepted your application to process a HUD-insured loan under Section 221(d)4 to fund the construction and permanent loan for the project captioned above. The mortgage would be in the amount of \$6,086,251 at a rate of 4.05% plus .25% MIP for a term of 40 years plus the construction period.

Our underwriting analysis has determined that we will be able to procure a Firm Commitment from HUD for their mortgage insurance. We have reviewed and analyzed your detailed budgets and pro-forma projections for the development and the project will meet the parameters of the FHA program.

Our underwriting determined the annual debt service will equal \$322,732.13 including MIP with a debt coverage ratio of 1.25, which is well excess of the current FHA 221(d)4 program minimum of 1.15. Our underwriting assumes rents and expenses are trended by 2% and 3%, respectively. We will require you to fund any projected operating deficits and working capital requirements at closing, which is equal to 5% of the proposed loan amount.

Our final underwriting approval is conditioned on receiving updated appraisal and market study as well as various other updated credit documents. Our commitment to interest rate is subject to market conditions at the time the HUD Firm Commitment is available. This rate and term is readily available under current market conditions.

Once HUD issues a commitment to insure our loan, you can proceed toward closing subject to several conditions. First, your organizational entity must be formed and comply with HUD's single-asset entity requirement. A final sources and uses of funds schedule must be provided that details the complete transaction. An acceptable Lender's title policy and survey will be required.

It is fully understood that the terms of the commitment stated above are subject to the availability of owner's equity from the sale of available tax credits.

Gershman Mortgage is very familiar with this form of financing with multi-layered sources of funds. We have recently closed similar transactions in Nebraska, Indiana, Colorado, Missouri, Kansas, Georgia, North Carolina, Ohio and Pennsylvania.

If you have any questions in regard to the information provided above, please call me at (314) 889-0694.

Sincerely,  
GERSHMAN MORTGAGE

Adam Hendin  
Vice President

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

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7800 Forsyth Blvd., Suite 700 ■ St. Louis, MO 63105 ■ ph: (314) 889.0600 ■ fx: (314) 854.9578

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

**RESOLUTION NO. 328**

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 a proposal for redevelopment under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area, from White Lotus Group, Chief Industries and O'Connor Enterprises (The "Developer") for redevelopment of former Nebraska Veterans Home Campus located west of Broadwell Avenue and north of Capital Avenue 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 16;

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, 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

White Lotus Group Nebraska Veterans Home

## EXHIBIT A

### Legal Description and Common Addresses

**Legal Description:** MISCELLANEOUS TRACTS 5-11-9 TO THE CITY OF GRAND ISLAND  
58.78AC~

**PIN:**

**Commonly Known as:** Grand Island Veteran's Campus

**Address:** 2206 Capital Ave, Grand Island NE



White Lotus Group Nebraska Veterans Home