
City of Grand Island



Tuesday, May 25, 2021 Council Session Agenda

City Council:

Jason Conley
Michelle Fitzke
Bethany Guzinski
Chuck Haase
Maggie Mendoza
Vaughn Minton
Mitchell Nickerson
Mike Paulick
Justin Scott
Mark Stelk

Mayor:

Roger G. Steele

City Administrator:

Jerry Janulewicz

City Clerk:

RaNae Edwards

7:00 PM

Council Chambers - City Hall
100 East 1st Street, Grand Island, NE 68801

Call to Order

This is an open meeting of the Grand Island City Council. The City of Grand Island abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed in the back of this room as required by state law.

The City Council may vote to go into Closed Session on any agenda item as allowed by state law.

Invocation

Pledge of Allegiance

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.



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item C-1

Budget Review

Staff Contact: Patrick Brown

Memorandum to Electeds, Mayor Steele, and Jerry Janulewicz, City Administrator

From: Patrick Brown, Finance Director

Date: May 25, 2021

RE: April 2021 Revenue Report

Year to date (YTD) Sales tax receipts for the General Fund for fiscal year 2021 is down 1.3% or \$107k. These receipts reflect the sales tax collections in the month of February. Sales activity for the month of February were down by \$43k when compared to the same period in 2020-2021. I expect to see further increases over prior periods going forward due to the pandemic concerns in 2020.

YTD Property Tax revenue for FY2021 is 1.9% more than the same period last year. This revenue source is collected by Hall County and remitted to the City.

YTD Licenses & Permits receipts are up 14.9% over the same period last year. The increase is due to one large permit for Tabatha, Inc. for \$145k and the overall rising costs of construction. This revenue source is usually volatile but with the unpredictable costs of construction, it has become even more volatile.

Motor Vehicle Sales Tax and Motor Vehicle Tax revenues continue to be strong. Receipts are up 17.6% or \$218k for the fiscal year 2021. The positive momentum for auto sales can be contributed to low interest rates and the issuance of government stimulus checks.

Food and Beverage Occupation Tax had a very strong March. When compared to the pandemic month of March 2020, Food & Beverage Tax was up by \$74k or 46.3%. The collection of \$234k in Food & Beverage tax is the highest collected month since it's inception.

Rental Car Occupation Tax is starting to climb back up from pandemic levels. The month of March shows an increase in tax by 9.6% over the same period last year. However, this revenue source is not rebounding as fast as some of the other occupation taxes.

Hotel Occupation Taxes showed a sizable increase over the pandemic month of March 2020. During the race season in 2020, spectators were not allowed starting on March 23, 2020. For the 2021 race season, seating was establish at 75% of capacity. Hotel Occupation Tax was up 70% over last March but is still currently down year to date by 13.4%.

Below is table showing other revenue sources.

April 2021 Revenue Report								
Revenue Source	April 2020-21	April 2019-20	% Chg Prior Year	April 2018-19	YTD 2020-21	YTD 2019-20	% Chg Prior Year	YTD 2018-19
Property Taxes (General Fund)	\$ 833,611	\$ 1,814,803	-54.1%	\$ 513,862	\$ 3,158,163	\$ 3,098,174	1.9%	\$ 2,850,183
Fees & Services (General Fund)	\$ 943,128	\$ 562,560	67.6%	\$ 444,966	\$ 4,866,353	\$ 4,161,840	16.9%	\$ 4,153,909
Licenses & Permits (General Fund)	\$ 49,659	\$ 48,568	2.2%	\$ 40,600	\$ 527,308	\$ 458,953	14.9%	\$ 373,544
Sales Tax (General Fund - February Sales)	\$ 1,001,105	\$ 1,043,773	-4.1%	\$ 717,073	\$ 7,854,172	\$ 7,960,713	-1.3%	\$ 6,998,318
Sales Tax (2004 Sales Tax for projects only)	\$ 200,221	\$ 208,755	-4.1%	\$ 143,449	\$ 1,570,834	\$ 1,592,143	-1.3%	\$ 1,399,999
Sales Tax (2018 Sales Tax for projects only)	\$ 400,442	\$ 417,509	-4.1%	\$ -	\$ 3,141,669	\$ 3,184,285	-1.3%	\$ -
Motor Vehicle Sales Tax (Streets Fund)	\$ 161,816	\$ 167,890	-3.6%	\$ 114,691	\$ 1,461,183	\$ 1,242,927	17.6%	\$ 862,684
Franchise Fees (General Fund)	\$ 61,494	\$ 56,027	9.8%	\$ 74,815	\$ 548,357	\$ 584,387	-6.2%	\$ 654,800
Motor Vehicle Tax (General Fund)	\$ 142,127	\$ 295,082	-51.8%	\$ 97,764	\$ 746,373	\$ 675,113	10.6%	\$ 645,440
State Road Use Funds (Streets Fund)	\$ 451,246	\$ 458,215	-1.5%	\$ 430,731	\$ 3,589,847	\$ 3,411,733	5.2%	\$ 3,197,472
Motor Vehicle Fee (Streets Fund)	\$ 118,643	\$ 116,356	2.0%	\$ 109,582	\$ 345,996	\$ 321,732	7.5%	\$ 309,815
Other Intergovernmental (Streets Fund)	\$ -	\$ -	#DIV/0!	\$ 2,490	\$ 1,233,480	\$ 991,435	24.4%	\$ 1,034,377
Food & Beverage Revenue (March Sales)	\$ 234,477	\$ 160,259	46.3%	\$ 206,255	\$ 1,358,378	\$ 1,322,869	2.7%	\$ 1,312,792
Rental Car Occupation Tax (Capital Equip. Fund - Streets)	\$ 11,532	\$ 10,522	9.6%	\$ 12,032	\$ 61,240	\$ 87,902	-30.3%	\$ 86,030
Hotel Occupation Tax (goes to Fonner Park)	\$ 32,528	\$ 19,130	70.0%	\$ 32,401	\$ 160,140	\$ 213,822	-25.1%	\$ 203,822
KENO	\$ -	\$ 27,882	-100.0%	\$ 48,341	\$ 183,729	\$ 212,124	-13.4%	\$ 229,454

If you have questions regarding the revenues please do not hesitate to contact me.

Best Regards,

Patrick Brown
Finance Director

**City of Grand Island
Finance Department
Budget Calendar FY 2021-2022
TENTATIVE**

Day	Start Date	Action Item	End Date
Monday	April 19, 2021	Send fee schedules to department directors for review	April 30, 2021
Monday	May 3, 2021	Review and discuss department / fund revenue proposed budget 2021 with directors & city administration Open OpenGov for input.	May 14, 2021
Monday	May 17, 2021	Departments submit budgets Define assumptions and input data into OpenGov. Revenue, personnel, operations and maintenance, and capital outlay requests along with department description and budget narrative updates.	May 28, 2021
Tuesday	June 1, 2021	City administration and finance review proposed budgets	June 11, 2021
Monday	June 14, 2021	City administration and finance meet with department directors regarding proposed budgets	July 2, 2021
Tuesday	June 29, 2021	Study Session - CARES Act & ARP Funds	June 29, 2021
Friday	July 16, 2021	Business Improvement District budgets submitted	July 16, 2021
Tuesday	July 20, 2021	City Council Meeting - Combo Meeting General Fund Budget Discussion FTE Discussions	July 20, 2021
Tuesday	July 27, 2021	Study Session City Council Meeting Capital Projects (210, 211, 220, 400) and Parks Projects Capital Equipment Enterprise Fund Presentations (505, 520, 525, 530). Review of FY 2021-2022 Fee Schedule Discussion of Cost-of-Living (COLA) Increases for Non-Union Employees Jackrabbit Run Golf Course Budget Presentation	July 27, 2021
Tuesday	August 10, 2021	City Council Meeting Adoption of Fee Schedule Additional FTE Discussion/Approval Presentation of 1 and 6 Year Street Improvement and CIP Publish draft proposed budget book	August 10, 2021
Friday	August 20, 2021	County certifies tax values Draft BOE/BID Publication (internal)	August 20, 2021
Tuesday	August 24, 2021	City Council Meeting Approve Business Improvement District budgets and set Board of Equalization date for September 14, 2021 Salary Ordinance CRA Budget Presentation	August 24, 2021

**City of Grand Island
Finance Department
Budget Calendar FY 2021-2022**

TENTATIVE

Day	Start Date	Action Item	End Date
Friday	August 27, 2021	Publish BOE meeting (1) (internal)	August 27, 2021
Tuesday	August 31, 2021	Special Council Meeting for Property Tax Request Only	August 31, 2021
Friday	September 3, 2021	Publish BOE meeting (2) (internal)	September 3, 2021
Tuesday	September 7, 2021	City Council Study Session - Review of anticipated final 2021-2022 budget	September 7, 2021
Wednesday	September 8, 2021	Send budget publication to newspaper (internal)	September 8, 2021
Friday	September 10, 2021	Publish BOE meeting (3) (internal)	September 10, 2021
Tuesday	September 14, 2021	City Council Meeting Board of Equalization for Business Improvement Districts Public hearing on City general property, Parking District #2 (Ramp), and CRA tax requests. Resolution approving general property, Parking District #2 (Ramp), and CRA tax requests. Ordinance approving BID's Ordinance approving FY 2021-2022 City Budget.	September 14, 2021
Friday	September 17, 2021	Complete state budget form (internal)	September 17, 2021
Monday	September 20, 2021	State budget filing - electronic filing (internal)	September 20, 2021
Friday	October 8, 2021	Final budget distribution	October 8, 2021



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item E-1

**Public Hearing on Request from Chipotle Mexican Grill, Inc. dba
Chipotle Mexican Grill 26-3809, 3440 W. State Street for a Class
“I” Liquor License**

Council action will take place under Consent Agenda item G-2.

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: May 25, 2021

Subject: Public Hearing on Request from Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill 26-3809, 3440 W. State Street for a Class “I” Liquor License

Presenter(s): RaNae Edwards, City Clerk

Background

Section 4-2 of the Grand Island City Code declares the intent of the City Council regarding liquor licenses and the sale of alcohol.

Declared Legislative Intent

- It is hereby declared to be the intent and purpose of the city council in adopting and administering the provisions of this chapter:
- (A) To express the community sentiment that the control of availability of alcoholic liquor to the public in general and to minors in particular promotes the public health, safety, and welfare;
 - (B) To encourage temperance in the consumption of alcoholic liquor by sound and careful control and regulation of the sale and distribution thereof; and
 - (C) To ensure that the number of retail outlets and the manner in which they are operated is such that they can be adequately policed by local law enforcement agencies so that the abuse of alcohol and the occurrence of alcohol-related crimes and offenses is kept to a minimum.

Discussion

Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill 26-3809, 3440 W. State Street has submitted an application for a Class “I” Liquor License. A Class “I” allows for the sale of alcohol on sale only inside the corporate limits of the city.

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all licenses. This application has been reviewed by the Clerk, Building, Fire, Health, and Police Departments. See attached Police Department report.

Also submitted was a request for Liquor Manager Designation for Brian Hexsel, 5211 Seward Street, Omaha, Nebraska. Mr. Hexsel has completed a state approved alcohol server/seller training program. Staff recommends approval of the liquor license contingent upon final inspections.

Alternatives

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

1. Approve the application.
2. Forward to the Nebraska Liquor Control Commission with no recommendation.
3. Forward to the Nebraska Liquor Control Commission with recommendations.
4. Deny the application.

Recommendation

Based on the Nebraska Liquor Control Commission's criteria for the approval of Liquor Licenses, City Administration recommends that the Council approve this application.

Sample Motion

Move to approve the application for Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill 26-3809, 3440 W. State Street for a Class "I" Liquor License contingent upon final inspections and Liquor Manager designation for Brian Hexsel, 5211 Seward Street, Omaha, Nebraska.



Grand Island Police Department

Officer Report for Incident L21050421

Nature: Liquor Lic Inv
Location: PAON

Address: 3440 STATE ST W; CHIPOTLE
Grand Island NE 68803

Offense Codes:

Received By: Dvorak T **How Received:** T **Agency:** GIPD
Responding Officers: Dvorak T
Responsible Officer: Dvorak T **Disposition:** CLO 05/12/21
When Reported: 13:07:56 05/05/21 **Occurred Between:** 13:07:56 05/05/21 and 13:07:56 05/05/21

Assigned To: **Detail:** **Date Assigned:** **/**/**
Status: **Status Date:** **/**/** **Due Date:** **/**/**

Complainant:

Last: **First:** **Mid:**
DOB: **/**/** **Dr Lic:** **Address:**
Race: **Sex:** **Phone:** **City:** ,

Offense Codes

Reported: **Observed:**

Circumstances

LT21 LT21 Restaurant

Responding Officers: **Unit :**
Dvorak T 309

Responsible Officer: Dvorak T **Agency:** GIPD
Received By: Dvorak T **Last Radio Log:** **.***.*** **/**/**
How Received: T Telephone **Clearance:** CL CL Case Closed
When Reported: 13:07:56 05/05/21 **Disposition:** CLO **Date:** 05/12/21
Judicial Status: **Occurred between:** 13:07:56 05/05/21
Misc Entry: **and:** 13:07:56 05/05/21

Modus Operandi: **Description :** **Method :**

Involvements

Date	Type	Description	
05/07/21	Name	Brito, Fernando C	Local manager

05/12/21

05/05/21	Name	Chipotle Mexican Grill,	location
05/05/21	Name	Hexsel, Brian D	Liquor Manager

05/12/21

Narrative

Liquor License Investigation
Grand Island Police Department

Chipotle Mexican Grill Incorporated has applied for a Class I Liquor License, beer, wine and distilled spirits; on sale only for their new restaurant location in Grand Island. A Liquor Manager was named.

Responsible LEO:

Approved by:

Date

05/12/21

Supplement

309

Liquor License Investigation

Chipotle Mexican Grill has applied for a Class I Liquor License, which includes beer, wine and distilled spirits, on sale only. The application was made by ownership corporation Cogency Global Inc.

The application lists Brian Niccol of California as the managing partner and CEO of Cogency Global Inc. Brian's spouse, Jennifer Niccol is also listed on the application. Cogency Global and Chipotle Inc are both registered corporations in Ohio. There are four persons listed for the Board of Directors for Chipotle Inc.

Brian Hexsel is listed as the Nebraska representative, and proposed Liquor Manager. Hexsel lives in Omaha. I learned he is the Liquor Manager for the Omaha and Lincoln Chipotle locations as well. Because Hexsel lives in Omaha, and the other names listed for the Corporation all live out of State, I perused the information provided on the application, and searched for Hexsel in local Spillman files, as well as NCJIS. I found no entries for Hexsel in either database.

On 5-5-21 I met with NSP Investigator McCoy at the Grand Island Chipotle, where we interviewed the local store manager, Fernando Brito. Brito answered the Commission questions posed by McCoy. Brito told us that he has two or three years experience in the service industry, and served as Asst Manager for Chipotle since this location opened in 2020. Brito said he was made store manager last month.

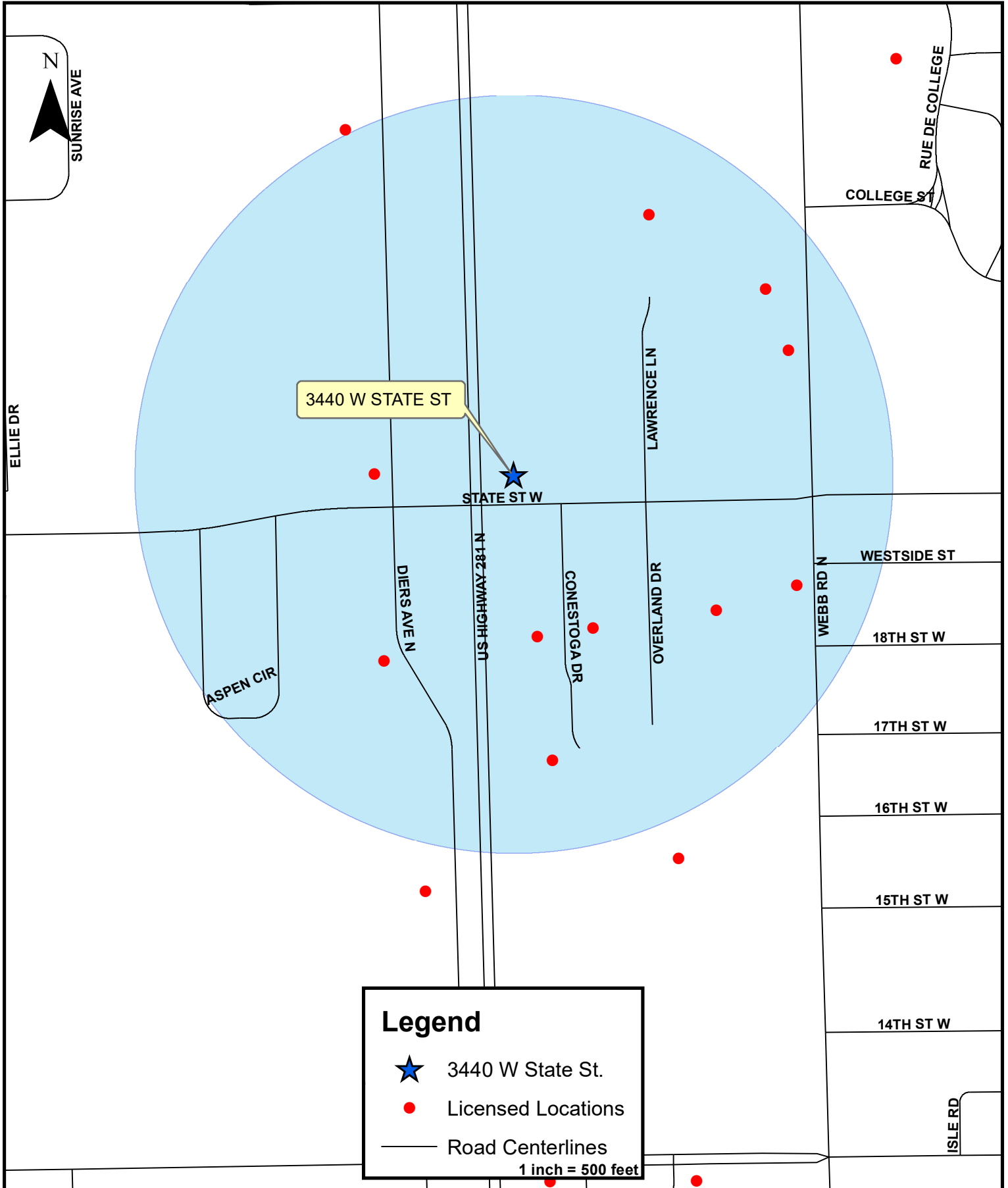
I discussed local concerns with security/surveillance and what to do about disturbances that might occur on site. McCoy covered the age requirements and training that is needed for other employees, there are 29 total, to serve alcohol. Brito said he would prefer that his store not sell margaritas or mixed drinks, and just stick to bottled beer, because it would make it simpler all around. Brito said he will give his recommendations to Brian Hexsel but did not know if they would act on his advice.

I later checked backgrounds through a paid, law enforcement only, database that checks public records and civil disclosures. I found no entries of concern.

The Grand Island Police Department has no objections in granting a Class I Liquor license to Chipotle Mexican Grill, with Brian Hexsel as the designated Liquor Manager.

05/12/21

Liquor License Application: Class "I": Chipotle Mexican Grill 26-3809





City of Grand Island

Tuesday, May 25, 2021

Council Session

Item E-2

Public Hearing on Request from Eddies Esquina, LLC dba Eddies Esquina, 417 N. Sycamore Street for a Class "D" Liquor License

Council action will take place under Consent Agenda item G-3.

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: May 25, 2021

Subject: Public Hearing on Request from Eddies Esquina, LLC
dba Eddies Esquina, 417 N. Sycamore Street for a Class
"D" Liquor License

Presenter(s): RaNae Edwards, City Clerk

Background

Section 4-2 of the Grand Island City Code declares the intent of the City Council regarding liquor licenses and the sale of alcohol.

Declared Legislative Intent

- It is hereby declared to be the intent and purpose of the city council in adopting and administering the provisions of this chapter:
- (A) To express the community sentiment that the control of availability of alcoholic liquor to the public in general and to minors in particular promotes the public health, safety, and welfare;
 - (B) To encourage temperance in the consumption of alcoholic liquor by sound and careful control and regulation of the sale and distribution thereof; and
 - (C) To ensure that the number of retail outlets and the manner in which they are operated is such that they can be adequately policed by local law enforcement agencies so that the abuse of alcohol and the occurrence of alcohol-related crimes and offenses is kept to a minimum.

Discussion

Eddies Esquina, LLC dba Eddies Esquina, 417 N. Sycamore Street has submitted an application for a Class "D" Liquor License. A Class "D" Liquor License allows for the sale of alcohol and distilled spirits off sale only inside the corporate limits of the city.

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all licenses. This application has been reviewed by the Clerk, Building, Fire, Health, and Police Departments. See attached Police Department report.

Also submitted was a request for Liquor Manager Designation for Karina Terrazas, 804 Geddes Street, Grand Island, Nebraska. Ms. Terrazas has completed a state approved alcohol server/seller training program. Staff recommends approval of the liquor license contingent upon final inspections and liquor manager designation for Karina Terrazas, 804 Geddes Street, Grand Island, Nebraska.

Alternatives

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

1. Approve the application.
2. Forward to the Nebraska Liquor Control Commission with no recommendation.
3. Forward to the Nebraska Liquor Control Commission with recommendations.
4. Deny the application.

Recommendation

Based on the Nebraska Liquor Control Commission's criteria for the approval of Liquor Licenses, City Administration recommends that the Council approve this application.

Sample Motion

Move to approve the application for Eddies Esquina, LLC dba Eddies Esquina, 417 N. Sycamore Street for a Class "D" Liquor License contingent upon final inspections and Liquor Manager designation for Karina Terrazas, 804 Geddes Street, Grand Island, Nebraska.



Grand Island Police Department

Officer Report for Incident L21050420

Nature: Liquor Lic Inv
Location: PAON

Address: 417 SYCAMORE ST N
Grand Island NE 68801

Offense Codes:

Received By: Dvorak T **How Received:** T **Agency:** GIPD
Responding Officers: Dvorak T
Responsible Officer: Dvorak T **Disposition:** CLO 05/13/21
When Reported: 13:02:44 05/05/21 **Occurred Between:** 13:02:44 05/05/21 and 13:02:44 05/05/21

Assigned To: **Detail:** **Date Assigned:** **/**/**
Status: **Status Date:** **/**/** **Due Date:** **/**/**

Complainant:

Last: **First:** **Mid:**
DOB: **/**/** **Dr Lic:** **Address:**
Race: **Sex:** **Phone:** **City:** ,

Offense Codes

Reported: **Observed:**

Circumstances

LT07 LT07 Convenience Store

Responding Officers: **Unit :**
Dvorak T 309

Responsible Officer: Dvorak T **Agency:** GIPD
Received By: Dvorak T **Last Radio Log:** **.***.*** **/**/**
How Received: T Telephone **Clearance:** CL CL Case Closed
When Reported: 13:02:44 05/05/21 **Disposition:** CLO **Date:** 05/13/21
Judicial Status: **Occurred between:** 13:02:44 05/05/21
Misc Entry: **and:** 13:02:44 05/05/21

Modus Operandi: **Description :** **Method :**
Crime Class Crime Class Civil

Involvements

Date **Type** **Description**

05/14/21

05/13/21	Name	Eddies Esquina,	business
05/05/21	Name	Terrazas, Elias	spouse
05/05/21	Name	Terrazas, Karina	applicant
05/05/21	Name	Fast Eddies,	location

05/14/21

Narrative

Liquor License Investigation
Grand Island Police Department

Eddies Esquina LLC has applied for a Class D Liquor License; beer, wine and distilled spirits; offsale only. The location is the site of the old Eddies Fast Gas, and has been vacant for several years.

Responsible LEO:

Approved by:

Date

05/14/21

Supplement

309

Liquor Investigation

Elias and Karina Terrazas have applied for a class D Liquor License; beer, wine and distilled spirits, off sale only; for Eddies Esquina at 417 N Sycamore. This is the site of a longtime business, Fast Eddies. The Terrazas have formed an LLC as the ownership of the company. The location had a liquor license before, but not under the Terrazas' ownership. Esquina is the Spanish word for "corner", so the business is, in English, Eddies' Corner.

I checked the background application information provided by Karina and Elias. The married couple will co-own the business, and Karina is listed as the Liquor Manager, with Elias filling out the form as her spouse.

Karina disclosed no moving violations, but listed several civil judgements against her. The listed incidents all occurred prior to 2014. Elias listed two minor moving violations, one of which occurred in 2020, and all the same civil judgements that Karina had listed.

I checked local Spillman files, as well as NCJIS. I found the historical civil incidents that Karina listed on her application. Karina has no NE criminal history, and no other items of concern were noted. Elias also had no criminal history locally. I observed the traffic related violations disclosed by Elias, but also noted one conviction, from back in 2003, for Speeding in Hamilton County. That conviction was not on the application. Elias also had the civil judgements in conjunction with Karina. I also utilized a paid, law enforcement only, database that normally shows address and phone information, as well as any civil liabilities. No items of concern were noted.

I met with the Terrazas at 417 N Sycamore on 5-11-21. NSP Trooper McCoy has retired, and I do not know his replacement, so the NSP investigation would be done separately. Karina and Elias were cooperative, helpful, and proud of the work they have already completed in refurbishing the building.

Elias advised that he does not plan to work at Eddies Esquina very often. He said he operates his own construction business, and when the renovations are completed, he will return to his full time job. Karina said that she plans to work the most hours, and be supplemented by her two adult daughters, though they will be hourly employees, and they have no ownership or interest in the LLC or the business itself.

Currently the plan is to have the business open from 1000 until 2200 Monday through Thursday, 1000 until midnight on Friday and Saturday, and be closed on Sundays. Karina said she does not plan, at the current time, to hire any outside employees.

We discussed surveillance equipment, which Elias said he has already planned for, though it was not yet installed. We discussed disturbances, selling to minors, and compliance checks, topics normally covered by the NSP investigator. Both Karina and Elias advised that they want to be known as a good addition to the neighborhood, and know that the previous iteration had a reputation for being a "problem location" and they want to change that image for their business. Elias said he wants to be known as having a family friendly environment. Karina said she wants to concentrate on having snacks and food that will entice folks from the neighborhood, and families from Lions Club Park to shop in their store. She said they will sell beer because it is a necessary item

05/14/21

to have available for customers, but alcohol will not be their main focus.

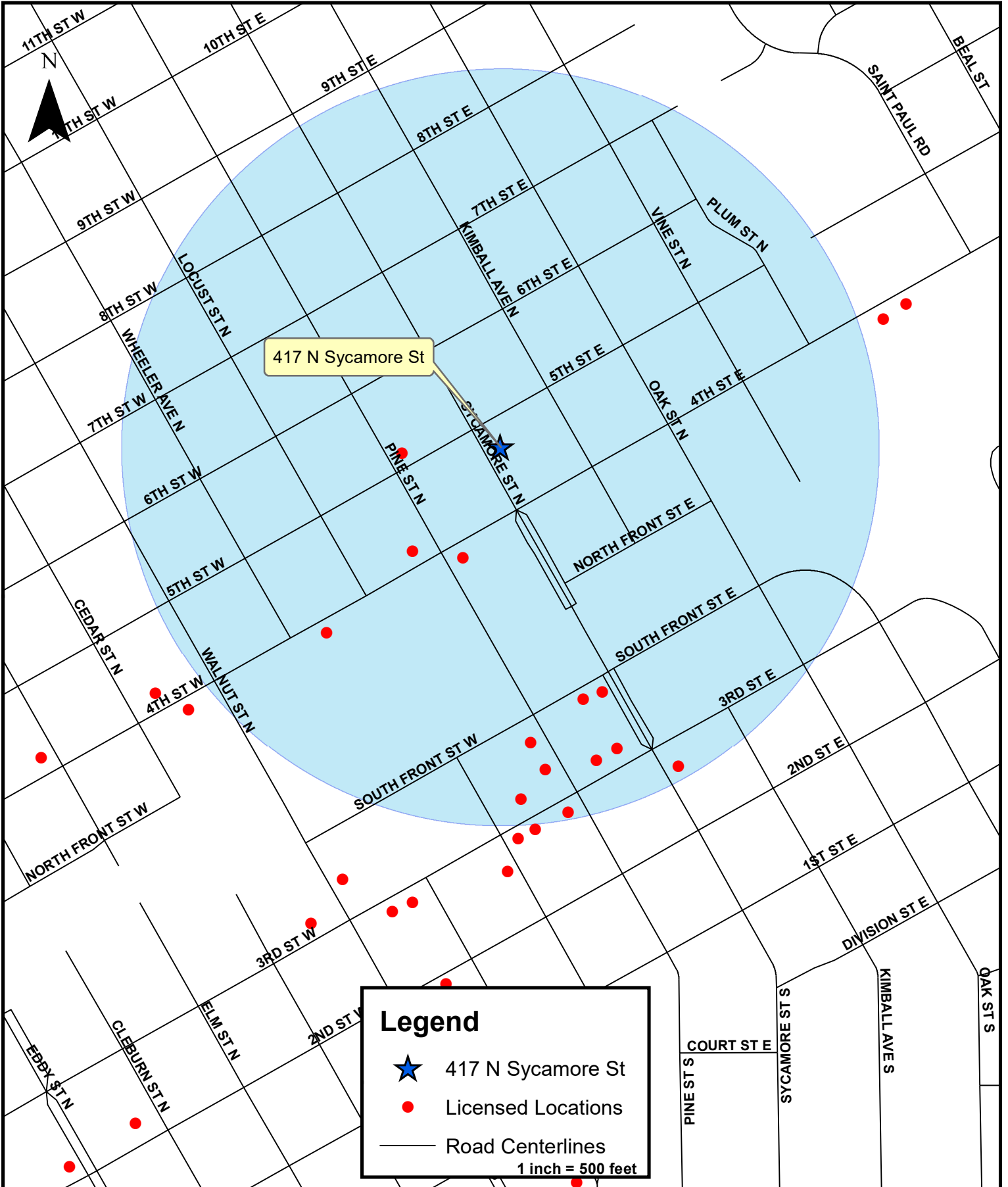
I answered some of the couple's questions about training for Karina and their daughters regarding alcohol sales and violations. After a tour of the facility, and recommendations about securing exterior doors beside the main entrance, I departed.

I later remembered that I wanted to ask Elias about the conviction from 2003. I contacted Elias by phone. He advised that he forgot about that speeding ticket, in Hamilton County, when filling out the application because it was so long ago. However, he confirmed that he was stopped on Highway 34 by a State Trooper, and later paid his fine as required. He said it was an oversight on his part.

The GIPD has no objections in granting Elias and Karina Terrazas, DBA Eddies Esquina LLC, a Class D Liquor License for their convenience store at 417 N Sycamore.

05/14/21

Liquor License Application: Class "D": Eddies Esquina





City of Grand Island

Tuesday, May 25, 2021

Council Session

Item E-3

**Public Hearing on Amendment to the Redevelopment Plan for
CRA No. 2 located at 1607 South Locust Street (Bosselman Real
Estate LLC)**

Council action will take place under Resolutions item I-1.

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 #2
Presenter(s): Chad Nabity, AICP CRA Director

Background

In 2000, the Grand Island City Council declared property referred to as CRA Area 2 as blighted and substandard and approved a generalized redevelopment plan for the property. The generalized redevelopment plan authorized the use of Tax Increment Financing (TIF) for the acquisition of property, redevelopment of property, site preparation, and adjacent public streets. TIF can also be used for improvements to and expansion of existing infrastructure including but not limited to: streets, water, sewer, drainage.

Bosselman Real Estate LLC has submitted an application to amend their approved plan for tax increment financing at their corporate office located at 1607 S. Locust Street. The original redevelopment plan for this property approved on September 8, 2015 proposed the development of a 100 room hotel to the west of the corporate office building. Changes in the market for hotel space have caused Bosselman's to reexamine the plan and they are now proposing a quick serve restaurant at this location. The change from a 100 room hotel to a quick serve restaurant is significant and requires approval of an amendment to the plan. The property is zoned B-2 General Business in the AC Arterial Commercial Corridor the proposed use is consistent with the current zoning and future land use of the property. Staff has prepared an amendment to the approved redevelopment plan for this property consistent with the amended 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 2021-03 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 352 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 #2 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, redevelopment and renovation of the commercial building 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 was issued for a period of 15 years in 2016 after approval of the project in the amount of \$6,552,000. The amount of TIF proposed as repayment of that bond will be reduced by more than \$2,300,000 based on the proposed difference of valuation between the hotel and the quick serve restaurant.

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 2
July 2015 Amended April 2021**

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

**Executive Summary:
Project Description**

THE ACQUISITION OF PROPERTY AT 1607 SOUTH LOCUST STREET AND THE SUBSEQUENT SITE WORK, RENOVATIONS, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR REBUILDING CORPORATE OFFICE FOR BOSSELMAN COMPANIES ALONG WITH A **MOTEL QUICK SERVE RESTAURANT** AND SEPARATE PROFESSIONAL OFFICE SPACE AT THIS LOCATION.

The use of Tax Increment Financing (TIF) to aid in the acquisition of property, rehabilitation of the existing building, necessary site work and installation of public utilities and utility connections necessary to develop this site. The use of TIF makes it feasible to complete the proposed project within the timeline presented. This project developer has stated that the project will not be completed at this location without the use of TIF.

The acquisition, rehabilitation, 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, 2017 towards the allowable costs and associated financing for the acquisition and site work.

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

Property Description (the “Redevelopment Project Area”)

This property is located east of Locust Street south of State Fair Boulevard and west of Fonner Park in south central Grand Island, the attached map identifies the subject property and the surrounding land uses:

- **Legal Description** Lot 1 of Fonner Fourth Subdivision (It is anticipated this property will be re-subdivided to accommodate phases 2 and 3 of this proposal.

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The tax increment will be captured for the tax years the payments for which become delinquent in years 2018 through 2031 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 new commercial space on this property.

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2017. Said taxes shall be divided as follows:

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on September 13, 1999.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to acquire the necessary property and provide the necessary site work for the construction of a permitted use on this property.

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

a. Land Acquisition:

The Redevelopment Plan for Area 2 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The applicant will be acquiring the property from the current owner.

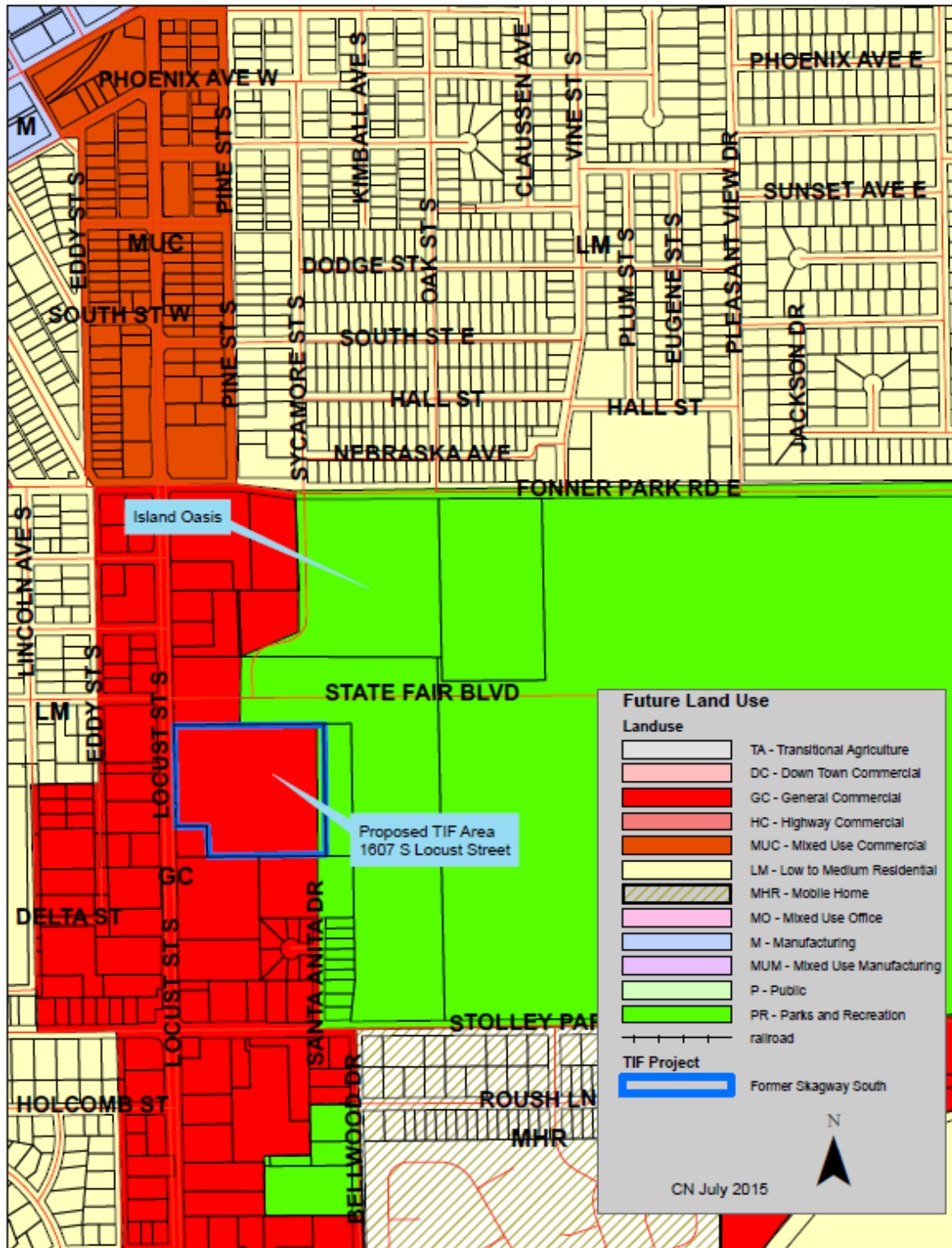
b. Demolition and Removal of Structures:

The project to be implemented with this plan will not require 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 commercial development within this arterial corridor allowing for maximum exposure. Residential and hotel uses are also permitted in this area [§18-2103(b) and §18-2111]. The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

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City of Grand Island Future Land Use Map

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

The area is zoned B2-AC General Business zone with an Arterial Commercial Overlay District. 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 remodel the existing retail building for a combination of retail uses, office uses and residential dormitories. In addition, there are future phases that anticipate the development ~~of a 100 room motel~~ quick serve restaurant at the northwest corner of the site and additional in-line professional office space along the southern property line. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Connections for water and sewer will have to be extended to serve the proposed future development.

No other utilities would be impacted by the 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~~ purchased this property for redevelopment for \$1,700,000 provided that TIF is available for the project as defined. The cost of property acquisition is being included as a TIF eligible expense. Costs for site preparation, utility extensions, building plans, and renovation of the existing building \$6,591,600 and are included as TIF eligible expenses for phase 1. ~~Phase 2 eligible expenses include sitework/utility extensions, architecture and legal fees of \$315,000.~~ Phase 3 eligible expenses include architecture and legal fees of \$120,000. The total amount of the TIF eligible expenses in this request is over \$8,700,000 It is estimated based on the proposed increased valuation for Phase 1 of the project of \$11,617,706 will result in \$3,836,200 of increment generated over a 15 year period. Phase 2 would generate an increase in value of ~~\$8,083,000~~ ~~521,273~~, with ~~\$2,491,229~~ ~~102,114~~ generated over a ~~14~~ ~~9~~ year period. Phase 3 would generate an increase of \$787,000 with ~~\$225,230~~ ~~17,325~~ generated ~~over a 13 year period~~ ~~annually for the remainder of the term after construction.~~ A ~~maximum~~ total of ~~\$6,552,000~~ ~~4,094,242~~ of TIF would be available to cover \$8,726,600 worth of TIF eligible expenses. It is anticipated that the developer will spend almost \$2,175,000 more on eligible expenses than will be generated by the tax increment.

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~~ ~~has~~ assisted the project by granting the sum of \$6,552,000 for the project 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 after January 1, 2018 through December 2032.

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c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of the existing building and development of additional commercial facilities at this location. This lot is surrounded by similar commercial uses. This will not increase traffic in the area. New commercial development will raise property values and provide a stimulus to keep surrounding properties properly maintained. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

Development of Phase 1 of this project is anticipated to be completed between January of 2016 and December of 2016. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year. It is anticipated that Phases 2 **will be completed before the end of 2021.** Phase 3 will be completed **within 5 years of the beginning of the project when feasible** depending on market conditions.

9. Justification of Project

The property is located at the entrance to the Fonner Park and the Nebraska State Fair Grounds. These facilities are enjoyed and visited by hundreds of thousands of people each year. This commercial property was vacated in May of 2015 and this is an excellent chance to redevelop the property as the corporate headquarters for a Grand Island based company that does business all over the United States. The proposed project will be highly visible and complement the image of both the Community and the Bosselman

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Companies. ~~The potential addition of a hotel at this location increases the synergy between Fonner Park and the Bosselman Conference center and South Locust. This will provide hotel rooms within close walking distance to these facilities.~~ Market conditions and the likelihood that a casino and hotel complex will be completed on the Fonner Grounds greatly reduce the commercial viability of a hotel at this site. This project does not propose to tear down or substantially alter any buildings with historic value.

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 Bosselman Skagway South Redevelopment Project, including:

Project Sources and Uses. Approximately ~~\$6,552,000~~ 4,094,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This project still has more than ~~\$8,726,600~~ 8,576,600 worth of TIF eligible expenses. The developer will be responsible for funding the additional ~~\$2,174,600~~ 4,482,600 as private investment. The total private investment on this project is the total of the costs not eligible for TIF ~~\$11,215,000~~ 3,175,000 plus the ~~\$2,174,600~~ 4,482,600 of TIF eligible costs that will not be covered by the Tax Increment for a total private investment of ~~\$13,389,600~~ 7,657,600. This ~~\$6,552,000~~ 4,094,000 investment by the Authority and the people of Grand Island will leverage ~~\$13,389,600~~ 7,657,600 in private sector financing; a private investment of ~~\$2.04~~ 1.87 for every TIF dollar investment.

Use of Funds. Phase 1			
Description	Eligible for TIF Funds	Private Funds	Total
Site Acquisition	\$1,700,000		\$1,700,000
Utilities/On Site Improvements	\$500,000		\$500,000
Legal Private	\$5,000		\$5,000
Legal CRA Cost ¹	\$35,000		\$35,000
Fees ¹	\$1,600		\$1,600
Architecture	\$60,000		\$60,000
Building Rehabilitation Costs	\$6,000,000		\$6,000,000
Soft Costs		\$215,000	\$215,000
Personal Property		\$750,000	\$750,000
TOTALS	\$8,301,600	\$965,000	\$9,266,600

¹ Not included on application but shown as an eligible expense to be paid by the developer.

Use of Funds. Phase 2			
Description	Eligible for TIF Funds	Private Funds	Total
Site Acquisition	\$0		\$0
Utilities/On Site Improvements	\$0 \$110,000		\$0 \$110,000
Legal Private Fees	\$5,000 \$	\$	\$5,000 \$
Architecture	\$60,000 \$35,000	\$	\$60,000 \$35,000
Building Costs		\$9,000,000 \$1,070,000	\$9,000,000 \$1,070,000
Soft Costs		\$205,000 \$110,000	\$205,000 \$110,000
Personal Property		\$	\$
TOTALS	\$65,000 \$145,000	\$9,215,000 \$1,180,000	\$9,280,000 \$1,325,000

Use of Funds. Phase 3			
Description	Eligible for TIF Funds	Private Funds	Total
Site Acquisition	0		0
Utilities/On Site Improvements	\$100,000		\$100,000
Legal Private Fees	\$5,000		\$5,000
Architecture	\$15,000		\$15,000
Building Costs	\$	1,000,000	\$1,000,000
Soft Costs		\$30,000	\$30,000
Personal Property		\$	\$
TOTALS	\$120,000	\$1,030,000	\$1,150,000

Tax Revenue. The property to be redeveloped has a January 1, 2015, valuation of approximately \$2,290,814. Based on the 2014 levy this would result in a real property tax of approximately \$50,292. It is anticipated that the assessed value will increase by almost ~~\$20,500,000~~ 12,926,014 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over ~~\$451,000~~ 284,418 annually resulting in ~~\$6,552,000~~ 4,094,242 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.

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Estimated 2014 assessed value:	\$ 2,290,814
Estimated 2020 assessed value	\$ 6,441,977
2020 TIF Base	\$ 2,652,701
2020 TIF Excess	\$ 3,789,276
Estimated value after completion	\$ 22,778,988
	\$ 15,216,825
Increment value	\$ 20,488,175
	\$ 12,926,014
Annual TIF generated (estimated)	\$ 451,017
	\$ 284,418
TIF bond issue	\$ 6,552,000
Expected TIF Payout based on revised plan	\$ 4,094,242

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

The redevelopment project area ~~currently has an estimated 2020~~ base valuation of ~~\$2,290,814~~ 2,652,701. The proposed redevelopment and commercial construction at this location will result in an additional ~~\$20,488,175~~ 12,926,014 of taxable valuation based on valuations of similar properties. 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;

This project will not negatively impact employers or employees in the area directly. Bosselman Companies will be able to continue employing people within the City of Grand Island.

(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

No impacts are anticipated outside of the city or immediate area to total employment from this project other than the incremental increase due to the construction.

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(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 is renovation of an existing commercial site.

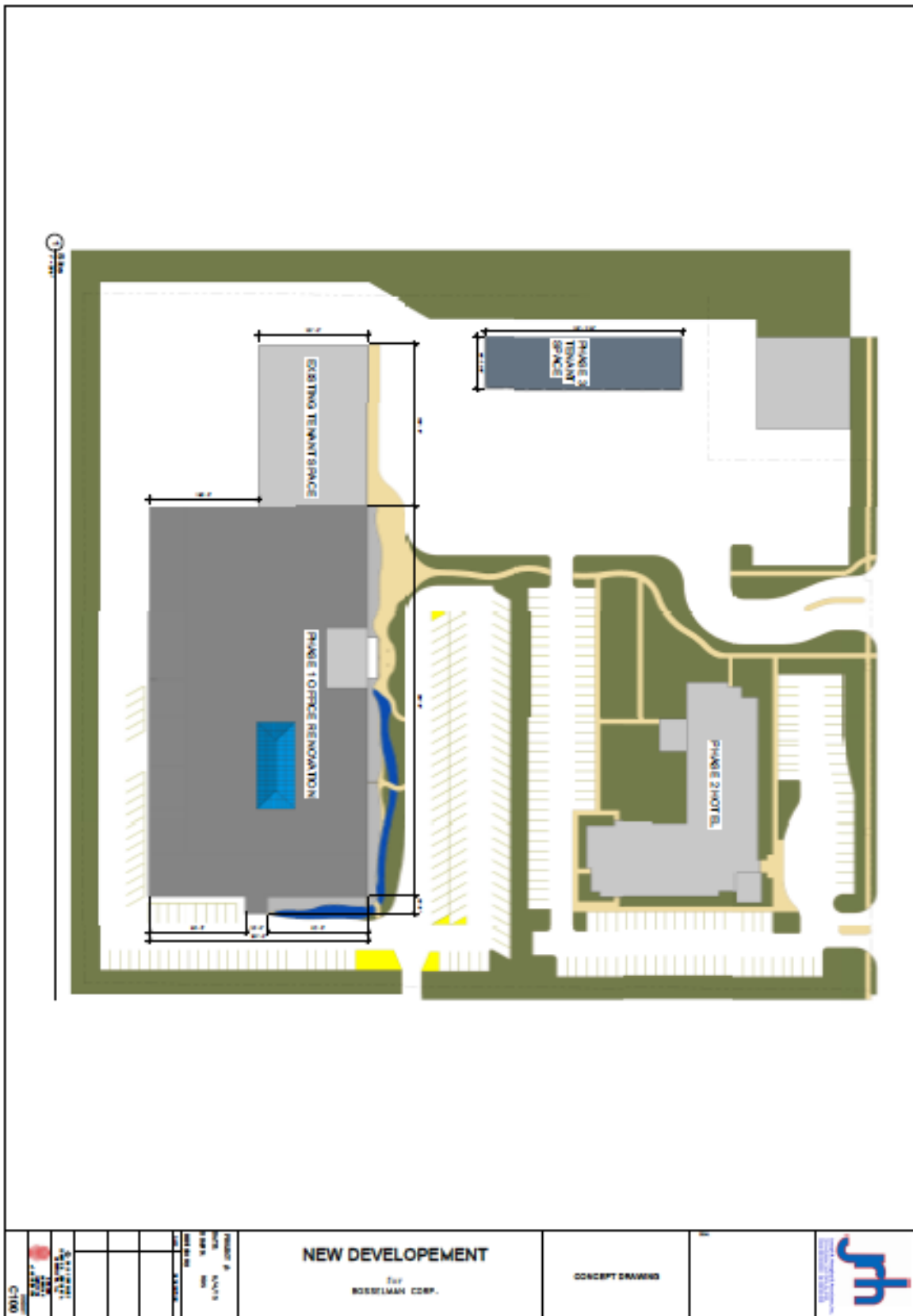
(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project will utilize a piece of property in the Grand Island City Limits that is at the entrance to the Fonner Park and the Nebraska State Fair grounds. This property ~~has been~~ was the home of Skagway South for more than 20 years and the Bosselman Corporate Offices since 2016. Skagway closed in 2015 ~~this past May~~ leaving the building mostly vacant. This project will change this entrance in to the fairgrounds in a positive way, rehabilitate and reutilize the existing building and provide hotel rooms within walking distance of the fairgrounds.

Time Frame for Development

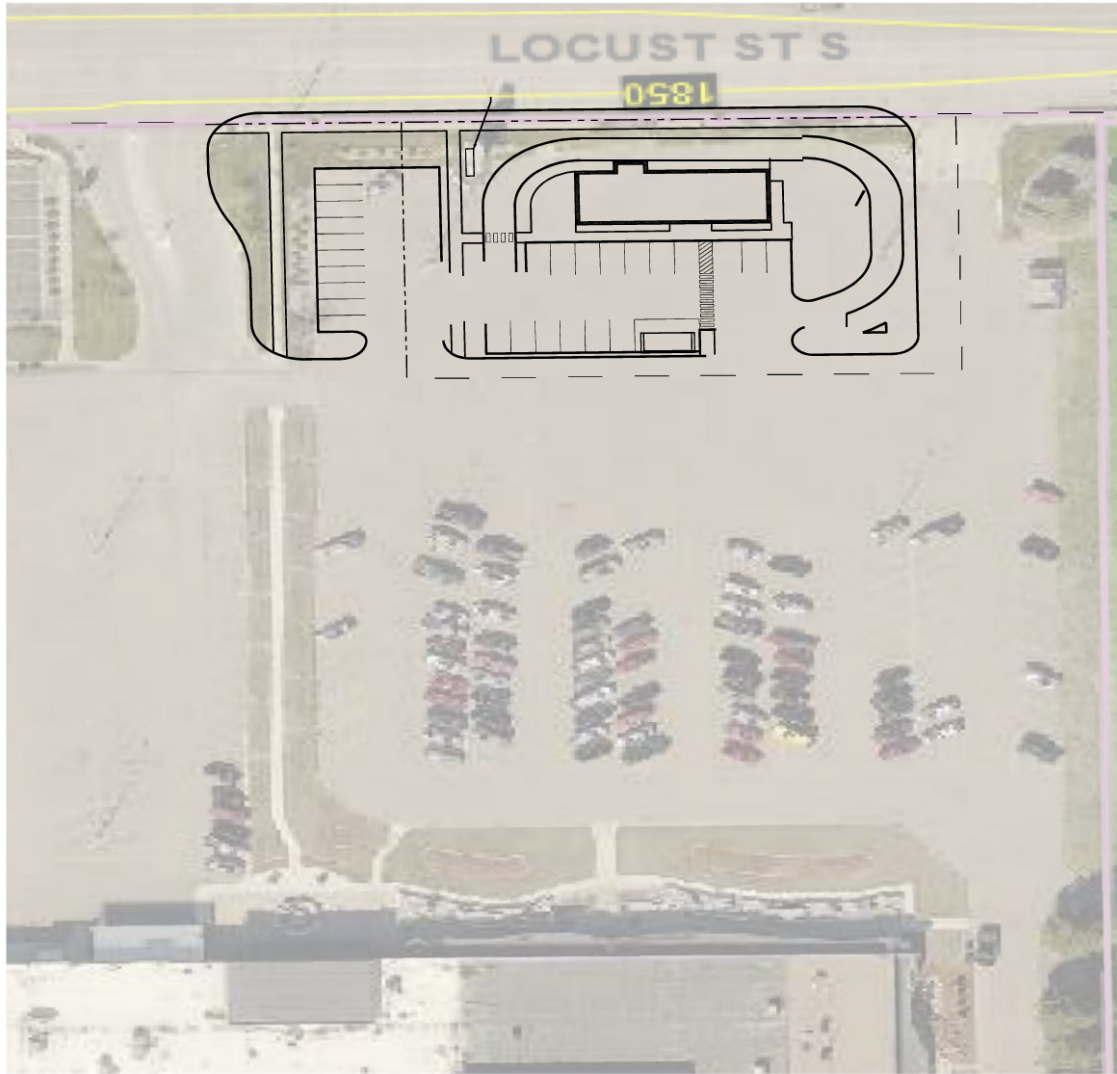
Development of this project is anticipated to be completed during between October 2015 and December of 2018, depending on the market demand for the buildings in phases 2 and 3. ~~Phases 2 will be completed by the end of 2021 and Phase 3 is dependent on market demand.~~ The date of TIF will be established with the approved contract but it is anticipated that the base tax year should be calculated on the value of the property as of January 1, 2016. Excess valuation should be available for this project for 15 years beginning with the 2017 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 or an amount not to exceed \$6,552,000 the projected amount of the eligible expenses for this project. Based on the purchase price of the property and estimates of the expenses of renovation activities and associated engineering fees, the developer will spend more than \$8,700,000 on TIF eligible activities. ~~As part of the 2021 amendment it is anticipated that eligible activities will still exceed \$8,700,000 and that the total TIF generated will be \$4,094,000 not \$6,552,000. The eligible activities from Phase 1 of this project exceed the total TIF that will be generated by completion of all three phases of the project.~~

See Attached Site Plan



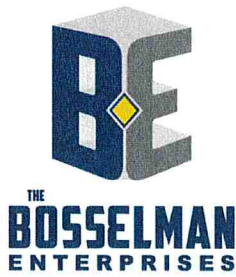
Site Plan As Originally Proposed

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Proposed Phase 2 Development with 2021 Amendent

CRA Area 2 Redevelopment Plan Amendment 1607 S. Locust April 2021



308.381.2800 // BOSSELMAN.COM

1607 S Locust St, Ste A • P.O. Box 4905
Grand Island, NE 68802

March 26, 2021

Grand Island Community Redevelopment Authority
City of Grand Island
City Hall
100 East First Street
Grand Island, NE 6880

CRA Board Members:

Bosselman Real Estate, LLC, an affiliate of The Bosselman Enterprises family of companies, is requesting an amendment to our 2015 application for Tax Increment Financing related to our corporate headquarter at 1607 South Locust Street, Grand Island Nebraska. This application resulted in a redevelopment amendment that was adopted by the City of Grand Island on September 8, 2015 and a Redevelopment Contract was executed September 29, 2015.

Our original application proposed the following:

The redevelopment of the former Skagway building located at 1607 South Locust Street into to a vibrant corporate office setting with bistro, retail liquor store, hotel and convention center, and commercial professional office plaza. The property is comprised of 10.10 acres with 73,313 square feet under roof. The existing building is brick exterior with steel internal structure. Bosselman Real Estate, LLC will execute a three-phase plan for the renovation of the existing building and development of a new hotel and professional commercial office building.

We have completed the first phase of this project and are starting Phase Two. Our original application proposed the following for Phase Two:

PHASE TWO: Bosselman Real Estate, LLC proposes a ground up build of a branded hotel/convention center with an estimated 100 rooms.

Economic conditions have dictated that we amend our original plans. Instead of constructing a hotel/convention center, we intend to construct and lease a build-to-suit building that will house a quick service restaurant store.

We appreciate your assistance in this matter and look forward to a positive resolution.

Charlie Bosselman
Bosselman Real Estate, LLC
Member/Manager



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Bosselman Real Estate, LLC
1607 South Locust Street, Suite A
Grand Island, NE 68802-4905

Contact: Rich Ost diek
richard.ostdiek@bosselman.com
Phone: (308) 218-2375
Fax: (308) 382-1160

Application Submission Date: March 26, 2021

Brief Description of Applicant's Business:

Bosselman Real Estate, LLC is a Nebraska limited liability company affiliated with the Bosselman Enterprises. Founded in 1948, Bosselman Enterprises has expanded its family of companies to 45 Pump & Pantry convenience stores, 46 Boss Truck Shop service centers, six hotel/motel locations, three proprietary restaurants and multiple franchised concepts, and two Bosselman Travel Centers amongst other business ventures. Bosselman Enterprises is headquartered in Grand Island, Nebraska, in a beautifully renovated campus on S. Locust St. next to its very own Speakeasy-themed Bistro & Liquor Warehouse. This campus is the beneficiary of the original TIF project approved in 2015.

Legal Description/Address of Proposed Project:

Current Bosselman Enterprises headquarters located at 1607 South Locust Street, Grand Island, NE 68802

Community Redevelopment Area Number:

Grand Island Community Redevelopment Area 2

Present Ownership Proposed Project Site:

Parcel #400130572
Bosselman Real Estate, LLC
1607 South Locust Street, Suite A
Grand Island, NE 68802-49051

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

This site was purchased after approval of our application in 2015

Proposed Project:

The original project as approved in 2015 was described as follows:

(Original application and CRA Redevelopment Plan Amendment attached)

The redevelopment of the former Skagway building located at 1607 South Locust Street into to a vibrant corporate office setting with bistro, retail liquor store, hotel and convention center, and commercial professional office plaza. The property is comprised of 10.10 acres with 73,313 square feet under roof. The existing building is brick exterior with steel internal structure. Bosselman Real Estate, LLC will execute a three-phase plan for the renovation of the existing building and development of a new hotel and professional commercial office building.

PHASE ONE: Bosselman Real Estate, LLC proposes a complete renovation of the existing Skagway building including exterior windows, new facade, paint, roof, HVAC, interior demolition, parking lot repair, site beautification construction to convert the structure to a class A, state-of-the-art corporate office facility totaling 42,000 square feet, plus warehouse space. Phase One also includes a 4,000 square foot bistro/catering venture and a 2,500 square foot retail liquor store. The current facade will be completely removed and replaced with new branding to include Bosselman signage, awnings, paint, lighting, windows, and water feature. Exterior amenities will include secure parking with site lighting, new asphalt overlay, and landscaping.

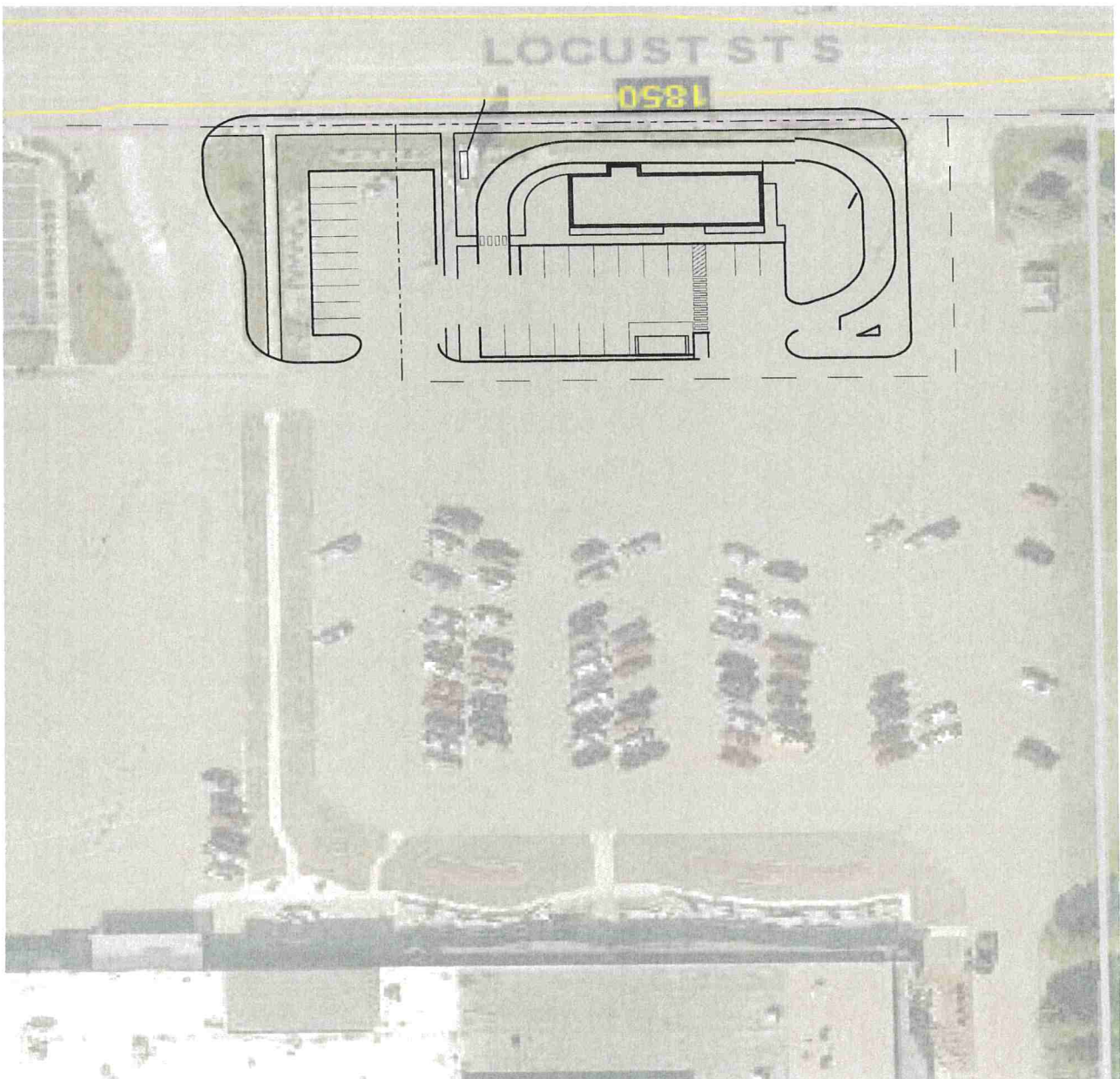
PHASE TWO: Bosselman Real Estate, LLC proposes a ground up build of a branded hotel/convention center with an estimated 100 rooms.

PHASE THREE: Bosselman Real Estate, LLC proposes a professional commercial office building, with (6) 1,500 square foot suites for lease.

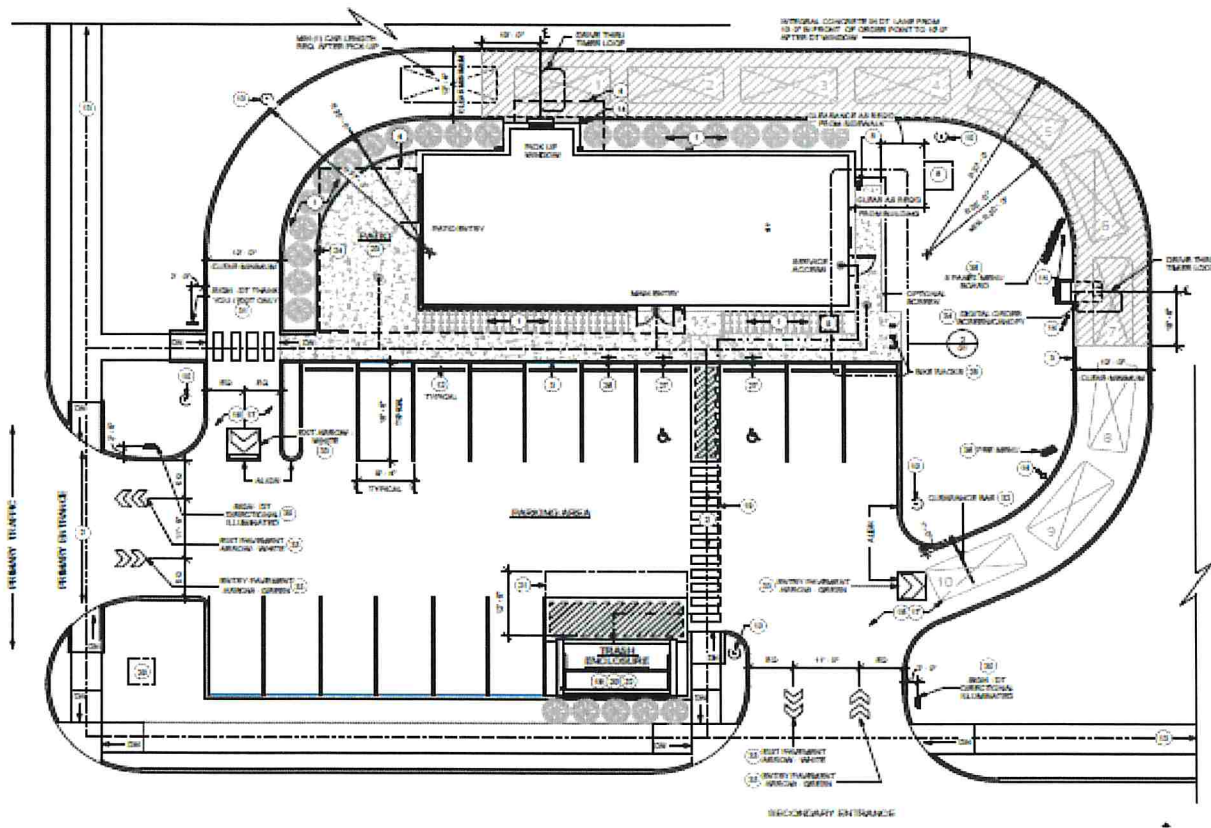
Phase One of this project is complete. We are now entering Phase Two of this project but economic

conditions have dictated that we amend our original plans. The recent approval of gambling in the State of Nebraska has Fonner Park planning to open a casino, hotel and convention center only a few hundred yards from our planned facility. For this reason, we are amending our original plan from the construction of a branded hotel/convention center to the construction of a build-to-suit quick service restaurant.

Bosselman Real Estate, LLC proposes to construct and lease a 2,225 square foot, wood frame constructed building with necessary improvement in and around the property to house a quick service restaurant. A quick service restaurant would be a tenant in this building. This building would be located on approximately 30,000 square foot of ground located in the northwest corner of the Bosselman Enterprises parking lot located at 1607 South Locust Street in Grand Island, Nebraska.



Prototypical Site Map



If Property is to be Subdivided, Show Division Planned:

This decision has not been made and will be determined based on economic costs and benefits currently under review.

Estimated Project Costs: Revised Phase II Quick Service Restaurant

Acquisition Costs:

A.	Land	\$0
B.	Building	\$0

Construction Costs:

A.	Renovation or Building Costs	\$1,070,000
B	On-Site Improvements	
1	Sewer	\$15,000
2	Water	\$15,000
3	Electric	\$15,000
4	Gas	\$15,000
5	Public Streets/Sidewalks	\$5,000
6	Private Streets	\$0

7	Trails	\$0
8	Grading/Dirt work/Fill	\$15,000
9	Demolition	\$15,000
10	Other	\$15,000

Soft Costs:

A.	Architectural & Engineering Fees	\$35,000
B.	Financing Fees	\$0
C.	Legal/Developer/Audit Fees	\$50,000
D.	Contingency Reserves	\$60,000
E.	Other (Please Specify)	\$0

TOTAL: \$1,325,000

Total Estimated Market Value at Completion: \$521,273
 Source for Estimated Market Value: Hall County Assessor - attached

Estimated Project Costs: Original Phase II Hotel/Convention Center

Acquisition Costs:

A.	Land	\$0
B.	Building	\$0

Construction Costs:

A.	Renovation or Building Costs	\$9,000,000
B.	On-Site Improvements	\$250,000

Soft Costs:

A.	Architectural & Engineering Fees	\$60,000
B.	Financing Fees	\$15,000
C.	Legal/Developer/Audit Fees	\$5,000
D.	Contingency Reserves	\$200,000
E.	Other (Please Specify)	\$0

TOTAL: \$9,530,000

Total Estimated Market Value at Completion: \$8,083,434
 Source for Estimated Market Value: Hall County Assessor

Source of Financing

A. Developer Equity: Owned Land
 B. Commercial Bank Loan: \$1,325,000
 C. Tax Credits: \$0
 D. Industrial Revenue Bonds: \$0
 E. Tax Increment Assistance: Approved in 2015
 F. Other: \$0

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

Architect: Joseph R Hewgley & Associates
 702 S. Bailey
 North Platte, NE 69101
 (308) 534-4983

Engineer: TC Engineering
 1 S. Sycamore Street
 North Platte, NE 69101
 (308) 534-9245

General Contractor: Bosselman Administrative Services, Inc.
 1607 South Locust Street, Suite A
 PO Box 4905
 Grand Island Ne. 68802-4905
 (308) 381-2800

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

(Please Show Calculations)

	<u>Estimated Valuation</u>	<u>2020 Tax Rate *</u>	<u>Estimated Tax Calc</u>
Estimated valuation after Phase II of Project completed	\$521,273	2.1766	\$11,346
2015 assessed base value on parcel	-	2.1766	-
Estimated excess valuation on Phase II TIF Project	<u>\$521,273</u>	2.1766	<u>\$11,346</u>

Increase in annual real estate tax	\$11,346
Remaining TIF Life (years)	9
Potential TIF assistance at 0% lending rate	\$102,114

* Tax rate per \$100 of valuation

Project (Phase II) Construction Schedule:

Construction Start Date: May 1, 2021 (planned)
 Construction Completion Date: October 1, 2021

Please Attach Construction Pro Forma

See Estimated Project Cost listed above.

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:

The original application from 2015 included the following purpose:

THE ACQUISITION OF PROPERTY AT 1607 SOUTH LOCUST STREET AND THE SUBSEQUENT SITE WORK, RENOVATIONS, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR REBUILDING CORPORATE OFFICE FOR BOSSELMAN COMPANIES ALONG WITH A MOTEL AND SEPARATE PROFESSIONAL OFFICE SPACE AT THIS LOCATION.

This application was approved in the amount of \$6,552,000.

This application requests an amendment to the original plan that replaces the hotel/convention center with a quick service restaurant. The amount of new TIF funds that will be generated by this project is \$102,114.

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

The original application noted that the necessity for the use of Tax Increment Financing for this Project was:

Due to the poor condition of the building and parking lot, financial analysis has determined without TIF, the building acquisition costs, demolition, renovation, and new construction

costs are too high to support a reasonable ROI on the project.

The CRA at the time approved this project and it has been an overwhelming success. Bosselman Enterprises have moved its headquarters to this site and, by doing so, improved the visual appearance of the entrance to the Fair Grounds. In addition, the opening of the Tommy Gunz restaurant and related bar and liquor store resulted in additional employment and enhanced dining and entertainment in Grand Island. And finally, this project was the catalyst for additional economic development along the Locust Street corridor in South Grand Island.

Financially, the gap between this project with and without the additional TIF funding can be measured two ways: the difference in the capitalization rate and the discounted cash flow internal rate of return.

	<u>With TIF</u>	<u>Without TIF</u>
Capitalization Rate	7.5%	6.8%
Discounted Cash Flow IRR	8.8%	6.7%

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:

2020	Jackson, NE	Pump & Pantry
2020	Ardmore, OK	Boss Truck Shop
2019	Ogallala, NE	Pump & Pantry
2019	Sioux Falls, SD	Boss Truck Shop
2019	Grand Island, NE	Pump & Pantry
2018	Kenly, NC	Boss Truck Shop
2018	Grand Island, NE	Tommy Gunz Bistro and Liquor Store
2018	Garden City, KS	Bosselman Travel Centers
2018	Garden City, KS	Boss Truck Shop
2018	Elk Run Heights, IA	Boss Truck Shop
2017	St Robert, MO	Boss Truck Shop
2017	Grand Island, NE	Bosselman Enterprises Headquarters

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

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

RESOLUTION NO. 348

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 amendment (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

Bosselman Real Estate LLC 1607 S. Locust Amended Plan

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

RESOLUTION NO. 349

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 to amend an approved project using Tax Increment Financing as allowed under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area, from Bosselman Real Estate LLC., (The "Developer") for redevelopment of Lot One (1) Fonner Fourth Subdivision, 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") and the Grand Island City Council has approve to use Tax Increment Financing on a similar project at this location within Redevelopment Area 2;

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 amend the approved Redevelopment Contract, with such changes as are deemed appropriate by the Authority, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.

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

Passed and approved this 14th day of April, 2021.

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

By 
Chairperson

ATTEST:


Secretary

Bosselman Real Estate 1607 S. Locust

Exhibit 1

Legal Description:

Lot One Fonner Fouth Subdivision, in the City of Grand Island, Hall County, Nebraska.

Bosselman Real Estate 1607 S. Locust

Resolution Number 2021-03

HALL COUNTY REGIONAL PLANNING COMMISSION

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

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), referred the **Redevelopment Plan for 1607 South Locust Street Bosselman Corporate Office** 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. 352

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 *Bosselman Real Estate 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

Bosselman Corporate Office 1607 S. Locust 2021 Amendment

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 \$6,552,000 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.

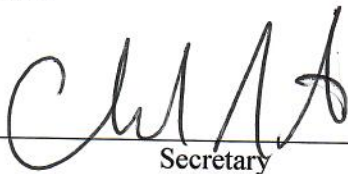
Section 6. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 12th day of May, 2021.

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

ATTEST:

By:


Secretary

By:


Chair

Bosselman Corporate Office 1607 S. Locust 2021 Amendment

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

Lots One (1) and Fonner Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska.

Southeast Commons/Fonner View Center

EXHIBIT B**

FORM OF REDEVELOPMENT PLAN

Southeast Commons/Fonner View Center



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:

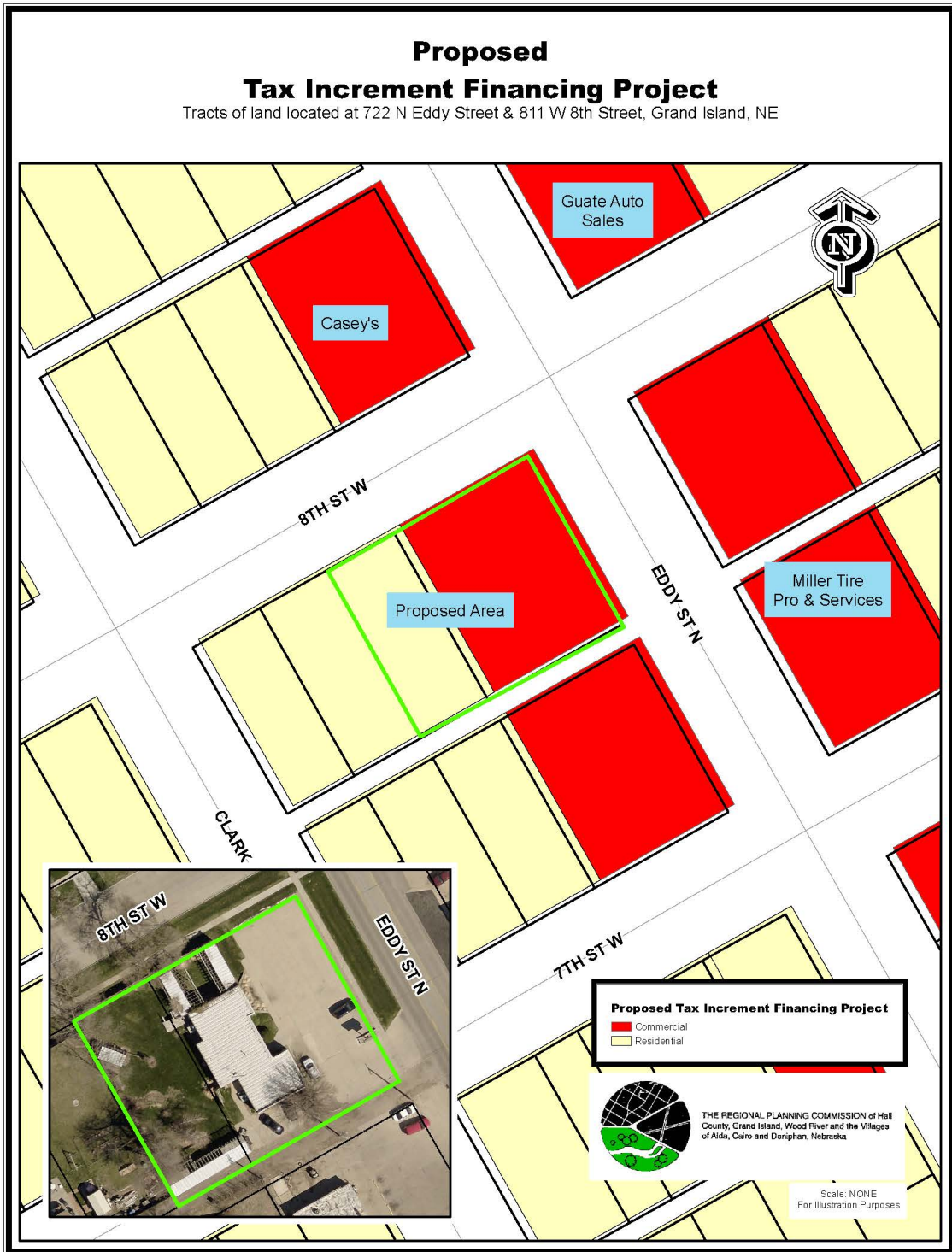
Property Description (the “Redevelopment Project Area”)

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: cnabity@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"

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"

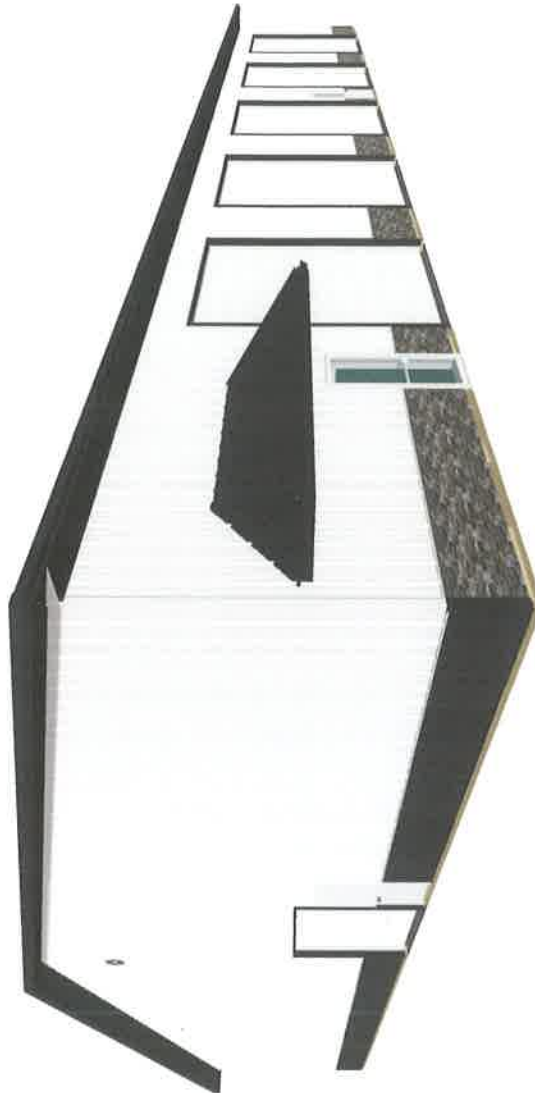
Additional Information

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



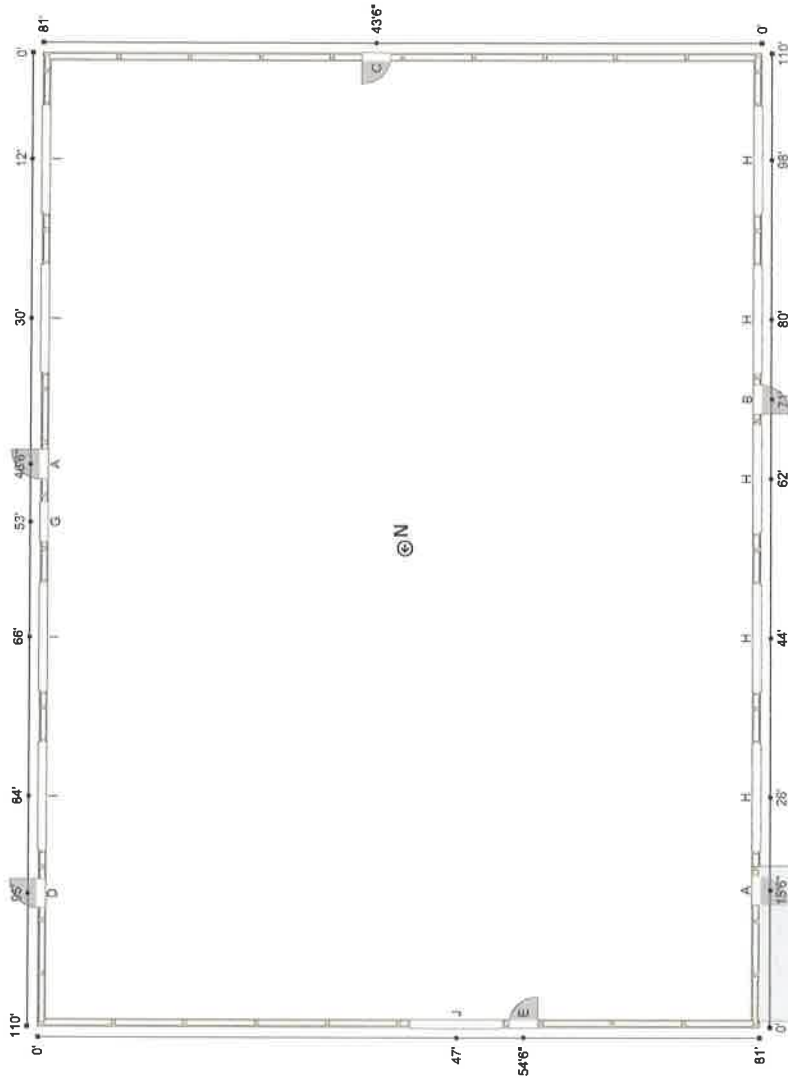
252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

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

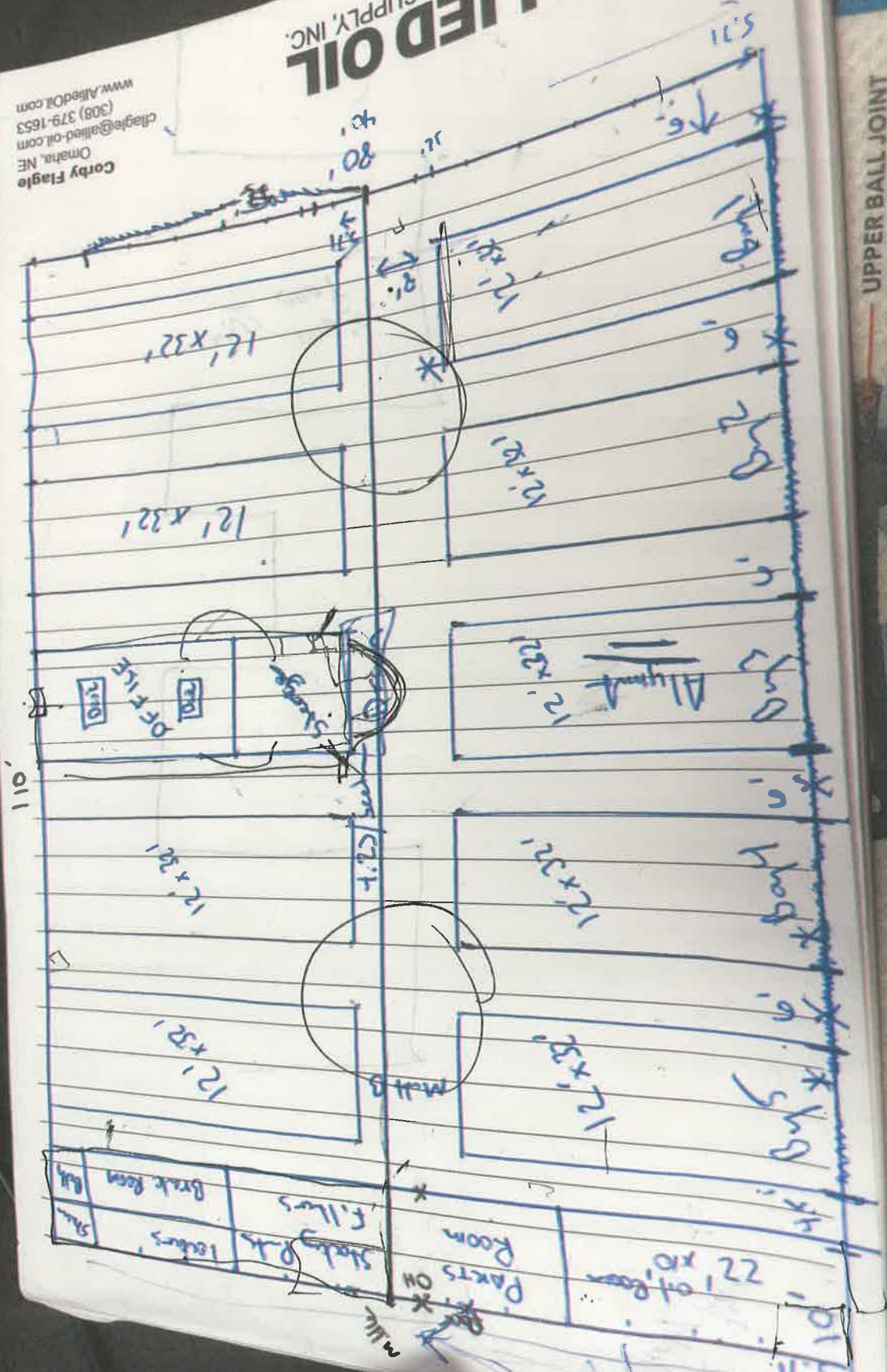
* Building Proposal Good for 7 Days from the date specified on cover letter.

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.

ALLIED OIL & SUPPLY, INC.

Corby Flagle
Omaha, NE
cfagle@allied-oil.com
(308) 379-1653
www.AlliedOil.com



UPPER BALL JOINT

Handwritten notes in the right margin:
- 1-Tire repair
- 1-bolts
- 9-1-15
- 5-22-5
- 4-ways
- Outlets
- 9-1-15
- 9-Drop Coils from ceiling

**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



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item F-1

**#9824 - Consideration of Sale of Property - Abandoned Cleburn
Well Site - 360 N. Cleburn**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director
Stacy Nonhof, Interim City Attorney

Meeting: May 25, 2021

Subject: Ordinance No. 9824 - Consideration of Sale of Property – South ½ of Lot 8, Block 110, Railroad Addition to the City of Grand Island (Abandoned Cleburn Well Site – 360 N. Cleburn Street)

Presenter(s): Timothy Luchsinger, Utilities Director

Background

The City of Grand Island Utilities Department installed the Cleburn Well located on the South ½ of Lot 8, Block 110, Railroad Addition to the City of Grand Island (360 N. Cleburn Street) in 1927 for the purpose of providing cooling water to the Pine Street Power Plant. The well was decommissioned and abandoned in November of 2018. Utilities Administration has begun the process of eliminating unused properties in order to reduce maintenance costs.

Discussion

A request for proposals was advertised on March 31, 2021, for the property described herein as the South ½ of Lot 8, Block 110, Railroad Addition (360 N. Cleburn Street). Proposals were received on May 6, 2021. One offer was received from HLK, LLC, in the amount of \$25,000.00. Upon review of this offer, the listing agent, Legal, and Utilities staff recommend this offer for approval by Council.

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 approve Ordinance No. 9824 and execution by the Mayor to sell the property described herein as the South ½ of Lot 8, Block 110, Railroad Addition to the City of Grand Island (360 N. Cleburn Street), to HLK, LLC, for the amount of \$25,000.00.

Sample Motion

Move to approve Ordinance No. 9824 and the execution by the Mayor to sell the property described herein as the South ½ of Lot 8, Block 110, Railroad Addition to the City of Grand Island (360 N. Cleburn Street), to HLK, LLC, for the amount of \$25,000.00.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
SALE OF LAND – ABANDONED CLEBURN WELL SITE**

RFP DUE DATE: May 6, 2021 at 4:15 p.m.

DEPARTMENT: Utilities

PUBLICATION DATE: March 31, 2021

NO. POTENTIAL BIDDERS: 2

PROPOSALS RECEIVED

Bidder: HLK, LLC – Jesse Spike
Grand Island, NE

Bid Price: \$25,000.00

cc: Tim Luchsinger, Utilities Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent
Christy Leshner, Utility Eng.

Pat Gericke, Utilities Admin. Assist.
Patrick Brown, Finance Director
Ryan Schmitz, Assist. Utilities Director
Kelly Mendyk, Utility Eng.

P2270



City of Grand Island Utilities Department

Print Date: 3/24/2021

ORDINANCE NO. 9824

An Ordinance directing and authorizing the sale of Parcel No. 400081431, addressed as 360 North Cleburn Street, in the City of Grand Island, Hall County, Nebraska to HLK, LLC – Jesse Spike; providing for the giving of notice of such conveyance and the terms thereof; providing for the right to file a remonstrance against such conveyance; providing for publication and the effective date of this ordinance.

GE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The conveyance by warranty deed to HLK, LLC (“Buyer”), of the City’s interests in and to Parcel No. 400081431, addressed as 360 North Cleburn Street, Grand Island, Hall County, Nebraska is hereby approved and authorized.

SECTION 2. Consideration for such conveyance shall be Twenty-five Thousand Dollars and 00/100 (\$25,000.00) and other valuable considerations.

SECTION 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three (3) consecutive weeks in the *Grand Island Independent*, a newspaper published for general circulation in the City of Grand Island. Immediately after the passage and publication of this ordinance, the City Clerk is hereby directed and instructed to prepare and publish said notice.

SECTION 4. Authority is hereby granted to the electors of the City of Grand Island to file a remonstrance against the conveyance of such within described real estate; and if a remonstrance against such conveyance signed by registered voters of the City of Grand Island equal in number to thirty percent (30%) of the registered voters of the City of Grand Island voting at the last regular municipal election held in such City be filed with the City Council

Approved as to Form	▣ _____
May 21, 2021	▣ City Attorney

ORDINANCE NO. 9824 (Cont.)

within thirty (30) days of passage and publication of such ordinance, said property shall not then, nor within one (1) year thereafter, be conveyed.

SECTION 5. The conveyance of said real estate is hereby authorized, directed and confirmed; and if no remonstrance be filed against such conveyance, the Mayor shall make, execute and deliver to Buyer, a warranty deed for said real estate, and the execution of such deed is hereby authorized without further action on behalf of the City Council.

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen (15) days in one issue of the Grand Island Independent as provided by law.

Enacted: May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item F-2

**#9825 - Consideration of Sale of Property - Abandoned Blain Well
Site - 1510 N. Illinois**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director
Stacy Nonhof, Interim City Attorney

Meeting: May 25, 2021

Subject: Ordinance No. 9825 - Consideration of Sale of Property
– Lot 7, Block 2, Blain Addition to the City of Grand
Island (1510 N. Illinois)

Presenter(s): Timothy Luchsinger, Utilities Director

Background

The City of Grand Island Utilities Department installed the Blain Well located on Lot 7, Block 2, Blain Addition to the City of Grand Island (1510 N. Illinois) in 1963 for potable water usage. The well was decommissioned and abandoned in November of 2002. Utilities Administration has begun the process of eliminating unused properties in order to reduce maintenance costs.

Discussion

A request for proposals was advertised on March 31, 2021, for the property at Lot 7, Block 2, Blain Addition to the City of Grand Island (1510 N. Illinois). Proposals were received on May 6, 2021. One offer was received from Alfredo Luevano, Jr., and Tina Marie Medano, in the amount of \$500.00. Upon review of this offer, the listing agent, Legal, and Utilities staff recommend this offer for approval by Council.

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 approve Ordinance No. 9825 and execution by the Mayor to sell the property located at Lot 7 Block 2, Blain Addition to the City of Grand Island (1510 N. Illinois), to Alfredo Luevano, Jr., and Tina Marie Medrano for the amount of \$500.00.

Sample Motion

Move to approve Ordinance No. 9825 and the execution by the Mayor to sell the property located at Lot 7 Block 2, Blain Addition to the City of Grand Island (1510 N. Illinois), to Alfredo Luevano, Jr., and Tina Marie Medrano for the amount of \$500.00.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
SALE OF LAND – ABANDONED BLAIN WELL SITE**

RFP DUE DATE: May 6, 2021 at 4:00 p.m.

DEPARTMENT: Utilities

PUBLICATION DATE: March 31, 2021

NO. POTENTIAL BIDDERS: 4

PROPOSALS RECEIVED

Bidder: Alfredo Luevano, Jr.
Grand Island, NE
Bid Price: \$500.00

cc: Tim Luchsinger, Utilities Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent
Christy Lesler, Utility Eng.

Pat Gericke, Utilities Admin. Assist.
Patrick Brown, Finance Director
Ryan Schmitz, Assist. Utilities Director
Kelly Mendyk, Utility Eng.

P2269



Pictometry, Hall County, Grand Island, City of Grand Island

ORDINANCE NO. 9825

An Ordinance directing and authorizing the sale of Parcel No. 400018926, addressed as 1510 North Illinois, in the City of Grand Island, Hall County, Nebraska to Alfredo Luevano Jr., and Tina Marie Medano; providing for the giving of notice of such conveyance and the terms thereof; providing for the right to file a remonstrance against such conveyance; providing for publication and the effective date of this ordinance.

GE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The conveyance by warranty deed to Alfredo Luevano, Jr., and Tina Marie Medano (“Buyer”), of the City’s interests in and to Parcel No. 400018926, addressed as 1510 North Illinois, Grand Island, Hall County, Nebraska is hereby approved and authorized.

SECTION 2. Consideration for such conveyance shall be Five Hundred Dollars and 00/100 (\$500.00) and other valuable considerations.

SECTION 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three (3) consecutive weeks in the *Grand Island Independent*, a newspaper published for general circulation in the City of Grand Island. Immediately after the passage and publication of this ordinance, the City Clerk is hereby directed and instructed to prepare and publish said notice.

SECTION 4. Authority is hereby granted to the electors of the City of Grand Island to file a remonstrance against the conveyance of such within described real estate; and if a remonstrance against such conveyance signed by registered voters of the City of Grand Island equal in number to thirty percent (30%) of the registered voters of the City of Grand Island voting at the last regular municipal election held in such City be filed with the City Council

Approved as to Form	▣ _____
May 21, 2021	▣ City Attorney

ORDINANCE NO. 9825 (Cont.)

within thirty (30) days of passage and publication of such ordinance, said property shall not then, nor within one (1) year thereafter, be conveyed.

SECTION 5. The conveyance of said real estate is hereby authorized, directed and confirmed; and if no remonstrance be filed against such conveyance, the Mayor shall make, execute and deliver to Buyer, a warranty deed for said real estate, and the execution of such deed is hereby authorized without further action on behalf of the City Council.

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen (15) days in one issue of the Grand Island Independent as provided by law.

Enacted: May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item F-3

#9826 - Consideration of Amendments to Chapter 32-25 of the Grand Island City Code Relative to Permit; Fee

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: John Collins PE, Public Works Director
Meeting: May 25, 2021
Subject: Consideration of Amendments to Chapter 32 of the Grand Island City Code Relative to Permit; Fee
Presenter(s): John Collins PE, Public Works Director

Background

It was brought to Staff's attention that Chapter 32-25 of City Code hasn't been updated with the City Council approved Fee Schedule regarding permit fees. The current Code states an investigation fee in addition to the permit fee in the same amount as the permit fee shall be assessed, while the approved Fee Schedule states a set amount of \$100.00 for an investigation fee. An investigation fee is charged when work is done without the proper approval and permits in place and City staff is charged with working to ensure City Code and General Standards are followed to protect City assets.

Discussion

This Ordinance will amend Chapter 32 of City Code to have it comply with the City's Fee Schedule. The inspection fee will be the amount set by the Fee Schedule as approved by this Council.

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 approve the corrections to Section 32-25 of Grand Island City Code.

Sample Motion

Move to approve ordinance approving corrections to Section 32-25 of Grand Island City Code.

An ordinance to amend Chapter 32 of the Grand Island City Code; to amend Section 32-25 pertaining to Permit; Fee, to repeal Section 32-25 as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Section 32-25 of the Grand Island City Code is hereby amended to read as follows:

§32-25. Permit; Fee .

The party applying for a permit to make a pavement or sidewalk cut shall pay to the City at the time such permit is issued a fee in accordance with the City of Grand Island Fee Schedule, which amount shall be credited to the general fund of the City. No fee shall be charged for those performing services under contract for the City, but a permit shall be required. A single (blanket) permit may be issued with no fee to a contractor working in multiple locations throughout the City as directed by the City. If work is commenced prior to application for the permit, an investigation fee, in accordance with the current Grand Island Fee Schedule in addition to the permit fee in the same amount as the permit fee shall be assessed. Each permit shall expire six months from date of issuance.

Amended by Ord. No. 9205, effective 02/25/09

SECTION 2. Section 32-25 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: _____ May 25, 2021.

Roger G. Steele, Mayor

Attest:

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney

ORDINANCE NO. _____ (Cont.)

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-1

Approving Minutes of May 11, 2021 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

May 11, 2021

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on May 11, 2021. Notice of the meeting was given in *The Grand Island Independent* on May 5, 2021.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Michelle Fitzke, Bethany Guzinski, Mitch Nickerson, Chuck Haase, Vaughn Minton, Justin Scott, Maggie Mendoza, Jason Conley, Mike Paulick and Mark Stelk. The following City Officials were present: City Administrator Jerry Janulewicz, Deputy City Clerk Jill Granere, Finance Director Patrick Brown, Interim City Attorney Stacy Nonhof and Public Works Director John Collins.

PUBLIC HEARINGS:

Public Hearing on Request from Casey's Retail Company dba Casey's General Store 2883, 1420 South Locust Street for a Class "D" Liquor License. Deputy City Clerk Jill Granere reported that an application for an addition to Class "D" Liquor License had been received from Casey's Retail Company dba Casey's General Store 2883, 1420 South Locust Street. Ms. Granere presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 20, 2021; notice to the general public of date, time, and place of hearing published on May 1, 2021; notice to the applicant of date, time, and place of hearing mailed on April 20, 2021. Staff recommended approval. No public testimony was heard.

Public Hearing on Request from D & A Investments, LLC for a Conditional Use Permit to Allow for an Assisted Living/Memory Care Facility of Property located at 2904 West 5th Street. Building Department Director Craig Lewis reported that an application for a Conditional Use Permit had been received from D & A Investments, LLC for property located at 2904 West 5th Street. The Conditional Use Permit would allow for the renovation of an existing duplex into an Assisted Living/Memory Care facility. Staff recommended approval. No public testimony was heard.

Public Hearing on Industrial Development Revenue Bonds – Tabitha Grand Island Project. City Administrator Jerry Janulewicz reported this was a continuance to the presentation from the April 27, 2021 meeting in regards to the Industrial Development Revenue Bonds. Staff recommend approval. No public testimony was heard.

ORDINANCES:

Councilmember Minton moved "that the statutory rules requiring ordinances to be read by title on three different days are suspended and that ordinances numbered:

#9823 - Consideration of Approving Street Name Change to Shady Bend Spur.

be considered for passage on the same day upon reading by number only and that the City Clerk be permitted to call out the number of these ordinances on second reading and then upon final passage and call for a roll call vote on each reading and then upon final passage.” Councilmember Nickerson seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

Public Works Director John Collins reported the old section of Shady Bend Road, south of US Highway 30, which uses outlet to US Highway 30 is a dead end and still utilizes the street name of Shady Bend Road. The street name overlap can be confusing to emergency personnel when called to this area, as the old section of Shady Bend Road and the new section both run north and south parallel to each other. Collins requested a name change to Shady Bend Spur for the old section of Shady Bend Road that previously outlet to US Highway 30 and is now a dead end. Staff recommended approval.

Motion by Stelk, second by Fitzke to approve Ordinance #9823.

City Clerk: Ordinance #9823 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9823 on second and final reading. All those in favor of this passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9823 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Motion by Paulick, second by Guzinski to approve the Consent Agenda. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of April 27, 2021 City Council Regular Meeting.

Approving Request from Angela Coffey, 12205 West Bluff Road, Malcolm, Nebraska for Liquor Manager Designation with GNS Corporation dba Git N Split, 3320 Langenheder Street.

#2021-106 - Approving Request from Casey's Retail Company dba Casey's General Store 2883, 1420 South Locust Street for a Class "D" Liquor License and Liquor Manager Designation for Tina Stone, 1212 Blue Stem Circle, Norfolk, Nebraska.

#2021-107 - Approving Bid Award - Burdick Station Asbestos Abatement with McGill Asbestos Abatement, LLC, of Omaha, Nebraska in an Amount of \$842,750.00.

#2021-108 - Approving Bid Award - Air Heater Replacement Parts with Arvos Ljungstrom, LLC, of Wellsville, New York in an Amount of \$193,090.88.

#2021-109 - Approving Purchase of Two (2) New ½ Ton, Four-Wheel Drive, Extended Cab Pick-ups for the Streets Division of the Public Works Department with Husker Auto Group, of Lincoln, Nebraska in an Amount of \$66,200.00.

#2021-110 - Approving Bid Award for Annual Supply of Road Deicing Salt 2021-2022 with Blackstrap, Inc. of Neligh, Nebraska in an Amount of \$52.10 per ton for off-peak and NSG Logistics, LLC dba Nebraska Salt & Grain of Gothenburg, Nebraska in an Amount of \$54.68 per ton for peak.

#2021-111 - Approving Interlocal Agreement for a Regional Government Enterprise Agreement with ESRI between Hall County and the City of Grand Island in an Amount over three years of \$187,500 payable in three annual installments on the following schedule: \$58,000 for the first year, \$62,500 for the second year, and \$67,000 for the third year.

REQUESTS AND REFERRALS:

Consideration of Approving Request from D & A Investments, LLC for a Conditional Use Permit to Allow for an Assisted Living/Memory Care Facility of Property located at 2904 West 5th Street. This item was related to the aforementioned Public Hearing. Staff recommended approval.

Motion by Minton, second by Paulick to approve. Upon roll call vote, all voted aye. Motion adopted.

Consideration of Forwarding a Study for Blighted and Substandard Area #32 to the Regional Planning Commission (Josh Rhoads with Horizon Builders). Regional Planning Director Chad Naby reported this study is approximately 43 acres of property on either side of Old Potash Highway and west of North Road. The study was prepared and submitted indicated that this property could be considered blighted and substandard. The study was prepared for 43 acres, all of which is in the Grand Island City Limits. Staff recommended approval.

Motion by Guzinski, second by Fitzke to approve. Upon roll call vote, Councilmembers Conely, Fitzke, Guzinski, Mendoza, Minton, Nickerson and Stelk voted aye. Councilmembers Haase, Paulick and Scott voted no. Motion adopted.

RESOLUTION:

#2021-112 - Consideration of Approving Industrial Development Revenue Bonds – Tabitha Grand Island Project. This item was related to the aforementioned Public Hearing. Staff recommended approval.

Motion by Paulick, second by Stelk to approve Resolution #2021-112. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Guzinski to approve the payment of claims for the period of April 28, 2021 through May 11, 2021 for a total amount of \$3,341,495.19. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 7:28 p.m.

Jill Granere
Deputy City Clerk



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-2

#2021-113 - Approving Request from Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill 26-3809, 3440 W. State Street for a Class “I” Liquor License and Liquor Manager Designation for Brian Hexsel, 5211 Seward Street, Omaha, Nebraska

This item relates to the aforementioned Public Hearing item E-1.

Staff Contact: RaNae Edwards

RESOLUTION 2021-113

WHEREAS, an application was filed by Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill 26-3809, 3440 W. State Street for a Class "I" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on May 15, 2021; such publication cost being \$16.76; and

WHEREAS, a public hearing was held on May 25, 2021 for the purpose of discussing such liquor license application.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

_____ The City of Grand Island hereby recommends approval of the above-identified liquor license application contingent upon final inspections.

_____ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application.

_____ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application with the following stipulations:

_____ The City of Grand Island hereby recommends denial of the above-identified liquor license application for the following reasons: _____

_____ The City of Grand Island hereby recommends approval of Brian Hexsel, 5211 Seward Street, Omaha, Nebraska as liquor manager of such business contingent upon completion of a state approved alcohol server/seller training program.

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ☐ _____
May 21, 2021 ☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-3

#2021-114 - Approving Request from Eddies Esquina, LLC dba Eddies Esquina, 417 N. Sycamore Street for a Class "D" Liquor License and Liquor Manager Designation for Karina Terrazas, 804 Geddes Street, Grand Island, Nebraska

This item relates to the aforementioned Public Hearing item E-2.

Staff Contact: RaNae Edwards

RESOLUTION 2021-114

WHEREAS, an application was filed by Eddies Esquina, LLC dba Eddies Esquina, 417 N. Sycamore Street for a Class "D" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on May 15, 2021; such publication cost being \$16.76; and

WHEREAS, a public hearing was held on May 25, 2021 for the purpose of discussing such liquor license application.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

_____ The City of Grand Island hereby recommends approval of the above-identified liquor license application contingent upon final inspections.

_____ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application.

_____ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application with the following stipulations:

_____ The City of Grand Island hereby recommends denial of the above-identified liquor license application for the following reasons: _____

_____ The City of Grand Island hereby recommends approval of Karina Terrazas, 804 Geddes Street, Grand Island, Nebraska as liquor manager of such business.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ☐ _____
May 21, 2021 ☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-4

#2021-115 - Approving Change Order #1 - Precipitator, Bottom Ash and Boiler Industrial Cleaning - Spring 2021

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Tim Luchsinger, Utilities Director
Stacy Nonhof, Interim City Attorney

Meeting Date: May 25, 2021

Subject: Precipitator, Bottom Ash and Boiler Industrial Cleaning-Spring 2021 Change Order #1

Presenter(s): Tim Luchsinger, Utilities Director

Background

During the spring outage at Platte Generating Station, the turbine generator receives boiler inspections. The Spring 2021 outage was completed during which time inspection and maintenance on the boiler was performed. The work on the boiler included hydro testing of the boiler with inspection for tube leaks and tube repairs, boiler tube alignment attachment repairs, and support for regenerative air heater inspection and repair. Plant engineering staff developed specifications issued for bids covering this scope of work. The bidders were also required to provide time and material contract rates for scope adjustments that would be based on actual conditions found upon inspecting the boiler.

The specification was issued for bid and the contract was awarded by Council to Meylan Enterprises, Inc., of Omaha, Nebraska, in the amount of \$196,311.99 on March 9, 2021, per Resolution 2021-41.

Discussion

During the inspection, additional work was required above the base hours for the detonation blasting and vacuum services. The additional work was completed in accordance with the contracted time and materials. These additions and modifications to the work scope resulted in an additional \$5,454.01, for a final contract cost of \$201,766.00.

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 authorizing Change Order #1 with Meylan Enterprises, Inc., of Omaha, Nebraska for the Precipitator, Bottom Ash and Boiler Industrial Cleaning-Spring 2021 Outage for an addition of \$5,454.01 to the contract price, for a total contract price of \$201,766.00.

Sample Motion

Move to approve Change Order #1 from Meylan Enterprises, Inc. in the amount of \$5,454.01 for the Precipitator, Bottom Ash and Boiler Industrial Cleaning-Spring 2021 Outage.



Platte Generating Station
1035 W. Wildwood Drive
Grand Island, NE 68801
308/385-5468

Working Together for a
Better Tomorrow. Today.

TO: Meylan Enterprises, Inc.
6225 S. 60th Street
Omaha, NE 68117
Nick Cagle

PROJECT: Precipitator, Bottom Ash and Boiler Industrial Cleaning-Spring 2021 Outage
CHANGE ORDER 1

You are hereby directed to make the following change in your contract:

1 Additional payment per the attached spreadsheet.

ADD: \$5,454.01

The original Contract Sum	<u> \$196,311.99</u>
Previous Change Order Amounts	<u> \$ -</u>
The Contract Sum is increased by this Change Order	<u> \$ 5,454.01</u>
The Contract Sum is decreased by this Change Order	<u> \$ </u>
The total modified Contract Sum to date	<u> \$ 201,766.00</u>

Approval and acceptance of this Change Order acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described therein.

APPROVED: CITY OF GRAND ISLAND

By: _____

Date _____

Attest: _____

Approved as to Form, City Attorney

ACCEPTED: Meylan Enterprises, Inc.

By: 
Adam Peitz

Date 5/4/21

Precipitator, Bottom Ash and Boiler Industrial Cleaning-Spring 2021 Outage

Comments: During the inspection, additional work was required above the base hours for detonation blasting and vacuum services.

Contract: \$196,311.99

<u>Change Order Request</u>	<u>Description</u>	<u>Amount</u>
001	Additional work required for detonation blasting	\$ 3,762.50
002	Additional work required for vacuum services	\$ 6,935.36
003	SDA Hydroblasting (T&M)	\$ (2,152.15)
004	Misc. Hydroblasting (T&M)	\$ (3,091.70)
005		
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	Total	\$ 5,454.01

RESOLUTION 2021-115

WHEREAS, during the spring outate at Platte Generating Station, the turbine generator received a boiler inspection; and

WHEREAS, work on the boiler included hydro testing of the boiler with inspection for tube leaks and tube repairs, boiler tube alignment attachment repairs, and support for regenerative air heater inspection and repair; and

WHEREAS, specifications were issued for bids and the contract was awarded by Council on March 9, 2021 to Meylan Enterprises, Inc., of Omaha, Nebraska in the amount of \$196,311.99 per Resolution 2021-41; and

WHEREAS, during the inspection, additional work was required above the base hours to for the detonation blasting and vacuum services, and the additional work was completed in accordance with the contracted time and materials for an additional cost of \$5,454.01, for a total contract amount of \$201,766.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Change Order #1 for Precipitator, Bottom Ash and Boiler Industrial Cleaning – Spring, 2021, is approved, and the Mayor is hereby authorized to sign the Change Order on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-5

#2021-116 - Approving Bid Award - Gas Turbine #2 Lube Oil Replacement

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy G. Luchsinger, Utilities Director
Stacy Nonhof, Interim City Attorney

Meeting Date: May 25, 2021

Subject: Gas Turbine 2 Lube Oil Replacement

Presenter(s): Timothy G. Luchsinger, Utilities Director

Background

Burdick Generating Station commissioned two simple cycle General Electric 6B combustion turbine electric generating units in 2003 that burn natural gas as their primary fuel. They are also capable of consuming No. 2 distillate oil as a secondary fuel which has made them a reliable source of peaking power for the City of Grand Island. The lube oil system in a General Electric Frame 6B is considered a critical system since the lube oil is used as the working fluid in the hydraulic control system. Contaminated or deteriorated lube oil can cause damage to the bearings and decrease reliability. Due to the service life of the oil, plant staff solicited bids to flush the lube oil circuits and replace the existing lube oil fluids.

Discussion

Specifications for the Gas Turbine 2 Lube Oil Replacement were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on May 11, 2021. The engineer's estimate for this project was \$200,000.00.

Bidder	Bid Price	Adjusted Bid Price
Allied Oil & Supply, Inc. Omaha, Nebraska	\$ 83,485.57	N/A
Sapp Bros., Inc. Grand Island, Nebraska	\$186,011.34	\$186,011.34
Oil Filtration Systems, LLC Boerne, Texas	\$250,000.00	\$207,640.25
Elden Consulting & Industrial Services, LLC Newfields, New Hampshire	\$256,655.00	\$256,655.00

Bids were reviewed by plant engineering staff and exceptions were noted on all bids. The bid supplied by Allied Oil & Supply, Inc., is not in compliance with the bid specification. Allied Oil & Supply, Inc., quoted the oil procurement and disposal on a per gallon basis,

making the bid appear significantly cheaper than the competitors. The bid data form provided by Allied Oil, Inc., did not correspond to the bid documentation provided by Allied Oil, Inc., so the bid could not be equally compared to the other competitive bids. The oil quoted by Allied Oil, Inc., did not meet the requirements of the specification in load carrying capacity and density.

The bid from Sapp Bros., Inc., provides a better suited varnish prevention additive in Mobil DTE 932 for the critical system applications found in the General Electric Frame 6B combustion turbine. The bid from Sapp Bros. Petroleum, Inc., was otherwise found compliant with the specifications and less than the engineer's estimate.

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 Council award the Contract for the Gas Turbine 2 Lube Oil Replacement to Sapp Bros., Inc., of Grand Island, Nebraska, as the low responsive bidder, with the bid in the amount of \$186,011.34.

Sample Motion

Move to approve the bid in the amount of \$186,011.34 from Sapp Bros., Inc., for the Gas Turbine 2 Lube Oil Replacement.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: May 11, 2021 at 2:00 p.m.
FOR: Gas Turbine 2 Lube Oil Replacement
DEPARTMENT: Utilities
ESTIMATE: \$200,000.00
FUND/ACCOUNT: 520
PUBLICATION DATE: April 22, 2021
NO. POTENTIAL BIDDERS: 3

SUMMARY

Bidder:	<u>Sapp Bros Petroleum</u> Grand Island, NE	<u>Allied Oil & Supply</u> Omaha, NE
Bid Security:	Cashiers check	Cashier check
Exceptions:	Noted	Noted (*)
Bid Price:		
Oil Replacement:	\$135,269.90	\$ 77,661.00
Varnish Flush:	\$ 37,763.90	*\$ 52,445.30
Labor:	Included	\$ 7,340.00
Sales Tax:	<u>\$ 12,977.54</u>	<u>\$ 5,824.57</u>
Total Bid:	\$186,011.34	\$143,270.87 (corrected)
Bidder:	<u>Edlen Consulting & Industrial Services</u> Newsfields, NH	<u>Oil Filtration Systems, LLC</u> Boerne, TX
Bid Security:	Arch Insurance Company	Western Surety Company
Exceptions:	Noted	Noted
Bid Price:		
Oil Replacement:	\$139,671.00	\$160,750.25
Varnish Flush:	\$ 26,928.00	\$ 7,500.00
Labor:	\$102,508.00	\$ 63,000.00
Sales Tax:	<u>\$ 7,080.00</u>	<u>\$ 17,343.75</u>
Total Bid:	\$256,655.00	\$250,000.00

cc: Tim Luchsinger, Utilities Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent
Karen Nagel, Utilities Secretary

Pat Gericke, Utilities Admin. Assist.
Patrick Brown, Finance Director
Tylor Robinson, Production Engineer

P2274

RESOLUTION 2021-116

WHEREAS, the City of Grand Island invited sealed bids for Gas Turbine #2 Lube Oil Replacement, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on May 11, 2021, bids were received, opened and reviewed; and

WHEREAS, Sapp Bros., Inc., of Grand Island, Nebraska submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$186,011.34; and

WHEREAS, the bid of Sapp Bros., Inc., is less than the estimate for Gas Turbine #2 Lube Oil Replacement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Sapp Bros., Inc., in the amount of \$186,011.34 for Gas Turbine #2 Lube Oil Replacement, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-6

**#2021-117 - Approving Change Order #1 for Fire Station 2
Addition**

Staff Contact: Cory Schmidt, Fire Chief

Council Agenda Memo

From: Cory Schmidt, Fire Chief
Meeting: May 25, 2021
Subject: Change Order #1 for Fire Station 2 Addition
Presenter(s): Cory Schmidt, Fire Chief

Background

On February 9, 2021 City Council approved the bid award to Hackel Construction Inc. to construct an addition to fire station 2 for a total cost of \$402,300.00. The addition and subsequent bid by Hackel Construction Inc. were based on the design provided by Webb & Company Architects, Inc.

Discussion

During construction of the fire station 2 addition, it was determined by Hackel Construction Inc. that 2” rigid foam insulation board needed to be placed against the in-ground footings prior to the concrete floor of the addition being poured. The architectural plans provided to Hackel Construction Inc. did not detail the need for footing insulation. According to the International Energy Code Council (IECC), insulation rated at R-value 10 or higher is needed to protect unheated slabs such as the one called for in the fire station addition. The additional cost of change order #1 is \$876.09 and the new total for the project is \$403,176.09.

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 approves change order #1 for the fire station addition in the amount of \$876.09.

Sample Motion

Move to approve change order #1 for the fire station 2 addition in the amount of \$876.09.



Hackel Construction, Inc.

47407 808th Rd
Ord NE 68862
308-728-1222

License:

Change Order

Order#: 1

Order Date: 05/04/2021

To: Grand Island Fire Department
1720 N. Broadwell Ave.
Grand Island NE 68802

Project: 2060
Grand Island Fire Station #2 Addition
1720 N. Broadwell Ave.
Grand Island NE 68802

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Owens Corning 2"	592.89
Labor to Install-subcontractor	123.20
Labor to Install-Superintendent	160.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

876.09

The original Contract Sum was	402,300.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	402,300.00
The Contract Sum will be changed by this Change Order	876.09
The new Contract Sum including this Change Order will be	403,176.09
The Contract Time will be changed by	0 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____

RESOLUTION 2021-117

WHEREAS, the City Council approved a bid from Hackel Construction Inc. for an addition to fire station 2 in the amount of \$402,300.00; and

WHEREAS, the bid was based on architectural plans provided by Webb & Company Architects, Inc.; and

WHEREAS, R-10 value insulation is needed for the footings to comply with the International Energy Code Council; and

WHEREAS, the insulation was not detailed in the original architectural plans; and

WHEREAS, change order #1 is needed to authorize an additional \$876.09 to add the required insulation; and

WHEREAS, the new project total would be \$403,176.09.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that change order #1 be approved and upon completion, subsequent payment is authorized to Hackel Construction Inc. from Ord, Nebraska and is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-7

**#2021-118 - Approving Bid Award for Final Clarifier No. 1
Renovation; Project No. 2021-WWTP-3**

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: May 25, 2021

Subject: Approving Bid Award for Final Clarifier No. 1 Renovation;
Project No. 2021-WWTP-3

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

Background

On March 23, 2021, via Resolution No. 2021-64, City Council approved the bid award to Ovivo USA, LLC of Salt Lake City, Utah in the amount of \$185,783.00 for Furnishing Components for “EIMCO® Type C3D-Full Trough Skimmer Clarifier Mechanism; Project No. 2021-WWTP-1 in regards to the renovation of Final Clarifier No. 1.

On April 17, 2021 the Engineering Division of the Public Works Department advertised for bids for Final Clarifier No. 1 Renovation; Project No. 2021-WWTP-3.

This project involves the renovation of Final Clarifier No. 1, which consists of labor and installation of parts procured through Ovivo USA, LLC, and painting of both existing and new clarifier components.

Discussion

One (1) was received and opened on May 13, 2021. The Engineering Division of the Public Works Department and the Purchasing Division of the City’s Attorney’s Office have reviewed the bids that were received. A summary of the bids is shown below.

<i>BIDDER</i>	<i>BID AMOUNT</i>
Fab Tech Wastewater Solutions, LLC of O’Fallon, MO	\$192,000.00

There are sufficient funds in Account No. 53030054-85213-53533 to fund this project.

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 approve the bid award to Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri in the amount of \$192,000.00.

Sample Motion

Move to approve the bid award.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: May 13, 2021 at 2:00 p.m.
FOR: Final Clarifier No. 1 Renovation; Project No. 2021-WWTP-3
DEPARTMENT: Public Works
ESTIMATE: \$265,000.00
FUND/ACCOUNT: 53030054-85213-53533
PUBLICATION DATE: April 17, 2021
NO. POTENTIAL BIDDERS: 9

SUMMARY

Bidder: Fab Tech Wastewater Solution, LLC
Warrenton, MO 63383
Bid Security: Employers Mutual Casualty Company
Exceptions: None
Bid Price: \$192,000.00

cc: John Collins, Public Works Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent

Catrina DeLosh, PW Admin. Assist.
Patrick Brown, Finance Director
Robert Greenber, Engineer I – WW

P2273

RESOLUTION 2021-118

WHEREAS, the City of Grand Island invited sealed bids for Final Clarifier No. 1 Renovation; Project No. 2021-WWTP-3, according to plans and specifications on file with the Public Works Department; and

WHEREAS, on May 13, 2021 bids were received, opened, and reviewed; and

WHEREAS, Fab Tech Wastewater Solution, LLC of O'Fallon, Missouri submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$192,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri in the amount of \$192,000.00 for Final Clarifier No. 1 Renovation; Project No. 2021-WWTP-3 is hereby approved as the lowest responsible bid.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute a contract with such contractor for such project on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-8

**#2021-119 - Approving Bid Award for Mastic Surface Treatment;
Project No. 2021-MST-1**

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: May 25, 2021

Subject: Approving Bid Award for Mastic Surface Treatment; Project No. 2021-MST-1

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

Background

On April 29, 2021 the Engineering Division of the Public Works Department advertised for bids for Mastic Surface Treatment (a thin overlay designed to repair minor deficiencies and extend the life of the pavement); Project No. 2021-MST-1. There were eight (8) potential bidders for this project. This project will allow for a chip seal (the specific thin overlay designed for this project) on the following roadways.

Section #1- Webb Road; Capital Avenue to US Highway 281

Section #2- Webb Road; 2nd Street to Island Circle

Section #3- Webb Road; Woodridge Boulevard to Stolley Park Road

Section #4- Capital Avenue; Locust Street to Sky Park Road

Section #5- 2nd Street; Clark Street to Plum Street

Section #6- 1st Street; Sycamore Street to Plum Street

Discussion

One (1) bid was received and opened on May 13, 2021. The bid was submitted in compliance with the contract, plans, and specifications and is considered fair and reasonable. A summary of the bid is shown below.

	<i>Hall Brothers, Inc. of Marysville, KS</i>
Exceptions	None
Bid Section 1	\$28,215.25
Bid Section 2	\$10,267.48
Bid Section 3	\$11,226.39
Bid Section 4	\$45,512.25
Bid Section 5	\$45,069.41
Bid Section 6	\$13,313.50
Total	\$153,604.28

There are sufficient funds in Account No. 21033506-85354 to fund this project.

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 approve awarding a contract to Hall Brothers, Inc. of Marysville, Kansas in the amount of \$153,604.28.

Sample Motion

Move to approve the bid award.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: May 13, 2021 at 2:15 p.m.
FOR: Mastic Surface Treatment; Project No. 2021-MST-1
DEPARTMENT: Public Works
ESTIMATE: \$154,300.00
FUND/ACCOUNT: 21033506-85354
PUBLICATION DATE: April 29, 2021
NO. POTENTIAL BIDDERS: 8

SUMMARY

Bidder: Hall Brothers, Inc.
Marysville, KS
Bid Security: North American Specialty Insurance Company
Exceptions: None

Bid Price:
Section 1: \$28,215.25
Section 2: \$10,267.48
Section 3: \$11,226.39
Section 4: \$45,512.25
Section 5: \$45,069.41
Section 6: \$13,313.50

cc: John Collins, Public Works Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent
Keith Kurz, Deputy PW Director

Catrina DeLosh, PW Admin. Assist.
Patrick Brown, Finance Director
Tim Golka, Engineer I

P2280

RESOLUTION 2021-119

WHEREAS, the City of Grand Island invited sealed bids for Mastic Surface Treatment; Project No. 2021-MST-1, according to plans and specifications on file with the City Engineer/Public Works Director; and

WHEREAS, on May 13, 2021 bids were received, opened, and reviewed; and

WHEREAS, Hall Brothers, Inc. of Marysville, Kansas submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$153,604.28; and

WHEREAS, Hall Brothers, Inc.'s bid was below the engineer's estimate for the project: and

WHEREAS, funds are available in the Fiscal Year 2020/2021 budget for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Hall Brothers, Inc. of Marysville, Kansas in the amount of \$153,604.28 for Mastic Surface Treatment; Project No. 2021-MST-1 is hereby approved as the lowest responsible bid.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute a contract with such contractor for such project on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-9

**#2021-120 - Approving Change Order No. 1 for Capital Avenue
Drainage Improvements- North Road to Moores Creek; Project
No. 2020-D-2**

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: May 25, 2021

Subject: Approving Change Order No. 1 for Capital Avenue Drainage Improvements- North Road to Moores Creek; Project No. 2020-D-2

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

Background

Van Kirk Sand and Gravel, Inc. d/b/a Van Kirk Bros. Contracting of Sutton, Nebraska was awarded a \$215,348.70 contract on November 24, 2020, via Resolution No. 2020-313, for Capital Avenue Drainage Improvements- North Road to Moores Creek; Project No. 2020-D-2.

This project will build a portion of drainage associated with the Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1. It also allows for better drainage from the North Road improvement project and future paving & drainage improvements west of North Road. The proposed route is shown on the attached exhibit.

Discussion

Due to the extreme cold and wet weather we've experienced the past few months Van Kirk Sand and Gravel, Inc. d/b/a Van Kirk Bros. Contracting has requested a time extension for Capital Avenue Drainage Improvements- North Road to Moores Creek; Project No. 2020-D-2.

Original completion date was set at May 15, 2021, with a request to extend this to June 14, 2021. There will not be any contract amount modification with this change order.

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 approve extending the completion date to June 14, 2021, as noted in Change Order No. 1.

Sample Motion

Move to approve the resolution.



CONTRACT TIME EXTENSION

PROJECT: Capital Avenue Drainage Improvements - North Road to Moores Creek; Project No. 2020-D-2

CONTRACTOR: Van Kirk Sand and Gravel, Inc. d/b/a Van Kirk Bros. Contracting

AMOUNT OF CONTRACT: \$215,348.70

CONTRACT DATE: December 15, 2020

Notice to Proceed Date ----- December 16, 2020

Original Completion Date ----- May 15, 2021

Revised Completion Date ----- June 14, 2021

The Above Change Order Accepted:

Van Kirk Sand and Gravel, Inc. d/b/a Van Kirk Bros. Contracting

By _____ Date _____

Approval Recommended:

By _____ Date _____
John Collins PE, Public Works Director/City Engineer

Approved for the City of Grand Island, Nebraska

By _____ Date _____
Mayor

Attest _____
City Clerk

RESOLUTION 2021-120

WHEREAS, on November 24, 2020, via Resolution 2020-313, the City of Grand Island awarded Van Kirk Sand and Gravel, Inc. d/b/a Van Kirk Bros. Contracting of Sutton, Nebraska the bid in the amount of \$215,348.70 for Capital Avenue Drainage Improvements- North Road to Moores Creek; Project No. 2020-D-2; and

WHEREAS, the completion of such project has been delayed due to inclement weather; and

WHEREAS, Van Kirk Sand and Gravel, Inc. d/b/a Van Kirk Bros. Contracting has requested an extension from May 15, 2021 to June 14, 2021 in order to complete the project; and

WHEREAS, there will not be any contract amount modification with such time extension; and

WEREAS, the Public Works Department supports such contract extension.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 1 between the City of Grand Island and Van Kirk Sand and Gravel, Inc. d/b/a Van Kirk Bros. Contracting of Sutton, Nebraska to provide the requested time extension for Capital Avenue Drainage Improvements- North Road to Moores Creek; Project No. 2020-D-2.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-10

#2021-121 - Approving Final Plat and Subdivision Agreement for Norman Acres Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Regional Planning Director
Meeting: May 25, 2021
Subject: Norman Acres Subdivision – Final Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located south of F Road and east of Gunbarrel Road in the jurisdiction of the City of Grand Island, in Merrick County, Nebraska. (1 lot, 3.02 acres) This property is zoned AG-1 Primary Agriculture. The subdivision splits an existing farmstead from a tract of 20 acres or more.

Discussion

The final plat for Norman Acres Subdivision was considered at the Interjurisdictional Planning Commission at the May 5, 2021 meeting.

A motion was made by Randone and second by Rubio to approve final plat for Norman Acres Subdivision.

A roll call vote was taken and the motion passed.

The motion was carried with six members voting in favor (Hendricksen, Randone, Rubio, Gamblin, Wiegert and Riblett) and no members present voting no or abstaining.

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 Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.

Developer/Owner

William & Jessica Norman
5615 North Gunbarrel Road
Grand Island, NE 68801

To create

Size: Final Plat 1 lot, 3.02 Acres

Zoning: AG-1 Primary Agriculture

Road Access: Existing county highway

Water: City Water is not available to the subdivisions.

Sewer: City Sewer is not available to the subdivision.





NORMAN ACRES

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 19,
TOWNSHIP 12 NORTH, RANGE 8 WEST MERRICK COUNTY, NEBRASKA

DEDICATION OF PLAT

Know to all Men by these presents, Clarence Danielski, General Partner of Danielski Harvesting & Farming, LLC, and Betty Danielski, General Partner of Danielski Harvesting & Farming, LLC, being the owners of the land described hereon, has caused the same to be Surveyed, Platted, and designated as the **NORMAN ACRES**, Merrick County, Nebraska as shown on the accompanying Plat thereof and that the foregoing Administrative Plat is more particularly described in the description hereon, and is made with the free consent and in according with the desires of the undersigned owners.

I have affixed my signature hereto at _____, State of Nebraska on _____, 20____.

Clarence Danielski, General Partner of Danielski Harvesting & Farming, LLC.

Betty Danielski, General Partner of Danielski Harvesting & Farming, LLC.

ACKNOWLEDGMENT

State of Nebraska)
County of _____) SS Acknowledgment of Notary

on this _____ Day of _____, 20____ before me, a Notary Public in and for said County and State, came Clarence Danielski and Betty Danielski, to me personally known to be the same identical persons, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Notary Public _____
My Comm. Expires: _____

GRAND ISLAND APPROVAL

Approved and Accepted by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River, and the Villages of Alda, Cairo, and Doniphan, Nebraska this _____, 20____

Chairman _____

Approved and Accepted by the City of Grand Island, Nebraska this _____, 20____

Mayor _____

City Clerk _____

ACCEPTANCE OF THE INTERJURISDICTIONAL PLANNING COMMISSION

The Dedications shown on this plat are accepted by the Interjurisdictional Planning Commissioners of the City of Grand Island and Merrick County, Nebraska on _____, 20____

Chairman _____

MERRICK COUNTY BOARD ACCEPTANCE

The **NORMAN ACRES**, Merrick County, Nebraska was approved and accepted by the Merrick County Board of Supervisors on this _____, 20____

Chair _____

MERRICK COUNTY TREASURERS CERTIFICATE

I hereby certify that on this _____, 20____ The record on my office show no taxes due or delinquent upon the property described in the legal description of this plat.

Merrick County Treasurer _____

REGISTER OF DEEDS CERTIFICATE

State of Nebraska)
County of Merrick) SS

This is to certify that this instrument was filed for record in the Register of Deeds office

this _____ Day of _____, 20____, at _____ O'clock

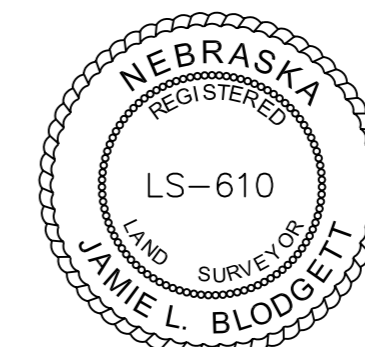
and is duly recorded in Plat Book _____, page _____, Instrument _____.

Merrick County Clerk _____

Merrick Deputy County Clerk _____

SURVEYOR'S CERTIFICATE

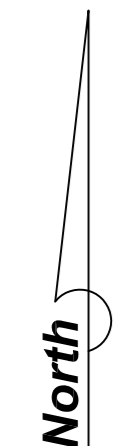
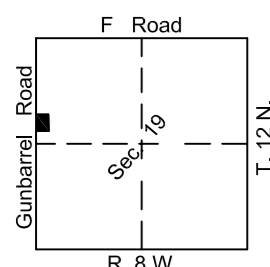
I hereby certify that this _____, 20____, I completed an accurate survey of the Subdivision shown hereon, in the County of Merrick, Nebraska, as shown on the accompanying plat thereof; that iron markers, except where indicated were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



Jamie L. Blodgett
License Number 610
N-Line Land Surveying
P.O. Box 173
Central City, NE
1-308-946-3601

Northwest Corner of Sec. 19, (T. 12 N, R. 8 W.)
Found 1-1/4" Pipe
SW 59.81' Nail in Power Pole
NW 53.12' Nail in Power Pole
SE 47.08' Nail in Power Pole

Location Map



Scale: 1" = 50'

Legend

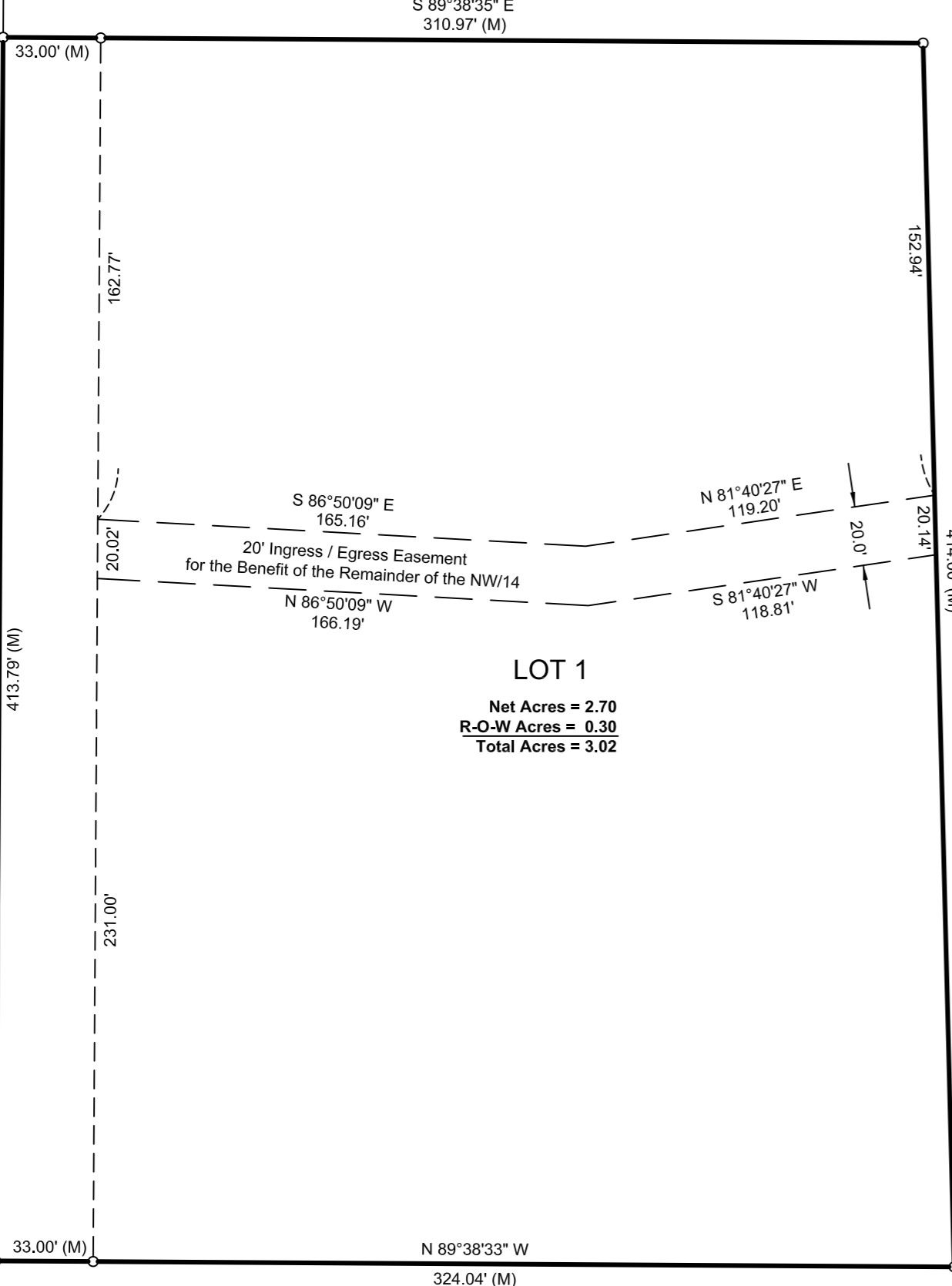
- ▲ = Section Corner (See Description)
- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- = Corner Found (See Description)
- (M) = Measured Distance
- (R) = Recorded Distance
- (P) = Platted Distance
- (D) = Deeded Distance

GUNBARREL ROAD

N 00°21'27" E 413.79' (M)

N 00°21'27" E 322.59' (M)

Point of Beginning



S 89°38'35" E 310.97' (M)

33.00' (M)

162.77'

20.00'

231.00'

33.00' (M)

N 89°38'33" W 324.04' (M)

152.94'

20.14'

S 01°27'08" E 414.00' (M)

LOT 1

Net Acres = 2.70
R-O-W Acres = 0.30
Total Acres = 3.02

NORMAN ACRES DESCRIPTION:

A Plat located in part of the Northwest Quarter (NW1/4) of Section 19, Township 12 North, Range 8 West of the 6th P.M., Merrick County, Nebraska more particularly described as follows:

Commencing at the Southwest Corner of said Northwest Quarter (NW1/4); thence on an assigned bearing of North 00°21'27" East on the westerly section line of the said Northwest Quarter (NW1/4) a distance of 322.59 feet to the Point of Beginning; thence continuing North 00°21'27" East on said westerly section line a distance of 413.79 feet; thence South 89°38'35" East a distance of 310.97 feet; thence South 01°27'08" East a distance of 414.00 feet; thence North 89°38'33" West a distance of 324.04 feet to the point of beginning containing a calculated area of 3.02 Acres, more or less.

Southwest Corner of the Northwest Quarter (NW1/4) (West 1/4 Corner)
Sec. 19, (T. 12 N, R. 8 W.)
Found 1" Pipe
NE 40.16' Nail in Power Pole
E 33.75' Nail in Power Pole
WNW 34.13' Nail in Fence Post

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

NORMAN ACRES SUBDIVISION
LOT 1 INCLUSIVE

In Merrick County, Nebraska

The undersigned, JESSICA NORMAN and WILLIAM NORMAN, hereinafter called the Subdivider, as owner of a tract of land in Merrick County, Nebraska, more particularly described as follows:

A tract of land in part of the Northwest Quarter (NW1/4) of Section 19, Township 12 North, Range 8 West of the 6th P.M., Merrick County, Nebraska;

desires to have subdivided as a subdivision the foregoing tract of land located within the extraterritorial jurisdiction of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as NORMAN ACRES SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by

name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said NORMAN ACRES SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Paving.** The Subdivider agrees to waive the right to object to the creation of any paving or repaving district for Gunbarrel Road where it abuts the subdivision.

2. **Water.** Public water supply is not available to the subdivision. Therefore, individual water well systems shall be permissible on an initial basis. The Subdivider waives the right to protest the creation of any future water district within or abutting the subdivision.

3. **Sanitary Sewer.** Public sanitary sewer main is not available to the subdivision; therefore individual systems shall be permissible on an initial basis. However, the Subdivider waives the right to protest the creation of a sanitary sewer district within or abutting the subdivision.

4. **Storm Drainage.** The Subdivider agrees to provide and maintain positive drainage from all lots, according to the drainage plan, so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision.

5. **Sidewalks.** Immediate sidewalk construction adjacent to Gunbarrel Road shall be waived. However, the sidewalks shall be constructed when the property owner is directed to do so by the City Council. In the event a Street Improvement District is created to pave any public street in the subdivision, the Subdivider agrees to install public sidewalks within one year of the completion of such street improvement district in accordance with the City of Grand Island Sidewalk Policy.

6. **Easements.** Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

7. **Engineering Data.** All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

8. **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as NORMAN ACRES SUBDIVISION, and that an abstract of title or title insurance commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

9. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated _____, 2021.

JESSICA NORMAN and WILLIAM
NORMAN, Subdivider

By: _____
Jessica Norman

By: _____
William Norman

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jessica Norman, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Norman, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

By: _____
Roger G. Steele, Mayor

Attest: _____

RaNae Edwards, City Clerk

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2021, before me, the undersigned,, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2021-____, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

RESOLUTION 2021-121

WHEREAS know all men by these presents, that Clerence Danielski, General Partner of Danielski Harvest & Farming, LLC, and Betty Danielski, General Partner, Partner of Danielski Harveting & Farming, LLC, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "NORMAN ACRES SUBDIVISION", in part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Twelve (12) North, Range Eight (8) West of the 6TH P.M., in Merrick County, Nebraska.

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County and Merrick County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement herein before described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of NORMAN ACRES SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 3, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-11

#2021-122 - Approving Final Plat and Subdivision Agreement for Highland North Second Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Regional Planning Director
Meeting: May 25, 2021
Subject: Highland North Second Subdivision – Final Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located south of Nebraska Highway 2 and west Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres) This property is zoned B2 General Business and R3-SL Medium Density Small Lot Residential.

Discussion

The final plat for Highland North Second Subdivision were considered at the Regional Planning Commission at the May 5, 2021 meeting.

A motion was made by Ruge and second by Robb to approve final plat for Highland Second Subdivision.

A roll call vote was taken and the motion passed.

The motion was carried with eleven members voting in favor (O'Neill, Ruge, Allan, Nelson, Doane, Olson, Monter, Hendricksen, Randone, Robb and Rubio) and no members present voting no or abstaining.

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 Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.

Developer/Owner
A&H Holdings, LLC
581 Shady Bend Road
Grand Island, NE 68801

To create

Size: Final Plat 26 lots, 4.235 Acres

Zoning: B2 General Business and R3-SL Medium Density Small Lot Residential

Road Access: City street access is available from Independence Avenue. Wilder Avenue and Mitchell Creek Drive will be a combination of 37' and 32' concrete curb and gutter streets installed by the developer. A drive way plan has been submitted and is included in the subdivision agreement for those portions of the streets that are 32' wide.

Water: City Water is available to the subdivision and will be extended to serve all lots.

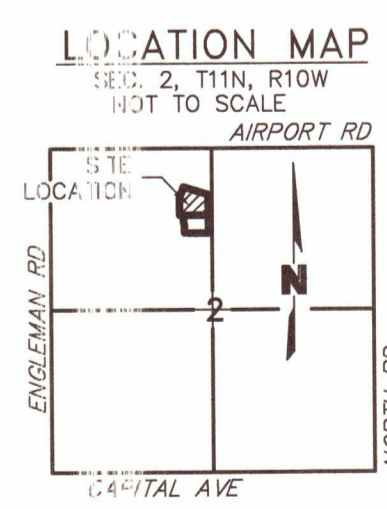
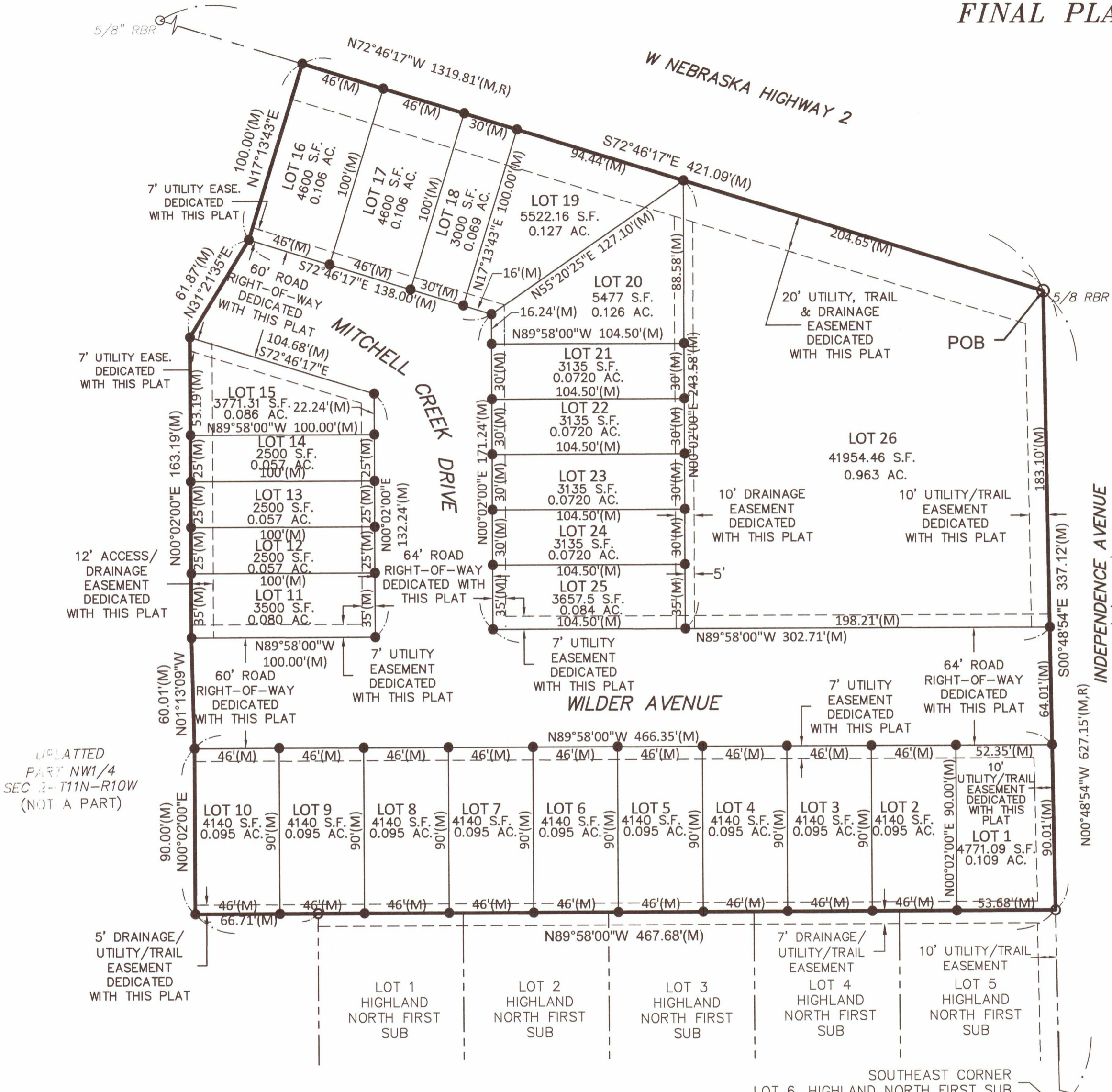
Sewer: City Sewer is available to the subdivision and will be extended to serve all lots.



HIGHLAND NORTH SECOND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (5/8" REBAR W/CAP, UNLESS NOTED)
 - EXISTING PROPERTY LINE
 - SUBDIVISION LINE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE J HURT SURVEY DATED 2/3/2021



OWNERS: A & H HOLDINGS, LLC
 SUBDIVIDER: A & H HOLDINGS, LLC
 SURVEYOR: OLSSON
 ENGINEER: OLSSON
 NUMBER OF LOTS: 26

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 2 AND THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°48'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE, A DISTANCE OF 337.12 FEET TO THE NORTHEAST CORNER OF LOT 5, HIGHLAND NORTH FIRST SUBDIVISION; THENCE N89°58'00"W, ALONG THE NORTH LINE OF SAID HIGHLAND NORTH FIRST SUBDIVISION, A DISTANCE OF 467.68 FEET; THENCE N00°02'00"E A DISTANCE OF 90.00 FEET; THENCE N01°13'09"W A DISTANCE OF 60.01 FEET; THENCE N00°02'00"E A DISTANCE OF 163.19 FEET; THENCE N31°21'35"E A DISTANCE OF 61.87 FEET; THENCE N17°13'43"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 2; THENCE S72°46'17"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 421.09 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 184477.76 SQUARE FEET OR 4.235 ACRES MORE OR LESS OF WHICH 1.063 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2021, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HIGHLAND NORTH SECOND SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS _____ DAY OF _____, 2021.

AMOS C. ANSON, MEMBER
 A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
 COUNTY OF HALL SS
 ON THIS _____ DAY OF _____, 2021, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED AMOS C. ANSON, MEMBER, A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2021.

MAYOR _____

CITY CLERK _____

DWG: F:\2020\3501-4000\020-3805\40-Design\Survey\SRVY\Sheets\V_FPLAT_2nd_0203805.dwg
 USER: jjimenez
 DATE: Apr 15, 2021 3:40pm
 XREFS: V_XRWAY_0203805 C_PBASE_0203805

olsson
 201 East 2nd Street
 Grand Island, NE 68801
 TEL 308.384.8750
 FAX 308.384.8752

PROJECT NO. 2020-3805
FAMOS CONST.
HIGHLAND NORTH SUB
FB HALL CO 5

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

HIGHLAND NORTH SECOND SUBDIVISION
LOTS 1-26 INCLUSIVE

In the City of Grand Island, Hall County Nebraska

The undersigned, A & H Holdings, L.L.C., hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

A Tract of Land Consisting of Part of the Northwest Quarter (NW1/4) of Section TWO (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska;

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as HIGHLAND NORTH SECOND SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets

belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said HIGHLAND NORTH SECOND SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Paving.** The Subdivider agrees to pave Wilder Avenue and Mitchell Creek Drive in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. If the Subdivider fails to pave Wilder Avenue and Mitchell Creek Drive, the City may create a paving district to perform such work. The Subdivider agrees to waive the right to object to the creation of any paving district for Independence Avenue where it abut the subdivision.

2. **Water.** Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection

3. **Sanitary Sewer.** Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

4. **Storm Drainage.** The Subdivider agrees to grade all lots in the subdivision in conjunction with the development proposed thereon so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision

5. **Sidewalks.** The Subdivider shall install and maintain all public sidewalks required by the City of Grand Island when the lots are built upon, and such sidewalk shall be regulated and required with the building permit for each such lot.

The Subdivider must select curb or conventional sidewalk for each street unless the requirement has been waived by Council.

Street Name	Curb sidewalk	Conventional Sidewalk	Sidewalk Requirement Waived by Council
Mitchell Creek Drive			NO
Wilder Avenue			NO
Independence Avenue			YES

Immediate sidewalk construction adjacent to Independence Avenue shall be waived. However, the sidewalks shall be constructed when the property owner is directed to do so by the City Council. In the event a Street Improvement District is created to pave any public street in the subdivision, the Subdivider agrees to install public sidewalks within one year of the completion of such street improvement district in accordance with the City of Grand Island Sidewalk Policy.

6. **Landscaping.** The Subdivider agrees to comply with the requirements of the Landscaping Regulations of the City of Grand Island on any commercial property within the subdivision, and plans as submitted to and approved by the City's Building Department.

Landscaping shall be provided on Lot 26 based on frontages along Independence Avenue and Wilder Avenue. Nebraska Highway 2 shall not be considered frontage provided the proposed trail is completed at or before occupancy of any buildings on lots that back onto said highway.

7. **Driveways.** Driveways along the 32 foot sections of Wilder Avenue and Mitchell Creek Drive shall be limited to the locations shown on the attached driveway exhibit as attached. No driveways shall be permitted from Independence Avenue or Nebraska Highway 2.

8. **Easements.** Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

9. **Engineering Data.** All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed

with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

10. **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as HIGHLAND NORTH SECOND SUBDIVISION, and that an abstract of title or title insurance commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

11. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated _____, 2021.

A & H Holdings, LLC., A NEBRASKA
LIMITED LIABILITY COMPANY,
Subdivider

By: _____
Amos C. Anson, Member

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amos C. Anson, Member of A&H Holdings, L.L.C., a Nebraska Limited Liability Company, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of A&H Holdings, L.L.C.

WITNESS my hand and notarial seal the date above written.

Notary Public



RESOLUTION 2021-122

WHEREAS know all men by these presents, that A & H Holdings, LLC, A Nebraska Limited Liability Company, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as “HIGHLAND NORTH SECOND SUBDIVISION”, In part of the Northwest Quarter (NW ¼) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6TH P.M.in the City of Grand Island, Hall County, Nebraska.

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement herein before described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of HIGHLAND NORTH SECOND SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-12

#2021-123 - Approving Final Plat and Subdivision Agreement for Bosselman Business Park Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Regional Planning Director
Meeting: May 25, 2021
Subject: Bosselman Business Park Subdivision – Final Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located south of State Fair Boulevard and east of Locust Street in Grand Island, Nebraska. (3 lots, 10.60 acres) This property is zoned B2-AC General Business with an Arterial Commercial Overlay.

Discussion

The final plat for Bosselman Business Park Subdivision was considered at the Regional Planning Commission at the May 5, 2021 meeting.

A motion was made by Ruge and second by Robb to approve final plat for Bosselman Business Park Subdivision.

A roll call vote was taken and the motion passed.

The motion was carried with eleven members voting in favor (O'Neill, Ruge, Allan, Nelson, Doane, Olson, Monter, Hendricksen, Randone, Robb and Rubio) and no members present voting no or abstaining.

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 Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.

Developer/Owner

Bosselman Real Estate, LLC
1607 S. Locust St.
Grand Island, NE 68803

To create

Size: Final Plat 3 lots, 10.60 Acres

Zoning: B2-AC General Business with an Arterial Commercial Overlay.

Road Access: Existing City Street (South Locust)

Water: City Water is available to the subdivision and will be extended to serve all lots.

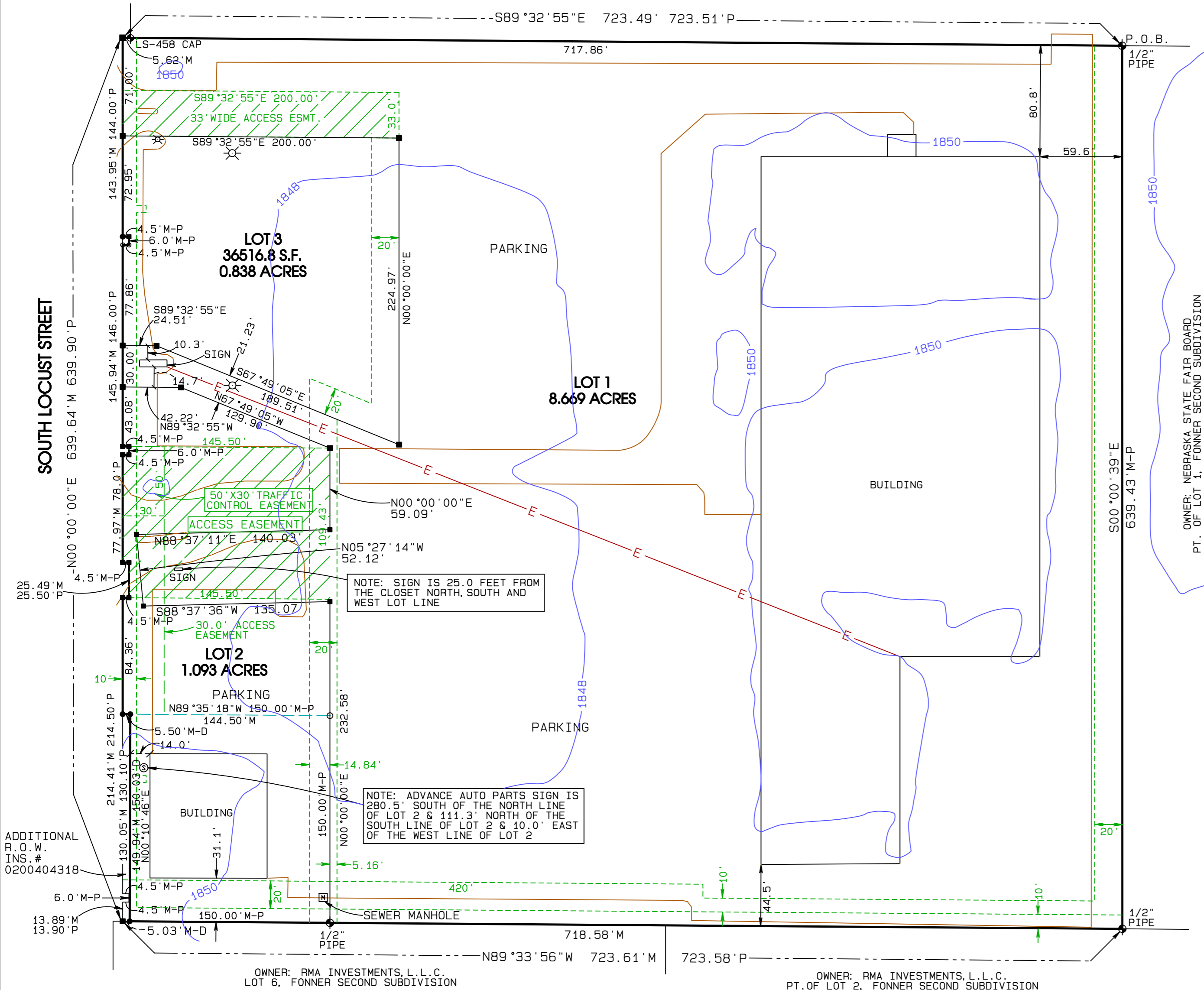
Sewer: City Sewer is available to the subdivision and will be extended to serve all lots.



BOSSELMAN BUSINESS PARK SUBDIVISION

A SUBDIVISION LOCATED IN LOTS 1 AND 2 OF FONNER FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

OWNER: HALL COUNTY LIVESTOCK IMPROVEMENT ASSN. MISC. TRACTS SEC.22-T11N-R9W TO THE CITY OF GRAND ISLAND, NE



DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT BOSSELMAN REAL ESTATE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BOSSELMAN BUSINESS PARK SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER EASEMENTS IF ANY FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION, HEREON AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, WE HAVE AFFIXED OUR SIGNATURES

AT GRAND ISLAND, NEBRASKA, THIS _____ DAY OF _____, 20____

PRINTED NAME _____ SIGNATURE _____
MANAGING MEMBER
BOSSELMAN REAL ESTATE, L.L.C.

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS
ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY

PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____

TO BE THE IDENTICAL PERSON(S) WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND

AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA,

ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC _____ (SEAL)

APPROVALS:

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CARIO AND DONIPHAN NEBRASKA.

APPROVED THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA.

THIS _____ DAY OF _____, 20____.

MAYOR _____ CITY CLERK _____

LEGAL DESCRIPTION:

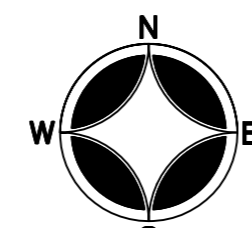
A SUBDIVISION OF LAND BEING ALL THAT PART OF LOT 1 AND PART OF LOT 2 FONNER FOURTH SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 11 NORTH RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 THENCE S00°00'39"E (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 639.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE N89°33'56"W ON THE SOUTH LINE OF SAID LOT 1 AND SAID LOT 2 A DISTANCE OF 718.58 FEET TO THE EAST RIGHT OF WAY LINE OF LOCUST STREET, THENCE N00°10'46"E ON SAID EAST RIGHT OF WAY LINE A DISTANCE OF 149.94 FEET TO THE NORTH LINE OF SAID LOT 2, THENCE N89°35'18"W ON SAID NORTH LINE AND SAID EAST RIGHT OF WAY LINE A DISTANCE OF 5.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE ON THE WEST LINE OF SAID LOT 1 AND SAID EAST RIGHT OF WAY LINE THE FOLLOWING, N00°00'00"E A DISTANCE OF 84.36 FEET, THENCE S89°32'55"E A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 25.49 FEET, THENCE N89°32'55"W A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 77.97 FEET, THENCE S89°32'55"E A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 6.00 FEET, THENCE N89°32'55"W A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 145.94 FEET, THENCE S89°32'55"E A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 6.00 FEET, THENCE N89°32'55"W A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 143.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE S89°32'55"E ON SAID NORTH LINE OF LOT 1 A DISTANCE OF 723.49 FEET TO THE POINT OF BEGINNING, CONTAINING 10.60 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

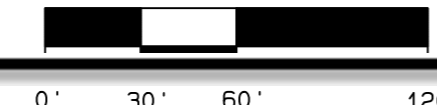
I CERTIFY THAT ON _____, 2021, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "BOSSELMAN BUSINESS PARK SUBDIVISION", LOCATED IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMPED GRUMMERT, LS-783, UNLESS NOTED OTHERWISE WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC
2837 W. HWY 6, STE # 206, HASTINGS NE, 68901
PHONE-402-879-5701 EMAIL- jmgrumert@yahoo.com
WEBSITE- www.grummertsurveying.com



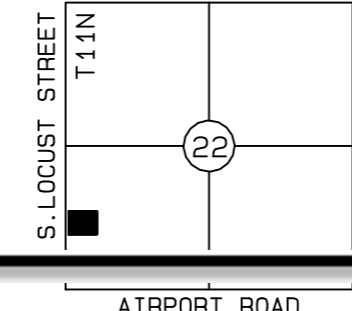
ALL BEARINGS ARE ASSUMED
SCALE: 1"=60'



LEGEND:

- D-DEED DISTANCE
- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- UTILITY EASEMENT UNLESS NOTED:-----
- ◆ FOUND CORNER
- CALCULATED POINT
- SET CHISELED X IN CONCRETE

VICINITY SKETCH NOT TO SCALE



* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

BOSELMAN BUSINESS PARK SUBDIVISION
LOTS 1-3 INCLUSIVE

In the City of Grand Island, Hall County Nebraska

The undersigned, BOSELMAN REAL ESTATE, L.L.C., hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

A SUBDIVISION OF LAND BEING ALL THAT PART OF LOT 1 AND PART OF LOT 2 FONNER FOURTH SUBDIVISION LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 11 NORTH RANGE 10 WEST OF THE 6 P.M. IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA;

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed

subdivision, to be known as BOSSELMAN BUSINESS PARK SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said BOSSELMAN BUSINESS PARK SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Paving.** The Subdivider agrees to waive the right to object to the creation of any paving or repaving district for Locust Street where it abuts the subdivision

2. **Water.** Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

3. **Sanitary Sewer.** Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

4. **Storm Drainage.** The Subdivider agrees to provide and maintain positive drainage from all lots, according to the drainage plan, so that storm drainage is conveyed to a

public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision.

5. **Sidewalks.** The Subdivider shall maintain all public sidewalks required by the City of Grand Island.

6. **Landscaping.** The Subdivider agrees to comply with the requirements of the Landscaping Regulations of the City of Grand Island, and plans as submitted to and approved by the City's Building Department.

7. **Easements.** Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

8. **Engineering Data.** All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed

with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

9. **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as BOSSELMAN BUSINESS PARK SUBDIVISION, and that an abstract of title or title insurance commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

10. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated _____, 2021.

BOSSELMAN REAL ESTATE, L.L.C.,
Subdivider

By: _____

COUNTY OF HALL) ss
)

On _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, _____ known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of Bosselman Real Estate, L.L.C.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

RESOLUTION 2021-123

WHEREAS know all men by these presents, that Bosselman Real Estate, L.L.C., A Nebraska Limited Liability Company, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "BOSELMAN BUSINESS PARK SUBDIVISION", All that part of Lot 1 and part of Lot 2 Fonner Fourth Subdivision located in the Southwest Quarter (SW ¼) of Section Twenty Two (22), Township Eleven (11) North, Range Ten (10) West of the 6TH P.M., in the City of Grand Island, Hall County, Nebraska.

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement herein before described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of BOSELMAN BUSINESS PARK SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-13

**#2021-124 - Approving Subordination Agreement for 209
Cherokee Avenue (Betti Dugger)**

Staff Contact: Amber Alvidrez

Council Agenda Memo

From: Amber Alvidrez, Community Development Administrator

Meeting: May 25, 2021

Subject: Approving Subordination Agreement for 209 Cherokee Avenue, Grand Island, Nebraska Betti Dugger

Presenter(s): Amber Alvidrez, Community Development Administrator

Background

On July 8, 2014 Community Development Block Grant funds in the amount of \$20,000.00 were loaned to Betti Dugger to assist in the cost of a down payment to obtain the property. The legal description is:

Lot Sixteen (16), in Copper Creek 3rd Subdivision, in the City of Grand Island, Hall County, NE

The owner is requesting permission from the City to subordinate to the new Loan amount and accept and remain in second position. The equity in the property is in excess of the lien amounts held by both the City and the bank.

Discussion

This subordination has previously been approved by council, although the loan amount has changed from \$108,500.00 to a new amount of \$107,600.00. The new lien with Wells Fargo Bank, N.A. for \$107,600 would by law be junior in priority to the City's lien; however, Wells Fargo Bank, N. A., has asked the City to subordinate its Deed of Trust to the new Deed of Trust.

The estimated appraisal value of the property is \$225,000.00

Alternative

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

1. Approve the Subordination Agreement
2. Refer the issue to a Committee
3. Postpone the issue to a later date
4. Take no action on the issue

Recommendation

Community Development Division recommends that the Council approves the Subordination Agreement with Wells Fargo Bank, N.A. placing the City in the second position to the new Deed of Trust.

Sample Motion

Move to recommend approval of the Subordination Agreement with Wells Fargo Bank, N.A., placing the City in the second position to the new Deed of Trust.

SUBORDINATION AGREEMENT

COMES NOW the City of Grand Island, Nebraska, secured party/beneficiary and hereby partially subordinates its trust deed/real estate lien recorded July 9, 2014, on the following described real estate:

Lot Sixteen (16), in Copper Creek 3rd Subdivision, in The City of Grand Island, Hall County, Nebraska.

It is the intent of this Agreement that the trust deed for amounts loaned by Wells Fargo Bank, N.A. to Betti Dugger (Borrower), that was filed **date of new lien** as Instrument Number **###** shall be superior to the trust deed/real estate lien of the City of Grand Island, its successors and assigns recorded **Date of new lien**, up to the amount of \$107,600.00 plus interest and amounts advanced to protect the collateral. Thereafter, the City of Grand Island's lien shall have priority. It is further understood that this subordination shall include all current obligations, extensions, renewals, advances or modifications made by the City of Grand Island, Nebraska to Borrowers which is secured by the trust deed/real estate lien recorded July 9, 2014 as Document Number 201404164 in the records of the Register of Deeds of Hall County, Nebraska. Nothing in this Subordination Agreement is intended as a promise to provide financing or make advances to Borrowers by the City of Grand Island, Nebraska and it is not the intention of the City of Grand Island, Nebraska to warrant or guarantee the obligations of Borrowers but merely to partially subordinate its lien interests under the instrument recorded at Document Number 201404164. It is understood that Wells Fargo Bank, N.A. intends to lend funds to Borrowers but that the subordinated amount is not to exceed \$107,600.00 plus interest and amounts advanced to protect the collateral.

Nothing in this instrument is intended to relieve Borrowers of their obligation to the City of Grand Island, Nebraska or to subordinate any other lien interests including, but not limited to, real estate taxes and special assessments.

Dated: _____

City of Grand Island, Nebraska

By _____
Roger G. Steele, Mayor

STATE OF NEBRASKA)
)ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me on _____,
2021, by Roger G. Steele, Mayor of the City of Grand Island, Nebraska.

Notary Public

RESOLUTION 2021-124

WHEREAS, the City of Grand Island, is the lender and secured party of a Deed of Trust dated July 8, 2014 and recorded on July 9, 2014, as Instrument No.201404164 respectively, in the total amount of \$20,000.00 secured by property located at 209 S. Cherokee Ave in Grand Island, Nebraska and owned by Betti Dugger, said property being described as follows:

Lot Sixteen (16), in Copper Creek 3rd Subdivision, in the City of Grand Island, Hall County, NE

WHEREAS Betti Dugger wishes to execute a Deed of Trust in the amount of \$107,600.00 with Wells Fargo Bank, N.A., to be secured by the above-described real estate upon the subordination of the City's Deed of Trust to their lien priority; and

WHEREAS, the value of the above-described real estate is sufficient to adequately secure both loans; and

WHEREAS, the requested subordination of the City's lien priority is in the best interests of all parties.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor is hereby authorized and directed to execute an agreement subordinating the lien priority of the above described Deeds of Trust Betti Dugger, to the City of Grand Island, as beneficiary to that of the new loan and Deed of Trust of Wells Fargo Bank, N.A., Beneficiary, as more particularly set out in the subordination agreement.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item G-14

**#2021-125 - Approving Change Order #1 - Renovation of Stolley
Concession Building in Stolley Park**

Staff Contact: Todd McCoy, Parks & Recreation Director

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: May 25, 2021

Subject: Approve Change Order No. 1 to Lyon Pride Roofing Inc., for the Renovation of the Concession Building in Stolley Park

Presenter(s): Todd McCoy, Parks and Recreation Director

Background

In February City Council approved, by Resolution 2021-24, the bid award to Lyon Pride Roofing Inc. to remove and dispose of asbestos shingles, existing siding, and windows. The bid also includes furnishing and installing new shingles, siding, gutters, downspouts, and windows in the amount of \$47,550.50.

Discussion

Two desired addition items not provided in the original bid were identified to complete the project.

1. Removing old soffet and replacing with new soffet Add: \$4,300.00
2. Changing color from White to Rugged Canyon (Tan) Add: \$757.00

The total increase to the existing contract from Change Order No. 1 is \$5,057.00. This project is funded with Food and Beverage Tax revenue.

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 City Council approve Renovation of Stolley Concession Building Change Order No. 1 in the amount of \$5,057.00. Doing so will increase the total amount of the contract with Lyon Pride Roofing Inc. to \$52,607.50.

Sample Motion

Move to approve Change Order No. 1 to Lyons Pride Roofing of Giltner, Nebraska.



Working Together for a Better Tomorrow, Today.

CHANGE ORDER #1

TO: Lyon Pride Roofing Inc.
PO Box 234
Giltner, NE 68841

PROJECT: Renovation of the Stolley Concession Building in Stolley Park

You are hereby directed to make the following change in your contract.

- 1. Removing old soffet and replacing with new soffet increase \$4,300.00
2. Changing color from White to Rugged Canyon (Tan) increase \$ 757.00

Table with 2 columns: Description and Amount. Rows include: The original Contract Sum (\$47,550.50), Previous Change Order Amount (\$0.00), The Contract Sum is increased by this Change Order (\$5,057.00), and The total modified Contract Sum to date (\$52,607.50).

The Contract Time is unchanged.

Approval and acceptance of this Change Order acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described herein. Additional claims will not be considered.

APPROVED: CITY OF GRAND ISLAND

By _____ Date _____
Mayor

Attest _____

Approved as to Form, City Attorney

ACCEPTED: Lyon Pride Roofing Inc.

By [Signature] Date 5.14.21

City Hall • 100 East First Street • Box 1968 • Grand Island, Nebraska 68802-1968
(308) 385-5444 ext. 290 • Fax: 385-5488

RESOLUTION 2021-125

WHEREAS, on February 9, 2021 by Resolution 2021-24, the City Council of the City of Grand Island awarded Lyon Pride Roofing Inc. of Giltner, Nebraska, the bid in the amount of \$47,550.50, for the Renovation of the Stolley Concession Building in Stolley Park; and

WHEREAS, two desired addition items not provided in the original bid were identified to complete the project, removing old soffet and replacing with new soffet and changing color from White to Rugged Canyon (Tan); and

WHEREAS, such modifications will be funded through the Food and Beverage Tax; and

WHEREAS, such modifications have been incorporated into Change Order No. 1; and

WHEREAS, the result of such modifications will increase the contract amount by \$5,057.00 for a revised contract price of \$52,607.50.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 1 between the City of Grand Island and Lyon Pride Roofing Inc. from Giltner, Nebraska to provide the modifications set out as follows:

- 1. Removing old soffet and replacing with new soffett.....increase \$4,300.00
- 2. Changing color from White to Rugged Canyon (Tan).....increase \$757.00

Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	by _____
May 21, 2021	City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item I-1

**#2021-126 - Consideration of Approving Amendment to the
Redevelopment Plan for CRA No. 2 located at 1607 South Locust
Street (Bosselman Real Estate LLC)**

This item relates to the aforementioned Public Hearing item E-3.

Staff Contact: Chad Nabity

RESOLUTION 2021-126

WHEREAS, the City of Grand Island, Nebraska, a municipal corporation and city of the first class, has determined it be desirable to undertake and carry out urban redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, the Nebraska Community Development Law, Chapter 18, Article 21, Nebraska Reissue Revised Statutes of 2007, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared Redevelopment Area No. 2 of the City to be substandard and blighted and in need of redevelopment pursuant to the Act; and

WHEREAS, the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), has prepared a Redevelopment Plan pursuant to Section 18-2111 of the Act, and recommended the Redevelopment Plan to the Planning Commission of the City; and

WHEREAS, the Planning Commission of the City reviewed the Redevelopment Plan pursuant to the Act and submitted its recommendations, to the City, pursuant to Section 18-2114 of the Act; and

WHEREAS, following consideration of the recommendations of the Authority to the Planning Commission, the recommendations of the Planning Commission to the City, and following the public hearing with respect to the Redevelopment Plan, the City approved the Plan; and

WHEREAS, there has been presented to the City by the Authority for approval a specific Redevelopment Project within the Redevelopment Plan and as authorized in the Redevelopment Plan, such project to be as follows: to redevelop and renovate existing commercial space including necessary costs for acquisition and rehabilitation and eligible planning expenses and fees associated with the redevelopment project and that such project would not be economically feasible without such aid as is proposed within the Redevelopment Plan. All redevelopment activities will occur in Grand Island, Hall County, Nebraska; and

WHEREAS, the City published notices of a public hearing and mailed notices as required pursuant to Section 18-2115 of the Act and has, on the date of the Resolution held a public hearing on the proposal to amend the Redevelopment Plan to include the Redevelopment Project described above.

NOW, THEREFORE, be it resolved by the City Council of the City of Grand Island, Nebraska:

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney

1. The Redevelopment Plan of the City approved for Redevelopment Area No. 2 in the city of Grand Island, Hall County, Nebraska, including the Redevelopment Project described above, is hereby determined to be feasible and in conformity with the general plan for the development of the City of Grand Island as a whole and the Redevelopment Plan, including the Redevelopment Project identified above, is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined that (a) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, (b) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment 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 by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of notice of intent to enter into the Redevelopment Contract in accordance with Section 18-2119 of the Act and of the recommendations of the Authority and the Planning Commission.

2. Approval of the Redevelopment Plan is hereby ratified and reaffirmed, as amended by this Resolution, and the Authority is hereby directed to implement the Redevelopment Plan in accordance with the Act.

3. Pursuant to Section 18-2147 of the Act, ad valorem taxes levied upon real property in the Redevelopment Project included or authorized in the Plan which is described above shall be divided, for a period not to exceed 15 years after the effective date of this provision, which effective date shall set by the Community Redevelopment Authority in the redevelopment contract as follows:

a. That proportion 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 (as defined in the Act) 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 proportion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to, is pledged 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 of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, such 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.

c. The Mayor and City Clerk are authorized and directed to execute and file with the Treasurer and Assessor of Hall County, Nebraska, an Allocation Agreement and Notice of Pledge of Taxes with respect to each Redevelopment Project.

4. The City hereby finds and determines that the proposed land uses and building requirements in the Redevelopment Area are designed with the general purposes of accomplishing, in accordance with the general plan for development 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 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 a healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreation 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 unsanitary or unsafe dwelling accommodations, or conditions of blight.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item I-2

#2021-127 - Consideration of Approving Amendment to the Redevelopment Plan for CRA No. 6 located at 722 North Eddy Street (Ebc Obermiller LLC)

This item relates to the aforementioned Public Hearing item E-4.

Staff Contact: Chad Nabity

RESOLUTION 2021-127

WHEREAS, the City of Grand Island, Nebraska, a municipal corporation and city of the first class, has determined it be desirable to undertake and carry out urban redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, the Nebraska Community Development Law, Chapter 18, Article 21, Nebraska Reissue Revised Statutes of 2007, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared Redevelopment Area No. 6 of the City to be substandard and blighted and in need of redevelopment pursuant to the Act; and

WHEREAS, the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), has prepared a Redevelopment Plan pursuant to Section 18-2111 of the Act, and recommended the Redevelopment Plan to the Planning Commission of the City; and

WHEREAS, the Planning Commission of the City reviewed the Redevelopment Plan pursuant to the Act and submitted its recommendations, to the City, pursuant to Section 18-2114 of the Act; and

WHEREAS, following consideration of the recommendations of the Authority to the Planning Commission, the recommendations of the Planning Commission to the City, and following the public hearing with respect to the Redevelopment Plan, the City approved the Plan; and

WHEREAS, there has been presented to the City by the Authority for approval a specific Redevelopment Project within the Redevelopment Plan and as authorized in the Redevelopment Plan, such project to be as follows: to redevelop existing commercial space including necessary costs for acquisition and rehabilitation and eligible planning expenses and fees associated with the redevelopment project and that such project would not be economically feasible without such aid as is proposed within the Redevelopment Plan. All redevelopment activities will occur in Grand Island, Hall County, Nebraska; and

WHEREAS, the City published notices of a public hearing and mailed notices as required pursuant to Section 18-2115 of the Act and has, on the date of the Resolution held a public hearing on the proposal to amend the Redevelopment Plan to include the Redevelopment Project described above.

NOW, THEREFORE, be it resolved by the City Council of the City of Grand Island, Nebraska:

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney

1. The Redevelopment Plan of the City approved for Redevelopment Area No. 6 in the city of Grand Island, Hall County, Nebraska, including the Redevelopment Project described above, is hereby determined to be feasible and in conformity with the general plan for the development of the City of Grand Island as a whole and the Redevelopment Plan, including the Redevelopment Project identified above, is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined that (a) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, (b) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment 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 by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of notice of intent to enter into the Redevelopment Contract in accordance with Section 18-2119 of the Act and of the recommendations of the Authority and the Planning Commission.

2. Approval of the Redevelopment Plan is hereby ratified and reaffirmed, as amended by this Resolution, and the Authority is hereby directed to implement the Redevelopment Plan in accordance with the Act.

3. Pursuant to Section 18-2147 of the Act, ad valorem taxes levied upon real property in the Redevelopment Project included or authorized in the Plan which is described above shall be divided, for a period not to exceed 15 years after the effective date of this provision, which effective date shall set by the Community Redevelopment Authority in the redevelopment contract as follows:

- a. That proportion 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 (as defined in the Act) 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 proportion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to, is pledged 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 of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, such 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.
- c. The Mayor and City Clerk are authorized and directed to execute and file with the Treasurer and Assessor of Hall County, Nebraska, an Allocation Agreement and Notice of Pledge of Taxes with respect to each Redevelopment Project.

4. The City hereby finds and determines that the proposed land uses and building requirements in the Redevelopment Area are designed with the general purposes of accomplishing, in accordance with the general plan for development 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 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 a healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreation 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 unsanitary or unsafe dwelling accommodations, or conditions of blight.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item I-3

#2021-128 - Consideration of Renaming Kaufman Park to Amur Plaza

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director
Jerry Janulewicz, City Attorney

Meeting: May 25, 2021

Subject: Consideration of officially naming the area commonly known as Kaufmann Park or Railside Plaza

Presenter(s): Brian Schultz, Assistant Finance Director

Background

A number of years ago the area currently known by many as the Kaufmann Park or Railside Plaza was updated from a street (N. Wheeler Ave.) to be partially a parking lot and partially a green space area. The green space area has evolved over time from an old gazebo to what it is today, a primarily concrete area with art and seating. The area today is used for various events including the HEAR Grand Island annual concert series.

The area never received an official designation by City Council through review of decades of old minutes and resolutions. The name Kaufmann came from the building in the area owned by a David Kaufmann, 308 West 3rd St. Mr. Kaufmann was a dedicated individual and in 1924 opened the first Five & Dime Store at this location. This was the first of eventually nine stores across the state of Nebraska.

The name Railside started getting used around the year 2018 when the Railside Business Improvement District (BID) adopted their new moniker and rebranded the downtown area. Railside BID office was located in the Harmony Building, adjacent to the plaza, many events were held there over the years and the name also stuck for those new to the area because of the rebranding.

Amur Equipment Finance, founded in 1996 in Grand Island, has become one of the largest independent finance companies in the United States. They recently purchased the old Wells Fargo building downtown and remodeled it to ensure their headquarters stays in Grand Island and Railside for years to come. The plaza is adjacent to their office and they would like to bring some additional green space and beautification to the area.

Discussion

Amur would like to work with the City and Grow Grand Island in a Public/Private partnership to design and construct the existing “Railside Plaza” and north to South Front Street into an updated park/plaza. The new area would incorporate a permanent stage, permanent bathrooms and new green space (see exhibit). The goal would be to have as much green space as possible and celebrate historic Nebraska including prairie grass. The construction when completed would actually add additional parking stalls to the immediate area. The anticipated cost of the project scope is approximately \$650,000, Amur is looking to pay up to 50% of the project cost, essentially matching any public funds and grants. They would look to additional private entities to make up any shortfalls of the project. As part of their donation they are requesting that the entire plaza be officially named after their company. The new area would tentatively be named “Amur Plaza” or “Amur Park” dependent on which designation if any the City decides to navigate. Currently the area is not an official park, but could potentially be given that designation in the future. Amur is seeking naming rights consideration on the project prior to making a sizeable contribution and being the lead on the project vision/design.

Long term maintenance would be done by the Railside BID and its staff. The topic has been discussed multiple times at Railside BID board meetings on how the ongoing expenses could be recouped through event rental fees that take place on the plaza.

Concerns: The largest concern that has been verbalized to date is that parking would be an issue, but the concept design would actually add additional parking stalls upon completion (see exhibit) in that area. Another concern is that the history of the name Kaufmann would be lost. This specific item was discussed with Amur and a plaque or marker was discussed that could have a brief history of the old plaza and Mr. Kaufmann, this idea was met with enthusiasm.

Next steps upon approval would include the following: City of Grand Island Public Works would complete an official vacation of the road right of way that needs to take place. The project would be bid out according to the City of Grand Island procurement code, Public Works employees have reviewed the design concept, but would also be involved in making sure the official changes are appropriate. If the plan stays on track work could start later in 2021. Grow Grand Island is still in a discussion phase internally about its participation in the project.

Project completion is estimated to be done prior to the 2022 summer concert series.

Alternatives

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

The Council may:

1. Move to approve
2. Amend the resolution
3. Refer the issue to a Committee

4. Postpone the issue to future date
5. Take no action on the issue

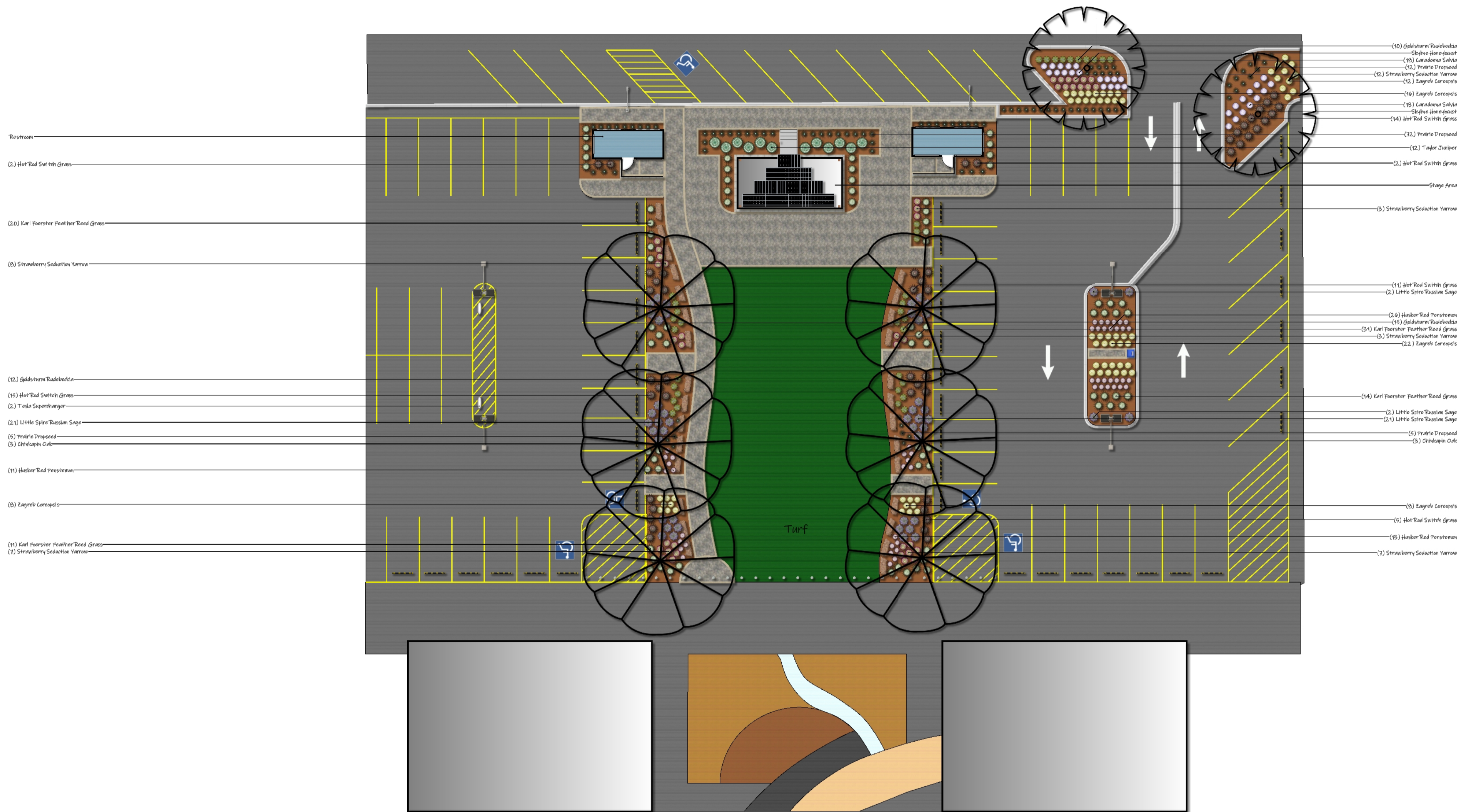
Recommendation

City Administration recommends that the Council approve the resolution.

Sample Motion

Move to approve the resolution as presented.





Scale 0" 5' 10' 20' 50' 100'

<p>Date</p> <p>August 20, 2020</p>	<p>Scale: 1"=20'-0"</p>	<h1>Kaufmann Plaza</h1> <p>Grand Island, NE</p> <p>Landscape Design</p>	
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Plant Schedule							
Symbol	Qty	Common	Botanical	Symbol	Qty	Common	Botanical
	31	Caradoma Salvia	Salvia sylvestris 'Caradoma'		46	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'
	6	Chinkapin Oak	Quercus muehlenbergii		94	Prairie Dropseed	Sporobolus heterolepis
	37	Goldsturm Rudebeckia	Rudbeckia fulgida var. sullivantii 'Goldsturm'		2	Skyline Honeylocust	Gleditsia triacanthos f. inermis 'Skyline'
	44	Hot Rod Switch Grass	Panicum virgatum 'Hot Rod'		40	Strawberry Seduction Yarrow	Achillea millefolium 'Strawberry Seduction'
	50	Husker Red Penstemon	Penstemon digitalis 'Husker Red'		12	Taylor Juniper	Juniperus virginiana 'Taylor'
	76	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'		66	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'

RESOLUTION 2021-128

WHEREAS, the City Council never officially adopted a name for the area commonly known as the Kaufman Park or Railside Plaza;

WHEREAS, Amur Equipment Finance have designed a plan for an expansion towards W. South Front Street;

WHEREAS, Amur Equipment Finance is planning on contributing 50% matching donation and would be the lead on the project, project estimation is currently \$650,000;

WHEREAS, Amur Equipment Finance is seeking naming rights upon completion of the northern expansion and current plaza updates.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

Upon project completion and acceptance, the area currently known as Kaufman Park or Railside Plaza will officially be renamed to Amur Plaza or Amur Park.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 21, 2021	☐ City Attorney



City of Grand Island

Tuesday, May 25, 2021

Council Session

Item J-1

Approving Payment of Claims for the Period of May 12, 2021 through May 25, 2021

The Claims for the period of May 12, 2021 through May 25, 2021 for a total amount of \$5,009,094.07. A MOTION is in order.

Staff Contact: Patrick Brown, Finance Director