



Hall County Regional Planning Commission

Wednesday, May 5, 2021
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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

DIRECTOR COMMUNICATION

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



Hall County Regional Planning Commission

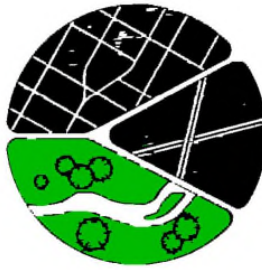
Wednesday, May 5, 2021

Regular Meeting

Item A1

Agenda 5/5/21

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING

Wednesday, May 5, 2021

6:00 p.m.

City Hall Council Chambers — Grand Island

- 1. Call to Order - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.**

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

- 2. Minutes of the April 7, 2021.**

- 3. Request Time to Speak.**

- 4. Public Hearing –Redevelopment Plan Amendment-Grand Island –Bosselman Realty LLC.** Concerning an amendment to the redevelopment plan for CRA Area No. 2 for 1607 S. Locust- Bosselman Corporate Office Property south of State Fair Blvd. and east of Locust Street. This is an amendment to change the proposed hotel to a quick serve restaurant west of the corporate office. Resolution 2021-03 (C-13-2021GI)

- 5. Public Hearing – Redevelopment Plan Amendment-Grand Island.** Public Concerning an amendment to the redevelopment plan for CRA Area No. 6 for 722 N. Eddy St., former Hal Maggiore Studio, south of 8th Street and west of Eddy Street. The request calls for redevelopment and renovation of the commercial space at this location. Resolution 2021-04 (C-14-2021GI)

- 6. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning for Lot 31 of Matthews Subdivision in Grand Island, Hall County, Nebraska from R2-Low Density Residential to B2 General Business. This property is located south of Brookline Drive and east of Bellwood Drive extended (C-15-2021GI)

Consent Agenda:

7. Final Plat – Highland Second Subdivision- Grand Island- Located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres).

8. Final Plat – Bosselman Business Park Subdivision- Grand Island- Located south State Fair Boulevard and east of Locust Street in Grand Island Nebraska (3 lots, 10.60 acres).

9. Final Plat – Dobesh Elevator Farm Subdivision- Hall County- Located south of Stolley Park Road and west of 110th Road in Hall County, Nebraska. (1 lot, 2.98 acres).

10. Directors Report

11. Next Meeting June 2, 2021.

12. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
May 5, 2021**

- 4. Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #2 Bosselman Corporate Office 1607 S. Locust-Grand Island** Concerning an amendment to the redevelopment plan for CRA Area No. 2 for 1607 S. Locust- Bosselman Corporate Office south of State Fair Boulevard and east of Locust Street. The request calls for redevelopment of the commercial space at this location. (C-13-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #6 Hal Maggiore Studio 722 N. Eddy Street-Grand Island** Concerning an amendment to the redevelopment plan for CRA Area No. 6 for 722 N Eddy Street south of 8th Street and west of Eddy Street. The request calls for redevelopment of the commercial space at this location. (C-14-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning on Lot 31 Matthews Subdivision from R2-Low Density Residential to B2-General Business. This property is located south of Brookline Drive and east of Bellwood Drive extended the City of Grand Island. (C-15-2021GI) **See Full Recommendation** (Hearing, Discussion Action)
- 7. Final Plat – Highland Second Subdivision- Grand Island-** Located south of Nebraska Highway 2 and west of 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. Sewer and water can be extended throughout.
- 8. Final Plat – Bosselman Business Park Subdivision- Grand Island-** Located south State Fair Boulevard and east of Locust Street in Grand Island Nebraska (3 lots, 10.60 acres). This property is zone B2-AC General Business with an Arterial Commercial Overlay. Sewer and water can be extended to serve the new lots.
- 9. Final Plat – Dobesh Elevator Farm Subdivision- Hall County-** Located south of Stolley Park Road and west of 110th Road in Hall County, Nebraska. (1 lot, 2.98 acres). This property is an existing farmstead on 20 acres or more and zoned AG-1 Primary Agricultural Zone.

Next Meeting June 2, 2021.



Hall County Regional Planning Commission

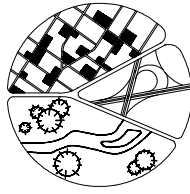
Wednesday, May 5, 2021

Regular Meeting

Item E1

Meeting Minutes 4/7/21

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
April 7, 2021

The meeting of the Regional Planning Commission was held Wednesday, April 7, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on March 27, 2021.

Present: Leslie Ruge Pat O’Neill Judd Allan
 Jaye Monter Nick Olson Darrell Nelson
 Hector Rubio Tony Randone Tyler Doane
 Robin Hendricksen Greg Robb

Absent: Leonard Rainforth

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

1. Call to order.

Chairman O’Neill called the meeting to order at 6:00 p.m.

O’Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O’Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of the April 7, 2021 meeting.

A motion was made by Randone and second by Nelson to approve the minutes of the April 7, 2021 meeting.

The motion carried with nine members voting in favor (O'Neill, Ruge, Olson, Monter, Doane, Robb, Hendricksen, Randone and Rubio) and one abstaining (Allan)

3. Request Time to Speak.

4. Public Hearing – Zoning Change – Grand Island – Public Hearing to consider a change in zoning on Lots 3 and 4 Block 14 of H.G. Clarks Addition from R4-High Density Residential to B2-General Business. This property is located south of 8th Street and west of Eddy Street 811 and 817 W. 8th Street in the City of Grand Island. (C-11-2021GI)

O'Neill opened the public hearing:

Nabity stated Mr. Miller is purchasing 3 lots and is planning on moving his shop to the location. The future land use map for this area calls for the entire block between Eddy Street and Clark Street to be Mixed Use Commercial within the plan which would include residential uses. It is consistent with the comprehensive plan and the staff is recommending approval.

No member of the public had comments.

O'Neill closed the hearing:

A motion was made by Hendricksen and second by Randone to approve change in zoning on Lots 3 and 4 Block 14 of H.G. Clarks Addition from R4-High Density Residential to B2-General Business.

The motion carried with ten members voting yes (O'Neill, Ruge, Nelson, Allan, Monter, Hendricksen, Doane, Robb, Olson and Randone) and one member abstaining (Rubio).

5. Public Hearing – Zoning Change-Grand Island. Public Hearing to consider a change in zoning for property proposed for platting as J. Mader Subdivision in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska from AG2-Transitional Agriculture to LLR-Large Lot Residential. This property is located south of Airport Road and east of North Road. (C-12-2021GI)

O'Neill opened the public hearing:

Nabity stated the property is 4.314 acres south of Airport Road and east of North Road. The property is currently zoned AG2 Secondary Agriculture the future land use map calls for that entire area south of Airport Road adjacent to the railroad tracks and Highway 2. Staff is recommending approval.

No members of the public had comments on the proposed rezoning.

O'Neill closed the hearing:

A motion was made by Randone and second by Olson to approve change in zoning for property proposed for platting as J. Mader Subdivision in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska from AG2-Transitional Agriculture to LLR-Large Lot Residential.

The motion carried with eleven members voting yes (O'Neill, Nelson, Allan, Ruge, Olson, Robb, Monter Hendricksen, Doane, Rubio, and Randone) and no members voting no.

Consent Agenda:

- 6. Final Plat – Farrall 2nd Subdivision- Grand Island-** Located south of Arch Avenue and west Claude Road in Grand Island, Nebraska. (3 lots, 1.441 acres).
- 7. Final Plat – H and S Wiese Subdivision- Grand Island-** Located south of 14th Street and east of Cherry Street in Grand Island Nebraska (4 lots, 0.6915 acres).
- 8. Final Plat – J. Mader Subdivision- Grand Island-** Located south of Airport Road and east of North Road in Hall County, Nebraska (1 lot, 4.314 acres).
- 9. Final Plat – J &K Estates Subdivision- Hall County-** Located north of Old Potash Highway and west of Burwick Road in Hall County, Nebraska. (1 lot, 3.481 acres).
- 10. Final Plat – Kenyon Farm Subdivision- Hall County -** Located north of Wood River Drive and west of Monitor Road in Hall County, Nebraska. (1 lot, 1.4413 acres).
- 11. Final Plat – Marbu Farms Subdivision- Hall County -** Located south of Chapman Rd and west of US Highway 281 in Hall County, Nebraska. (2 lots, 19.280 acres).
- 12. Final Plat – Miller Acres Subdivision- Hall County -** Located south of Burmood Road and east of 140th Road in Hall County, Nebraska. (1 lot, 4.575 acres).
- 13. Final Plat – S & K Powell Subdivision- Alda -** Located north of Wildwood Drive and west of Monitor Road in Hall County, Nebraska within the extraterritorial jurisdiction of the Village of Alda. (2 lots, 20.005 acres).

A motion was made by Ruge and second by Robb to approve all items on the consent agenda with approval of J. Mader Subdivision contingent on approval of the proposed rezoning.

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

14. Director's Report

April 16th - Land Bank Session

Study Session available on GITV - Micro TIF, Land Bank and Missing Middle Housing.

Press Conference on April 20th @ 11am – Missing Middle Housing

15. Next Meeting May 5, 2021

O'Neill adjourned the meeting at 6:13 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

Wednesday, May 5, 2021

Regular Meeting

Item F1

**Public Hearing - Bosselman Redevelopment Plan Amendment -
Grand Island**

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 18, 2020

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 2 for a Site Specific Redevelopment Plan for property located south of State Fair Boulevard and east of Locust Street, 1607 S. Locust- Bosselman Corporate Offices in Grand Island, in Hall County, Nebraska to support this development. (C-13-2021GI)

PROPOSAL:

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.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. It is anticipated that this property would continue to be used for commercial uses. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-2 General Business with an AC Arterial Commercial Overlay. The B-2 zone allows a variety of commercial uses including quick serve restaurants.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial development here.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a commercial development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

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.

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



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

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.

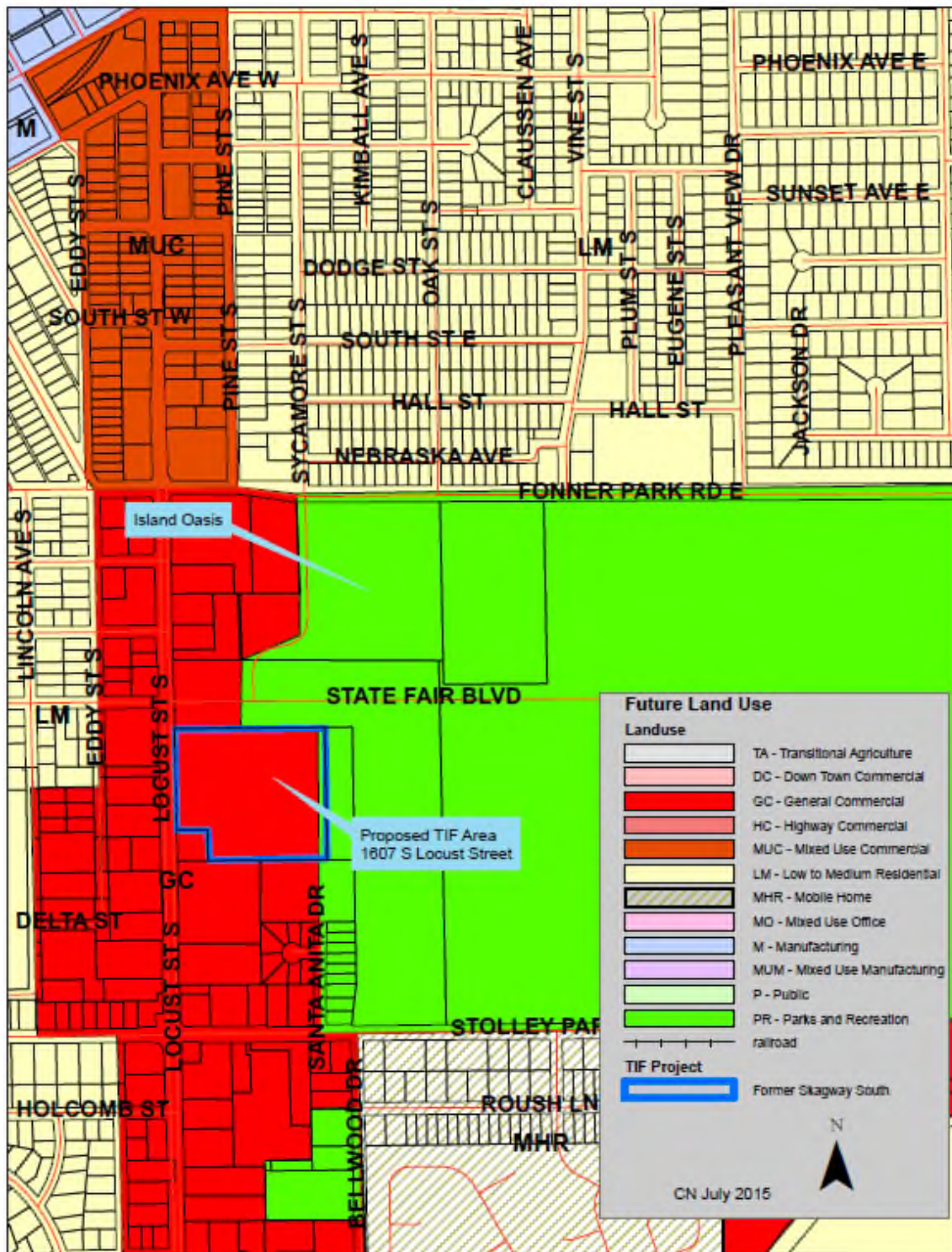
b. Demolition and Removal of Structures:

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)]

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



City of Grand Island Future Land Use Map

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

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.

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

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

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

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	\$5,000	\$	\$5,000
Fees	\$		\$
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	\$5,000		\$5,000
Fees	\$0		\$0
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.

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

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.

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

*(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.

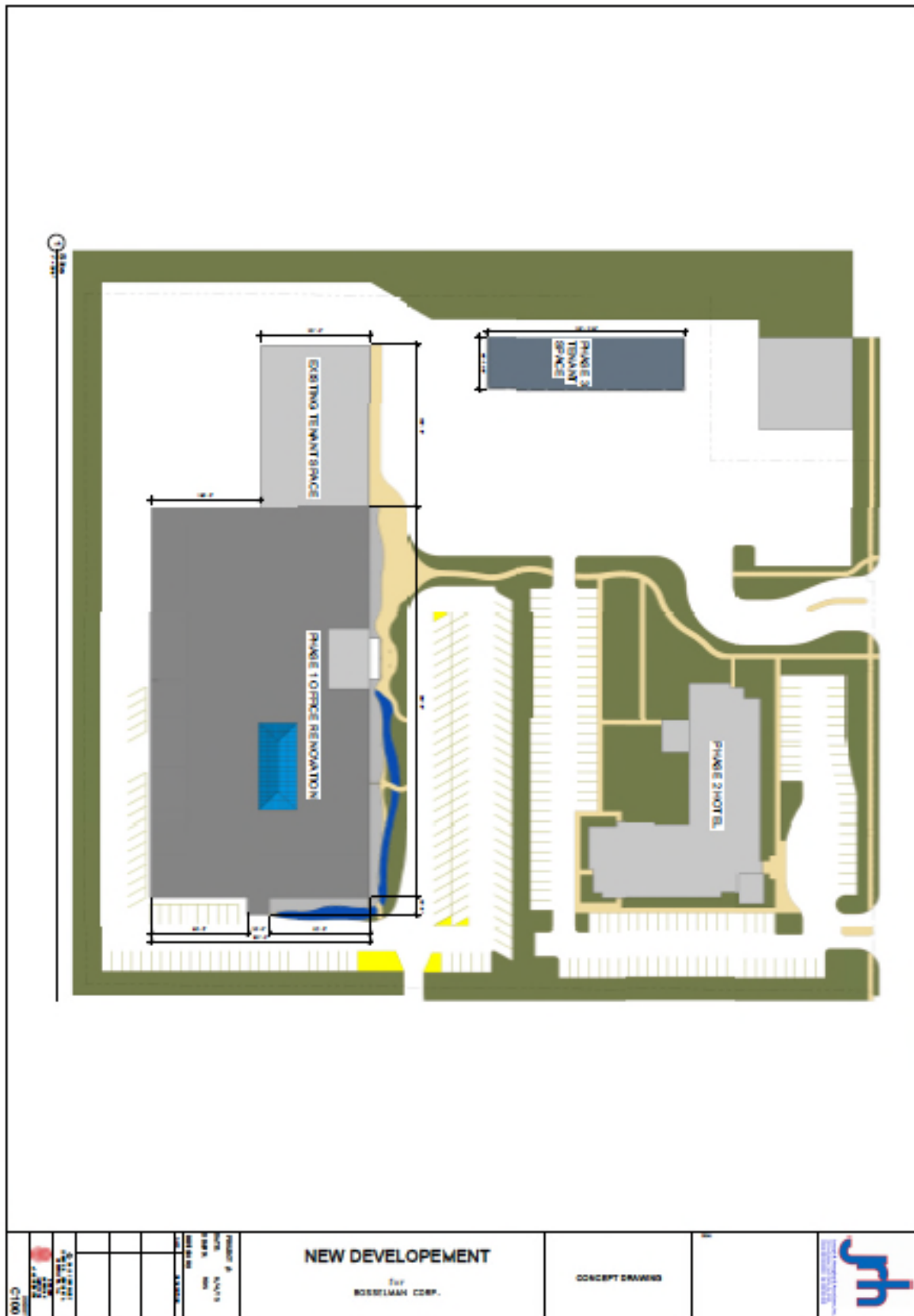
(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

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

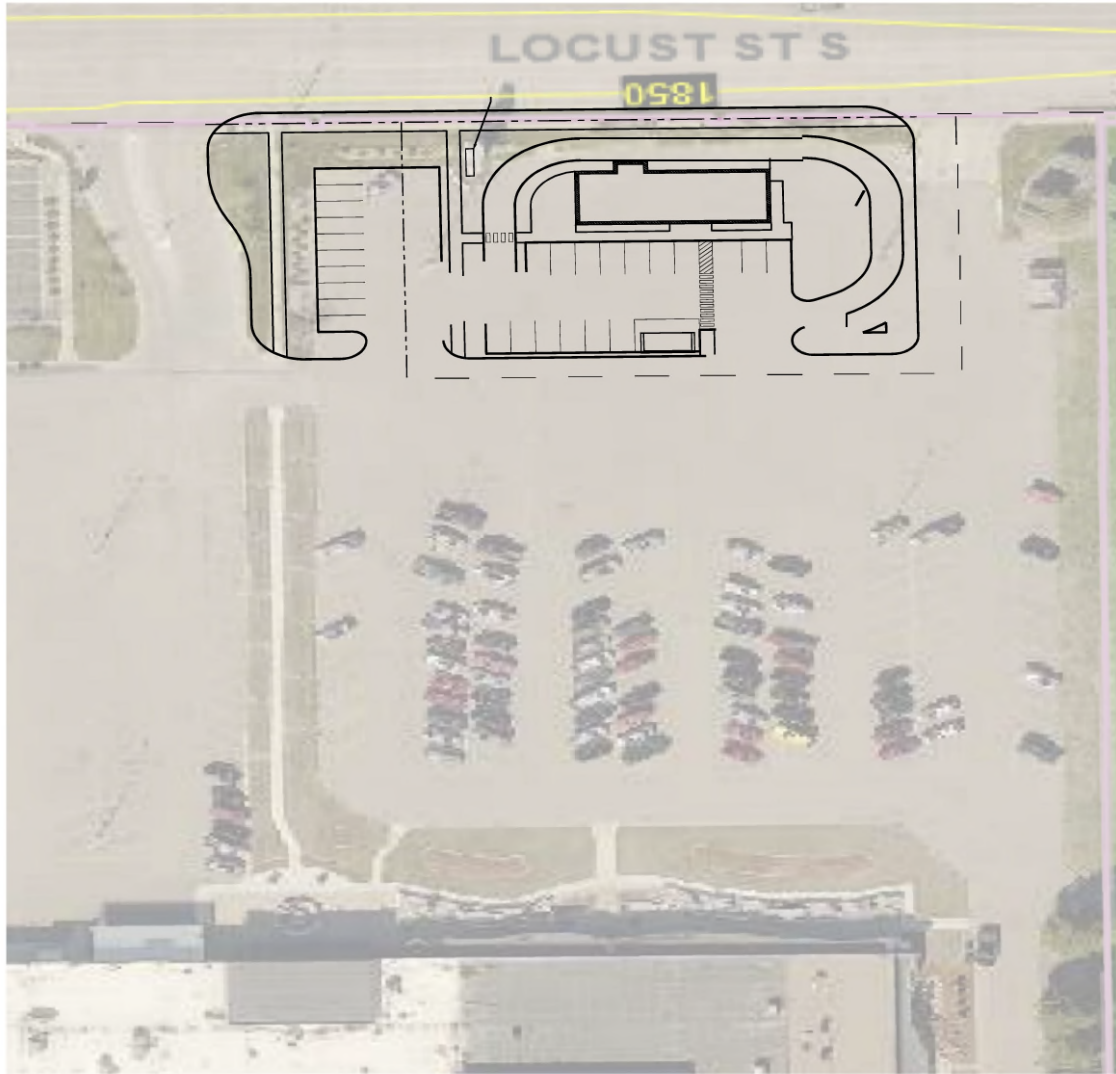
Development of this project is anticipated to be completed during between October 2015 and December of 2018, depending on the market demand for the buildings in phases 2 and 3. ~~Phases 2 will be completed by the end of 2021 and Phase 3 is dependent on market demand.~~ The date of TIF will be established 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

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



Proposed Phase 2 Development with 2021 Amendent

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

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



Hall County Regional Planning Commission

Wednesday, May 5, 2021

Regular Meeting

Item F2

**Public Hearing - Redevelopment Plan Amendment - Grand Island
- Miller Tire**

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 26, 2021

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 6 for a Site Specific Redevelopment Plan for property located south of 8th Street and east of Eddy Street, 722 N. Eddy Street in Grand Island, in Hall County, Nebraska to support this development. (C-14-2021GI)

PROPOSAL:

Ebc Obermiller LLC, the real estate holding company for Miller Tire has purchased Hal Maggiore's Photo Studio at 722 N. Eddy Street proposing to redevelop this commercial property as an expansion to Miller Tire. The property is zoned B-2 General Business the proposed use is consistent with the current zoning and future land use of the property.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. It is anticipated that this property would continue to be used for commercial uses. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-2 General Business. The B-2 zone allows a variety of commercial uses automobile repair.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial development here.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a commercial development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

**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 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 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,

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



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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)]



City of Grand Island Future Land Use Map

Ebc Obermiller LLC: 722 N Eddy Street

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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 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 available TIF

Ebc Obermiller LLC: 722 N Eddy Street

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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.	Source of Funds		
Description	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.

Ebc Obermiller LLC: 722 N Eddy Street

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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.

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



Hall County Regional Planning Commission

Wednesday, May 5, 2021

Regular Meeting

Item F3

Public Hearing - Zoning Change - Grand Island - Richard Larson

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 26, 2021

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 6 for a Site Specific Redevelopment Plan for property located south of 8th Street and east of Eddy Street, 722 N. Eddy Street in Grand Island, in Hall County, Nebraska to support this development. (C-14-2021GI)

PROPOSAL:

Ebc Obermiller LLC, the real estate holding company for Miller Tire has purchased Hal Maggiore's Photo Studio at 722 N. Eddy Street proposing to redevelop this commercial property as an expansion to Miller Tire. The property is zoned B-2 General Business the proposed use is consistent with the current zoning and future land use of the property.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. It is anticipated that this property would continue to be used for commercial uses. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-2 General Business. The B-2 zone allows a variety of commercial uses automobile repair.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial development here.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a commercial development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

\$900

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Richard Larson Phone (h) 308-380-9326 (w) _____

Applicant Address 411 Brookline Drive Grand Island, NE 68801

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address _____

Legal Description: (provide copy of deed description of property)

Lot 31 Block _____ Subdivision Name Matthews Subdivision Part of Lot 31, and/or
All/Part _____ 1/4 of Section _____ TWP _____ RGE _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From R2-Low Density Residential to B2-General Business

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☐)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

The adjoining property is zoned for commercial use and this change would allow a separate non-residential building to be constructed on this existing lot. The property has been in the city limits for decades with no residential development.

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person Richard A. Larson Date 4-6-21

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/23/19



Hall County Regional Planning Commission

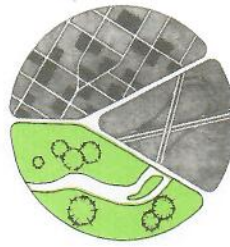
Wednesday, May 5, 2021

Regular Meeting

Item J1

Final Plat - Highland Second Subdivision - Grand Island

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

April 22, 2021

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on May 5, 2021** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

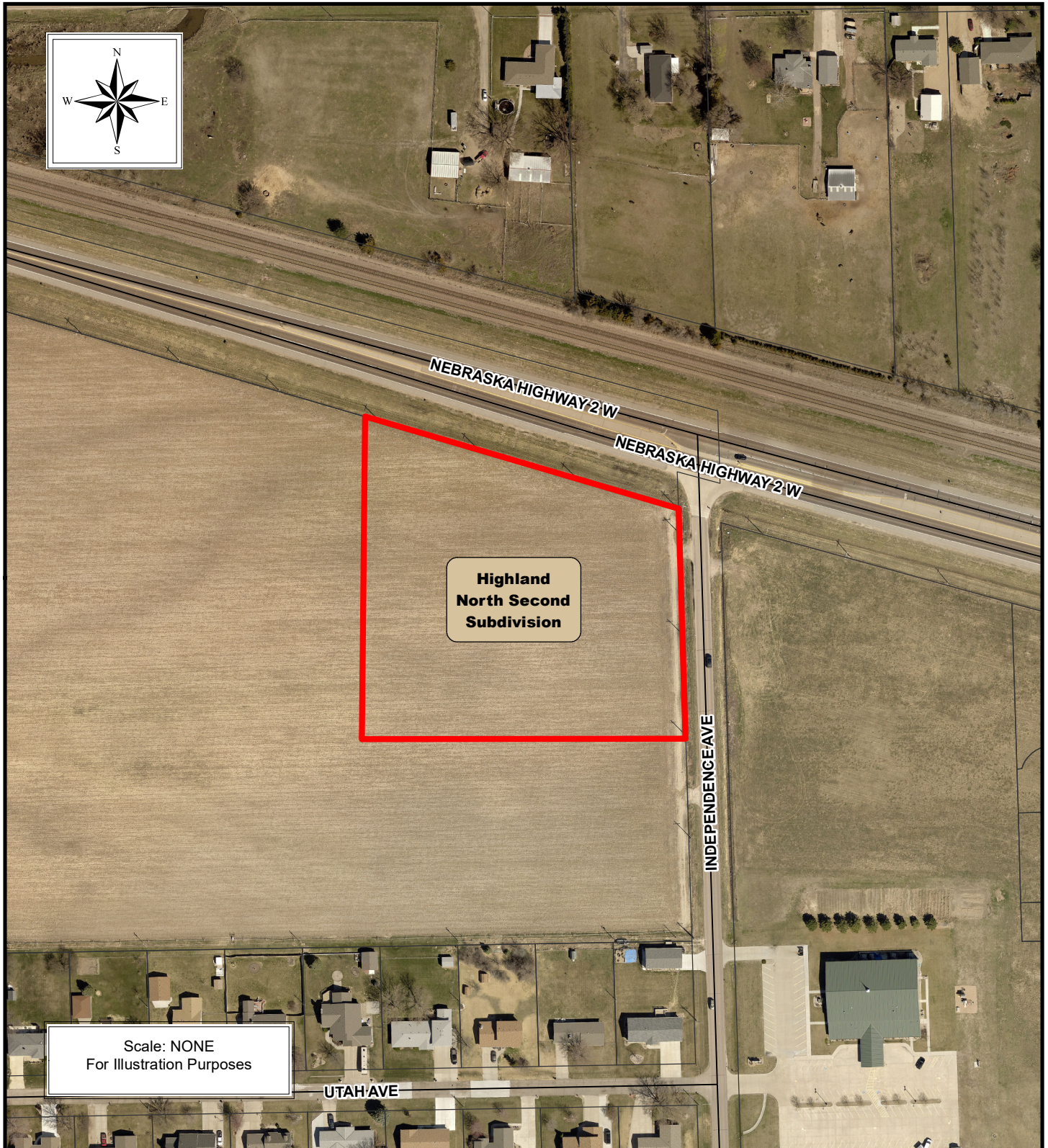
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Bosselman Business Park Subdivision	10.60	3	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
Dobesh Elevator Farm Subdivision	2.98	1	A tract of land comprising a part of the East Half of the Northeast Quarter (E 1/2 NE 1/4), Section Twenty Eight (28), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska
Highland North Second Subdivision	4.235	26	A Tract of Land Consisting of Part of the Northwest Quarter (NW 1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska
Norman Acres Subdivision	3.02	1	A tract of land in part of the Northwest Quarter (NW 1/4) of Section 19, Township 12 North, Range 8 West of the 6th P.M., Merrick County, Nebraska

PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

HIGHLAND NORTH SECOND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

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.

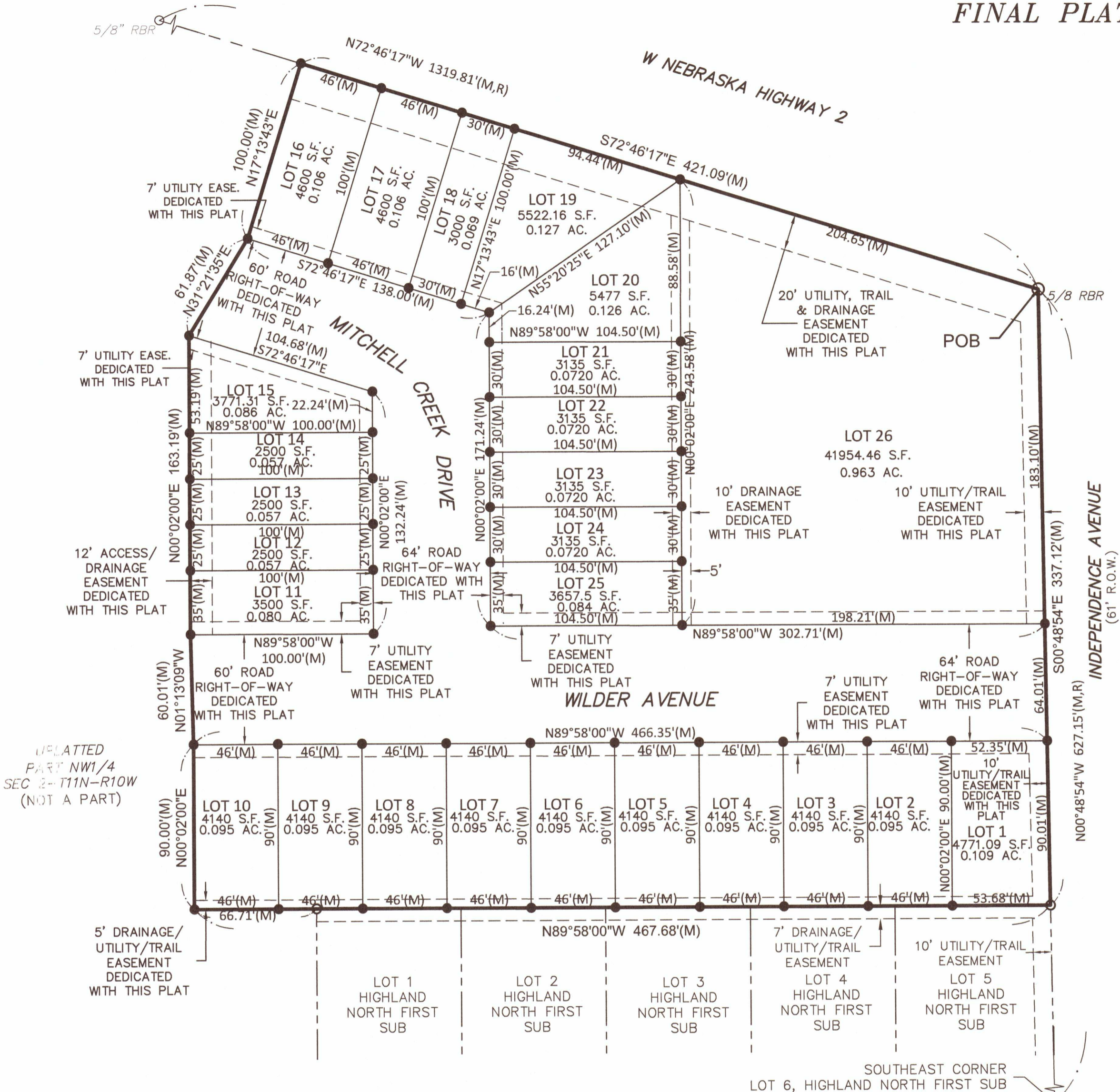
CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2021.

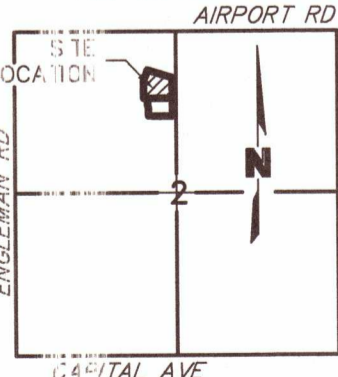
MAYOR _____

CITY CLERK _____



LOCATION MAP

SEC. 2, T11N, R10W
NOT TO SCALE



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

0' 25' 50' 100'
SCALE IN FEET

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

DWG: F:\2020\3501-4000\020-3805\40-Design\Survey\SRV\ Sheets\ V_FPLAT 2nd_0203805.dwg USER: jjimenez
DATE: Apr 15, 2021 3:40pm XREFS: V_XRWAY_0203805 V_XTOPO_0203805 C_PBASE_0203805



Hall County Regional Planning Commission

Wednesday, May 5, 2021

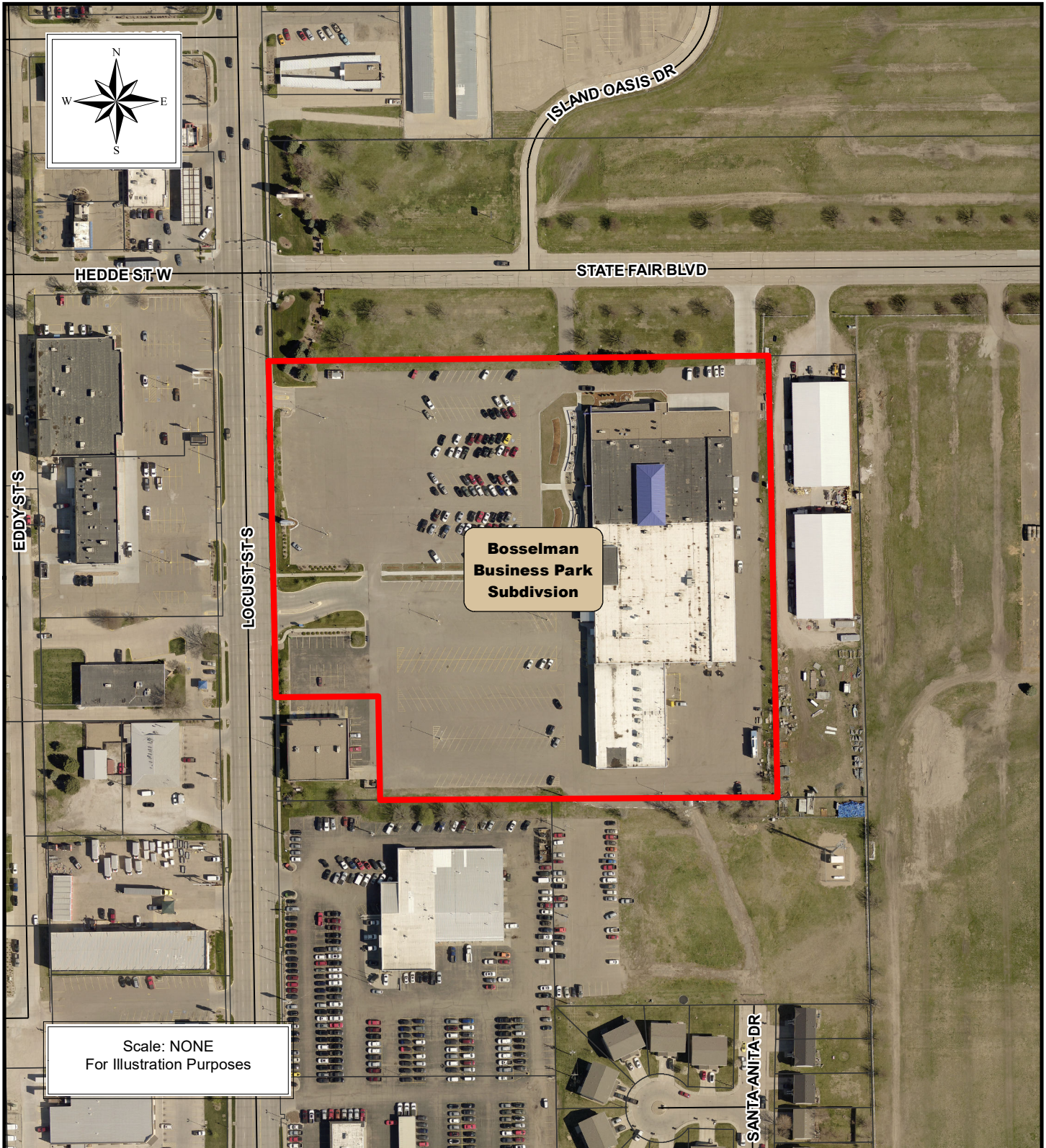
Regular Meeting

Item J2

Final Plat - Bosselman Business Park Subdivision - Grand Island

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

**HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION**

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Bosselman Real Estate, L.L.C.
Address 1607 S. Locust St.
City Grand Island, State NE Zip 68803
Phone 308-379-3701

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By:  Date: 4-13-21
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Grummet Professional Services
Address PO Box 37
City Kenesaw, State NE Zip 68956
Phone 402-879-5701
Surveyor/Engineer Name Joshua Grummet License Number LS-783

SUBDIVISION NAME: Bosselman Business Park

Please check the appropriate location

- ☐ Hall County
- ☒ The City of Grand Island or 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☐ Final Plat

Number of Lots 3

Number of Acres 10.60

Checklist of things Planning Commission Needs

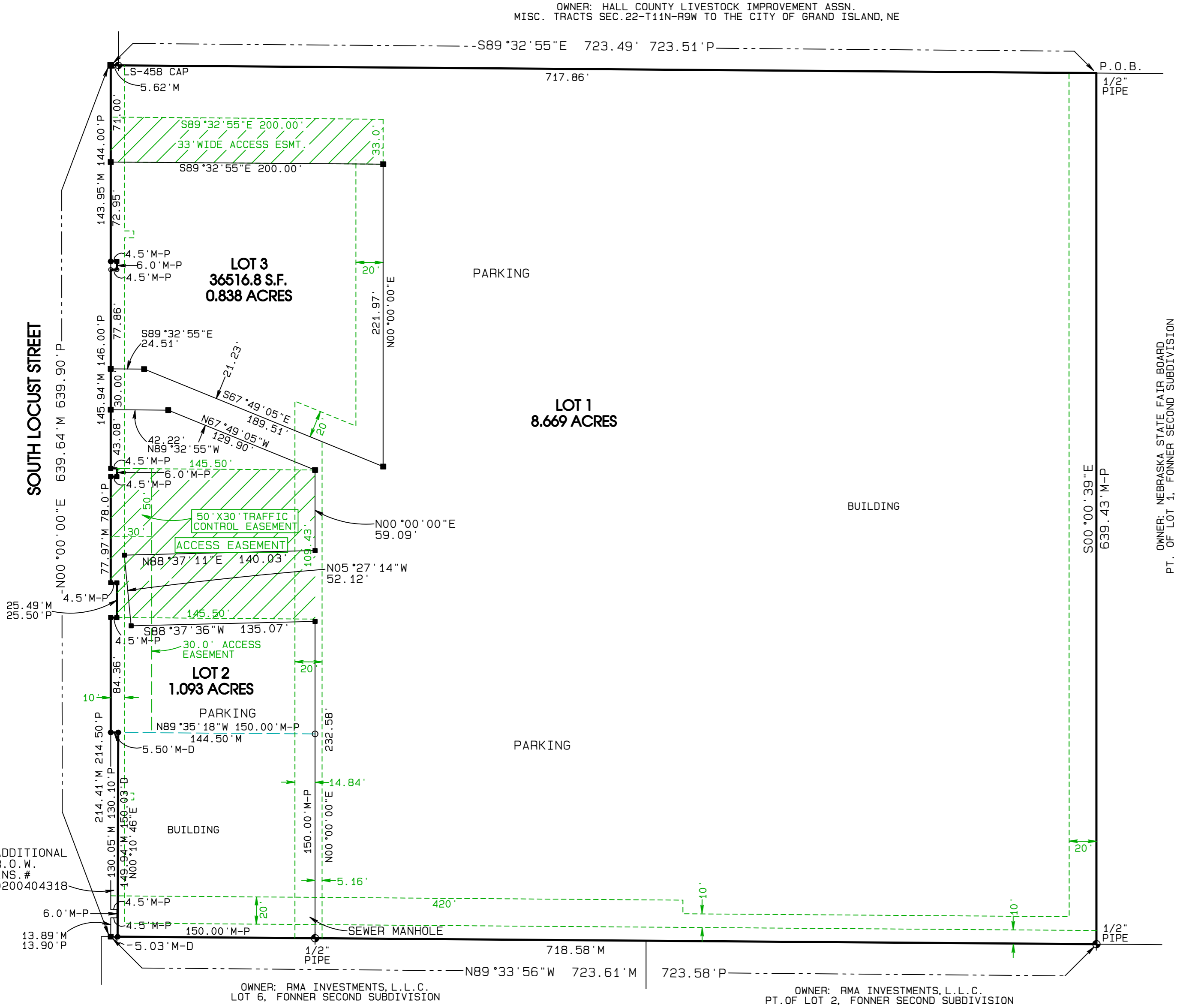
- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 500

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 385-5240.

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.

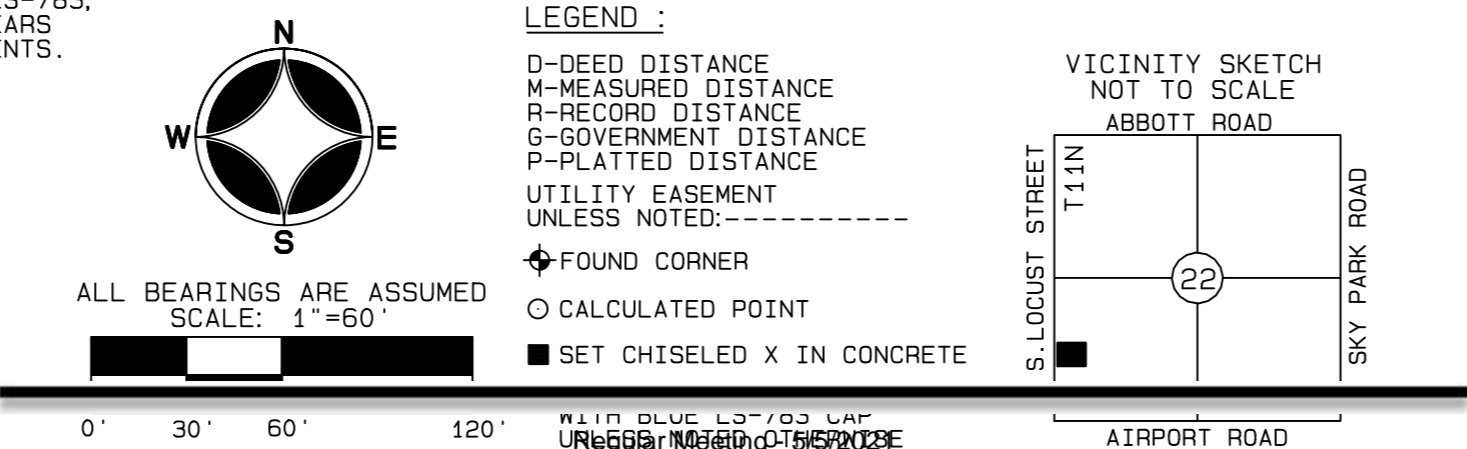


SURVEYOR'S CERTIFICATE:

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- jmgrummet@yahoo.com
WEBSITE- www.grummertsurveying.com



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 THEREON, 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 } SS
COUNTY OF HALL }
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 _____

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.

HALL COUNTY REGISTER OF DEEDS



Hall County Regional Planning Commission

Wednesday, May 5, 2021

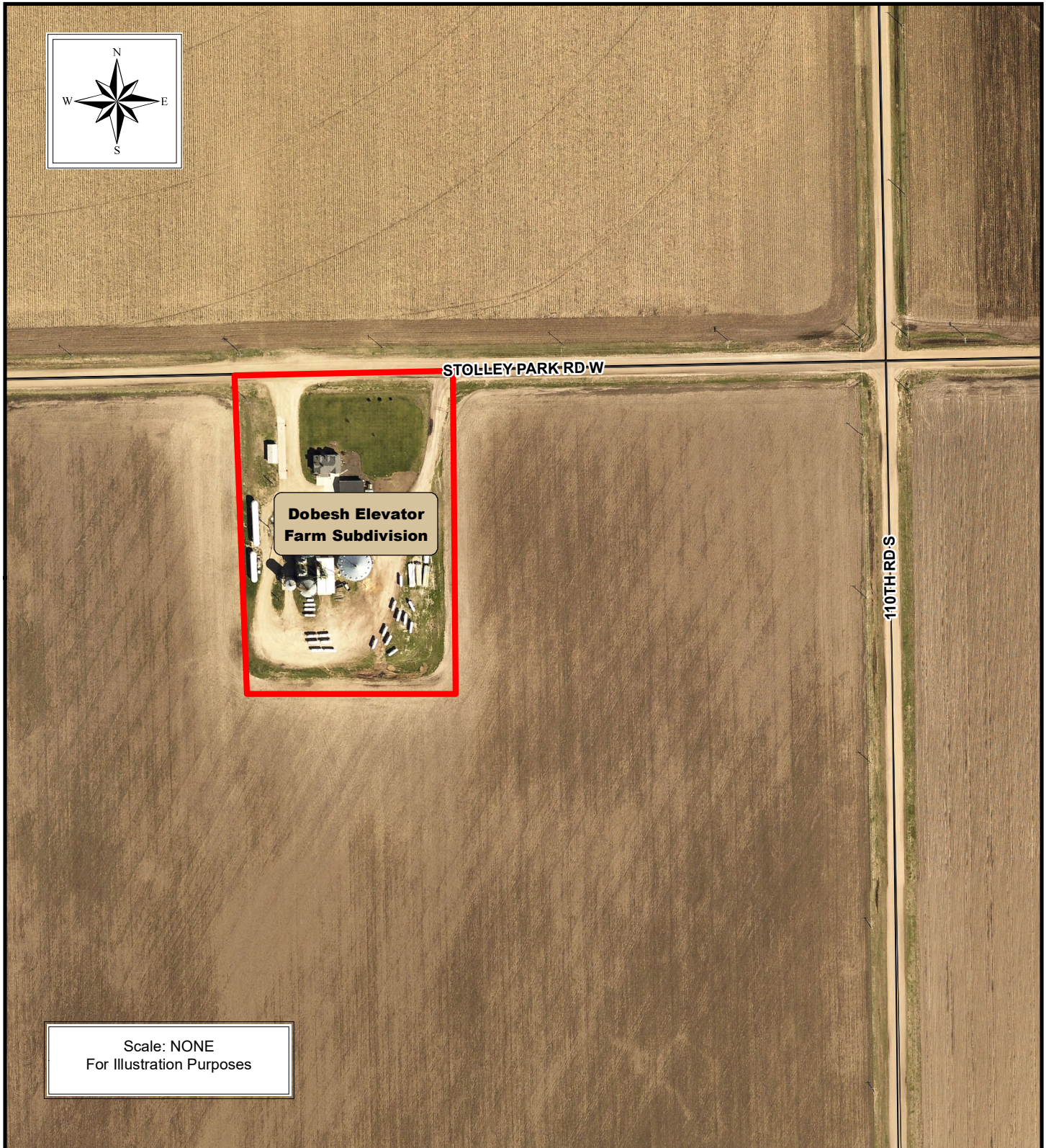
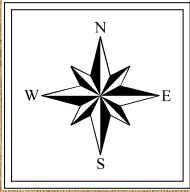
Regular Meeting

Item J3

Final Plat - Dobesh Elevator Farm Subdivision - Hall County

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



Scale: NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Gregory Dobesh
Address 3500 W. 2nd
City Grand Island, State NE Zip 68803
Phone _____

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: _____ Date: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone (402)694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Dobesh Elevator Farm Subdivision

Please check the appropriate location

- ☒ Hall County
- ☐ The City of Grand Island or 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 1
Number of Acres 2.98

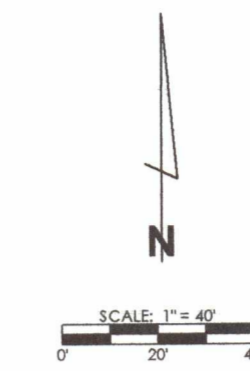
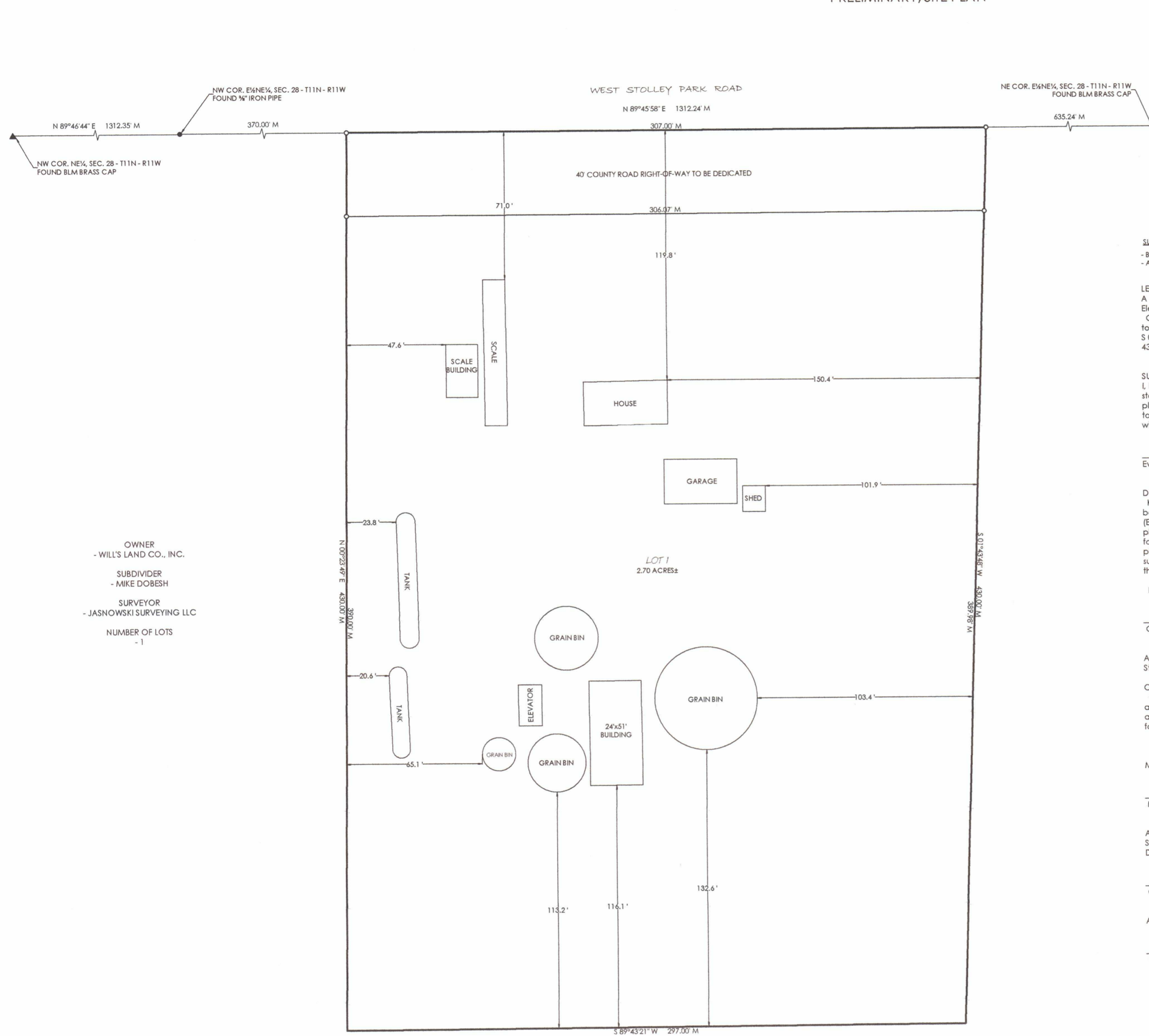
Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
- ☒ 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ _____

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

DOBESH ELEVATOR FARM SUBDIVISION

Pt. E¹/₂NE¹/₄, SECTION 28 - T11N - R11W
HALL COUNTY, NEBRASKA
PRELIMINARY/SITE PLAN



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = PLACED MAG NAIL IN ASPHALT
O = 1/2" REBAR w/ PLASTIC CAP PLACED
● = CORNER FOUND AS NOTED

SURVEYOR'S NOTES
- BEARINGS ARE BASED OFF OF WORLD GEODETIC SYSTEM OF 1984 (WGS84).
- ALL DISTANCES SHOWN ARE REPRESENTED AS GROUND DISTANCES.

LEGAL DESCRIPTION

A tract of land comprising a part of the East Half of the Northeast Quarter (E¹/₂NE¹/₄), Section Twenty Eight (28), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Commencing at the northwest corner of said E¹/₂NE¹/₄; thence N 89°45'58" E on and upon the north line of said E¹/₂NE¹/₄ a distance of 370.00 feet to the Point of Beginning; thence N 89°45'58" E continuing on and upon the north line of said E¹/₂NE¹/₄ a distance of 307.00 feet to a point; thence S 01°43'48" W a distance of 430.00 feet to a point; thence S 89°43'21" W a distance of 297.00 feet to a point; thence N 00°23'49" E a distance of 430.00 feet to the Point of Beginning. Said tract contains 2.980 acres more or less, of which 0.280 acres is road right-of-way to be dedicated.

SURVEYOR'S CERTIFICATE

I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Mike Dobesh, I have caused to be made a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Minimum Standards for Surveys in effect at the time of this survey.

Evan A. Jasnowski
Evan A. Jasnowski

04/07/2021
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Gregory E. Dobesh, President of Will's Land Co., Inc., owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'Dobesh Elevator Farm Subdivision', in a part of the East Half of the Northeast Quarter (E¹/₂NE¹/₄), Section Twenty Eight (28), Township Eleven (11) North, Range Eleven (11) 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 the easements, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this ____ day of _____, 2021.

Gregory E. Dobesh, President of Will's Land Co., Inc.

ACKNOWLEDGEMENT

State of Nebraska ss

County of Hall

On this, the ____ day of _____, 2021, before me _____, a Notary Public within and for said County, personally appeared Gregory E. Dobesh, President of Will's Land Co., Inc., owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Dobesh Elevator Farm Subdivision".

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

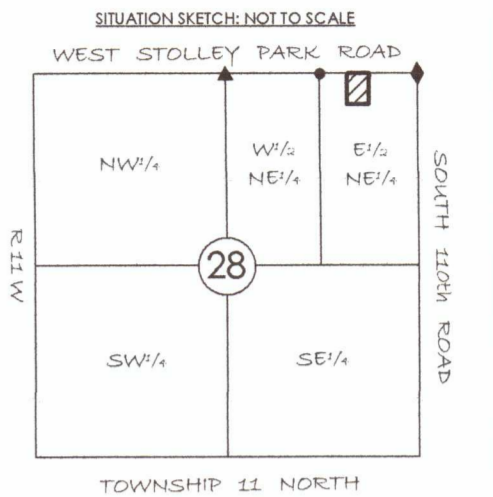
APPROVALS

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 Hall County Board of Supervisors this ____ day of _____, 2021.

Chairperson County Clerk



OWNER
- WILL'S LAND CO., INC.
SUBDIVIDER
- MIKE DOBESH
SURVEYOR
- JASNOWSKI SURVEYING LLC
NUMBER OF LOTS
- 1

PROJECT NUMBER 21-LS-52 - DATE 04/07/2021
DRAWN BY: E.A.J. - CHECKED BY: E.B.J.
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