



Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020
Regular Meeting Packet**

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

4:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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

DIRECTOR COMMUNICATION

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



Community Redevelopment Authority (CRA)

Wednesday, August 12, 2020
Regular Meeting

Item A1

Agenda 8/12/20

Staff Contact:



AGENDA
Wednesday, August 12, 2020
4 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of July 8, 2020, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties
6. Redevelopment Plan Amendment for CRA Area # 25- J & L Westward Enterprises LLC. CAAP
 - a. Consideration of Resolution 341- Forward a Redevelopment Plan Amendment to the Grand Island City Council for redevelopment of property at 6060 W. Old Potash Highway -- J & L Westward Enterprises LLC.
7. Contract Amendment 1 for Tabitha (Prataria Phase 3)
8. Other Projects Grants

Approval of Grant for Willow Street Sewer Project in the Amount of \$111,371.08 and purchase of the first TIF Bond for the Starostka Fifth Street Project.

Consideration of Grant to Senior Citizens Industries Inc. for funds to refurbish and renew landscaping at their building at 304 E. 3rd Street in the amount of \$3,742.50
9. Approval of 2020-21 Budget and Levy Request

10. Director's Report

11. Adjournment

Next Meeting 4:00 PM September 23 2020

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, August 12, 2020

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting July 8, 2020 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of July 1 through July 31, 2020 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$319,167.55 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN – J & L WESTWARD ENTERPRISES LLC.-CAAP
Concerning a redevelopment plan for CRA Area No. 25 for J & L Westward Enterprises LLC for 6060 W. Old Potash Highway 2. The request from J & L Westward calls for redevelopment of the northwest corner of the intersection of 60th Road and Old Potash Highway at the entrance to the Cornhusker Army Ammunition Plant for industrial uses. The plan requests \$359,625 in tax increment financing. The CRA may forward the plan to the Grand Island City Council for final approval. A MOTION to approve Resolution 341 is in order.
7. CONTRACT AMENDMENT 1 FOR TABITHA (PRATARIA PHASE 3) – The proposed contract amendment extends the timeline for development of the site and completion of the project along with allowing the redeveloper to apply for state and local sales tax exemptions based on their nonprofit status. Delays have occurred both with completing the financing and COVID-19.
8. REQUESTS FOR OTHER PROJECTS GRANT FUNDING-
 - a. WILLOW STREET SEWER PROJECT – The CRA has previously discussed this project including partial funding of the sewer based on the assessments for the project. Final assessments will be approved by the Grand Island City Council on August 11, 2020. The total requested is \$111,371.08. This will pay the assessments on 17 of the 20 lots developed with the Starostka Fifth Street project. Starostka's would have been responsible for only 3 of the parcels served by this project if they had not decided to move forward with the subdivision. The CRA will be using the other projects funds to buy the first series of the TIF bond on the project and will be repaid from the proceeds of the TIF.
 - b. SENIOR CITIZENS INDUSTRIES REQUEST – Senior Citizens Industries is requesting \$3,742.50 to pay for renovation of the landscaping on the 3rd Street side of their building. The proposed improvement will

freshen the look of the property at this end of 3rd street enhancing and improving the area.

9. 2020-21 BUDGET APPROVAL The attached memo shows the projected end of year cash and revenues for next year based on a tax request identical to this year. Suggestions have been made for budgeting for operating, façade grants, real estate purchases and other grants. Projections for estimated TIF Payments are included along with an additional \$500,000 to insure adequate budget authority for all payments.

10. DIRECTOR'S REPORT.

- a. LB1021 Micro TIF

9. ADJOURNMENT.

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, August 12, 2020
Regular Meeting

Item B1

Meeting Minutes 7/8/20

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 8, 2020

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on July 8, 2020 at City Hall, 100 E. First Street. Notice of the meeting was given in the July 1, 2020 Grand Island Independent.

1. CALL TO ORDER.

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

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the June 10, 2020 meeting was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 3-0.

3. APPROVAL OF FINANCIAL REPORTS.

Wilson mentioned the remaining balance under Bond Principal – TIF's is the same as the amount budgeted. A motion was made by Wilson and second by Pirnie to approve the financials from June 1 – June 30, 2020. Upon roll call vote, all present voted aye. Motion carried 3-0.

4. APPROVAL OF BILLS.

A motion was made by Pirnie and second by Dutoit to approve the bills in the amount of \$3,846.23. Upon roll call vote, all present voted aye. Motion carried 3-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity.

Façade Projects –Amos is anticipating the 3 façade projects will be done before the September meeting. The payments of \$223,660 will be out of this fiscal year. September meeting will be moved to September 16th to payout TIF payments coming in on September 10th. **Life Safety Grants** – None of the Life Safety projects will be paid this fiscal year.

South Locust property – There was a mix up with the way the deed was written on the piece that was sold to Talon. The assessor and register of deeds were convinced that Talon owned all of Talon 2nd subdivision. A quick claim deed will be prepared to get filed to take care of the mix up.

6. Redevelopment Contract for CRA Area #25 – J & L Westward Enterprises.

- a. Consideration of Resolution 339 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of property at 6060 W. Old Potash Highway – J & L Westward Enterprises LLC.

- b. Consideration of Resolution 340 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for redevelopment of 6060 W. Old Potash Highway – J & L Westward Enterprises LLC.

Nabity explained the property is out at the Cornhusker Army Ammunition Plant on 60th and Old Potash. Mr. Webb has purchased 10 acres and is proposing to build a new facility for his business. The property is not within city limits but it is on the former military site and is eligible for TIF. The purchase price will be used as one of the eligible activities as well as utilities on site and paving private roads. The total TIF asked is 359,625.

Ron Depue representing John Webb stated John is the owner of Webb Cutting Components and has been in business over 30 years. Moving to the new location John Webb will give him the ability to expand the business and add more employees.

A motion was made by Pirnie and second by Wilson to approve the Resolution 339 and 340. Upon roll call vote all, voted aye. Motion carried 3-0.

7. Director's Report

Preliminary Budget Thoughts and Discussion

Nabity stated his recommendation is to make the same request for funding as last year. Paying off the 3 façade projects this year will end up with starting cash of \$617,000 and commitments of \$670,000. The sewer project at the 5th Street project will be going for certificate of final completion on Tuesday. The Board of Equalization will meet soon and set the assessments on the lots. CRA will pay for that but will buy the first portion of the first portion of the Bond TIF for around \$120,000. \$48,000 of next years budget will be needed to to make up the current deficit.

Projected income - \$550,000 not counting any land sales and in excess of funds needed pay the Lincoln Pool Bonds

Estimated operating expenses - \$109,000

Façade -\$200,000

Other grants – \$200,000

The payment to Husker Harvest Days will still need to be made even if there is no show this year. The contract gives them one year time frame they can skip a show and the forgiveness period would be extended one year.

8. Adjournment

Adjournment at 4:28 P.M.

Next meeting 4:00 P.M. August 12, 2020

Respectfully Submitted,
Norma Hernandez
Administrative Assistant



Community Redevelopment Authority (CRA)

Wednesday, August 12, 2020
Regular Meeting

Item C1

Financials

Staff Contact:

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020**

	MONTH ENDED	2019-2020	2020	REMAINING	% OF BUDGET
	<u>July-20</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CONSOLIDATED					
Beginning Cash	842,507		622,763		
REVENUE:					
Property Taxes - CRA	10,531	363,299	529,646	166,347	68.59%
Property Taxes - Lincoln Pool	2,200	119,919	194,229	74,310	61.74%
Property Taxes -TIF's	25,679	1,798,076	2,500,000	1,600,717	71.92%
Loan Income (Poplar Street Water Line)	-	-	13,000	13,000	0.00%
Interest Income - CRA	684	13,993	10,000	-	139.93%
Interest Income - TIF'S	-	294	-	-	
Land Sales	-	37,884	200,000	162,116	18.94%
Other Revenue - CRA	437	211,736	300,000	88,264	70.58%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	39,531	2,545,202	3,746,875	2,104,753	67.93%
TOTAL RESOURCES	882,038	2,545,202	4,369,638	2,104,753	
EXPENSES					
Auditing & Accounting	-	3,000	3,000	-	100.00%
Legal Services	-	-	3,000	3,000	0.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,846	42,420	75,000	32,580	56.56%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	136	16,000	15,864	0.85%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Legal Notices	-	223	500	277	44.55%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	44,990	44,990	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	50,000	50,000	100,000	50,000	
Bond Principal - Lincoln Pool	-	180,000	180,000	-	100.00%
Bond Interest	-	14,230	14,229	-	100.01%
Fiscal Agent Fees/Bond Costs	-	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	220,000	220,000	0.00%
Building Improvement	-	450,000	715,000	265,000	62.94%
Other Projects	-	-	220,000	220,000	0.00%
Bond Principal-TIF's	-	1,584,884	2,500,000	915,116	63.40%
Bond Interest-TIF's	-	715	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	98,836	2,571,122	4,258,479	1,733,588	60.38%
INCREASE(DECREASE) IN CASH	(59,306)	(25,920)	(511,604)		
ENDING CASH	783,202	(25,920)	111,159	-	
CRA CASH	419,032				
Lincoln Pool Tax Income Balance	104,357				
TIF CASH	259,813				
Total Cash	783,202				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	10,531	363,299	529,646	166,347	68.59%
Property Taxes - Lincoln Pool	2,200	119,919	194,229	74,310	61.74%
Interest Income	684	13,993	10,000	-	139.93%
Loan Income (Poplar Street Water Line)		-	13,000	13,000	0.00%
Land Sales		37,884	200,000	162,116	18.94%
Other Revenue & Motor Vehicle Tax	437	211,736	300,000	88,264	70.58%
TOTAL	13,852	746,831	1,246,875	504,036	59.90%
WALNUT HOUSING PROJECT					
Property Taxes		-		-	
Interest Income		294		-	
Other Revenue		-	-	-	
TOTAL	-	294	-	-	
GIRARD VET CLINIC					
Property Taxes		5,821		-	
TOTAL	-	5,821	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		17,346		-	
TOTAL	-	17,346	-	-	
SOUTHEAST CROSSING					
Property Taxes		13,994		-	
TOTAL	-	13,994	-	-	
POPLAR STREET WATER					
Property Taxes	493	10,530		-	
TOTAL	493	10,530	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		7,755		-	
TOTAL	-	7,755	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		45,939		-	
TOTAL	-	45,939	-	-	
TODD ENCK PROJECT					
Property Taxes		2,354		-	
TOTAL	-	2,354	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes		8,115		-	
TOTAL	-	8,115	-	-	
PHARMACY PROPERTIES INC					
Property Taxes		7,492		-	
TOTAL	-	7,492	-	-	
KEN-RAY LLC					
Property Taxes		27,627		-	
TOTAL	-	27,627	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY					
Property Taxes		1,630		-	
TOTAL	-	1,630	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		39,242		-	
TOTAL	-	39,242	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		3,943		-	
TOTAL	-	3,943	-	-	
STRATFORD PLAZA INC					
Property Taxes		18,687		-	
TOTAL	-	18,687	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	575	58,562		-	
TOTAL	575	58,562	-	-	
FUTURE TIF'S					
Property Taxes		-	2,500,000	2,500,000	
TOTAL	-	-	2,500,000	2,500,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		21,313		(21,313)	
TOTAL	-	21,313	-	(21,313)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,541		(1,541)	
TOTAL	-	1,541	-	(1,541)	
GI HABITAT OF HUMANITY					
Property Taxes		2,542		(2,542)	
TOTAL	-	2,542	-	(2,542)	
AUTO ONE INC					
Property Taxes		14,524		(14,524)	
TOTAL	-	14,524	-	(14,524)	
EIG GRAND ISLAND					
Property Taxes		40,031		(40,031)	
TOTAL	-	40,031	-	(40,031)	
TOKEN PROPERTIES CARY ST					
Property Taxes		4,889		(4,889)	
TOTAL	-	4,889	-	(4,889)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
WENN HOUSING PROJECT					
Property Taxes		2,567		(2,567)	
TOTAL	-	2,567	-	(2,567)	
COPPER CREEK 2014 HOUSES					
Property Taxes	4,766	181,347		(181,347)	
TOTAL	4,766	181,347	-	(181,347)	
TC ENCK BUILDERS					
Property Taxes		1,901		(1,901)	
TOTAL	-	1,901	-	(1,901)	
SUPER MARKET DEVELOPERS					
Property Taxes		127,730		(127,730)	
TOTAL	-	127,730	-	(127,730)	
MAINSTAY SUITES					
Property Taxes		35,067		(35,067)	
TOTAL	-	35,067	-	(35,067)	
TOWER 217					
Property Taxes	12,889	14,153		(14,153)	
TOTAL	12,889	14,153	-	(14,153)	
COPPER CREEK 2015 HOUSES					
Property Taxes	4,968	156,220	-	(156,220)	
TOTAL	4,968	156,220	-	(156,220)	
NORTHWEST COMMONS					
Property Taxes		201,246	-	(201,246)	
TOTAL	-	201,246	-	(201,246)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		6,083		(6,083)	
TOTAL	-	6,083	-	(6,083)	
KAUFMAN BUILDING					
Property Taxes		6,834		(6,834)	
TOTAL	-	6,834	-	(6,834)	
TALON APARTMENTS					
Property Taxes		76,037		(76,037)	
TOTAL	-	76,037	-	(76,037)	
VICTORY PLACE					
Property Taxes		5,047		(5,047)	
TOTAL	-	5,047	-	(5,047)	
THINK SMART					
Property Taxes		6,854		(6,854)	
TOTAL	-	6,854	-	(6,854)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
BOSELMAN HQ					
Property Taxes		95,624		(95,624)	
TOTAL	-	95,624	-	(95,624)	
TALON APARTMENTS 2017					
Property Taxes		80,100		(80,100)	
TOTAL	-	80,100	-	(80,100)	
WEINRICH DEVELOPMENT					
Property Taxes		2,730		(2,730)	
TOTAL	-	2,730	-	(2,730)	
WING WILLIAMSONS					
Property Taxes		2,871		(2,871)	
TOTAL	-	2,871	-	(2,871)	
HATCHERY HOLDINGS					
Property Taxes		91,408		(91,408)	
TOTAL	-	91,408	-	(91,408)	
FEDERATION LABOR TEMPLE					
Property Taxes		3,864		(3,864)	
TOTAL	-	3,864	-	(3,864)	
MIDDLETON PROPERTIES II					
Property Taxes		8,044		(8,044)	
TOTAL	-	8,044	-	(8,044)	
COPPER CREEK 2016 HOUSES					
Property Taxes	1,988	86,433		(86,433)	
TOTAL	1,988	86,433	-	(86,433)	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		212		(212)	
TOTAL	-	212	-	(212)	
EAST PARK ON STUHR					
Property Taxes		59,513		(59,513)	
TOTAL	-	59,513	-	(59,513)	
TAKE FLIGHT INVESTMENTS					
Property Taxes		279		(279)	
TOTAL	-	279	-	(279)	
PRATARIA VENTURES HOSPITAL					
Property Taxes		189,704		(189,704)	
TOTAL	-	189,704	-	(189,704)	
AMMUNITION PLANT					
Property Taxes		105		(105)	
TOTAL	-	105	-	(105)	
URBAN ISLAND LLC					
Property Taxes		1,982		(1,982)	
TOTAL	-	1,982	-	(1,982)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	MONTH ENDED <u>July-20</u>	2019-2020 <u>YEAR TO DATE</u>	2020 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
PEACEFUL ROOT					
Property Taxes		245		(245)	
TOTAL	-	245	-	(245)	
 TOTAL REVENUE	 39,531	 2,545,202	 3,746,875	 2,198,753	 67.93%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		3,000	3,000	-	100.00%
Legal Services		-	3,000	3,000	0.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,846	42,420	75,000	32,580	56.56%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		136	16,000	15,864	0.85%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Legal Notices		223	500	277	44.55%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures	44,990	44,990		-	
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land	50,000	50,000	100,000	50,000	
Bond Principal - Lincoln Pool		180,000	180,000	-	100.00%
Bond Interest - Lincoln Pool		14,230	14,229	-	100.01%
Fiscal Agent Fees/Bond Costs		525		-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	220,000	220,000	0.00%
Building Improvement		450,000	715,000	265,000	0.00%
Other Projects		-	220,000	220,000	0.00%
TOTAL CRA EXPENSES	98,836	985,524	1,758,479	818,471	56.04%
WALNUT HOUSING PROJECT					
Bond Principal		34,401	-	-	
Bond Interest		715	-	-	
TOTAL	-	35,116	-	-	
GIRARD VET CLINIC					
Bond Principal		524	-	-	
TOTAL	-	524	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		17,346	-	-	
TOTAL	-	17,346	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		12,362	-	-	
TOTAL	-	12,362	-	-	
POPLAR STREET WATER					
Bond Principal		9,391	-	-	
TOTAL	-	9,391	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		7,755	-	-	
TOTAL	-	7,755	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SOUTH POINTE HOTEL PROJECT					
Bond Principal		45,939	-	-	
TOTAL	-	45,939	-	-	
TODD ENCK PROJECT					
Bond Principal		2,354	-	-	
TOTAL	-	2,354	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		4,222	-	-	
TOTAL	-	4,222	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		7,492	-	-	
TOTAL	-	7,492	-	-	
KEN-RAY LLC					
Bond Principal		24,601	-	-	
TOTAL	-	24,601	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal		1,630	-	-	
TOTAL	-	1,630	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		39,242	-	-	
TOTAL	-	39,242	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		2,037	-	-	
TOTAL	-	2,037	-	-	
STRATFORD PLAZA LLC					
Bond Principal		18,687	-	-	
TOTAL	-	18,687	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		44,614	-	-	
TOTAL	-	44,614	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		21,313	-	-	
TOTAL	-	21,313	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		1,541	-	-	
TOTAL	-	1,541	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		2,542	-	-	
TOTAL	-	2,542	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
AUTO ONE INC					
Bond Principal		7,564	-	-	
TOTAL	-	7,564	-	-	
EIG GRAND ISLAND					
Bond Principal		40,031	-	-	
TOTAL	-	40,031	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		4,889	-	-	
TOTAL	-	4,889	-	-	
WENN HOUSING PROJECT					
Bond Principal		2,567	-	-	
TOTAL	-	2,567	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		141,448	-	-	
TOTAL	-	141,448	-	-	
TC ENCK BUILDERS					
Bond Principal		1,901	-	-	
TOTAL	-	1,901	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal		127,730	-	-	
TOTAL	-	127,730	-	-	
MAINSTAY SUITES					
Bond Principal		35,067	-	-	
TOTAL	-	35,067	-	-	
TOWER 217					
Bond Principal		1,263	-	-	
TOTAL	-	1,263	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal		114,554	-	-	
TOTAL	-	114,554	-	-	
NORTHWEST COMMONS					
Bond Principal		194,077	-	-	
TOTAL	-	194,077	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		6,083	-	-	
TOTAL	-	6,083	-	-	
KAUFMAN BUILDING					
Bond Principal		6,834	-	-	
TOTAL	-	6,834	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TALON APARTMENTS					
Bond Principal		76,037	-	-	
TOTAL	-	76,037		-	
VICTORY PLACE					
Bond Principal		5,047	-	-	
TOTAL	-	5,047		-	
FUTURE TIF'S					
Bond Principal		-	2,500,000	2,500,000	
TOTAL	-	-	2,500,000	2,500,000	
THINK SMART					
Bond Principal		6,854	-	-	
TOTAL	-	6,854		-	
BOSSELMAN HQ					
Bond Principal		95,624	-	-	
TOTAL	-	95,624		-	
TALON APARTMENTS 2017					
Bond Principal		80,100	-	-	
TOTAL	-	80,100		-	
WEINRICH DEVELOPMENT					
Bond Principal		2,730	-	-	
TOTAL	-	2,730		-	
WING WILLIAMSONS					
Bond Principal		1,515	-	-	
TOTAL	-	1,515		-	
HATCHERY HOLDINGS					
Bond Principal		8,117	-	-	
TOTAL	-	8,117		-	
FEDERATION LABOR TEMPLE					
Bond Principal		345	-	-	
TOTAL	-	345		-	
MIDDLETON PROPERTIES II					
Bond Principal		8,044	-	-	
TOTAL	-	8,044		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		66,644	-	-	
TOTAL	-	66,644		-	
EAST PARK ON STUHR					
Bond Principal		59,513	-	-	
TOTAL	-	59,513		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		279	-	-	
TOTAL	-	279		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
PRATARIA VENTURES HOSPITAL					
Bond Principal		189,704	-	-	
TOTAL	-	189,704		-	
AMMUNITION PLANT					
Bond Principal		105	-	-	
TOTAL	-	105		-	
URBAN ISLAND LLC					
Bond Principal		1,982	-	-	
TOTAL	-	1,982		-	
PEACEFUL ROOT					
Bond Principal		245	-	-	
TOTAL	-	245		-	
TOTAL EXPENSES	98,836	2,571,122	4,258,479	3,318,471	60.38%



Community Redevelopment Authority (CRA)

Wednesday, August 12, 2020
Regular Meeting

Item D1

Aug 2020 Bills

Staff Contact:



12-Aug-20

TO: Community Redevelopment Authority Board Members

FROM: Chad Naby, Planning Department Director

RE: Bills Submitted for Payment

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

City of Grand Island	Administration fees for June	\$	3,845.55
City of Grand Island	acct fees July Aug Sep 2020	\$	450.00
Grand Island Independent	Legals	\$	19.67
Bacon and Vinton (per Vets Home Closing stmt) Veteran's Home -		\$	10,000.00
Sierra Arends	façade - 121 W. 3rd	\$	57,477.00
Copper Creek phase 4 -	TIF payment	\$	19,789.40
Copper Creek	TIF Payment	\$	13,947.93
Copper Creek - phase 2	TIF Payment	\$	39,899.38
Copper Creek - phase 3	TIF Payment	\$	41,665.97
Williamson Building	TIF Payment	\$	1,356.41
SouthEast Crossing	TIF Payment	\$	1,631.61
J&D Schulte/T Plate/ C Ratliff	TIF Payment	\$	3,893.43
Northwest Commons Project	TIF Payment	\$	7,169.54
Federation Labor Temple Project	TIF Payment	\$	3,519.26
Ken-Ray	TIF Payment	\$	3,025.82
Hatchery Holdings	TIF Payment	\$	83,291.16
Baker Development	TIF Payment	\$	1,906.06
Auto One	TIF Payment	\$	6,953.67
Poplar St water line	TIF Payment	\$	1,138.39
Tower 217	TIF Payment	\$	12,889.33
Girard	TIF Payment	\$	5,297.97
Total		\$	319,167.55



Community Redevelopment Authority (CRA)

Wednesday, August 12, 2020
Regular Meeting

Item E1

Committed Projects

Staff Contact:

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2020 FISCAL YR	2021 FISCAL YR	2022 FISCAL YR	ESTIMATED COMP
Edwards Audio-618 W 3rd (11-13-19)	\$ 66,213.00	\$ 66,213.00			2020
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	\$ 223,660.00	\$ 223,660.00	\$ -	\$ -	
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
Total Committed F&L Safety Grant	\$ 415,000.00	\$ 415,000.00	\$ -	\$ -	

	BUDGET	COMMITTED	LEFT
Façade Budgeted 2020	\$ 220,000.00	\$ 223,660.00	\$ (3,660.00)
Other Projects Budgeted 2020	\$ 220,000.00	\$ -	\$ 220,000.00
Land - Budgeted 2020	\$ 100,000.00	\$ -	\$ 100,000.00
Land Sales Budgeted 2020	\$ (200,000.00)	\$ -	\$ (200,000.00)
subtotal		\$ 223,660.00	\$ 116,340.00
Less committed		(\$638,660.00)	\$0.00
Balance remaining		\$ (415,000.00)	\$ 116,340.00

	BUDGET	PAID	LEFT
Building Improvements *	\$ 715,000.00	\$ 450,000.00	\$ 265,000.00

*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

July 31, 2020



Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020
Regular Meeting**

Item I1

**Redevelopment Plan Amendment for CRA Area #25 - J & L
Westward Enterprises -**

Staff Contact:

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

RESOLUTION NO. 341

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

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

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

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

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

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

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

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

J & L Westward Enterprises LLC Are 25 CAAP

unsanitary or unsafe dwelling accommodations, or conditions of blight.

Section 2. The Authority has conducted a Cost Benefit Analysis for the Project, included in the Redevelopment Plan attached hereto as Exhibit B, in accordance with the Act, and has found and hereby finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Project Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project.

Section 3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of preparation for redevelopment including site work, onsite utilities and private streets and related costs are described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$359,625, which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

Section 4. The Authority hereby recommends to the City approval of the Redevelopment Plan and the Redevelopment Project described in the Redevelopment Plan.

Section 5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 6. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 12th day of August, 2020.

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

ATTEST:

By: _____
Chair

By: _____
Secretary

J & L Westward Enterprises LLC Are 25 CAAP

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

A tract of land being a part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4), Section Seventeen (17), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. , Hall County, Nebraska, and more particularly described as follows:

Beginning at a Survey Marker Spike and L.S. Washer at the Southeast Corner of the Southeast Quarter of Section 17 and assuming the South line of said Southeast Quarter bearing S 89° 32' 20" W and all bearings contained herein are relative thereto; thence S 89° 32' 20" W on said South line distance of 600.00 feet; thence N 00° 08' 28" E parallel with the East line of said Southeast Quarter a distance of 735.00 feet to a 5/8" rebar w/cap; thence N 89° 32' 20" E parallel with said South line of the Southeast Quarter a distance of 600.00 feet to the East line of said Southeast Quarter; thence S 00° 06' 28" W on said East line a distance of 735.00 feet to the Point of Beginning.

J & L Westward Enterprises LLC Are 25 CAAP

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

J & L Westward Enterprises LLC Are 25 CAAP

**Site Specific Redevelopment Plan
Grand Island CRA Area 25 (CAAP)
July 2020**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to approve a Redevelopment Plan for a specific project for Area 25 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 25.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE PROPERTY (10 ACRES LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION (17) SEVENTEEN, TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA) 6060 W. OLD POTASH HIGHWAY (NORTHWEST CORNER OF 60TH ROAD AND OLD POTASH HIGHWAY) FOR INDUSTRIAL USES, INCLUDING CONSTRUCTION OF A 25,000 SQUARE FOOT BUILDING FOR EXPANSION OF THE J&L WESTWARD ENTERPRISES, LLC SICKLE SHARPENING BUSINESS

The use of Tax Increment Financing to aid in development expenses associated with redevelopment of the property located at 6060 W. Old Potash Highway. The proposed plans would include the development of a 25,000 square foot building and associated private streets and parking to accommodate the business. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The use of this property for industrial non-residential uses is consistent with the Cornhusker Army Ammunition Plant (CAAP) reuse plan as approved and adopted by the CAAP Reuse Committee and the Hall County Board of Supervisors. This project would not be feasible without the use of TIF.

J & L Westward, LLC owns approximately 10 acres in the Southern Public Power Industrial Park. Development of the property and expansion of the business is contingent on Tax Increment Financing. J & L Westward, LLC has been located in Grand Island since 1991 and has 30 full time employees. This is an opportunity for them to expand both their business and their employee base, further supporting the local agricultural community. The \$108,000 purchase price of this property is a TIF eligible activity. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with this project. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2022 towards the allowable costs and associated financing for the acquisition and site work.

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

Property Description (the “Redevelopment Project Area”)

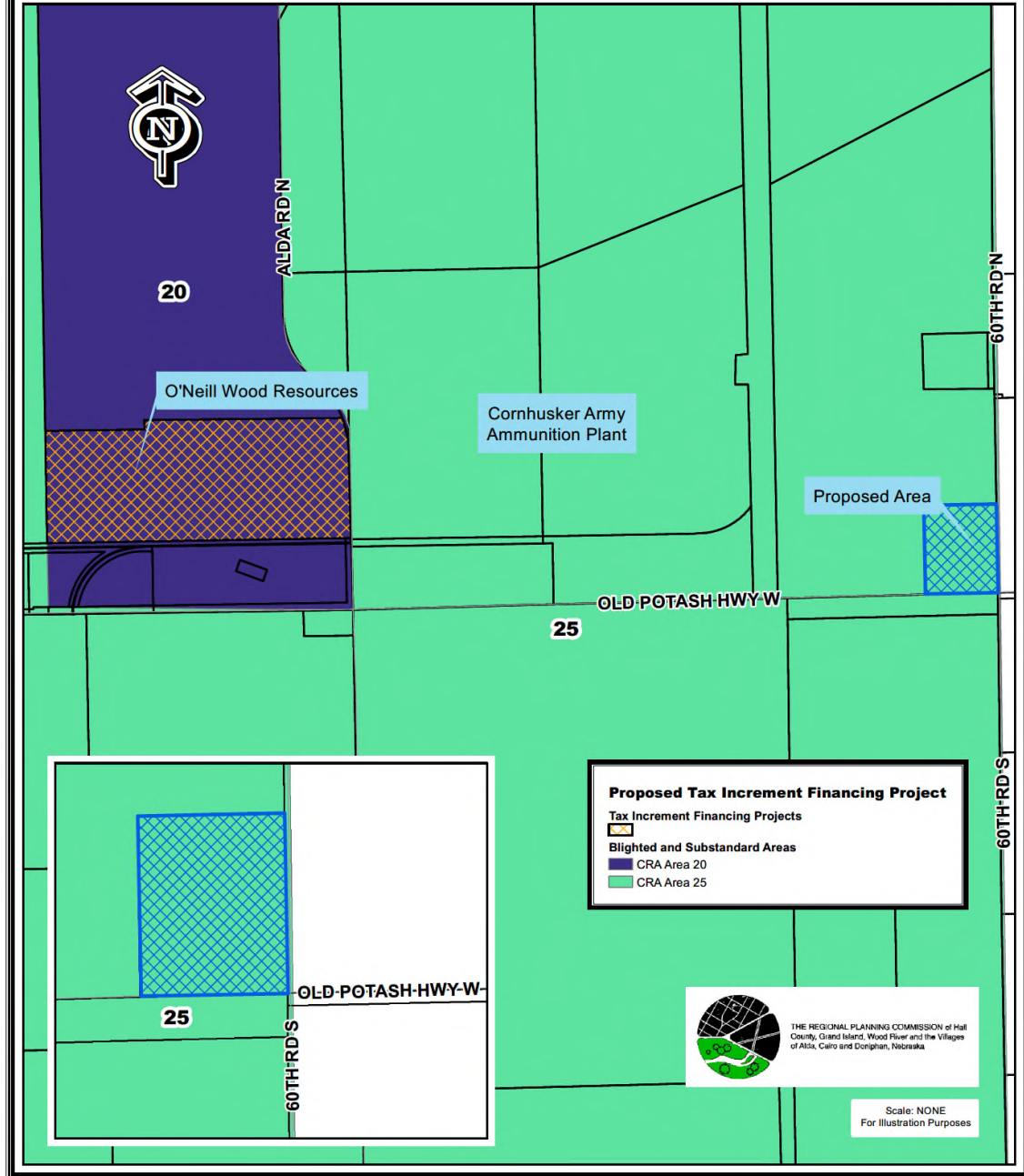
LEGAL DESCRIPTION

A tract of land being a part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4), Section Seventeen (17), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. , Hall County, Nebraska, and more particularly described as follows:

Beginning at a Survey Marker Spike and L.S. Washer at the Southeast Corner of the Southeast Quarter of Section 17 and assuming the South line of said Southeast Quarter bearing S 89° 32' 20" W and all bearings contained herein are relative thereto; thence S 89° 32' 20" W on said South line distance of 600.00 feet; thence N 00° 08' 28" E parallel with the East line of said Southeast Quarter a distance of 735.00 feet to a 5/8” rebar w/cap; thence N 89° 32' 20" E parallel with said South line of the Southeast Quarter a distance of 600.00 feet to the East line of said Southeast Quarter; thence S 00° 06' 28" W on said East line a distance of 735.00 feet to the Point of Beginning.

Proposed Tax Increment Financing Project

A tract of land located at 6060 W Old Potash Highway



Location Map

The tax increment will be captured for the tax years the payments for which become delinquent in years 2023 through 2037 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of a building to house the J & L Westward business. This use is permitted at this location.

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 July 25, 2017.[§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 property is not located within Grand Island or the 2 mile extraterritorial jurisdiction of Grand Island. Hall County adopted their comprehensive plan including the CAAP redevelopment plan on April 20, 2004. This redevelopment plan amendment and project are consistent with the Hall County Comprehensive Plan and the CAAP Reuse Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to develop property with 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 August 5, 2020 and passed Resolution 2020-08 confirming that this project is consistent with the Comprehensive Plan for the Hall County.**

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

a. Land Acquisition:

This Redevelopment Plan provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. Property acquisition is an eligible activity for this project.

b. Demolition and Removal of Structures:

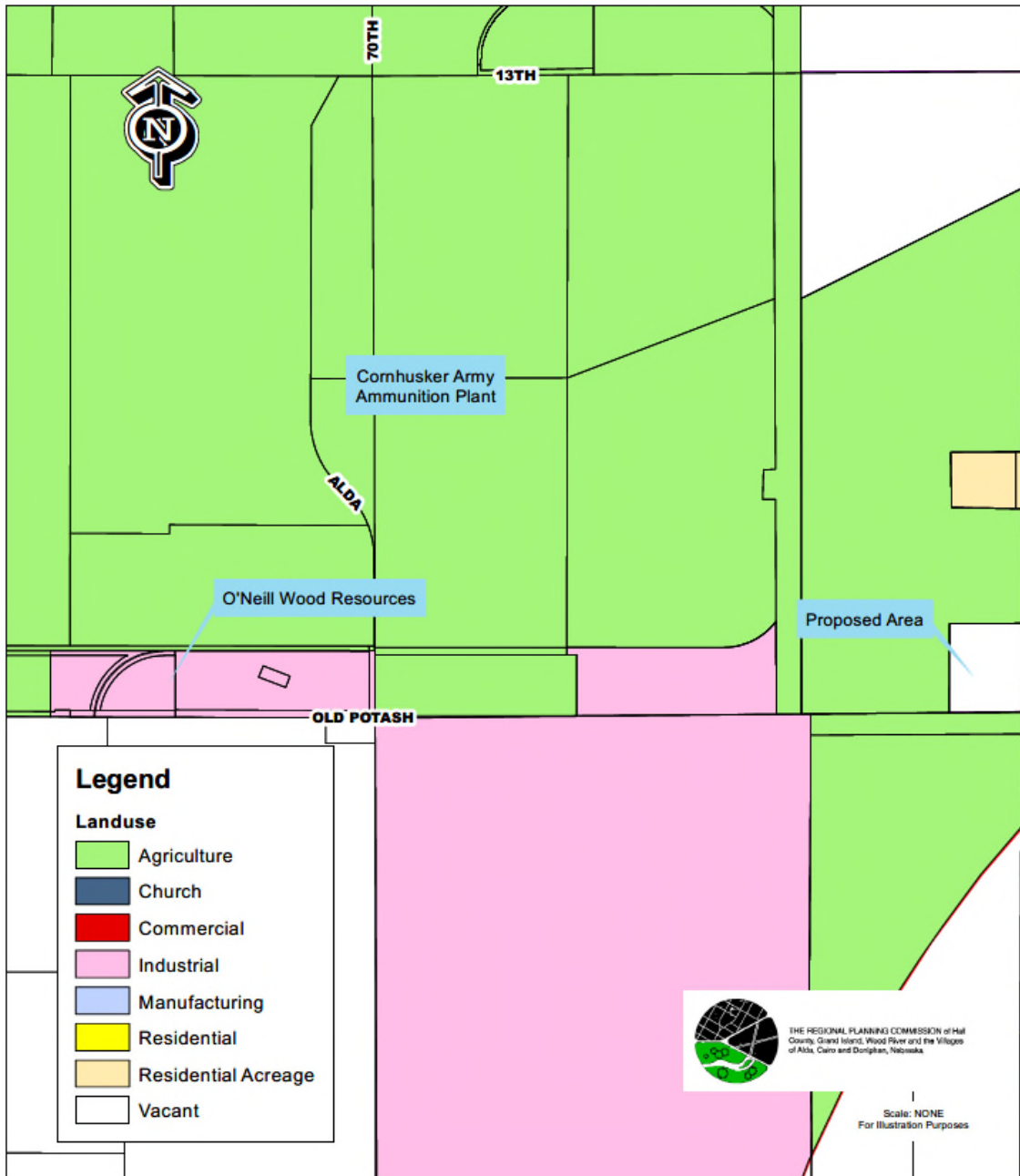
The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

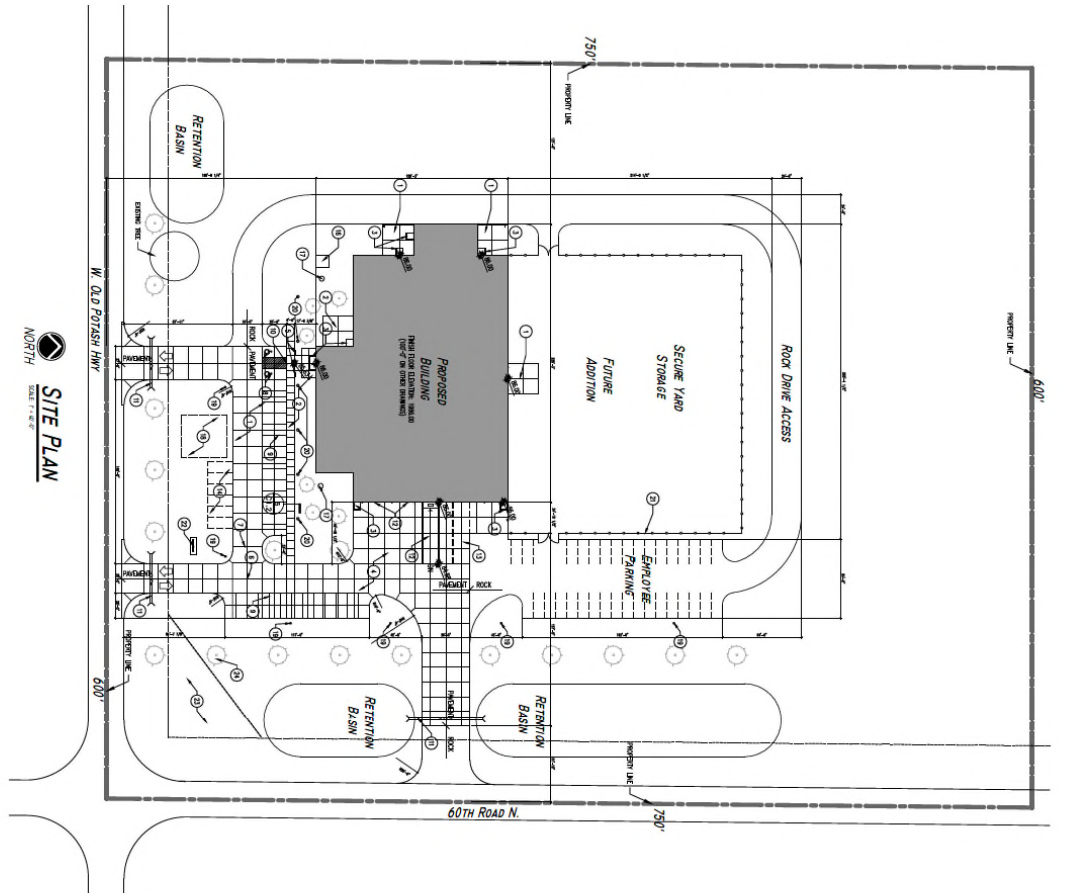
Within the Hall County Comprehensive Plan as adopted and updated since 2004 this area and all of the CAAP grounds are designated as CAAP Reuse Area. According to the CAAP Reuse Plan this particular area is planned for Agriculture and Special Industrial Uses. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

Hall County Existing Land Use Map

Proposed Tax Increment Financing Project
A tract of land located at 6060 W Old Potash Highway



Site Layout



PLAN NOTES

1. CONCRETE PAVING WITH CURBS, DITCHES, AND SLOPES
2. CONCRETE RETAINING WALLS, DITCHES, AND SLOPES
3. CONCRETE PAVING - SEE SPECIFICATIONS
4. CONCRETE PAVING - SEE SPECIFICATIONS
5. CONCRETE PAVING - SEE SPECIFICATIONS
6. CONCRETE PAVING - SEE SPECIFICATIONS
7. CONCRETE PAVING - SEE SPECIFICATIONS
8. CONCRETE PAVING - SEE SPECIFICATIONS
9. CONCRETE PAVING - SEE SPECIFICATIONS
10. CONCRETE PAVING - SEE SPECIFICATIONS
11. CONCRETE PAVING - SEE SPECIFICATIONS
12. CONCRETE PAVING - SEE SPECIFICATIONS
13. CONCRETE PAVING - SEE SPECIFICATIONS
14. CONCRETE PAVING - SEE SPECIFICATIONS
15. CONCRETE PAVING - SEE SPECIFICATIONS
16. CONCRETE PAVING - SEE SPECIFICATIONS
17. CONCRETE PAVING - SEE SPECIFICATIONS
18. CONCRETE PAVING - SEE SPECIFICATIONS
19. CONCRETE PAVING - SEE SPECIFICATIONS
20. CONCRETE PAVING - SEE SPECIFICATIONS
21. CONCRETE PAVING - SEE SPECIFICATIONS
22. CONCRETE PAVING - SEE SPECIFICATIONS
23. CONCRETE PAVING - SEE SPECIFICATIONS
24. CONCRETE PAVING - SEE SPECIFICATIONS
25. CONCRETE PAVING - SEE SPECIFICATIONS
26. CONCRETE PAVING - SEE SPECIFICATIONS
27. CONCRETE PAVING - SEE SPECIFICATIONS
28. CONCRETE PAVING - SEE SPECIFICATIONS
29. CONCRETE PAVING - SEE SPECIFICATIONS
30. CONCRETE PAVING - SEE SPECIFICATIONS
31. CONCRETE PAVING - SEE SPECIFICATIONS
32. CONCRETE PAVING - SEE SPECIFICATIONS
33. CONCRETE PAVING - SEE SPECIFICATIONS
34. CONCRETE PAVING - SEE SPECIFICATIONS
35. CONCRETE PAVING - SEE SPECIFICATIONS
36. CONCRETE PAVING - SEE SPECIFICATIONS
37. CONCRETE PAVING - SEE SPECIFICATIONS
38. CONCRETE PAVING - SEE SPECIFICATIONS
39. CONCRETE PAVING - SEE SPECIFICATIONS
40. CONCRETE PAVING - SEE SPECIFICATIONS
41. CONCRETE PAVING - SEE SPECIFICATIONS
42. CONCRETE PAVING - SEE SPECIFICATIONS
43. CONCRETE PAVING - SEE SPECIFICATIONS
44. CONCRETE PAVING - SEE SPECIFICATIONS
45. CONCRETE PAVING - SEE SPECIFICATIONS
46. CONCRETE PAVING - SEE SPECIFICATIONS
47. CONCRETE PAVING - SEE SPECIFICATIONS
48. CONCRETE PAVING - SEE SPECIFICATIONS
49. CONCRETE PAVING - SEE SPECIFICATIONS
50. CONCRETE PAVING - SEE SPECIFICATIONS
51. CONCRETE PAVING - SEE SPECIFICATIONS
52. CONCRETE PAVING - SEE SPECIFICATIONS
53. CONCRETE PAVING - SEE SPECIFICATIONS
54. CONCRETE PAVING - SEE SPECIFICATIONS
55. CONCRETE PAVING - SEE SPECIFICATIONS
56. CONCRETE PAVING - SEE SPECIFICATIONS
57. CONCRETE PAVING - SEE SPECIFICATIONS
58. CONCRETE PAVING - SEE SPECIFICATIONS
59. CONCRETE PAVING - SEE SPECIFICATIONS
60. CONCRETE PAVING - SEE SPECIFICATIONS
61. CONCRETE PAVING - SEE SPECIFICATIONS
62. CONCRETE PAVING - SEE SPECIFICATIONS
63. CONCRETE PAVING - SEE SPECIFICATIONS
64. CONCRETE PAVING - SEE SPECIFICATIONS
65. CONCRETE PAVING - SEE SPECIFICATIONS
66. CONCRETE PAVING - SEE SPECIFICATIONS
67. CONCRETE PAVING - SEE SPECIFICATIONS
68. CONCRETE PAVING - SEE SPECIFICATIONS
69. CONCRETE PAVING - SEE SPECIFICATIONS
70. CONCRETE PAVING - SEE SPECIFICATIONS
71. CONCRETE PAVING - SEE SPECIFICATIONS
72. CONCRETE PAVING - SEE SPECIFICATIONS
73. CONCRETE PAVING - SEE SPECIFICATIONS
74. CONCRETE PAVING - SEE SPECIFICATIONS
75. CONCRETE PAVING - SEE SPECIFICATIONS
76. CONCRETE PAVING - SEE SPECIFICATIONS
77. CONCRETE PAVING - SEE SPECIFICATIONS
78. CONCRETE PAVING - SEE SPECIFICATIONS
79. CONCRETE PAVING - SEE SPECIFICATIONS
80. CONCRETE PAVING - SEE SPECIFICATIONS
81. CONCRETE PAVING - SEE SPECIFICATIONS
82. CONCRETE PAVING - SEE SPECIFICATIONS
83. CONCRETE PAVING - SEE SPECIFICATIONS
84. CONCRETE PAVING - SEE SPECIFICATIONS
85. CONCRETE PAVING - SEE SPECIFICATIONS
86. CONCRETE PAVING - SEE SPECIFICATIONS
87. CONCRETE PAVING - SEE SPECIFICATIONS
88. CONCRETE PAVING - SEE SPECIFICATIONS
89. CONCRETE PAVING - SEE SPECIFICATIONS
90. CONCRETE PAVING - SEE SPECIFICATIONS
91. CONCRETE PAVING - SEE SPECIFICATIONS
92. CONCRETE PAVING - SEE SPECIFICATIONS
93. CONCRETE PAVING - SEE SPECIFICATIONS
94. CONCRETE PAVING - SEE SPECIFICATIONS
95. CONCRETE PAVING - SEE SPECIFICATIONS
96. CONCRETE PAVING - SEE SPECIFICATIONS
97. CONCRETE PAVING - SEE SPECIFICATIONS
98. CONCRETE PAVING - SEE SPECIFICATIONS
99. CONCRETE PAVING - SEE SPECIFICATIONS
100. CONCRETE PAVING - SEE SPECIFICATIONS

Project Number:
2019WCC-020
 Sheet Number:
C1.1

Sheet Title:
SITE PLAN
 Date:
6-8-2020
 Revision:
1

Webb Cutting Components
6060 W. Old Potash Hwy
Hall County, Nebraska

Master Builder Associates
 ARCHITECTS & CONSTRUCTION MANAGERS
 602 W 6TH ST PO BOX 433 SIOUX FALLS, NEBRASKA 57102
 TEL: (605) 336-6335 FAX: (605) 336-6336

[illegible]

Webb Cutting Components
6060 W. Old Potash Hwy
Hall County, Nebraska

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

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

e. Site Coverage and Intensity of Use

The developer is proposing to construct a 25,000 square foot manufacturing facility. The proposed development is within the site coverage and intensity of use limits of the district. This is a permitted use at this location. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Municipal sewer and water are not available to this development.

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

No other utilities would be impacted by the development.

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

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

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

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

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

The developer owns this property and acquisition is not part of the request for tax increment financing. The estimated costs of redevelopment of this property is \$2,042,483 Acquisition of the property was \$108,000 along with site prep cost of \$52,700. A total of \$111,373 will be spent on improvements to street maintained publicly and privately. Planning related expenses for Architectural and Engineering services of \$79,375 and are included as a TIF eligible expense. Legal, Fees including a reimbursement to the City and the CRA of \$12,100 are included as TIF eligible expense.

The total of the TIF eligible expenses is \$363,548. The CRA will issue a zero percent interest bond in the amount of \$359,625 the total TIF requested and expected over the 15 year period. It is anticipated that this will generate \$252,647 of capital at the beginning of this project if the borrower can finance the debt at 5% interest over 15 years.

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 \$359,625 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2022 through December 2037.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of encouraging appropriate industrial development at the CAAP.

8. Time Frame for Development

Development of this project is anticipated to be completed between September 2020 and December of 2021. Excess valuation should be available for this project for 15 years beginning with the 2022 tax year.

9. Justification of Project

The property at the Cornhusker Army Ammunition Plant has been touted as one of the premiere industrial sites in the State of Nebraska for more than 20 years. This property has developed slowly because of lack of municipal infrastructure and lack of activity at the site. This new manufacturing facility and the associated new building(s) may be the seeds that will create additional growth in this area. The Nebraska Legislature and Governor in approving the use of TIF within former military sites within the state recognized the challenges with redeveloping this large, mostly abandoned sites.

It is also anticipated that this project will create 6 full and 3 part time jobs with aggregate wages of \$267,000 and benefits.

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

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

Project Sources and Uses. Approximately \$359,625 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 \$2,586,781 in private sector financing; a private investment of \$7.19 for every TIF dollar invested.

Description	Use of Funds.		
	TIF Funds	Private Funds	Total
Site Acquisition	\$108,000		\$108,000
Legal and Plan*	12100		\$12,100
Engineering/Arch	79375		\$79,375
Public and Private Streets	107450	\$3,923	\$111,373
Site Prep/Grading	52700		
New Construction		\$1,682,858	\$1,682,858
Equipment		\$900,000	\$900,000
TOTALS	\$359,625	\$2,586,781	\$2,946,406

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2019, valuation of \$94,373. Based on the 2019 levy this would result in a real property tax of approximately \$1,234. It is anticipated that the assessed value will increase by \$1,634,594 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of approximately \$23,600 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value:	\$ 94,373
Estimated value after completion	\$ 1,728,967
Increment value	\$ 1,634,594
Annual TIF generated (estimated)	\$ 23,600
TIF bond issue	\$ 359,625

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

The redevelopment project area currently has an estimated valuation of \$94,373. The proposed redevelopment will create additional valuation of \$1,634,594. No tax shifts are anticipated from the project. This project will not have a direct negative impact on local schools systems. The school system will gain an immediate bump in personal property taxes from the new equipment purchases and a long-term benefit from the additional tax base created on the property. No new roads will be created for this project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development.

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

This will create some additional employment in the area. Unemployment is low in this area. The impacts on existing employers in the area will be minimal as there are not many new employees.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area.

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

This project is consistent the goals of the CAAP Reuse Plan and would be a step forward in creating the industrial district envisioned with that redevelopment. These types of uses that do not mix well with residential uses are ideal for property that is highly restricted for residential development.

Time Frame for Development

Development of this project is anticipated to be completed during between September of 2020 and December 31 of 2021. The base tax year should be calculated on the value of the property as of January 1, 2021. Excess valuation should be available for this project for 15 years beginning in 2022 with taxes due in 2023. 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 \$359,625 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$363,548 on TIF eligible activities. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: J & L Westward Enterprises, LLC

Address: 3104 Bison Ct, Grand Island, NE 68803

Telephone No.: 308-381-7090 Fax No.: 308-398-1966

Email: john@sickleservice.com

Contact: John Webb

Brief Description of Applicant's Business: J & L Westward Enterprises, LLC owns the real estate leased by Webb Cutting Components, a Grand Island, NE based world-class supplier manufacturing stamped and heat-treated systems, assemblies, and components used for plant and grain harvesting.

Legal Description/Address of Proposed Project: See attached legal description
6060 W Old Potash

Community Redevelopment Area Number

25

Present Ownership Proposed Project Site: The 10 acres for the project were part of the SPPD land holdings at the Ordinance Plant.

Is purchase of the site contingent on Tax Increment Financing Approval? No

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

The acquisition of 10 acres at the Ordinance Plant and the subsequent site work, engineering, drainage, land improvements necessary for development of this property into a commercial manufacturing facility (see attached plans). In addition, \$900,000 of manufacturing equipment will be added to the facility.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 108,000 (TE)
B. Building	\$ _____

Construction Costs:

A. Renovation or Building Costs:	\$ 1,637,086
B. On-Site Improvements:	
Sewer	\$ _____
Water	\$ _____
Electric	\$ _____
Gas	\$ _____
Public Streets/Sidewalks	\$ 16,292 (TE)
Private Streets	\$ 95,081 (TE)
Trails	\$ _____
Grading/Dirtwork/Fill	\$ 52,700 (TE)
Demolition	\$ _____
Other	\$ 39,349
Total	\$ 203,422

Soft Costs:

A. Architectural & Engineering Fees:	\$ 79,375 (TE)
B. Financing Fees:	\$ _____
C. Legal	\$ 10,000 (TE)
D. Developer Fees:	\$ 2,500
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify) City Fees	\$ 2,100 (TE)
TOTAL	\$ 2,042,483

(TE = TIF eligible expenses)

Total Estimated Market Value at Completion: \$ 1,728,937

Source for Estimated Market Value __Kristi Wold, Hall County Assessor

Source of Financing:

A. Developer Equity:	\$ 250,000
B. Commercial Bank Loan:	\$ 1,432,858
C. Tax Credits:	
1. N.I.F.A.	\$ _____
2. Historic Tax Credits	\$ _____
3. New Market Tax Credits	\$ _____
4. Opportunity Zone	\$ _____
D. Industrial Revenue Bonds:	\$ _____
E. Tax Increment Assistance:	\$ 359,625*
F. Enhanced Employment Area	\$ _____
G. Nebraska Housing Trust Fund	\$ _____
H. Other	\$ _____

*This will permit the developer to borrow \$252,647 at a rate of 5% over 15 years.

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

Architect – Master Builders Associates Corp – Ken Fredrick, 602 W 6th St, PO Box 433, Doniphan, NE 68837, Phone 402-845-6255, Fax 402-845-6256

Electrical Engineer – PE Group – Mark Jeffer, 225 N Main Ave, Parker, SD 57053, Phone 605-297-3647, Fax 605-297-3681

Mechanical Engineer – Brungardt Engineering, 214 W 42nd St, Suite B, Kearney, NE 68847, Phone 308-236-2166

General Contractor – John Webb

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

(Please Show Calculations)

____ See Exhibit B

Project Construction Schedule: Contingent on TIF approval

Construction Start Date: Spring 2020

Construction Completion Date: Fall 2020

If Phased Project:

_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma (see Exhibit C)

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules) (See Exhibit D)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

\$359,625 of tax increment financing (based on a 0% lending rate) is being requested to assist in the construction of a 25,000 square foot manufacturing facility located at the Ordinance Plant in Grand Island, Nebraska. The project involves the construction of a new plant along with concrete work for the foundation as well as all necessary roadways for traffic access to the facility.

The new manufacturing plant is expected to create 6 full-time and 3 part-time jobs paying aggregate wages of approximately \$267,000 plus benefits. All said, the TIF funds will enable the project to be undertaken, resulting in vast improvements to the condition of the current location, the creation of new jobs, and an expanded sales tax base from new customers created by increased traffic flow through the area which should also benefit neighboring businesses.

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

Tax increment financing is an integral and essential component to project completion which is contingent upon receipt of the expected tax increment assistance. Feasibility is dependent on TIF funds that will enable the creation of adequate economics in operating the facility at a competitive rate in the specified area (See also Exhibit E for capitalization rate analysis).

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

See Exhibit F

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

EXHIBIT "A"

A tract of land being a part of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4), Section Seventeen (17), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a Survey Marker Spike and L.S. Washer at the Southeast Corner of the Southeast Quarter of Section 17 and assuming the South line of said Southeast Quarter as bearing S 89°32'20" W and all bearings contained herein are relative thereto; thence S 89°32'20" W on said South line a distance of 600.00 feet; thence N 00°06'28" E parallel with the East line of said Southeast Quarter a distance of 735.00 feet to a 5/8" rebar w/cap; thence N 89°32'20" E parallel with said South line of the Southeast Quarter a distance of 600.00 feet to the East line of said Southeast Quarter; thence S 00°06'28" W on said East line a distance of 735.00 feet to the Point of Beginning.



204 CLAUDE RD
GRAND ISLAND, NEBRASKA U.S.A.

PH: 308-381-7090 FAX: 308-398-1966

2.24.20

Hello Kristi,

I am re- submitting key features of proposed new building construction located at 6060 W. Old Potash Hwy for the purpose of generating a property tax estimation.

Site 10.331 Acres

Paving 29,529 sq ft

Rock Drive 74,788 sq ft

Sidewalks/Patios 3,968 sq ft

200 x 125 x 18 metal framed building (25,000 sq ft manufacturing space)

30 x 102 attached metal framed building (3070 sq ft office space, with 700 sq ft break room with kitchen, and 5 three fixture restrooms)

25 x 100 x 17 attached metal framed lean too (1250 sq ft enclosed manufacturing space, and 1250 sq ft partially enclosed)

480V 3 phase 2500 amp electrical service

29,320 sq ft geo thermal conditioned air.

High R value bat insulation package

1 floor height truck docks

2- 8 x 8 OH doors

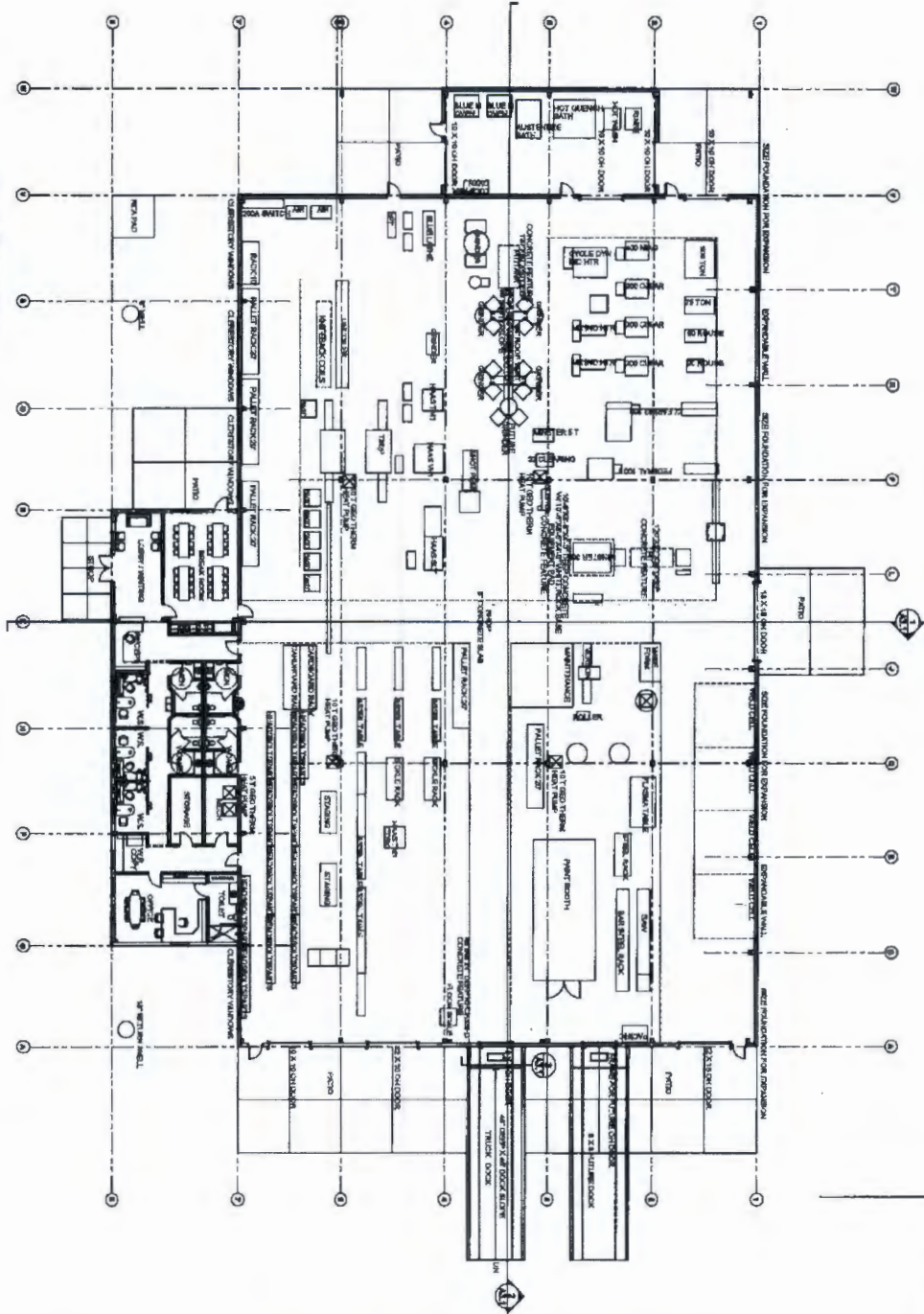
2- 10 x 12 OH doors

1- 12 x 16 OH doors

3- 10 x 10 OH door

1- 18 x 18 OH doors

FLOOR PLAN



GENERAL NOTES

AI.I
 Project Number:
 2818WCC-0210
 Sheet Number:

Date:
 01-30-2020
 Rev:

Webb Cutting Components
6060 W. Old Potash Hwy
Hall County, Nebraska

Master Builder Associates
 148 W 4th CT PO Box 527 Superior, Nebraska 68082
 Tel: (402) 333-4298 Fax: (402) 333-4298

J & L Westward Enterprises, LLC

**Tax Increment Financing Request
Estimated Real Estate Taxes on Project Site Upon Completion of Project**

	<u>Estimated Valuation</u>	<u>2019 Tax Rate*</u>	<u>Estimated Tax Calc</u>
Estimated valuation after project completion	\$ 1,728,967	1.433023	\$ 24,776
2019 assessed base value on parcel	<u>55,873</u>	1.433023	<u>801</u>
Estimated excess valuation on TIF project	<u>\$ 1,673,094</u>	1.433023	<u>\$ 23,975</u>
Estimated increase in annual real estate tax			\$ 23,975
			<u>15</u>
Potential TIF assistance at zero percent lending rate			<u>\$ 359,625</u>
Requested TIF assistance (limited to qualified project costs)			<u>\$ 517,484</u>
Principal amount of eligible costs	\$ 363,548		
Assumed interest rate	5.0%		
Annual TIF revenue (debt service)	34,498.92		
Years to collect TIF	<u>15</u>		
Total required to service debt over 15 years	<u>\$ 517,484</u>		

* Tax rate per \$100 of valuation

Exhibit B

Deed: Contract: 3313-17-0-00000-000-0010
 CID#: DBA: MLS: 2000
 Map Area: 1 - Grand Island NBHD 1
 Route: 000-000-000
 Tax Dist: CENTER CAAP 82/3NB GI
 Plat Page: 15
 Subdiv: NONE

Legal: WHAT IF - 5 PLEX TOWNHOME

Neighborhood: Status: 01 - Improved Location: 03 - Rural
 Greenbelt Acres: Use: 03 - Commercial City Size: 00 - N/A
 Greenbelt Loss: Zoning: 05 - Agricultural Lot Size: 07 - 10.01 acres - 20.0 acres

Sales					No Land Dimensions Entered					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Assessed				
									Land					
									Dwlg					
									Impr	\$1,728,967				
									Exempt					
									Total	\$1,728,967				

Verticals										Plumbing		Ed	
Fig & Fdn													
Exterior wall													
Interior wall													
Plasters													
Wall facing													
Windows													
Fronts/Doors													
Horizontals										Adjustments		AVG	
Basement													
Roof													
Ceiling													
Struct. Floor													
Floor Cover													
Partitions													
Framing													
HVAC													
Electrical													
Sprinkler													
Obsolescence										Loading Dock		AVG	
Functional													
Economic													
Other													

J & L WESTWARD ENTERPRISES, LLC

**PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER
HYPOTHETICAL TAX INCREMENT FINANCING
SCENARIOS DETAILED IN NOTE A – CASH BASIS**

Twelve Months Ending After Project Completion

CONTENTS

INDEPENDENT ACCOUNTANT’S COMPILATION REPORT	2
PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER HYPOTHETICAL TAX INCREMENT FINANCING SCENARIOS DETAILED IN NOTE A – CASH BASIS	3
SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS	4

SHAREHOLDERS:

Robert D. Almquist
Phillip D. Maltzahn
Marcy J. Luth
Heidi A. Ashby
Christine R. Shenk
Michael E. Hoback
Joseph P. Stump
Kyle R. Overturf
Tracy A. Cannon

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To Management of J & L Westward Enterprises, LLC
Grand Island, NE

Management is responsible for the accompanying projection of J & L Westward Enterprises, LLC, which comprises the projected statements of receipts and disbursements under hypothetical tax increment financing scenarios detailed in Note A – cash basis for the twelve months ending after project completion, and the related summary of significant projection assumptions in accordance with guidelines for the presentation of a projection established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the projection nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this projection.

The projected results may not be achieved, as there will usually be differences between the projected and actual results because events and circumstances frequently do not occur as expected, and these differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Management has elected to omit substantially all disclosures and the summary of significant accounting policies required by the guidelines for presentation of a projection established by the AICPA other than those related to the significant assumptions. If the omitted disclosures and accounting policies were included in the projection, they might influence the user's conclusions about J & L Westward Enterprises, LLC's net cash receipts and disbursements for the projection period. Accordingly, this projection is not designed for those who are not informed about such matters.

The accompanying projection and this report are intended solely for the information and use of J & L Westward Enterprises, LLC and the Grand Island Community Redevelopment Authority, the Grand Island City Council, and certain individuals and organizations involved in the tax increment financing application process, and are not intended to be and should not be used by anyone other than these specified parties.

AMGL, P.C.

Grand Island, Nebraska
April 28, 2020

Wealth Management, LLC Registered Investment Advisor, is affiliated with AMGL, P.C.
and offers wealth management and investment advisory services.

1203 W 2nd Street
P.O. Box 1407
Grand Island, NE 68802
P 308-381-1810
F 308-381-4824
EMAIL cpa@gicpas.com

A PROFESSIONAL
CORPORATION

J & L WESTWARD ENTERPRISES, LLC

**PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER HYPOTHETICAL
TAX INCREMENT FINANCING SCENARIOS DETAILED IN NOTE A - CASH BASIS**

Twelve Months Ending After Project Completion

	<u>With Tax Increment Financing</u>	<u>Without Tax Increment Financing</u>
Projected gross taxable income:		
Rent income	\$ 180,000	\$ 180,000
Tax increment financing (TIF) revenue	<u>23,975</u>	<u>-</u>
	203,975	180,000
Projected tax deductions:		
Interest expense - TIF debt	12,369	-
Interest expense - Non-TIF debt	70,972	83,341
Real estate tax (base valuation)	801	801
Real estate tax (TIF increment)	23,975	23,975
Professional services	2,500	2,500
Depreciation and amortization	<u>55,710</u>	<u>55,710</u>
	166,327	166,327
Projected taxable income	37,648	13,673
Adjustments to arrive at net cash receipts (disbursements):		
Depreciation and amortization	55,710	55,710
Principal debt service - TIF	(11,606)	-
Principal debt service - Non-TIF	(29,544)	(41,150)
Member contribution (distribution):		
Estimated Federal income tax benefit (expense)	(11,144)	(4,047)
Estimated State income tax benefit (expense)	<u>(2,060)</u>	<u>(748)</u>
	1,356	9,765
Net cash receipts	<u>\$ 39,004</u>	<u>\$ 23,438</u>

See summary of significant projection assumptions and independent accountant's compilation report.

J & L WESTWARD ENTERPRISES, LLC

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS

Twelve Months Ending After Project Completion

NOTE A – NATURE AND LIMITATIONS OF PROJECTIONS

The accompanying projection presents, to the best of J & L Westward Enterprises, LLC's knowledge and belief, cash receipts and disbursements for the twelve months ending after project completion to be generated by completion of a manufacturing facility (to be leased to a related entity) located in Grand Island, Nebraska. Stated cash receipts and disbursements are intended to convey results of operations after the anticipated 2020 completion of the project assuming funding of the estimated construction and acquisition costs of \$2,042,483 both with, and in the absence of, tax increment financing assistance. The projection reflects their judgment as of April 28, 2020, the date of this projection, of the expected conditions and their expected course of action. Actual results are likely to differ from the projected results because events and circumstances frequently do not occur as expected. Those differences may be material. The assumptions disclosed herein are those that management believes are significant to the projections. The projected information was prepared for use in a tax increment financing request to the Grand Island Community Redevelopment Authority.

NOTE B – BASIS OF ACCOUNTING

The presentations of cash receipts and disbursements for the projection period and the twelve months ending after project completion portray results using the cash basis of accounting. The results of this basis differ from those using generally accepted accounting principles primarily because the cash basis does not recognize assets other than cash and the debt principal outstanding under the tax increment financing or construction or building loan(s).

NOTE C – CASH RECEIPTS

J & L Westward Enterprises, LLC is the owner and leaser of the manufacturing facility. Revenue has been determined based on the historical knowledge and experience of the company (and related parties) in the operation of similar facilities in the same community.

The projection includes two scenarios dependent on whether or not the tax increment financing (TIF) request is approved. In the event of TIF approval, J & L Westward Enterprises, LLC will receive additional TIF revenue from the County based on the anticipated increase in the assessed value generated by the proposed project and the additional real estate tax that increase will generate. Both the TIF financing and real estate taxes are subject to the final determination of assessed value.

J & L WESTWARD ENTERPRISES, LLC

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS, Continued

Twelve Months Ending After Project Completion

NOTE D – CASH DISBURSEMENTS

Interest expense and principal debt service are based on the assumption that with the exception of any TIF financing assistance, the entire construction project will be financed through \$250,000 of capital contributions from the owners with additional debt incurred to cover the remaining anticipated construction and land acquisition costs.

TIF debt is based on an initial \$252,647 principal balance that can be serviced with the anticipated incremental real estate tax generated by the project. The loan is expected to have a 15-year term with scheduled monthly payments of \$1,998 (annual \$23,975) and an interest rate of approximately 5.0%.

The remaining construction and land acquisition costs, not funded through tax increment financing, is expected to be funded with \$250,000 of additional capital contributions and \$1,432,858 bank debt. All remaining non-TIF construction debt will have a 25-year term. All loans will have an annual interest rate of approximately 5.0%. Scenarios contemplating the denial of tax increment financing will assume bank debt replacing TIF financing at the same 15-year term and 5% annual interest rate as the equivalent TIF financing.

Projected real estate tax is expected to equal the current tax (for the 2019 year) plus additional tax generated by applying the current levy rate to the anticipated increase in assessed value to be generated by the construction project.

Projected costs for professional fees are based on the experience of J & L Westward Enterprises, LLC's member. The projection assumes insurance and repair costs will be paid by the manufacturing operating entity (the lessee).

Projected member distributions to cover estimated individual income tax (or contributions to reflect estimated income tax benefits) are based on anticipated taxable pass-through income and the highest marginal Federal and State income tax rates of 37.0% and 6.84% respectively after applying a 20% deduction based on the tax law provisions expected to be in effect during the projection period. Although not a cash expenditure, estimated depreciation has been calculated and included in the projection to arrive at net taxable income used in determining these member distributions. Estimated capitalized costs are depreciated under either the straight line method for 39-year life building components and the straight-line method for 15-year life paving and improvement components and intangible assets.

J & L Westward Enterprises, LLC

**Tax Increment Financing Application
Capitalization Rate Analysis**

	<u>With Tax Increment Financing</u>	<u>Without Tax Increment Financing</u>
Projected taxable income (loss)	\$ 37,648	\$ 13,673
Add back:		
Depreciation	55,710	55,710
Interest expense	83,341	83,341
Less: Member distributions for taxes	<u>(13,204)</u>	<u>(4,795)</u>
Net operating income	163,495	147,929
Divided by estimated fair market value	1,728,967	1,728,967
Equals capitalization rate	9.46%	8.56%

Exhibit E



Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020
Regular Meeting**

Item I2

Contract Amendment 1 for Tabitha (Pataria Phase 3)

Staff Contact:

AMENDMENT NO. 1
REDEVELOPMENT CONTRACT
(Tabitha Grand Island Redevelopment Project)

THIS AMENDMENT NO. REDEVELOPMENT CONTRACT (Tabitha Grand Island Redevelopment Project) (“**Redevelopment Contract Amendment**” or “**Amendment**”) is entered into this 12th day of August, 2020 (“**Date of this Agreement**”), by and between Community Redevelopment Authority of the City of Grand Island, Nebraska (“**Authority**”), and Tabitha Grand Island, Inc., a Nebraska nonprofit corporation (“**Redeveloper**”).

RECITALS

A. The Redevelopment Contract (“**Original Redevelopment Contract**”) was entered into as of March 18, 2020, by and between the Authority and Redeveloper. The Original Redevelopment Contract is incorporated herein by this reference.

B. This Amendment now amends the Original Redevelopment Contract. The Original Redevelopment Contract and the Amendment are collectively referred to as the “**Redevelopment Contract**”.

NOW THEREFORE, and in consideration of the recitals set forth above and the mutual representations, warranties, and covenants set forth below, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and intending to be legally bound, the parties hereto agree as follows:

1. Effect on Agreement. The Original Redevelopment Contract, and all terms and conditions in the Original Redevelopment Contract, are expressly incorporated into this Amendment. Except as otherwise provided herein, all capitalized terms in this Amendment shall have the same meaning as provided in the Original Contract, except as may be modified herein. This Amendment shall amend, modify, add, and remove certain provisions, obligations and responsibilities under the Original Redevelopment Contract. Should there be any inconsistencies between this Amendment and the Original Redevelopment Agreement, this Amendment shall be controlling.
2. Section 2.02 (f) (2). Section 2.02 (f) (2) is deleted and restated as follows:
 - (f) The Redeveloper hereby certifies:

(1) The Redeveloper has not filed and does not intend to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act for a project located or to be located within the Redevelopment Project area;

(2) The Redeveloper, as a Nebraska nonprofit corporation, intends to apply for any lawful state and city local option sales tax exemptions on the construction and implementation of its Redevelopment Project ~~no application for incentives of any kind will include a refund of the city's local option sales tax revenue; and~~

(3) No Redeveloper application has been approved under the Nebraska Advantage Act.

3. Second Paragraph of Section 3.02, Issuance of Indebtedness. The Second Paragraph of Section 3.02, Issuance of Indebtedness, is amended and restated as follows:

Prior to July 1, ~~2021~~2020, the Authority shall issue one Tax Increment Development Revenue Note, in one taxable series, in a maximum principal amount of \$5,127,334, in substantially the form shown on the attached Exhibit C ("TIF Note"), for net funds available to be purchased by Redeveloper ("TIF Note Purchaser"), in a written form acceptable to Authority's attorney, and receive Note proceeds from the TIF Note Purchaser in said amount. At the option of the Authority, the Authority shall make a grant to Redeveloper in such amount, and such grant shall offset TIF Note Purchaser's obligation to purchase the TIF Note. Subject to the terms of this Agreement and the Resolution, the Authority's Treasurer on behalf of the Authority shall have the authority to determine the timing of issuing the Indebtedness and all the other necessary details of the Indebtedness.

4. Section 4.01 (d) Construction of Project. Section 4.01 (d), Construction of Project, is deleted and restated as follows:

(d) Redeveloper agrees to use commercially reasonable efforts to complete construction of the public improvements and the private improvements on or before ~~December 31, 2022~~June 30, 2023. Redeveloper further agrees to pay, or cause to be paid, in a timely manner all persons, firms, or organizations that performed labor or furnished materials, equipment or supplies used in the prosecution of the public and private improvements. Such payment shall be made promptly after completion of the private improvements and in accordance with all the provisions of this Agreement relating to the obligations of Redeveloper to construct said improvements. The Redeveloper shall provide and pay for the public

improvements.

5. Section 4.01 (e) Construction of Project. Section 4.01 (e), Construction of Project, is deleted and restated as follows:

- (e) Pay a minimum annual assessment to the Authority, without demand, in an amount equal to the sum of \$348,350 less the annual TIF Revenue for each tax year beginning in ~~2021~~2022 through and including ~~2036~~2037. Said amount is designated as the "Shortfall". One-half of the shortfall shall be paid prior to May 1 and one-half prior to September 1 in the year following the receipt of the real property tax statement for the Redevelopment Project Area.

6. Section 6.02 (a) Additional Remedies of Authority. Section 6.02 (a), Additional Remedies, is deleted and restated as follows:

- (a) the Redeveloper, or its successor in interest, shall fail to commence the construction of the improvements included in the Project Costs on or before ~~December 31, 2020~~June 30, 2021, or shall abandon construction work related to the Project Costs, once commenced, for any period of 180 days, excepting delays caused by forced delay as described in Section 6.04,

7. Counterparts. This Amendment may be executed in one or more counterparts which, when assembled, shall constitute an executed original hereof.

[SIGNATURE PAGES TO FOLLOW]

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA

ATTEST:

Secretary

By: _____
Chairman

STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

The foregoing instrument was acknowledged before me this _____ day of 2020, by _____ and _____, Chairman and Secretary, respectively, of the Community Redevelopment Authority of the City of Grand Island, Nebraska, on behalf of the Authority.

Notary Public

Tabitha Grand Island, Inc., a Nebraska nonprofit corporation

By: _____
President

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, President of Tabitha Grand Island, Inc., a Nebraska nonprofit corporation, on behalf of the nonprofit corporation.

Notary Public



Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020
Regular Meeting**

Item K1

Approval of 2020-21 Budget and Levy Request

Staff Contact:

August 5, 2020

From: Chad Nabity, AICP Director

To: CRA Board

Re: 2020-2021 Budget Discussion Points

Given the nature of the last several months and the potential issues that the City will have with budgeting it would be my recommendation that the CRA keep the tax asking for the 2020-21 budget level with the request from last year. This should result in a slightly lower levy amount while still providing adequate financing for the CRA and redevelopment activities.

Based on the projected tax revenue and other revenue sources and our projected payments for other grants and façade that have been approved/discussed this year I am anticipating that our starting cash for the year will be about \$617,000. Our committed projects would be limited to the 3 life safety projects for \$415,000 and payments for the Veteran's Home of \$255,000 or \$670,000.

I am anticipating that all of our 2020 façade projects will be paid before the end of September (\$223,660) along with \$170,000 of the money budgeted in other projects (\$50,000 for the Vets Home Contract and \$111,371.08 to purchase the first TIF bonds on the Starostka Fifth Street Project shifting the \$3,660 of overspending on façade to other projects and potentially the request from the Senior Center that is on the agenda today for \$3,742.50).

Based on the projections our committed funds for next year is \$670,000 and we end the year with \$701,499 we will carry over around \$30,000. No money from next year's budget will be needed to meet the commitments from this and previous years. Our projected unrestricted income available to the CRA from taxes and other sources will be \$560,000 not counting any land sales. Estimated operating costs for the CRA are \$109,000 so the CRA would have about \$560,000 that can be budgeted for façade and other grants. I would suggest that we put \$200,000 each into façade and \$200,000 into other grants. I would am recommending that we budget \$60,000 for land purchases based on these revised numbers. Given the lack of interest in the Desert Rose Property I would recommend that we do not budget any land sales this year. If we do sell the property we can budget those funds into the 2021-22 budget.

TIF payments will take a big jump this year as the Hospital will be fully online to receive their full amount of TIF and the current value of the Hospital exceeds the projected value by about \$16,000,000.

The above recommendations allow for the levy to cover the Lincoln Pool bonds and for transfers in and out for TIF payments and Husker Harvest Days. All of those revenues and payments are shown in the attached budget.

**COMMUNITY REDEVELOPMENT AUTHORITY
2021 BUDGET**

	<u>2020 BUDGET</u>	<u>2019-2020 YE Projected</u>	<u>2021 BUDGET</u>
CONSOLIDATED			
Beginning Cash	622,763	622,763	701,499
REVENUE:			
Property Taxes - CRA	529,646	529,646	528,070
Property Taxes - Lincoln Pool	194,229	194,229	195,805
Property Taxes - TIF's	2,500,000	2,500,000	4,858,000
Loan Income (Poplar Street Water Line)	13,000	13,000	20,000
Interest Income - CRA	10,000	10,000	10,000
Land Sales	200,000	39,000	
Other Revenue - CRA	300,000	610,000	200,000
Other Revenue - TIF's			
TOTAL REVENUE	3,746,875	3,895,875	5,811,875
TOTAL RESOURCES	4,369,638	4,518,638	6,513,374
EXPENSES			
Auditing & Accounting	3,000	3,000	3,000
Legal Services	3,000	500	3,000
Consulting Services	5,000	-	5,000
Contract Services	75,000	65,000	75,000
Printing & Binding	1,000	-	1,000
Other Professional Services	16,000	200	16,000
General Liability Insurance	250	-	250
Postage	200	100	200
Legal Notices	500	250	500
Travel & Training	4,000	-	4,000
Other Expenditures	-	-	-
Office Supplies	1,000		1,000
Supplies	300	200	300
Land	100,000	10,000	60,000
Bond Principal - Lincoln Pool	180,000	180,000	185,000
Bond Interest- Lincoln Pool	14,229	14,229	10,805
Husker Harvest Days Payment (Year 2 of 10 Nov 2020)	200,000	200,000	200,000
Facade Improvement	220,000	223,660	200,000
Building Improvement	715,000	450,000	670,000
Other Projects	220,000	170,000	200,000
TIF Payments	2,500,000	2,500,000	4,857,800
TOTAL EXPENSES	4,258,479	3,817,139	6,492,855
INCREASE(DECREASE) IN CASH	(511,604)	78,736	(680,980)
ENDING CASH	111,159	701,499	20,519

COMMUNITY REDEVELOPMENT AUTHORITY
2021 BUDGET ESTIMATED TIF PAYMENTS

	Expected Pass Through
GIRARD VET CLINIC	\$ 14,500
GEDDES ST APTS-PROCON	\$ 32,000
SOUTHEAST CROSSING	\$ 18,000
POPLAR STREET WATER	\$ 16,000
CASEY'S @ FIVE POINTS	\$ 15,000
SOUTHPOINTE DEVELOPMENT LLC (Hotel)	\$ 90,000
JOHN SCHULTE CONSTRUCTION	\$ 8,000
PHARMACY PROPERTIES INC	\$ 12,000
TOKEN PROPERTIES RUBY	\$ 3,000
GORDMAN GRAND ISLAND	\$ 70,000
BAKER DEVELOPMENT INC	\$ 4,000
STRATFORD PLAZA	\$ 35,000
COPPER CREEK 2013 HOUSES	\$ 80,000
CHIEF INDUSTRIES AURORA COOP	\$ 40,000
GI HABITAT OF HUMANITY	\$ 6,000
AUTO ONE INC	\$ 14,000
EIG GRAND ISLAND	\$ 72,000
TOKEN PROPERTIES CARY ST	\$ 8,008
WENN HOUSING PROJECT	\$ 4,200
COPPER CREEK 2014	\$ 285,000
TC ENCK BUILDERS (Token Kimball)	\$ 3,000
SUPER MARKET DEVELOPERS (SMG-AWG)	\$ 120,000
MAINSTAY SUITES	\$ 72,000
TOWER 217	\$ 26,000
COPPER CREEK 2015 HOUSES	\$ 280,000
NORTHWEST COMMONS (GI Mall)	\$ 200,000
TC ENCK BUILDERS (1616 S Eddy)	\$ 3,000
HABITAT 8TH AND SUPERIOR	\$ 14,000
KAUFMAN (T & S Development)	\$ 20,000
TALON 2016	\$ 75,000
VICTORY VILLAGE (Pridon LLC)	\$ 20,000
THINK SMART	\$ 7,000
BOSSELMAN (1607 S. LOCUST)	\$ 100,000
TALON 2017	\$ 60,000
WEINRICH DEVELOPMENT	\$ 4,000
WING PROPERTIES INC	\$ 3,000
HATCHERY HOLDINGS	\$ 190,000
FEDERATION LABOR TEMPLE	\$ 8,000
MIDDLETON PROPERTIES II	\$ 15,000
COPPER CREEK 2016 HOUSES	\$ 100,000
EAST PARK ON STUHR	\$ 110,000

MENDEZ ENTERPRISES	\$	1,000
TAKE FLIGHT	\$	4,000
PRATARIA VENTURES HOSPITAL	\$	1,600,000
O'NEILL WOOD RESOURCES	\$	5,000
COPPER CREEK 2017 LOOKBACK	\$	20,000
COPPER CREEK PHASE 2 2017 HOUSES	\$	20,000
HEDDE BUILDING	\$	10,000
URBAN ISLAND	\$	5,000
PEACEFULL ROOT	\$	4,000
CENTRAL NEBRASKA TRUCK WASH	\$	20,000
COPPER CREEK PHASE 2 2018 HOUSES	\$	100,000
GRAND ISLAND HOTEL	\$	128,000
PARAMOUNT OLD SEARS 1	\$	12,000
ORCHARD 2019 LOOKBACK	\$	24,000
PARAMOUNT OLD SEARS 2	\$	13,500
WING PROPERTIES 112 E 3RD	\$	7,000
RAWR HOLDINGS	\$	5,000
AMUR REAL ESTATE	\$	27,000
WALD 12 PROPERTIES	\$	35,500
TALON 2019 LOOKBACK	\$	10,000
COPPER CREEK PHASE 2 2019 HOUSES	\$	50,000
Future TIF's (hold for budget authority)	\$	500,000
TOTAL REVENUE	\$	4,857,708



Community Redevelopment Authority (CRA)

Wednesday, August 12, 2020
Regular Meeting

Item X1

Approval of Grant for Willow Street Sewer Project

Staff Contact:

August 5, 2020

From: Chad Nabity, AICP Director

To: CRA Board

Re: Willow Street Sewer and Starostka Fifth Street Project

In July of 2019 the CRA approved a contract with the Starostka Contracting for Tax Increment Financing for their project to build 20 houses between Congdon and Willow along an extended Fifth Street in northeast Grand Island.

During this same time frame the Grand Island Public Works Department and the Community Development Division for the City of Grand Island were working to extend sewer to serve this property and the surrounding neighborhood. Most of these properties have been part of the City of Grand Island since the 1880's and this area was not served with City sewer. A copy of the layout of the sewer is attached.

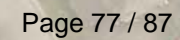
As part of the TIF project the CRA budgeted funds in the Other Projects category to purchase the first series of the TIF Bond for the Fifth Street project in the final amount of the assessments on 17 of the 20 lots to be developed. The sewer project is complete and assessments have been made. Council is expected to make a final decision on the assessments at their meeting on August 11, 2020.

Based on the assessments of \$6,551.24 per lot on lots 1-17 of the Fifth Street Subdivision, the CRA commitment for this project is \$111,371.08 slightly less than the anticipated \$120,000. The funds will be paid back to the CRA with the TIF revenues generated by the houses built on the property. Based on the contract the CRA Bond will be fully repaid before payments are made on the second bond.

This request is for formal approval of the final amount of bonds to be purchased to aid in this project.

Copies of the memo and resolution for Council have been included for your information.

.



Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 11, 2020

Subject: Consideration of Determining Benefits for Sanitary Sewer District No. 543; Willow Street

Presenter(s): John Collins PE, Public Works Director

Background

The Certificate of Final Completion for Sanitary Sewer District No. 543; Willow Street was approved by City Council on July 14, 2020, via Resolution No. 2020-158; with August 11, 2020 set as the date for Council to sit as the Board of Equalization. Starostka Group Unlimited, Inc. of Grand Island, Nebraska was hired to perform such work in the amount of \$402,798.85. Work was completed at a price of \$365,223.08; with additional costs of \$57,172.63, all detailed below.

Original Bid	\$ 402,798.85
Overruns	\$ (37,575.77)
Sub Total (Construction Price) =	\$ 365,223.08
Additional Costs:	
The Grand Island Independent – Advertising	\$ 266.42
Hall County Register of Deeds – Filing Fees	\$ 62.00
Grand Island Utilities- Pole Relocation & Hold	\$ 4,743.07
GSI Engineering, LLC- Soil Boring	\$ 3,130.00
JEO Consulting Group, Inc.- Locate Property Pins	\$ 3,325.00
Grand Island Public Works Engineering	\$ 45,646.14
Sub Total of Additional Costs =	\$ 57,172.63
TOTAL COST =	\$ 422,395.71

Total project cost is \$422,395.71, with an assessable amount of \$242,395.71. The remaining \$180,000.00 was covered by the Community Development Block Grant (CDBG) funds.

All work has been completed and special assessments have been calculated for the improvements.

Discussion

The costs for this project will be assessed to the benefitting properties. The payments are spread over ten (10) years at 7% simple interest. The first payment of principle only at 1/10th of the assessment is due 25 days after filing of the ordinance that levies the costs as approved at the Board of Equalization. The City has had multiple correspondences with the property owners and sent a reminder letter advising them that the BOE is scheduled for August 11, 2020 and the first payment will be due shortly after.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council meet as the Board of Equalization to determine benefits and pass an ordinance to levy Special Assessments to the individual properties.

Sample Motion

(Sample Motion for the Board of Equalization)

Move to approve the resolution establishing benefits for Sanitary Sewer District No. 543; Willow Street.

(Sample Motion for the Resolution)

Move to approve the ordinance levying the assessments for Sanitary Sewer District No. 543; Willow Street.

RESOLUTION 2020

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Sanitary Sewer District No. 543; Willow Street, after due notice having been given thereof, that we find and adjudge:

That total project cost is \$422,395.71, with benefits accruing to the real estate in such district to be the total sum of \$242,395.71; and

Such benefits are based on Sanitary Sewer District No. 543; Willow Street at the adjacent property and are equal and uniform; and

According to the area of the respective lots, tracts, and real estate within such Sanitary Sewer District No. 543; Willow Street, such benefits are the sums set opposite the description as follows:

Parcel No.	Property Owner	LEGAL	Assessment
400398214	ARMANDO'S CONSTRUCTION INC	LAMBERT'S FOURTH SUB LT 2	\$ 6,551.23
400059711	IRENE E AVERY LIFE ESTATE	LAMBERT'S SUB LT 4	\$ 6,551.23
400059843	BLENDER LLC	LAMBERT'S FOURTH SUB LT 1	\$ 6,551.23
400059738	ALICIA CANFIELD	LAMBERT'S SUB N 422' LT 5	\$ 6,551.23
400205890	EDWIN C CHAMBERLIN	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059789	MICHAEL & MARILYN J GALVAN	LAMBERT'S SUB LT 9	\$ 6,551.23
400145642	EDY O HERNANDEZ ORTIZ	SANCHEZ SUBDIVISION LOT 2	\$ 6,551.23
400059800	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 1	\$ 6,551.24
400523080	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 2	\$ 6,551.24
400523085	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 3	\$ 6,551.24
400523090	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 4	\$ 6,551.24
400523095	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 5	\$ 6,551.24
400523100	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 6	\$ 6,551.24
400523105	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 7	\$ 6,551.24
400523110	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 8	\$ 6,551.24
400523115	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 9	\$ 6,551.24
400523120	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 10	\$ 6,551.24
400523125	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 11	\$ 6,551.24
400059819	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 12	\$ 6,551.24
400059827	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 20	\$ 6,551.24
400059835	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 19	\$ 6,551.24
400523160	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 18	\$ 6,551.24
400523155	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 17	\$ 6,551.24
400523150	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 16	\$ 6,551.24
400523145	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 15	\$ 6,551.24
400523140	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 14	\$ 6,551.24

Approved as to Form ☐ _____
August 5, 2020 ☐ City Attorney

400523135	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 13	\$ 6,551.24
400205858	MIGUEL A & MARIA I MENDOZA	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059762	JENNIFER M JIMENEZ	LAMBERT'S THIRD SUB LT 2	\$ 6,551.23
400059703	MICHAEL C & NORMA I WAGNER	LAMBERT'S SIXTH SUB LOT 1	\$ 6,551.23
400205831	IRMA K FREGOSO OCHOA	SANCHEZ SUBDIVISION LOT 1	\$ 6,551.23
400038994	PATRICK RENTALS LLC	COTTAGE GROVE ADD PT 118 THRU 127 & PT VAC ST	\$ 6,551.23
400145723	PATRICK RENTALS LLC	MISCELLANEOUS TRACTS 10-11-9 PT NE 1/4 SE 1/4 1.47 AC	\$ 6,551.23
400059746	WAYNE W & IRENE C RADCLIFF	LAMBERT'S SUB S 141' LT 5	\$ 6,551.23
400205866	ANGEL CORDOVA SOTELO	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 1.38 AC	\$ 6,551.23
400059673	MICHAEL CARL & NORMA WAGNER	LAMBERT'S SIXTH SUB LT 3	\$ 6,551.23
400059681	MICHAEL CARL WAGNER	LAMBERT'S SIXTH SUB LT 2	\$ 6,551.23

TOTAL: \$242,395.71

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020
Regular Meeting**

Item X2

Consideration of Grant to Senior Citizen Industries Inc. for funds to refurbish and renew landscaping at their building.

Staff Contact:



304 E. 3rd St.
Grand Island, NE 68801
308-385-5308

July 21, 2020

CRA

Chad Nabity

P.O. Box 1968

Grand Island, NE 68802

Dear CRA,

Good afternoon. Senior Citizen Industries Inc. would like to request funding for the removal of landscape rock and weeds along the south side of the Grand Generation Center at 304 East 3rd Street. We would like to have the rocks replaced with sod. There is also an island along the driveway by our Adult Day Care that needs the rock removed and cement poured into the island. Due to restrictions on our funding, we are unable to pay for this with our operating dollars. Our desire is to make the building more attractive and improve the curb appeal with this project. Our staff contacted four landscape companies and received bids from two. Only one company is able to do all the work, that is Bill Carey with Lawnscape. A copy of his bid is enclosed with this letter along with pictures of our project. Lawnscape's bid is \$3,742.50. Mr. Carey has agreed to take \$742.50 as an in-kind if we advertise his business in our monthly newsletter.

I appreciate your time in reviewing our proposal and would be happy to answer any questions you might have regarding this request. You may reach me at 308-583-2210.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Karl Hughes', is written over a horizontal line.

Karl Hughes

Board President

104 East 16th St.
Grand Island, NE 68801



Bill Carey
(308) 382-0304

ESTIMATE

Name Grand Generation Center
Address 304 E 3rd
City GI

Date 6/15/20
Phone 391-1023 / Thru

The following estimate is for:

- ☐ Lawn Mowing
- ☐ Fertilization
- ☐ Clean-up
- ☐ Aeration

- ☐ Power-raking
- ☐ Edging
- ☐ Seeding
- ☐ Trimming

- ☐ Tree Spraying

☒ Other: Remove Rock
& Gravel, Dig & Plant Soil

Estimated Price: 3742.50

Remarks: Remove plants, rock, and weeds. Plant Soil
key concrete under driveway.
\$742.50 to be held on advertising. Leave the front
of the job at 3000 + 742





