



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item E-4

**Public Hearing on Amendment to the Redevelopment Plan for
CRA No. 6 located at 722 North Eddy Street (Ebc Obermiller
LLC)**

Council action will take place under Resolutions item I-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP CRA Director

Meeting: May 25, 2021

Subject: Site Specific Redevelopment Plan for CRA Area #6

Presenter(s): Chad Nabity, AICP CRA Director

Background

In 2006, the Grand Island City Council declared property referred to as CRA Area 6 as blighted and substandard. This redevelopment plan authorized the use of Tax Increment Financing (TIF) for the acquisition of property, redevelopment of property, site preparation and demolition. TIF can also be used for improvements to and expansion of existing infrastructure including but not limited to: streets, water, sewer, drainage.

Adam Miller (Miller Tire), representing the Ebc Obermiller LLC, the owner of 722 N Eddy Street has submitted an application for tax increment financing to aid in the redevelopment and renovation of this commercial property south of 8th Street and west of Eddy Street. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on April 14, 2021 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on May 5, 2021. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan amendment.

The Hall County Regional Planning Commission held a public hearing on the plan amendment at a meeting on May 5, 2021. The Planning Commission approved Resolution 2021-04 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 353 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

Discussion

Tonight, Council will hold a public hearing to take testimony on the proposed plan (including the cost benefit analysis that was performed regarding this proposed project)

and to enter into the record a copy of the plan amendment that would authorize a redevelopment contract under consideration by the CRA.

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #6 and authorizes the CRA to execute a contract for TIF based on the plan amendment and to find that this project would not be financially feasible at this location without the use of TIF. The redevelopment plan amendment specifies that the TIF will be used to offset allowed costs for acquisition, demolition and redevelopment of commercial property at this location. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for as eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project will be issued for a period of 15 years. The proposed bond for this project will be issued for the amount of \$318,285.

Alternatives

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

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

Recommendation

The CRA and Hall County Regional Planning Commission recommend that the Council approve the Resolution necessary for the adoption and implementation of this plan.

Sample Motion

Move to approve the resolution as submitted.

**Redevelopment Plan Amendment
Grand Island CRA Area 6
October 2020**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 6 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific housing related project in Area 6.

**Executive Summary:
Project Description**

THE ACQUISITION OF PROPERTY AT 722 N EDDY STREET AND THE SUBSEQUENT SITE WORK, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING, FAÇADE ENHANCMENTS, RECONSTRUCTION AND PARKING IMPROVEMENTS NECESSARY FOR REDEVELOPMENT OF THIS PROPERTY.

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

The acquisition, site work and construction of all improvements will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2022 towards the allowable costs and associated financing for the acquisition and site work.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISTION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:

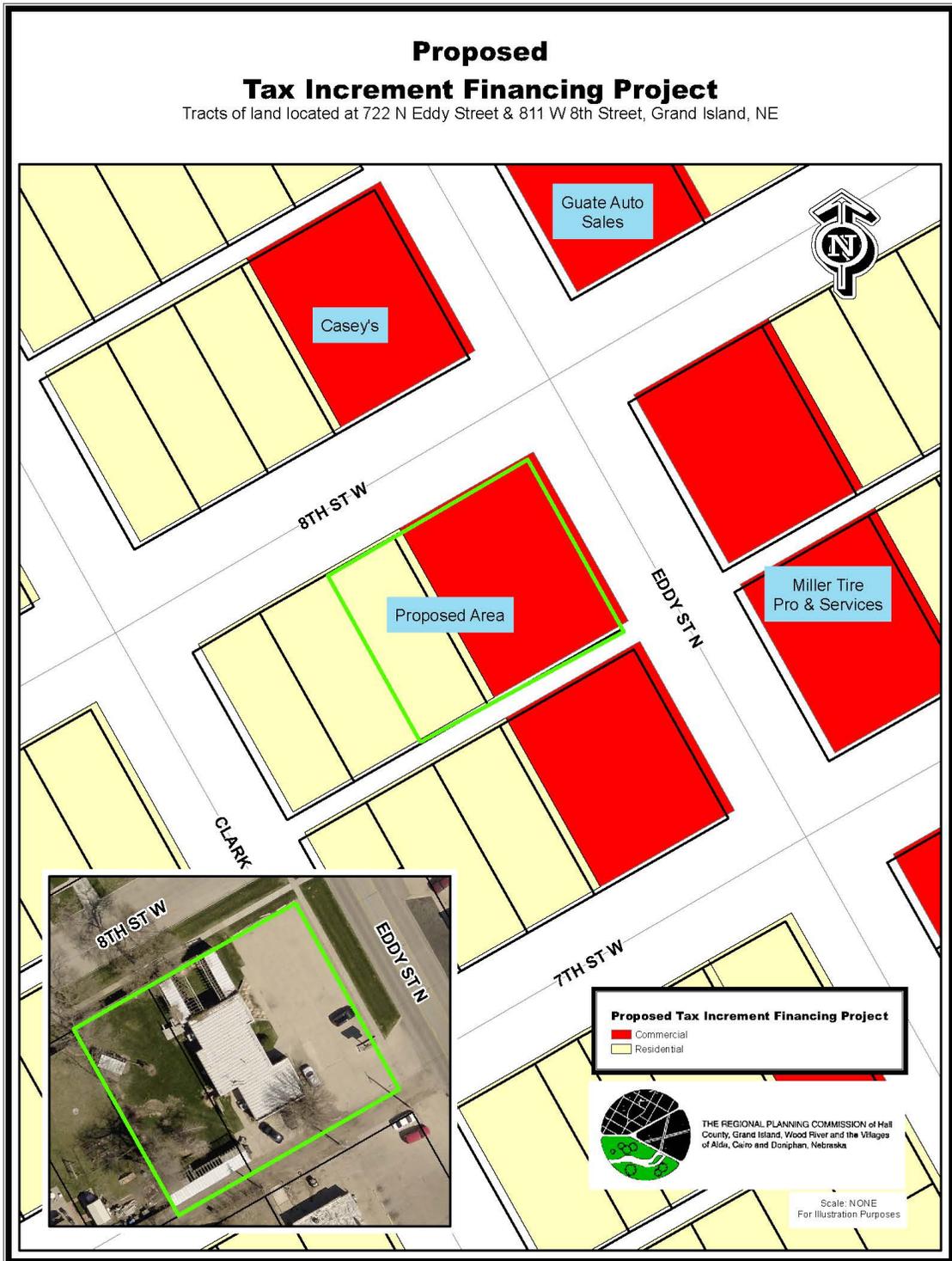
Property Description (the “Redevelopment Project Area”)

This property is located south of 8th Street and west of Eddy Street in south central Grand Island, the attached map identifies the subject property and the surrounding land uses:

- **Legal Description: Lots One (1), Two (2) and Three (3) Block 14 H. G. Clarks Addition, in the City of Grand Island, Hall County, Nebraska,**

Proposed Tax Increment Financing Project

Tracts of land located at 722 N Eddy Street & 811 W 8th Street, Grand Island, NE



Existing Land Use

Ebc Obermiller LLC: 722 N Eddy Street

This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2022 through 2036 inclusive or as otherwise dictated by the contract.

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

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution, the Authority hereby provides that any ad valorem tax on any Lot or Lots located in the Redevelopment Project Area identified from time to time by the Redeveloper (such Lot or Lots being referred to herein as a "Phase") as identified in a written notice from the Redeveloper to the Authority (each, a "Redevelopment Contract Amendment Notice") for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract Amendment Notice and reflected in a Redevelopment Contract Amendment, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on October 9, 2007.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to acquire the necessary property and provide the necessary site work, utilities and street improvements needed for the construction of a permitted use on this property. *The Hall County Regional Planning Commission held a public hearing at their meeting on May 5, 2021 and passed Resolution 2021-05 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.*

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

a. Land Acquisition:

The Redevelopment Plan for Area 6 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The applicant will be acquiring the property from the current owner for \$245,000.

b. Demolition and Removal of Structures:

The project to be implemented with this plan will require complete demolition of any existing structures.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for mixed use commercial development. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

**Proposed
Tax Increment Financing Project**
Tracts of land located at 722 N Eddy Street & 811 W 8th Street, Grand Island, NE



City of Grand Island Future Land Use Map

Ebc Obermiller LLC: 722 N Eddy Street

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

The area is zoned B2 General Business zone & R4 High Density Residential Zone. A zoning change is necessary for Three (3) Block 14 H. G. Clarks Addition and in process. 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 demolish the current structure and construct a car repair shop with nine service bays.

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This amendment does not provide for acquisition of any residences and therefore, no relocation is contemplated. [§18-2103.02]

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

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

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

The developer is proposing to purchase this property for \$245,000. The cost of property acquisition is being included as a TIF eligible expense. Total costs for construction is estimated at \$1,209,500 and is not TIF eligible. The cost of grading, dirt work and fill is \$20,000. An additional \$40,000 of expenses for demolition, along with on-site improvements of \$11,000. Including a \$5,700 of expenses for legal work, fees and financial tracking of this project are also included as eligible expenses. The total estimated eligible expenses are □\$□321,700□. The request for TIF assistance is \$318,825. It is estimated based on the proposed increased valuation to \$1,218,278 that

Ebc Obermiller LLC: 722 N Eddy Street

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available TIF would be \$□□333,307□ over the 15 year period. This project should pay off prior to the end of the 15 year bond period.

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

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of not less than □\$318,285 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest according to the approved contract.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the reconstruction and enhanced utilization of commercial space this location. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

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

Ebc Obermiller LLC: 722 N Eddy Street

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9. Justification of Project

This is infill development in an area with all city sewer and water available. The developer owns other properties in the area and has almost 50 full time employees working at those locations and is ready to expand in this area of the community.

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

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

Project Sources and Uses. A minimum of \$318,285 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 \$896,915 in private sector financing and investment; a private investment of \$2.82 for every TIF dollar investment. It is estimated this will pay off in 15 years.

Use of Funds. Description	Source of Funds		
	Eligible for TIF Funds	Private Funds	Total
Site Acquisition	\$245,000		\$245,000
Grading/Dirtwork/Fill	\$20,000		\$20,000
Demolition	\$40,000		\$40,000
On-Site Improvements	\$11,000		\$11,000
Soft Costs		\$10,000	\$10,000
Legal CRA Cost	\$2,285	\$3,415	\$5,700
Building Construction Costs		\$883,500	\$883,500
TOTALS	\$318,285	\$896,915	\$1,215,200

Tax Revenue. The property to be redeveloped is expected to have has a January 1, 2022, valuation of approximately \$1,218,278. Based on the 2021 levy this would result in a real property tax of approximately \$26,517. It is anticipated that the assessed value will increase by \$1,011,158 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$22,220 annually resulting in approximately \$333,307 of increment over the 15 year period. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2021 assessed value:	\$ 207,120
Estimated value after completion	\$ 1,218,278
Increment value	\$ 1,011,158
Annual TIF generated (estimated)	\$ 22,220□
TIF bond issue	\$ 318,285

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

The redevelopment project area has an estimated valuation of \$207,120. The proposed improvements at this location will result in at least an additional \$1,011,158 of taxable valuation based on the Hall County Assessor’s office evaluation of the project. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off. The project will not add any tax burdens to taxing entities. Therefore no tax shifts will occur.

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

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

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

The proposed uses at this site would compete for skilled mechanics positions. The developer already employs almost 50 people and most of those workers would work at this facility.

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

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

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

This project is unlikely to create any direct increase in cost for schools in the area. This project does not involve housing and will demolish and reconstruct a facility for commercial use at this site.

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

The future land use of this area recommends mixed use commercial development in this area of the community. Eddy Street is commercial corridor and in 2020 the city rezoned the Eddy Street corridor between 9th Street and 17th to B2 General Business Zone. The whole corridor from 4th Street to Five Points is zoned B2. North on Eddy at the Five Points area, the city has developed a plan to construct a major round about to alleviate traffic congestion allowing for a better flow of traffic through the area. Investment in this property will continue to promote the Eddy Street corridor as a sustainable area for commercial development as the city grows.

Time Frame for Development

Development of this project is anticipated to be completed October 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 the 2022 tax year. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years. The full amount of TIF generated over a 15 year period would be □\$333,307 and the developer has requested \$318,285 to cover just over \$321,000 of eligible expenses.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Ebc Obermiller LLC

Address:

2015 Stagecoach rd

Telephone No.: 308-380-9916

Fax No.: 308-675-2490

Email: Millertiregi@yahoo.com

Contact:

Adam Miller

Application Submission Date: 02/26/2021

Brief Description of Applicant's Business:

Ebc Obermiller LLC is a real estate company that owns the properties that Miller Tire Pros & Service operate out of. Miller Tire Pros & Service currently conduct business out of 4 Sales / Mechanical shop buildings located on 4th & eddy , 7th & eddy and 8th & eddy.

Legal Description/Address of Proposed Project

722 N Eddy St

Community Redevelopment Area Number _____

Present Ownership Proposed Project Site:
Hal Maggorie Photography, 722 N eddy st

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

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

The building is currently owned by Hal Maggorie in which he operates a photography studio out of. Our proposed project would require us to demolish the current structures on this property and construct a 81'x110' building that will have 9 service bays in it. The building will be a steel structure with Versetta Stone LedgeStone Sterling wainscot and Full glass bay doors on eddy st side for a clean store front appeal . Please see attached plans.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 245,000.00
B. Building	\$ _____

Construction Costs:

A. Renovation or Building Costs:	\$ 788,500.00
B. On-Site Improvements:	
Sewer	\$ 2,000.00
Water	\$ 35,000.00
Electric	\$ 60,000.00
Gas	\$ 1,000.00
Public Streets/Sidewalks	\$ 8,000.00

Private Streets	\$ _____
Trails	\$ _____
Grading/Dirtwork/Fill	\$ 20,000.00
Demolition	\$ 40,000.00
Other	\$ _____
Total	\$ _____

Soft Costs:

A. Architectural & Engineering Fees:	\$ 10,000.00
B. Financing Fees:	\$ _____
C. Legal	\$ _____
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)	\$ _____

TOTAL \$ 964,500

Total Estimated Market Value at Completion: \$ 1,186,949

Source for Estimated Market Value Kristi Wold Hall County Assessor

Source of Financing:

A. Developer Equity:	\$ 245,000.00
B. Commercial Bank Loan:	\$ 964,500.00
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:	\$ _____
F. Enhanced Employment Area	\$ _____

G. Nebraska Housing Trust Fund \$ _____
 H. Other \$ _____

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:
 Marc Willis , 410 Platte Road Kearney Ne, 68845 308-293-3201
 Travis Kleint, 3320 W Old Hwy 30, Grand Island, Ne 68803 308-675-2410

Estimated Real Estate Taxes on Project Site Upon Completion of Project:
 (Please Show Calculations)

Estimate per Kristi Wold Hall County Acessor
 New Shop- \$1,186,949
 That value is for building only not land
 The Current Levy in that district is 2.176600
 $\$1,186,949 \times 2.176600 = 2,583,513.1934 / 100 = \$25,835.13$

Project Construction Schedule:

Construction Start Date:
 Upon CRA Approval

Construction Completion Date:
 October 2021

If Phased Project:

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

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

Obermiller & Miller LLC is requesting \$318,285 in tax increment financing. The TIF will be used for construction and beautification

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

for Proposed Project:

Without TIF assistance we will not be able to meet the necessary exterior appeal of the structure. Our goal is to keep Eddy St clean and vibrant.

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:

n/a

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



2/25/2021

Adam Miller
707 N Eddy St
Grand Island , NE 68801
Other:

Dear Adam:

Thank you for giving us the opportunity to present you with a proposal for your building project. I will follow up with you within the next few days to answer any questions or concerns you might have.

As your Sales Consultant, I will work closely with you throughout the entire building process to help with financing, site selection, site layout for optimum land usage, site preparation and many issues you may not have considered, such as permits and proper drainage.

Morton Buildings, Inc. is the only building company that is fully integrated from receiving raw materials all the way to handing the keys over to you at the end of construction. This allows us to maintain our high quality, erecting buildings that operate efficiently with minimum maintenance and low costs year after year.

From basic to bold, small to large, and plain to fancy, Morton's buildings are constructed to satisfy almost every customer's needs. We put only the best materials and workmanship into every building and that is why we can confidently back our product with a very strong warranty package. Additionally, we can help guide you to a variety of sources for financing your construction project.

Again, thank you for allowing us to present you with this building proposal. I look forward to helping you make your building dream a reality.

Sincerely,

Marc Willis
CCM

Marc.Willis@mortonbuildings.com
Cell Phone: 308-293-3201

Office Phone: 308-832-1715
Office Fax: 308-832-1721
410 Platte Road
Kearney, NE 68845-0631

Building #1 Specifications

Building Info	Style	Width	Height	Length	Truss Spacing	Roof Pitch	Lower Chord	Peak Height	Soffit Height
	306	81'	16'	110'	6'	3/12	0/12	27' 8"	16' 7"

306 81'x16'x110' (#1) - Building Use: Commercial - Warehouse

Foundation

Trenched poured wall with grade beam (Form 222/223 - Detail #1)
Treated Wood splashboard system, mounted at grade to column.

Siding

West, South, East, North wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws)

Wainscot

West with Versetta Stone Ledgestone Sterling wainscot with Taupe wainscot cap
South, East, North with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws) (Includes Building Wrap Under Hi-Rib Steel)

Protective Liner

West, South, East, North wall(s) with 7/16" thick OSB by approx. 32" tall Protective Liner Protective Liner

Roof

Hi-Rib Steel Minimum .019 (Fluoroflex™ 1000) (Fastened with Stainless Steel Screws)
One piece roof steel with Commercial Vent-A-Ridge, 110 LF of (2) rows of Plastic Snow Retainers on East side, 110 LF of (2) rows of Plastic Snow Retainers on West side

Overhangs

West, East wall(s) 2' Wide Vented Sidewall Overhang with Standard 6" fascia, 5" Gutters and 3"x4" Downspouts, with elbows at base
South, North wall(s) 2' Wide Non Vented Endwall Overhang with Standard 6" fascia

Walk Doors

- | | | |
|---|---|---|
| 2 | A | Framed Opening - 3070 Glass Entry Door out-swing left hinge
See subcontract section for detailed door information |
| 1 | B | 3' x 6'8" 9 Lite Tempered Glass in Leaf with Embossed Crossbuck Fibersteel Walk Door(s) out-swing left hinge with closer, lockset |
| 1 | C | 3' x 6'8" Plain Flat Leaf Fibersteel Walk Door(s) in swing left hinge with interconnected lever lockset/deadbolt, closer |
| 1 | D | 3' x 6'8" 9 Lite Tempered Glass in Leaf with Embossed Crossbuck Fibersteel Walk Door(s) out-swing left hinge with interconnected lever lockset/deadbolt, closer |
| 1 | E | 3' x 6'8" Plain Flat Leaf Fibersteel Walk Door(s) in swing left hinge with closer, lockset |

Windows

- | | | |
|---|---|---|
| 1 | F | 4'4"x4'0" MB Sliding Window(s) with low E glass with argon, grids between the glass |
| 1 | G | 4'4"x4'0" MB Sliding Window(s) with low E glass with argon, grids between the glass (Top of window approx. 15' 9" ft above grade) |



Overhead Door Opening

- 5 H 12'0" x 14'0" Overhead Door Opening, 12' 2" X 14' 1" Panel, OHD/Operator requires 1' 6" Headroom, Available Headroom is 2' 1", See Subcontract Section for Detailed Door Information, a set of 8" diameter jamb protectors with plastic post sleeve (black with white reflect
- 4 I 12'0" x 14'0" Overhead Door Opening, 12' 2" X 14' 1" Panel, OHD/Operator requires 1' 10" Headroom, Available Headroom is 2' 1", See Subcontract Section for Detailed Door Information, a set of 8" diameter jamb protectors with plastic post sleeve (black with white reflect
- 1 J 10'0" x 8'0" Overhead Door Opening, 10' 2" X 8' 1" Panel, OHD/Operator requires 1' 6" Headroom, Available Headroom is 8' 1", See Subcontract Section for Detailed Door Information, a set of 8" diameter jamb protectors with plastic post sleeve (black with white reflect

Eyebrows

- 1 K 17 lineal feet of coverage, 4' wide Eyebrow, 6" fascia with 10/12 roof pitch, 8' grade to soffit
Start eyebrow on West wall 1 feet from left edge of building for 17 feet
Start of eyebrow Hipped End and end of eyebrow Hipped End
Roof of eyebrow to be Fluoroflex™ 1000 Hi-Rib Steel with 5" Gutter

Energy Performer

Ceiling Finish with Hi-Rib Steel (.019 White CQ Polyester Solid) Fastened to Lower Chord of Truss with Painted Steel Screws, 4 Mil Vapor Retarder and Air Deflector at Eaves Between Trusses
West, South, East, North wall(s) Interior Wall Finish with Hi-Rib Steel (.019 White Polyester) From Floor Up to 8' Height, Acoustical Hi-Rib Steel (.019 White Polyester) From Top of Hi-Rib Steel to Ceiling, Fastened to Nailers with Painted Steel Screws, Wall Cavity is Insulated with 9" Fiberglass Insulation, 4 Mil Vapor Retarder and 4 Mil Black Vapor Retarder Behind Acoustical Steel

Subcontracts

- 8,910 sqft of R-40 blown in insulation
- \$20,000 allowance for dirtwork
- 382 lft of 12"x48" trenched footings. 81'x110' 6" concrete floor with smooth finish and saw cut for expansion. 2-20'x110' 6" concrete approach with light broom finish and saw cut for expansion
- 5-12'x14' Glass front over head doors with operators and exhaust ports.
- 110' of 4" floor drain with grease trap with pipe stubbed 2' outside buildings edge
- 5,804 sqft of 5/8" drywall finished and ready for paint
- 2-3070 Glass entry doors and 3-6'x4' glass for the bosses office to watch over the floor
- (\$60,000 electrical allowance)
- 1-toilet, 2-utility sinks, hot water heater, and 1-3'x3' shower. Water and sewer is stubbed 2' outside buildings edge
- Soils report
- 2-80' 150,000 BTU radiant heaters piped to the edge of the building
- all drywall to have 1 coat of primer and 2 coats of paint
- Base trim and casing for the offices. Flooring for Adams office upstairs not to exceed \$5 a sqt for material

and labor

Install (4) 12' 2" X 14' 1" Unknown Raynor Insulated M300 3" R24.5 Door with 2" Raynor Heavy Duty Track and hardware, Bracket mount track, 25,000 cycle springs, Stucco Panels, Door/Operator requires 1' 10" headroom, Black EPDM rubber bottom seal Door operator is a .5 HP CST211 Trolley which includes interior 3 button wall station, single button transmitter, and photo eyes. Available Headroom is 2' 1"

Install 10' 2" X 8' 1" Unknown Flush Raynor Insulated MAP200 Aspen Door with 2" Raynor Heavy Duty Track and hardware, Bracket mount track, 10,000 cycle springs, Embossed Woodgrain, Door/Operator requires 1' 6" headroom, 3" Gray rubber bottom seal. Door operator is a General II WiFi 3/4 HP Belt Drive 8 which includes Battery Backup, SecureLoc, Smart Control Panel, and 3 Button remote Available Headroom is 8' 1"

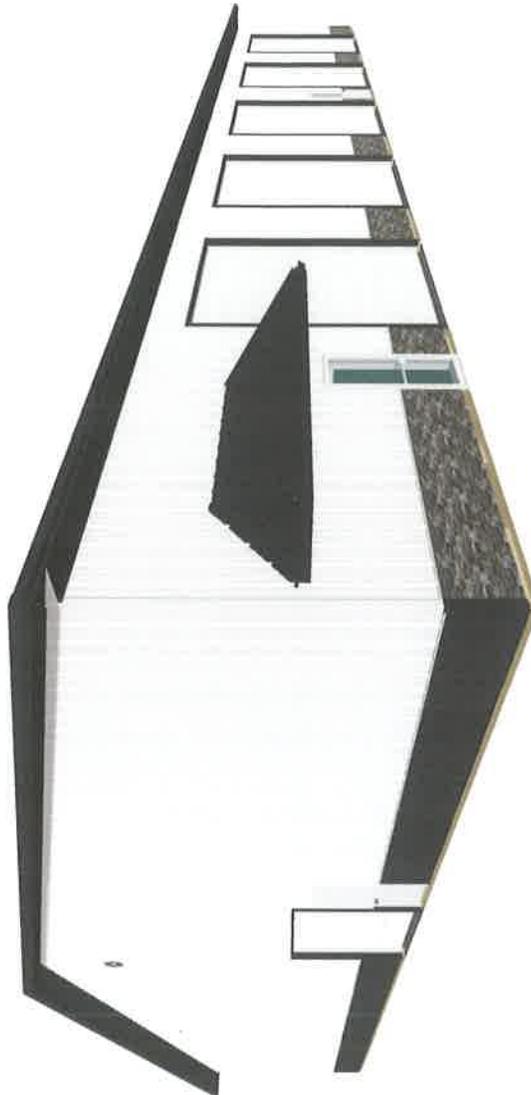
Additional Information

81'x10' (oil/parts/filter/break/bath rooms, storage, and offices) to be framed up with 2"x6" 16" on center with 3/4" T&G plywood for subflooring. Exterior of the walls to be sheeted with steel to match the shop area. All interior walls and ceilings to have 5/8" sheetrock finished and painted. Adams office to have 3-6'x4' windows to oversee the shop floor. 1-set of stairs to Adams office.

March 4th

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

306 81'x16'x110' North and West Walls

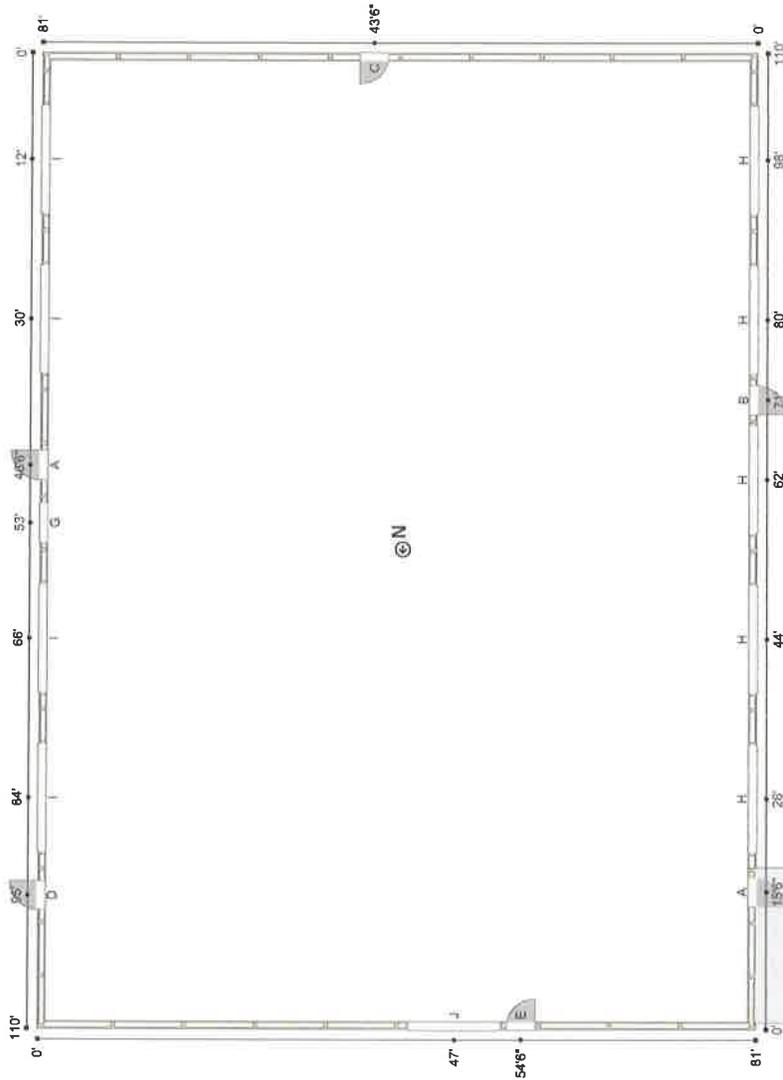


306 81'x16'x110' South and East Walls



252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

306 81'x16'x110' (#1) Column Plan





Building Investment

Total Estimated Project Cost as described including Material, Tax, and Labor*: \$668,616.00

\$200,585.00 Down Payment

\$401,170.00 Due Upon Delivery of Materials

\$66,861.00 Due When Morton Buildings' Scope of Work is Complete

* Building Proposal Good for 7 Days from the date specified on cover letter.

If you accept this pricing proposal you must enter into a written building order which contains additional terms and conditions. This proposal is not intended to be a contract for construction.

This proposal contains information which is proprietary and/or are trade secrets and may not be disclosed to third-parties without the express written authorization of Morton Buildings, Inc.

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

RESOLUTION NO. 350

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 14th day of April, 2021

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

By 
Chairperson

ATTEST:


Secretary

Ebc Obermiller LLC (Miller Tire) 722 N. Eddy

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND,
NEBRASKA

RESOLUTION NO. 351

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area, from Ebc Obermiller LLC., (The "Developer") for redevelopment of Lots One (1), Two (2) and Three (3) Block Fourteen (14) of H.G. Clarks Addition, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 6;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

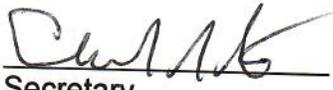
Section 2. The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this 14th day of April, 2020.

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

By 
Chairperson

ATTEST:


Secretary

Ebc Obermiller LLC (Miller Tire) 722 N. Eddy

Exhibit 1

Legal Description:

Lots One (1), Two (2) and Three (3) Block Fourteen (14) of H.G. Clarks Additions, in the City of Grand Island, Hall County, Nebraska.

Ebc Obermiller LLC (Miller Tire) 722 N. Eddy

Resolution Number 2021-04

HALL COUNTY REGIONAL PLANNING COMMISSION

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

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred the **Redevelopment Plan for 722 N. Eddy Street Miller Tire**. to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

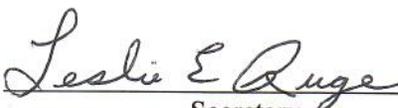
Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: May 5, 2021.

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: 
Chair

By: 
Secretary

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

RESOLUTION NO. 353

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 *Ebc Obermiller LLC representing various interests*. (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 unsanitary or unsafe dwelling

Ebc Obermiller LLC (Miller Tire) Area 6

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 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 \$318,285 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.

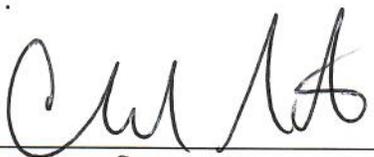
Section 5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

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 May, 2021.

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

ATTEST:

By: 
Secretary

By: 
Chair

Ebc Obermiller LLC (Miller Tire) Area 6