



Hall County Regional Planning Commission

**Wednesday, September 1, 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, September 1, 2021
Regular Meeting

Item A1

Agenda 9/1/21

Staff Contact:



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

AGENDA AND NOTICE OF MEETING
Wednesday, September 1, 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 August 7, 2021.**
3. **Request Time to Speak.**
4. **Public Hearing – Proposed CRA Area #34- Grand Island** Proposed CRA Area #34 located along the proposed Claude Road corridor between Faidley Avenue and State Street west of Diers Avenue. Resolution 2021-06 (C-23-2021GI)
5. **Public Hearing – Redevelopment Plan Amendment-Grand Island.** Public Hearing Concerning an amendment to the redevelopment plan for CRA Area No. 5 for Lots 1-6 Sunnyside Third Subdivision south of Capital Avenue and west of Skypark Road. The request calls for redevelopment of this property for industrial/commercial uses. Resolution 2021-07 (C-14-2021GI)
6. **Public Hearing – Annexation of 1118 N. North Road-Grand Island** Public Hearing regarding the annexation plan for property located at 1118 N. North Road.
7. **Directors Report**

Community Beautification Award
Comprehensive Plan Update
Hazard Mitigation Plan Update
Nebraska Planning Conference

8. Next Meeting October 6, 2021.

9. 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
September 1, 2021**

4. **Public Hearing – Proposed Substandard and Blight** Concerning a study to determine if the proposed CRA Area #34 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #34 is approximately 86 acres of property in northwest Grand Island along the Claude Road corridor between Faidley Avenue and State Street west of Diers Avenue. A resolution has been prepared. (C-23-2021GI). **See Full Recommendation** (Hearing, Discussion Action)

5. **Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #5 Lots 1-6 Sunnyside Third subdivision-Grand Island** Concerning an amendment to the redevelopment plan for CRA Area No. 5 for lots 1-6 of Sunnyside Third Subdivision south of Capital Avenue and west of Skypark Road. The request calls for redevelopment of the industrial/commercial flex buildings at this location. A resolution has been prepared. (C-24-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)

6. **Public Hearing – Annexation of 1118 N. North Road-Grand Island** Public Hearing regarding the annexation plan for property located at 1118 N. North Road. This property is located west of North Road south of the new fire station. It is surrounded by city limits on 3 sides and is hooked to City water. City sewer will be available in the very near future. This annexation was requested by the Hall County Election Commissioner to protect the integrity and confidentiality of ballots and simplify drawing election precinct boundaries. (C-25-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)

7. **Director’s Report**

Hazard Mitigation Plan Update City and county staff have been working with the Central Platte NRD and JEO Consulting on the update of the Hazard Mitigation Plan.

Comprehensive Plan Update – Grand Island and Hall County
Budget update

Next Meeting October 6, 2021.



Hall County Regional Planning Commission

Wednesday, September 1, 2021
Regular Meeting

Item F1

**Public Hearing - Proposed CRA Area #34 - Grand Island -
Proposed CRA #34 located along the proposed Claude Road
corridor between Faidley Avenue and State Street west of Diers
Avenue**

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 19, 2021

SUBJECT: *CRA Blight Study (Proposed CRA Area 34) C-23-2021GI*

PROPOSAL: Attached is a copy of a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled “Grand Island NE, Blighted and Substandard Study Area 34. This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 34. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This only includes property that is located within the municipal limits of Grand Island. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. The Planning Commission recommendation must be forwarded to the Grand Island City Council within 30 days of making the recommendation.

OVERVIEW

This study is approximately 86.4 acres of property located along the proposed Claude Road corridor between Faidley Avenue and State Street west of Diers Avenue in northwest Grand Island (Study Area).

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

18-2109.3 Redevelopment plan; preparation; requirements; planning commission or board; public hearing; notice; governing body; public hearing; notice.

18-2109. Redevelopment plan; preparation; requirements; planning commission or board; public hearing; notice; governing body; public hearing; notice.

(1) An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.

(2) Prior to making such declaration, the governing body of the city shall conduct or cause to be conducted a study or an analysis on whether the area is substandard and blighted and shall submit the question of whether such area is substandard and blighted to the planning commission or board of the city for its

review and recommendation. The planning commission or board shall hold a public hearing on the question after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to this subsection. The planning commission or board shall submit its written recommendations to the governing body of the city within thirty days after the public hearing.

(3) Upon receipt of the recommendations of the planning commission or board, or if no recommendations are received within thirty days after the public hearing required under subsection (2) of this section, the governing body shall hold a public hearing on the question of whether the area is substandard and blighted after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to subsection (2) of this section. At the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration. After such hearing, the governing body of the city may make its declaration.

(4) Copies of each substandard and blighted study or analysis conducted pursuant to subsection (2) of this section shall be posted on the city's public web site or made available for public inspection at a location designated by the city.

~Reissue Revised Statutes of Nebraska

The attached study does not include a redevelopment plan. If this study is approved subsequent action will be necessary by both the Planning Commission and the City Council prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendation regarding the substandard and blighted designation to:

1. review the study,
2. take testimony from interested parties,
3. make findings of fact, and
4. Include those findings of fact as part of its recommendation to Council.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

(3) Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;

*(31) **Substandard areas** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;*

~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 5 to 14 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 34 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

These conditions are contributing to the blighted conditions of the Study Area.

- **Substantial number of deteriorating structures**
 - Within the study are 100.00% of the structures were deemed to be in a normal condition or worse.
- **Deterioration of site or other improvements**
 - The former Alltel site is basically vacant, and the entire site is becoming more and more deteriorated over time.
 - Measures to improve the former Alltel site appear to be non-existent or minimal.
 - The long-term vacancy of the Alltel facility is an indication of functional obsolescence.
- **Insanitary and Unsafe Conditions**
 - There is a linear detention cell located in the majority of the Study Area.
 - During major rain event the detention cell can become deep with water and can create a potential drowning potential.
 - Within the detention cell standing water during the summer months may become breeding grounds for mosquitoes and mosquitoes are known transmitters of the West Nile virus.
- **Diversity of Ownership**
 - Within this Study Area there are a total of eight property owners including the City of Grand Island. With some of the issues being discussed for this area as well as the initial phase of the Claude Road project, coordination and intervention by the City through this process will make for a much better development area in the future.
- **Factors Which Are Impairing and/or Arresting Sound Growth**
 - The need to continue Claude Road north to State Street.
 - Portions of this Study Area seem to be leftover tracts of land previous developments either could not obtain or chose to ignore at the time.
 - The portion of the Study Area south of 13th street is very narrow, especially after Claude Road's right-of-way is removed.
 - The northern portion of the Study Area also looks like a set of leftover pieces as well.
- **Dangerous Conditions to Life or Property Due to Fire or Other Causes**
 - There is a linear detention cell located in the majority of the Study Area.
 - During major rain event the detention cell can become deep with water and can create a potential drowning potential.

- Within the detention cell standing water during the summer months may become breeding grounds for mosquitoes and mosquitoes are known transmitters of the West Nile virus.
- **Improper Subdivision or Obsolete Platting**
 - Portions of this Study Area appear to be “chopped up” land and leftover pieces.
 - Ideally, this Study Area should have been included in prior development efforts.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years.**
 - 4 units (66.67%) were determined to be 40 years of age or older.
 - 2 units (33.33%) were determined to be less than 40 years of age.
 - The average age based upon a cumulative age calculation is 50.5 years.

The other criteria for Blight were not present in the area, these included:

- Faulty Lot Layout
- Stable or decreasing population based on the last two decennial censuses.
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the Study Area.

Substandard Conditions

Average age of the residential or commercial units in the area is at least 40 years.

Age of Structure

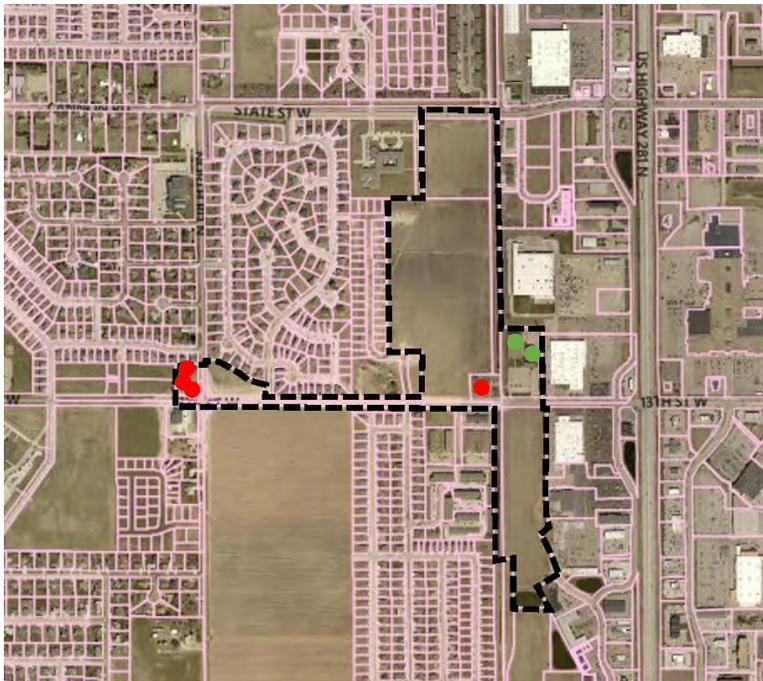
Within the Study Area there are nine structures. After researching the structural age on the Hall County Assessor's website, the following breakdown was determined:

- 4 units (66.67%) were determined to be 40 years of age or older.
- 2 units (33.33%) were determined to be less than 40 years of age.

However, when examining the age based upon a cumulative approach, as in Table 1 the average age of the primary structures is equal to 50.5 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 8: Age of Structures



Source: Grand Island GIS, Hall County Assessor's Office, MPC 2021

Substandard Summary

Nebraska State Statute requires that "...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"

This Study Area meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR BLIGHT AND SUBSTANDARD STUDY AREA #34

Blight Study Area #34 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Condition of Structures**
- **Deterioration of Site and Other Improvements**
- **Insanitary and Unsafe Conditions**
- **Diversity of Ownership**
- **Factors Which Are Impairing and/or Arresting Sound Growth**
- **Dangerous Conditions to Life or Property Due to Fire or Other Causes**
- **Improper Subdivision or Obsolete Platting**
- **Average age of the residential or commercial units in the area is at least 40 years.**

Substandard Conditions

- **Average age of the structures in the area is at least forty years.**

RECOMMENDATION:

Blight and Substandard Designation

Unlike the process for approving a redevelopment plan statute does not specify what planning commissions are to look for in making a recommendation on a study to declare an area blighted and substandard. Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property in question is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)

- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the City?
- What is the policy of the City toward increasing development and redevelopment in this area of the City?

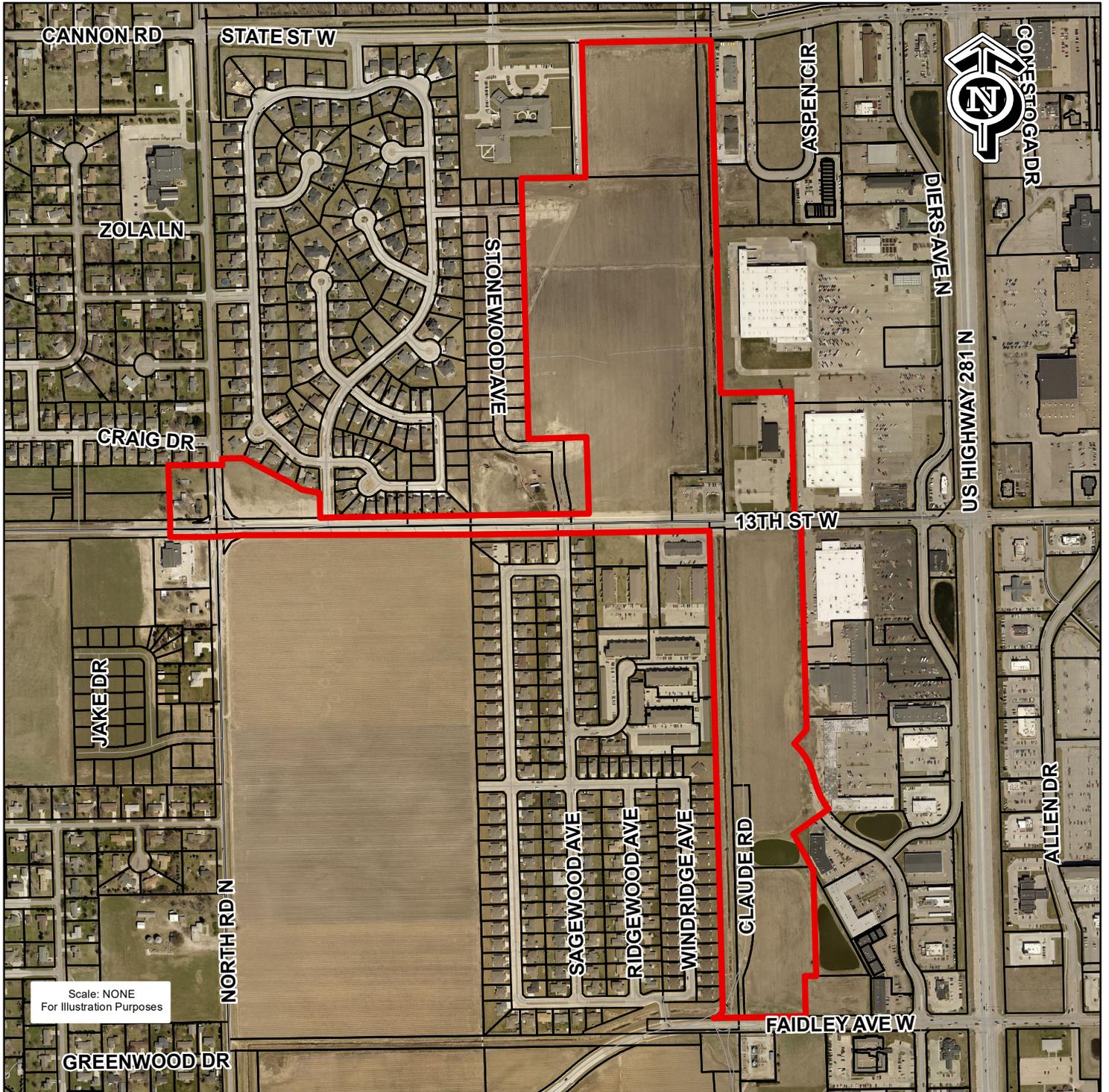
Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

_____ Chad Nabity AICP, Planning Director

PROPOSED BLIGHT & SUBSTANDARD AREA # 34 LOCATION MAP



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



City of Grand Island, NE
Blight and Substandard Study
Area #34
June 2021



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within Study Area 34 of the city of Grand Island. This study has been commissioned by the Starostka Group Unlimited, Inc. in order to analyze the possibility of declaring the area as blighted and substandard within this specific Study Area.

The City of Grand Island, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

“The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.”

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program; disaster assistance; effect. The statute reads,

“The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.”

“Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth.”

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

“Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the

sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

“Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"

“Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare; and"

“Workforce housing means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing."

This Blight and Substandard Study is only for a portion of the corporate limits of the city which has not previously been so designated. The Study is intended to give the Grand Island CRA, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The Study Area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future will contain, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present, which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets the entire corporate limits of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area includes several uses including, a residential area which was once a farmyard and the rest of the property is used for agricultural purposes.

Through the redevelopment process, the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City is intended to redevelop and improve areas of the community. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

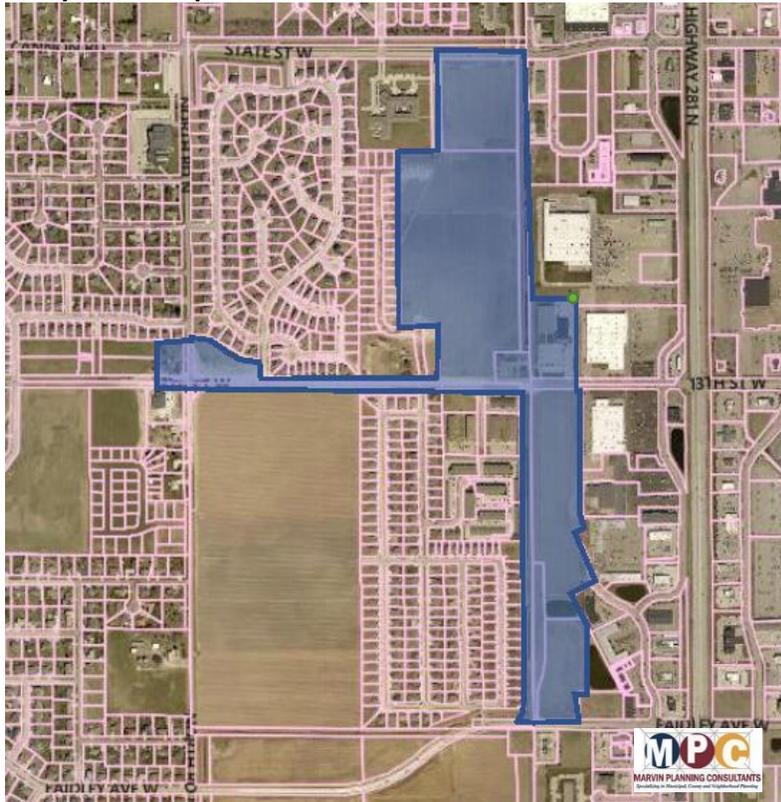
The following is the description of the designated area within the City of Grand Island.

A Tract described as follows:

The point of beginning (POB) is the NE corner of Lot 2 of 281 Retail Subdivision to the City of Grand Island; thence southerly along the east property line of said Lot and extending to the south right-of-way line of 13th Street West; thence, easterly along south right-of-way line to the intersection with the NE corner of a parcel described as Part of Block A, Crane Valley Subdivision; thence southerly along east property line to the intersection with Lot 1 Crane Valley Ninth Subdivision; thence, south along the east property lines to the intersection to the southeast corner of said Lot and the north right-of-way of Faidley Avenue West; thence; westerly along the south property line of said Lot 1 and continuing westerly to the intersection with the extended east property line of Lot 28, Larue Fourth Subdivision; thence, northerly along the east property lines of Larue's Fourth Subdivision to the intersection with the south right-of-way line of 13th Street West; thence westerly along said south right-of-way to the intersection with the extended west property line of a lot referred to as Lot 1 of the B & M Estates Subdivision; thence northerly along the west property line of said lot to the NW corner of said lot; thence, easterly along the north property line of said lot and extending to the perpendicular intersection of Outlot A of Summerfield Estates First Subdivision; thence northerly along the west property line of said lot to the NW corner of said Lot; thence, easterly along the northern property line of said Lot to the NE corner of said Lot; thence, southerly along the east property line of said Lot; thence, easterly along the north right-of-way line of 13th Street West to the intersection with the property line of a parcel referred to as Misc. tracts 12-11-10 Part E ½ SW ¼ and following said property line northerly and easterly to the NE corner of said parcel and continuing easterly to SW corner of Lot 2, Starlite Subdivision; thence, northerly along the west property line of said Lot to the intersection with the centerline of State Street; thence, easterly along the centerline of State Street to the perpendicular intersection with Lot 1, KAAAR Subdivision; thence southerly along the east property line of the City of Grand Island to the intersection with the NW corner of Lot 2 of 281 Retail Subdivision; thence, easterly to the POB. Overall coverage is 86.4 acres.

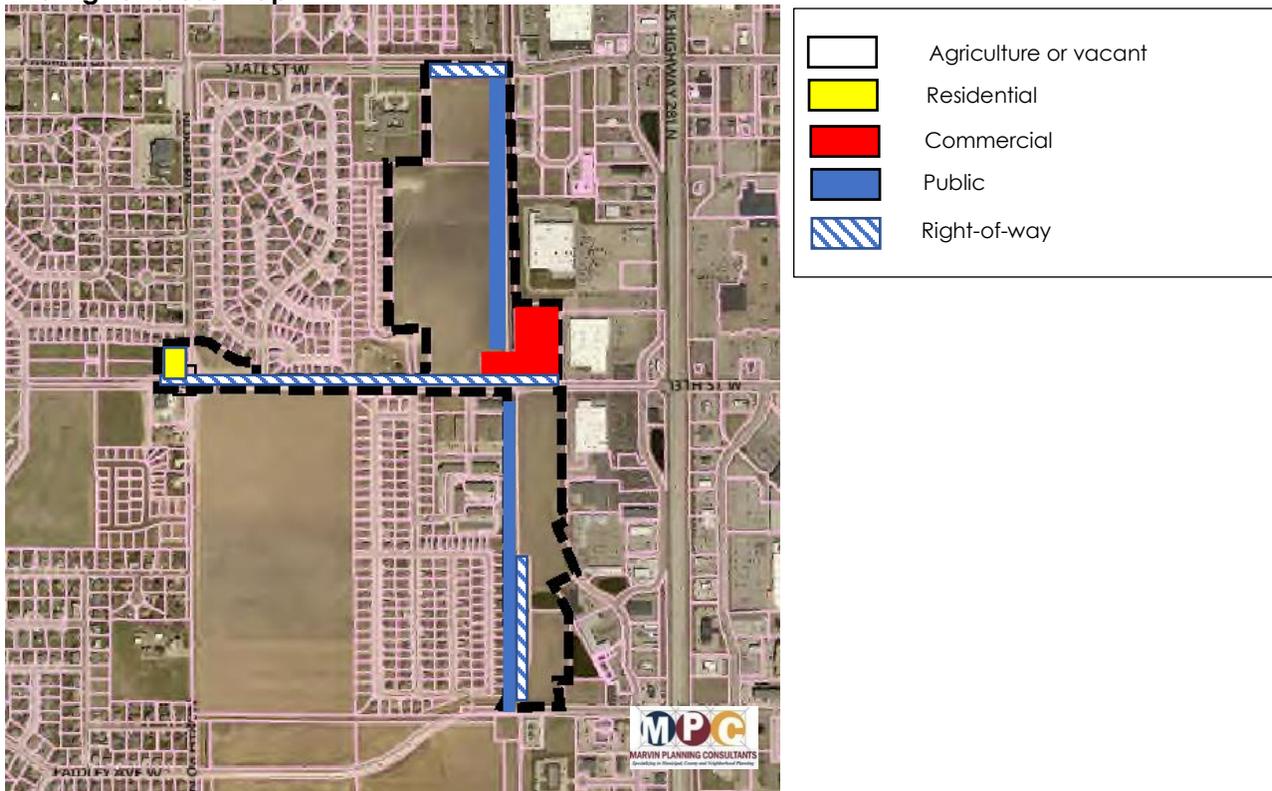
Study Area

Figure 1
Study Area Map



Source: Hall County/Grand Island GIS, Marvin Planning Consultants 2021

Figure 2
Existing Land Use Map

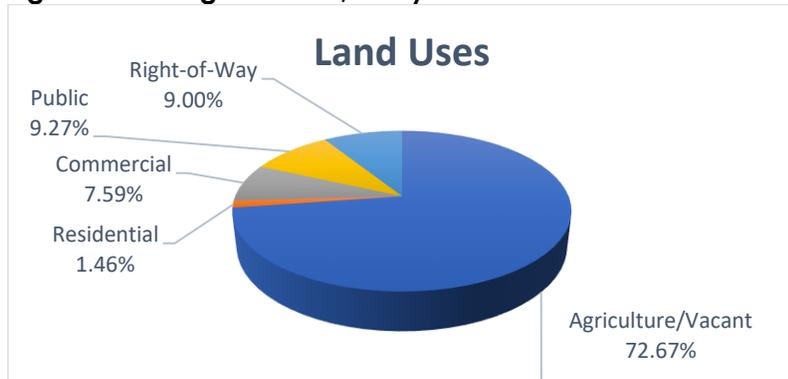


Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

EXISTING LAND USES

The term “Land Use” refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Figure 3: Existing Land Use, Study Area 34 – 2021



Source: Marvin Planning Consultants 2021

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the Study Area. Figure 3 shows the different uses present within the corporate limits of the area. The different uses also have the overall percent of the total area.

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found in the Study Area. The Findings Section will review the conditions based upon the statutory definitions.

CONTRIBUTING FACTORS

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions to be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

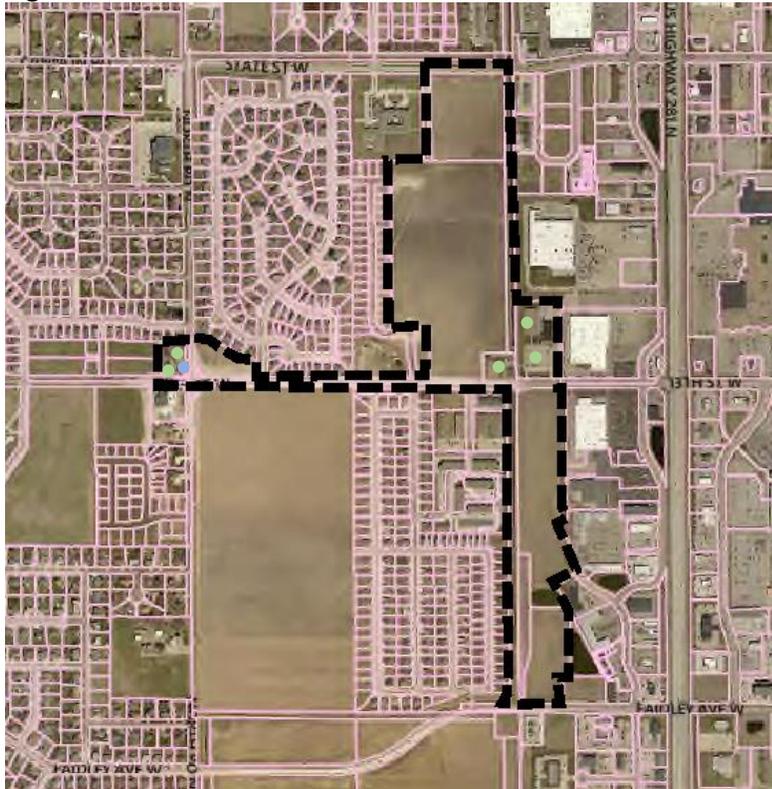
Structural Conditions

Structural conditions were evaluated, structures were either rated as: Excellent, Very Good, Above Normal, Normal, Below Normal, Poor or Very Poor. The data and rating system come from the Hall County Assessor’s database and is the same database used to value properties in the area. According to the data there are five structures in the Study Area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the Study Area:

- **0 (0.00%) structures rated as Excellent**
- **0 (0.00%) structure rated as Very Good**
- **1 (16.67%) structures rated as Above Normal**
- **5 (83.33.00%) structures rated Normal**
- **0 (0.00%) structures rated Below Normal**
- **0 (0.00%) structures rated Poor**
- **0 (0.00%) structure rated as Very Poor**

Figure 4: Structure Conditions



Source: Grand Island GIS, Hall County Assessor's Office, MPC 2021

Based upon these data, an assumption has been made that normal condition and less would constitute the possibility of some or considerable deterioration. It is common for older structures to need more maintenance and upkeep in order to maintain a good or higher condition. Even a structure rated as normal will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 80.00% of the structures in this Study Area are considered to in Normal Conditions. However, it appears the old Alltel facility is showing wear beyond a normal condition.



Due to the stated conditions found in the Hall County Assessor's data, the condition of the structure is a contributing factor.

Deterioration of Site or Other Improvements

Alltel Property

The Alltel property, on the eastern side of this area, is in a deteriorated condition. The concrete in the parking lot is in poor condition and other parts of the site seem to have been left to deteriorate.

The key deterioration of the parking lot is as follows:

- Concrete is in poor condition due to cracking spalling.
- The area has had some landscaping upkeep but only minimal.
- The parking islands and curb and gutter on-site are in a deteriorated condition.
- Other site amenities, fencing, etc., are deteriorating.
- The old site signage has been left to deteriorate.



In addition, the fact the Alltel facility has been vacant for several years indicates a presence of functional obsolescence. Functional obsolescence is a factor of deterioration of site or other improvements.

Typically, sidewalk condition, street condition, and curb and gutter condition are examined in a typical study. However, these are not a major contributing factor in this Study Area. In most cases, all three of these items are newer and are in good condition.

Overall, the site deterioration of the former Alltel site will only become worse if something is not done to promote the eventual purchase and redevelopment of this site. In its current state it is becoming an eye sore to the area in the near future.

Therefore, the condition of the former Alltel site is contributing factor under Deterioration of Site or Other Improvements.

Insanitary and Unsafe Conditions

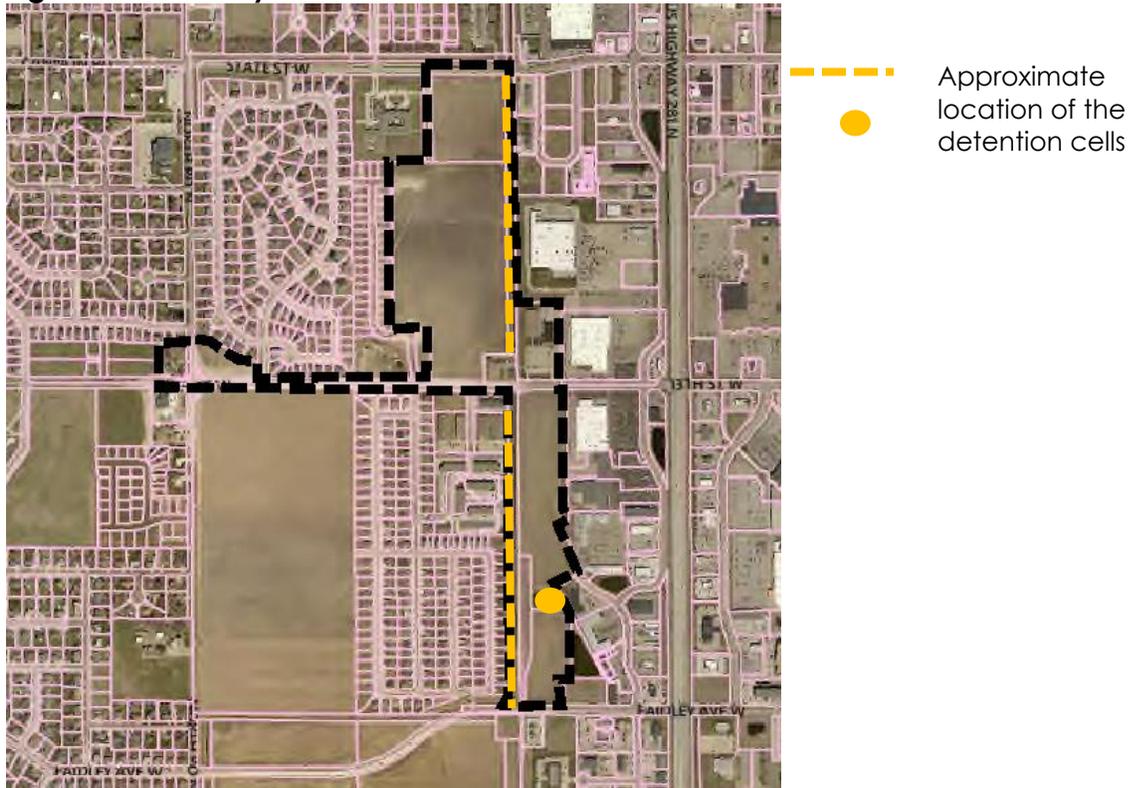
Throughout the entire Study Area is a city owned and maintained detention cell. The cell is relatively deep and is capable of carrying a considerable amount of water during and after a major rain event.

In addition, there is another detention cell along the southern edge of the Study Area and has the same issues as the linear detention cell.

Neither detention cell has any barriers to keep individuals from accessing the area when the cell has water.

Therefore, Insanitary and Unsafe Conditions are a contributing factor to the Blighting and Substandard Conditions of Area #34.

Figure 5: Insanitary and Unsafe Conditions



Source: Grand Island GIS, Hall County Assessor's Office, MPC 2021



Diversity of Ownership

Within this Study Area there are a total of eight property owners including the City of Grand Island. With some of the issues being discussed for this area as well as the initial phase of the Claude Road project, coordination and intervention by the City through this process will make for a much better development area in the future.

Diversity of Ownership is a contributing factor to the declaration of Blighted and Substandard.

Factors Which Are Impairing and/or Arresting Sound Growth

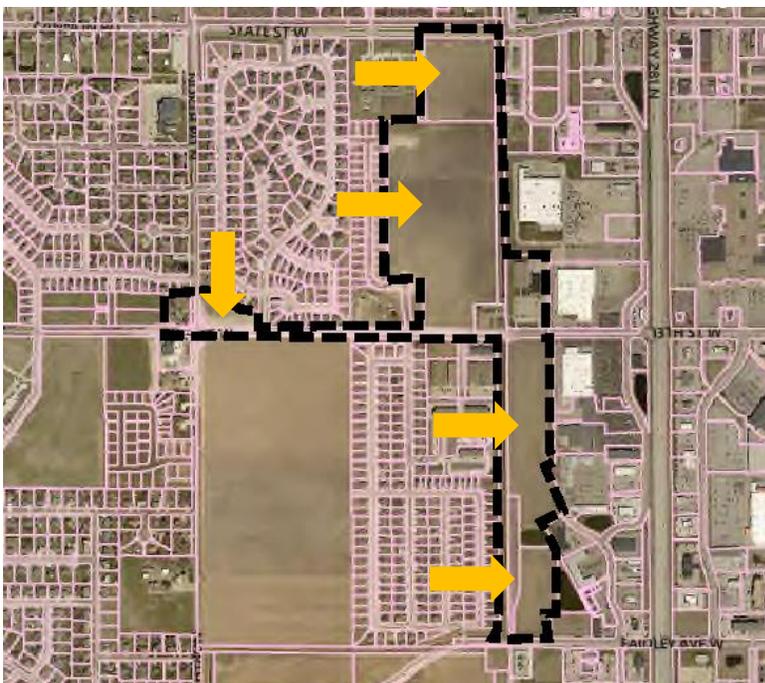
Portions of this Study Area seem to be leftover tracts of land previous developments either could not obtain or chose to ignore at the time. The portion of the Study Area south of 13th street is very narrow, especially after Claude Road's right-of-way is removed. Future development of this property, due to the width of the tract impairs and arrests sound growth through this specific area.

The northern portion of the Study Area also looks like a set of leftover pieces for whatever reason. However, these undeveloped tracts as they appear are impacted by factors impair sound growth of the remaining areas.

The continuation of Claude Road along the edges of this Study Area would be instrumental in eliminating key factors impairing and arresting sound growth. The extended road would provide a primary road through the area between Faidley Avenue and State Street.

Therefore, based upon past development decisions and construction, Factors Which Are Impairing and/or Arresting Sound Growth is a contributing factor to declaring this area blighted and substandard.

Figure 6: Factors Which Are Impairing and/or Arresting Sound Growth



Source: Grand Island GIS, Hall County Assessor's Office, MPC 2021

Dangerous Conditions to Life or Property Due to Fire or Other Causes

Throughout the entire Study Area is a city owned and maintained detention cell. The cell is relatively deep and is capable of carrying a considerable amount of water during and after a major rain event.

In addition, there is another detention cell along the southern edge of the Study Area and has the same issues as the linear detention cell.

Neither detention cell has any barriers to keep individuals from accessing the area when the cell has water.

Therefore, Dangerous Conditions to Life or Property Due to Fire or Other Causes are a contributing factor to the Blighting and Substandard Conditions of Area #34.



Improper Subdivision or Obsolete Platting

Due to the previous discussions regarding "chopped up" land and leftover pieces, this area at some point, ideally, should have been included in prior development efforts. Instead, this Study Area has been left out of a number of platting opportunities thus creating such an odd development area.

Improper Subdivision or Obsolete Platting is a contributing factor to the Blighting and Substandard conditions found in the Study Area.

Age of Structure

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD – 2021

Number	Year	Age	Cumulative	
1	1921	100	100	100
1	1966	55	55	155
2	1975	46	92	247
2	1993	28	56	303
6				303
				50.5

Source: Grand Island GIS Aerials, Hall County Assessor's and Marvin Planning Consultants 2021

Note: the two structures listed as 1975 were determined by use of the 1975 aerials online, these structures may actually be older.

Age of Structure

Within the Study Area there are nine structures. After researching the structural age on the Hall County Assessor's website, the following breakdown was determined:

- 4 units (66.67%) were determined to be 40 years of age or older.
- 2 units (33.33%) were determined to be less than 40 years of age.

However, when examining the age based upon a cumulative approach, as in Table 1 the average age of the primary structures is equal to 50.5 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 7: Age of Structures



Source: Grand Island GIS, Hall County Assessor's Office, MPC 2021

Blighting Summary

These conditions are contributing to the blighted conditions of the Study Area.

- **Substantial number of deteriorating structures**
 - Within the study are 100.00% of the structures were deemed to be in a normal condition or worse.
- **Deterioration of site or other improvements**
 - The former Alltel site is basically vacant, and the entire site is becoming more and more deteriorated over time.
 - Measures to improve the former Alltel site appear to be non-existent or minimal.
 - The long-term vacancy of the Alltel facility is an indication of functional obsolescence.
- **Insanitary and Unsafe Conditions**
 - There is a linear detention cell located in the majority of the Study Area.
 - During major rain event the detention cell can become deep with water and can create a potential drowning potential.
 - Within the detention cell standing water during the summer months may become breeding grounds for mosquitoes and mosquitoes are known transmitters of the West Nile virus.
- **Diversity of Ownership**
 - Within this Study Area there are a total of eight property owners including the City of Grand Island. With some of the issues being discussed for this area as well as the initial phase of the Claude Road project, coordination and intervention by the City through this process will make for a much better development area in the future.

- **Factors Which Are Impairing and/or Arresting Sound Growth**
 - The need to continue Claude Road north to State Street.
 - Portions of this Study Area seem to be leftover tracts of land previous developments either could not obtain or chose to ignore at the time.
 - The portion of the Study Area south of 13th street is very narrow, especially after Claude Road's right-of-way is removed.
 - The northern portion of the Study Area also looks like a set of leftover pieces as well.

- **Dangerous Conditions to Life or Property Due to Fire or Other Causes**
 - There is a linear detention cell located in the majority of the Study Area.
 - During major rain event the detention cell can become deep with water and can create a potential drowning potential.
 - Within the detention cell standing water during the summer months may become breeding grounds for mosquitoes and mosquitoes are known transmitters of the West Nile virus.

- **Improper Subdivision or Obsolete Platting**
 - Portions of this Study Area appear to be “chopped up” land and leftover pieces.
 - Ideally, this Study Area should have been included in prior development efforts.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years.**
 - 4 units (66.67%) were determined to be 40 years of age or older.
 - 2 units (33.33%) were determined to be less than 40 years of age.
 - The average age based upon a cumulative age calculation is 50.5 years.

The other criteria for Blight were not present in the area, these included:

- Faulty Lot Layout
- Stable or decreasing population based on the last two decennial censuses.
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the Study Area.

Substandard Conditions

Average age of the residential or commercial units in the area is at least 40 years.

Age of Structure

Within the Study Area there are nine structures. After researching the structural age on the Hall County Assessor's website, the following breakdown was determined:

- 4 units (66.67%) were determined to be 40 years of age or older.
- 2 units (33.33%) were determined to be less than 40 years of age.

However, when examining the age based upon a cumulative approach, as in Table 1 the average age of the primary structures is equal to 50.5 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 8: Age of Structures



Source: Grand Island GIS, Hall County Assessor's Office, MPC 2021

Substandard Summary

Nebraska State Statute requires that “...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

This Study Area meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR BLIGHT AND SUBSTANDARD STUDY AREA #34

Blight Study Area #34 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Condition of Structures**
- **Deterioration of Site and Other Improvements**
- **Insanitary and Unsafe Conditions**
- **Diversity of Ownership**
- **Factors Which Are Impairing and/or Arresting Sound Growth**
- **Dangerous Conditions to Life or Property Due to Fire or Other Causes**
- **Improper Subdivision or Obsolete Platting**
- **Average age of the residential or commercial units in the area is at least 40 years.**

Substandard Conditions

- **Average age of the structures in the area is at least forty years.**

Resolution Number 2021-06

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND SUBSTANDARD STUDY BY THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Grand Island City Council at its August 10, 2021 meeting, referred **the Blight and Substandard Study for CRA Area 34, commissioned by Starostka Group Unlimited** 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 the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "**Act**"); and

WHEREAS, the Commission held a public hearing regarding said Blight and Substandard Study at their meeting on September, 2021, and:

WHEREAS, the Commission has reviewed said Blight and Substandard Study and confirmed the following findings:

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors are necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- That development of this property to its full potential is in the best interest of the City of Grand Island and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,

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

Section 1. The Commission hereby recommends approval of the Blight and Substandard Study.

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: September 1, 2021

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

Wednesday, September 1, 2021
Regular Meeting

Item F2

**Public Works - Redevelopment Plan Amendment - Grand Island -
Public Hearing concerning an amendment to the redevelopment
plan for CRA Area No. 5**

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 19, 2021

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 5 for a Site Specific Redevelopment Plan for property located south of Capital Avenue and west of Skypark Road, Lots 1-6 of Sunnyside Third Subdivision in Grand Island, in Hall County, Nebraska to support this development. (C-24-2021GI)

PROPOSAL:

Procon Properties LLC, has purchased the vacant lots at the corner of Capital Avenue and Skypark Road and is proposing to redevelop this industrial/commercial property with flex industrial buildings. The property is zoned M-2 Heavy Manufacturing the proposed use is consistent with the current zoning of the property and with the actions of Council when they denied a request to rezone this property for residential uses because of the proximity to the airport.

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** for this area within the City of Grand Island. This is evident by the fact that the property is zoned M-2 Heavy Manufacturing. The M-2 zone allows a variety of industrial, commercial and warehouse/storage uses.

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 industrial/commercial development at this location appears to be supported by the plan and past actions of the Grand Island City Council.

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 Nability AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area 5
July 2021**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 5 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 5.

Executive Summary:

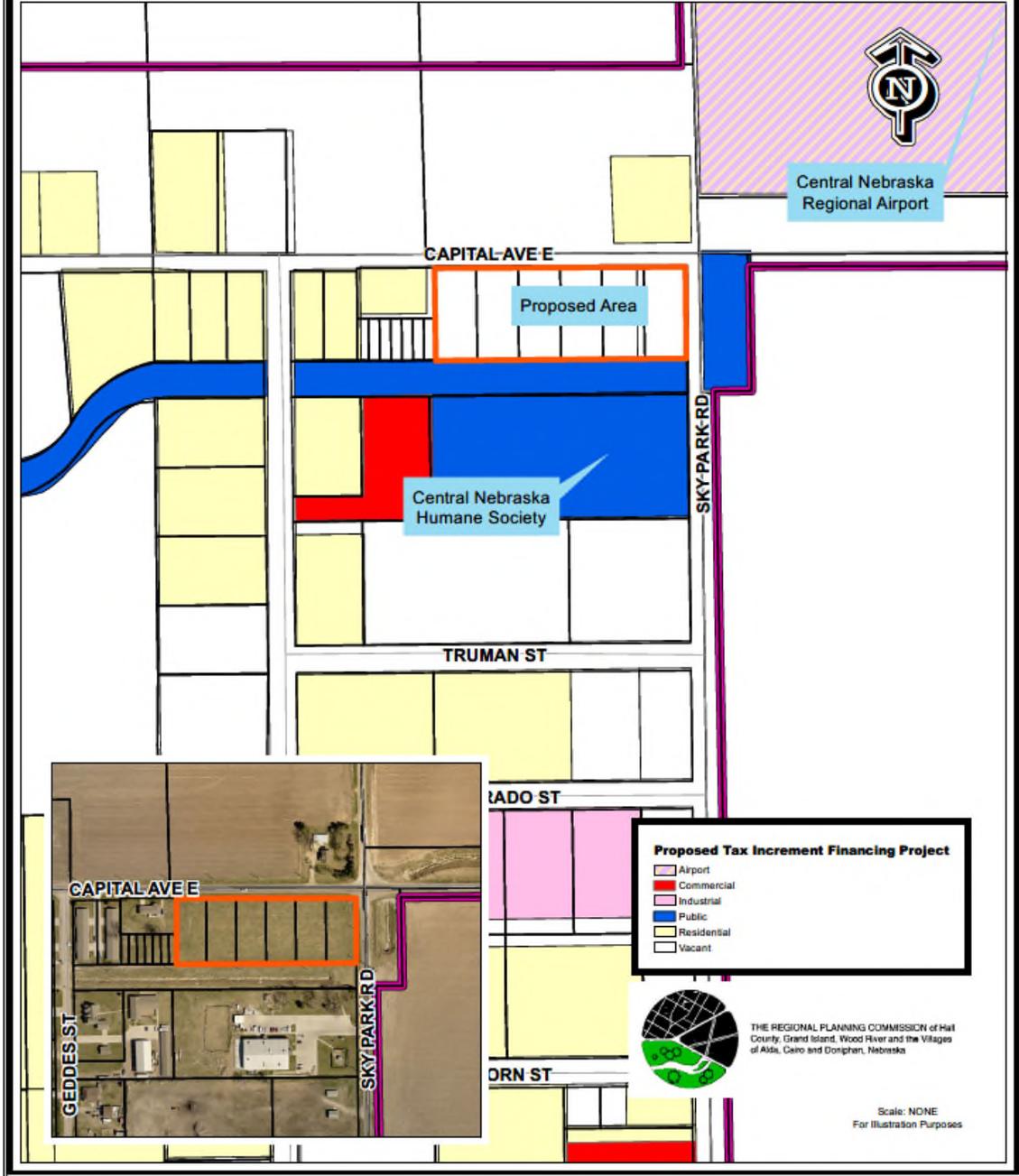
Project Description

THE REDEVELOPMENT PROPERTY LOCATED SOUTH OF CAPITAL AVENUE AND WEST OF SKYPARK ROAD FOR COMMERCIAL/INDUSTRIAL, INCLUDING ACQUISITION OF PROPERTY, SITE WORK, SANITARY SEWER, STORM SEWER AND STREETS AND DEMOLITION OF AN EXISTING STRUCTURE AND CONSTRUCTION 4 NEW MULTIUSE INDUSTRIAL STORAGE BUILDINGS (54,000 SQ FT) SUITABLE FOR SMALL COMMERCIAL OPERATIONS/WATERHOUSING AND COMMERCIAL/PERSONAL STORAGE.

The use of Tax Increment Financing to aid in expenses associated with redevelopment of the property located at south of Capital Avenue and west of Skypark Road from its current state as vacant undeveloped underserved property to commercial/industrial property with multiple flex buildings capable of supporting commercial and industrial uses ranging from small commercial trade offices and workspace to commercial warehousing. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in developing a vacant piece of property that has been subdivided and within the Grand Island city limits for more than 100 years. This property is not currently served by sanitary sewer. Sanitary sewer will be extended to serve the property. The property is zoned for heavy manufacturing. The proposed uses are consistent with the zoning, comprehensive plan and proximity to the airport. This project as proposed would not be possible without the use of TIF.

Procon Properties LLC has acquired the property and adjusted the property lines to accommodate the proposed development. The property has remained vacant and undeveloped since it was platted as Sunny Side Subdivision 1887. The developer is responsible for and has provided evidence that they can secure adequate debt-financing to cover the costs associated with this project. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated for up to 15 years for a period beginning January 1, 2023 towards the allowable costs and associated financing project.

Existing Landuse Map
Proposed Tax Increment Financing Project
 Sunny Side Third Subdivision, Grand Island, NE



Existing Land Use and Subject Property

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

Property Description (the “Redevelopment Project Area”)
Hall County Assessor Parcels 4000095793, 400095769, 400095726, 40095661, 40095645 and 400095145.

Legal Descriptions: All of Lots 1-6 of Sunny Side Third Subdivision in the City of Grand Island, Hall County, Nebraska.

The tax increment will be captured for the tax years for which the payments become delinquent in years 2023 through 2043 inclusive with no property extending beyond the 15 maximum.

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 development and construction of the industrial flex buildings over an anticipated period of five years.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of up to 15 years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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

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

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

premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

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

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on January 11, 2005.[§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 substantially consistent with the Comprehensive Plan. Sunny Side Third Subdivision is zoned for Heavy Manufacturing and the Grand Island City Council has on a previous occasion denied a request to rezone this property for residential use due to its proximity to the Central Nebraska Regional Airport. **The Hall County Regional Planning Commission held a public hearing at their meeting on September 1, 2021 and passed Resolution 2021-07 confirming that this project will be consistent with the Comprehensive Plan for the City of Grand Island as amended.**

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

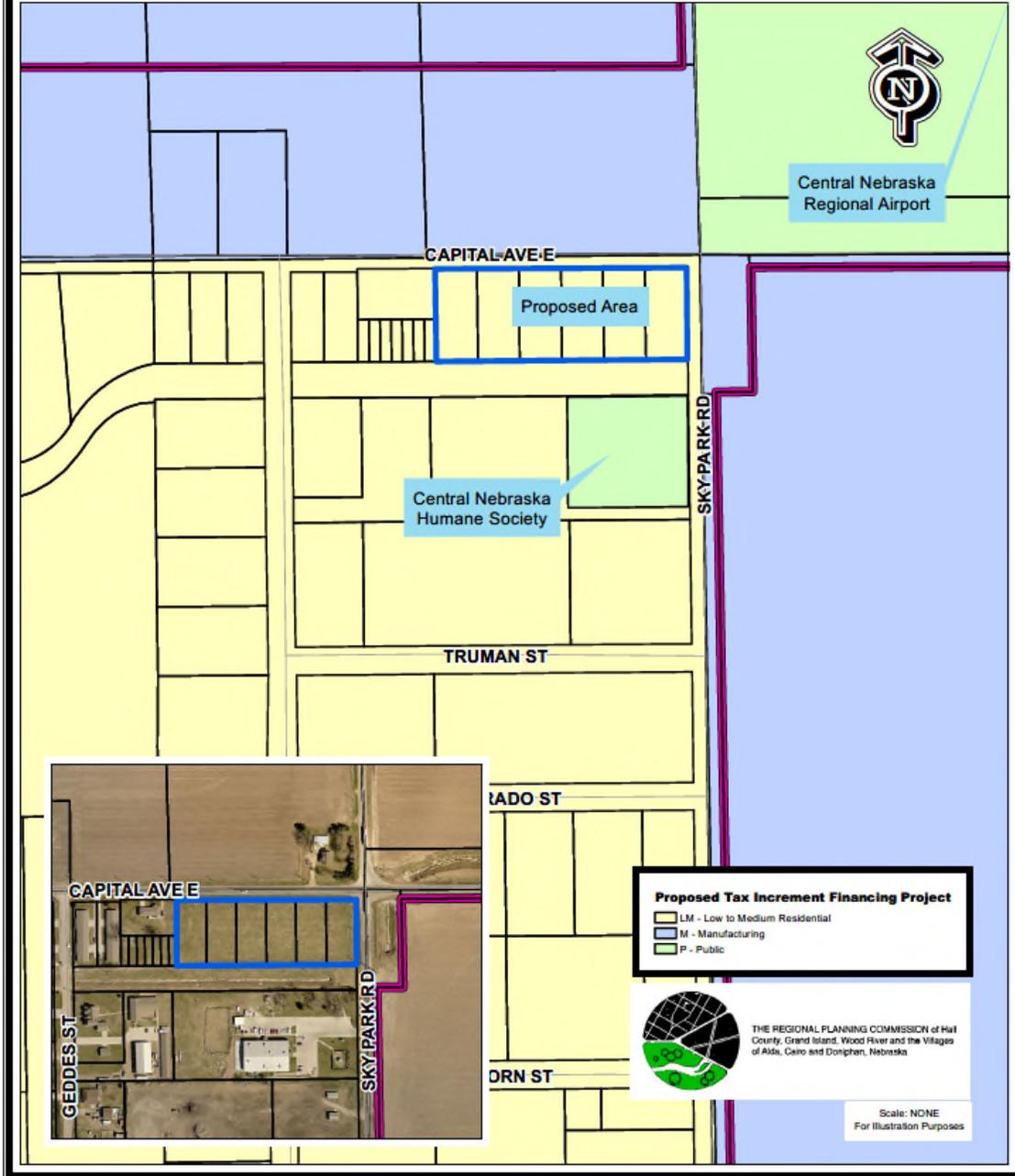
a. Land Acquisition:

The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

This property is vacant and no structures will be demolished or removed.

Future Landuse Map
Proposed Tax Increment Financing Project
 Sunny Side Third Subdivision, Grand Island, NE



City of Grand Island Future Land Use Map

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The Central Nebraska Regional Airport is located to the north and east of this property. All of the properties to the north, east and south are planned for manufacturing development and Council has previously denied a request to change this property to a residential zoning district at the request of Airport management. This property is in private ownership. [§18-2103(b) and §18-2111]

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

The area is zoned M-2 Heavy Manufacturing zone. 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 property is zoned M2 Heavy Manufacturing. Up to 65% of the property can be covered with structures. The proposed plans are consistent with the expected site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Sewer will be extended through this property with this development. Water is available to the subdivision, and will be extended to all of the lots.

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

No other utilities would be impacted by the development.

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. The existing house on this property was vacant prior to consideration of this plan. No relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA have any interest in this property. Pinnacle Bank is considering financing of this project if it is approved and CRA Member Bart Qualsett, is President of the local branch of Pinnacle Bank.

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 estimated costs for this project including acquisition are \$4,555,456. Site acquisition was \$135,000. Site improvements including: site work and grading, utility improvements, sidewalks and other flat concrete of \$1,144,984 Architectural and Engineering planning services of \$188,125 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$8,150 are included as TIF eligible expense. The total of eligible expenses for this project is \$1,476,259.

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 \$1,307,858 from the proceeds of the TIF. Actual benefit of the TIF after applying an interest rate of 4.5% to the project will be \$949,796. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2023 through December 2043.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

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

8. Time Frame for Development

Development of this project is anticipated to be completed between September 2021 and December of 2023. Excess valuation should be available for this project for up to 15 years on each phase of the development beginning with the 2023 tax year.

9. Justification of Project

This property has been in the Grand Island municipal limits and largely undeveloped for more than 100 years. The proximity to the airport further restricts the development potential of this property. The proposed use for flex industrial buildings is consistent with the current zoning and provides a buffer between the airport and surrounding residential development.

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

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

Project Sources and Uses. Public funds from tax increment financing in the amount of \$1,307,858 provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$3,247,598 in private sector financing and equity investment; a private investment of \$2.48 for every TIF dollar invested.

Use of Funds. Description	Source of Funds		
	TIF Funds	Private Funds	Total
Site Acquisition	\$135,000		\$135,000
Building Costs		\$2,274,367	\$2,274,367
Sewer	\$238,027	\$74,734	\$312,761
Water	\$32,551		\$32,551
Electric	\$225,535	\$246,906	\$472,441
Public Streets/Sidewalks	\$282,347	\$490,847	\$773,194
Site preparation/Dirt Work	\$198,123	\$16,921	\$215,044
Architecture/Engineering	\$188,125		\$188,125
Financing Fees		\$ 80,000	\$ 80,000
Legal/TIF Contract	\$ 6,000		\$ 6,000
other (Landscaping)		\$63,823	\$63,823
Govt. Fees and Expenses	\$2,150		\$2,150
TOTALS	\$1,307,858	\$3,247,598	\$4,555,456

Tax Revenue. The property to be redeveloped has January 1, 2020, valuation of approximately \$86,893. Based on the 2020 levy this would result in a real property tax of approximately \$1,803. It is anticipated that the assessed value will increase by \$4,202,957 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$87,191 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2021 assessed value:	\$ 1,803
Estimated taxable value after completion	\$ 4,289,940
Increment value	\$ 4,202,957
Annual TIF generated (estimated)	\$ 87,191
TIF bond issue	\$ 1,307,858

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

The redevelopment project area currently has an estimated valuation of \$87,191. The proposed redevelopment will create additional valuation of \$4,202,957. 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.

(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. The Grand Island Public School system was notified of this application prior to consideration of this plan by the Grand Island CRA, Regional Planning Commission or City Council. Fire and police protection are available and should not be negatively impacted by this development though any additional development and population may impact time of service.

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

The initial construction of these units will provide jobs. It is possible that some smaller trade related firms would locate in one of these units.

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

This project will not have a negative impact on other employers.

(e) Impacts on student populations of school districts within the City or Village:

This development will not have an impact on the Grand Island School system as there is no residential development intended with this proposal.

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

This property was first subdivided in 1887 and there has been no development on it since that time. A review of the aerial photography of the City of Grand Island shows no development in 1937 the earliest photos and none on any photos since that time.

Time Frame for Development

Development of this project is anticipated to be completed during between October of 2021 and December of 2024. 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 2023 with taxes due in 2024. 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 on each phase or an amount not to exceed \$1,307,858. The developer will spend \$1,476,259 on eligible activities based on the estimates presented.

Resolution Number 2021-07

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 lots 1-6 of Sunnyside Third Subdivision at Capital Avenue and Skypark Road-Procon Properties LLC** 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: September 1, 2021.

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

Wednesday, September 1, 2021
Regular Meeting

Item F3

Public Hearing - Annexation of 1118 N. North Road - Grand Island - Public Hearing regarding the annexation plan for property located at 1118 N. North Road

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 23, 2021

SUBJECT: *Annexation of Property Located at 1118 N. North Road*

PROPOSAL: To annex properties as shown on the attached annexation plan

OVERVIEW:

Cities are created to facilitate the infrastructure necessary (streets, sewer, water...) for people to live together in close proximity. Annexation is the way cities grow. Grand Island has annexed suburban development numerous times over its history including areas such as Parkview, Capital Heights and Rainbow Lake. The City of Grand Island has been involved in numerous lawsuits over annexation but has ultimately continued to grow into the City it is today because of annexation.

Nebraska Statutes allow cities of the First Class to annex property that is adjacent to and contiguous with the municipal limits of the city and that is not agricultural land that is rural in nature. Agricultural land with adjacent municipal services and greater value as developed land than as farm ground has been found by Nebraska courts to be suburban in nature and therefore eligible for annexation. At the request of the Hall County Election Commissioner, City staff reviewed the house located at 1118 N. North Road to decide if it meets the qualifications of being adjacent and contiguous to the current city limits and not agricultural land that is rural in nature.

At the August 10, 2021 meeting of the Grand Island City Council a resolution was passed that directed the planning department and other city staff as follows:

- to proceed with preparing annexation plans (as required and defined by statute),
- to notify property owners and school districts as required by law, and
- to forward the annexation plans to the Regional Planning Commission for review,

for the house located at 1118 N. North Road.

The annexation plan is complete and ready for consideration and recommendation by the Regional Planning Commission. The map in the plan identifies the location of the house on the west side of North Road south of the new fire station.

The property under consideration is in the Grand Island Utilities District and the Northwest/Cedar Hollow School District. This property is currently on City water and a sanitary sewer improvement district is almost complete that will make sanitary sewer available to this house.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council annex this property as presented finding that:

Municipal services including water, street maintenance, electricity and building inspections are currently being provided by the City of Grand Island.

Municipal services including sanitary sewer, police, fire and ambulance, and library services will be available upon annexation.

That the house located on a lot of less than 1 acre connected to city water and surrounded by city limits on 3 sides is not agricultural and rural in nature.

That annexation of this property would further the case for fair and confidential democratic elections.

_____ Chad Nabity AICP, Planning Director

ANNEXATION PLAN LOT 1 HANOVER SECOND SUBDIVISION AUGUST 2021

OVERVIEW

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements.
9. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
10. Provide long term visioning abilities as it relates to growth and provision of services.

City Services Available and to be provided

A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

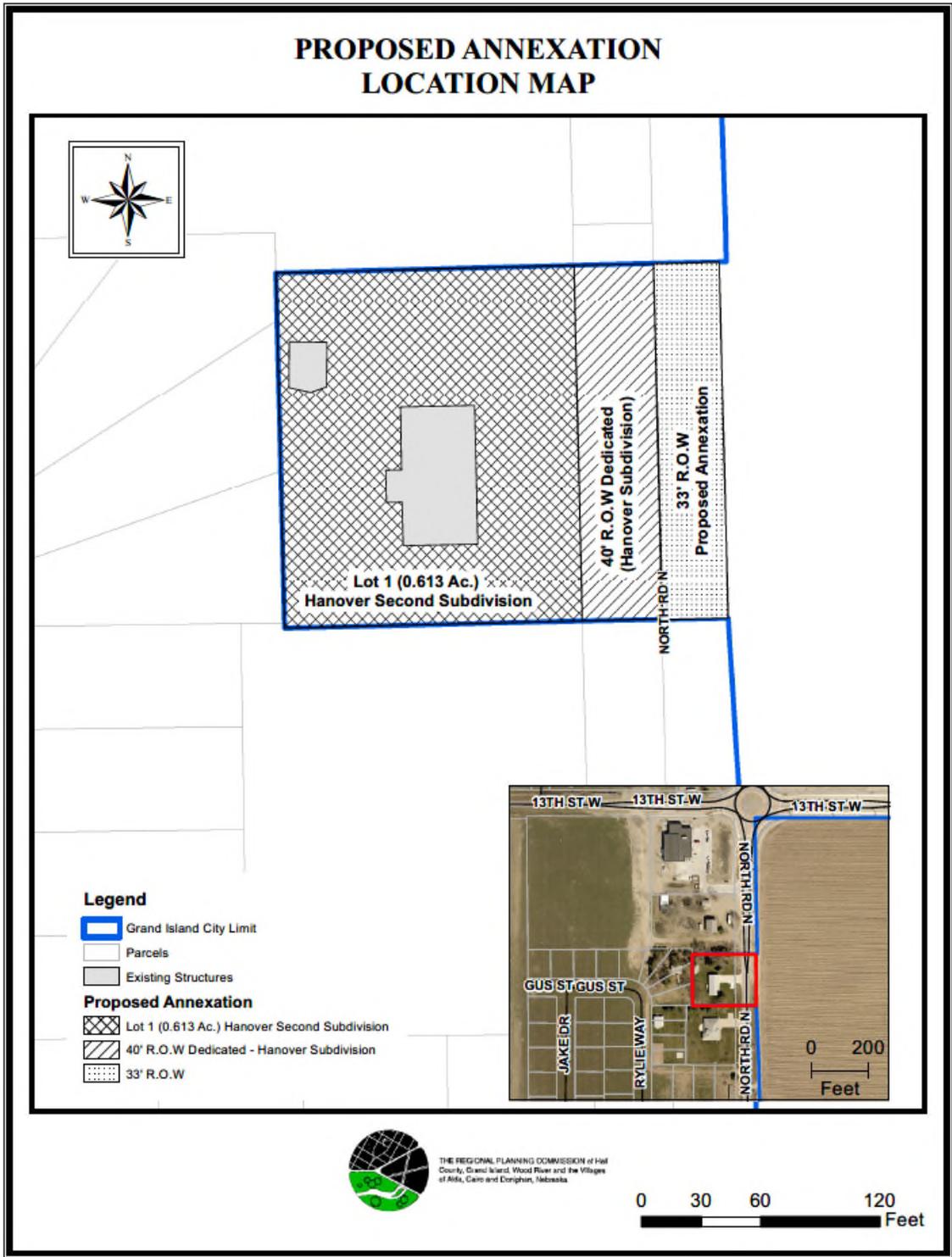
The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

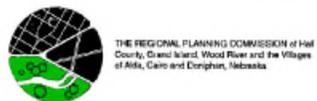
The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. *It should be noted that the capital improvements to existing infrastructure and extending services may take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems and or payment of tap fees or assessments. Extension of services not immediately available may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.

PROPOSED ANNEXATION LOCATION MAP



Lot 1 of Hanover Second Subdivision and all adjoining right of way or easement for road purposes.



This property is the located in the northwest part of the community. It is south of 13th Street on the west side of North Road. The City of Grand Island provides electric and water services to this property area. A sanitary sewer connection is available to this property as part of a recent sewer assessment district. This is one residential lot with a one single family dwelling on 0.613 acres of property with additional right of way and easement for road purposes.

INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis. The Police Department has an authorized police force of 85 officers. The Police Department is staffed at a rate of 1.63 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 70 employees operating from four fire stations and City Hall Administration. Fire station 4 is locate immediately north of this property.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Firefighting personnel are emergency medical technicians and 35 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. A sanitary sewer connection for this property was installed as part of a sanitary sewer assessment district 544 and is located at the southwest corner of the property. The owners may connect to this service at any time. Final assessments will be determined upon final completion of district 544.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

North Road is already maintained by the City at this location as the portions of the road immediately north and south this approximate 180 foot gap in jurisdiction are already being maintained by the City.

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. No additional mains are necessary to serve this property. This property hooked up to the Grand Island municipal water system for domestic water purposes.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. There are not recreational facilities located in this area.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:
- Commercial Building Plan Review
 - Residential Building Plan Review
 - Building Permit Inspections and Issuance
 - Investigation of complaints relative to Minimum Housing Standards
 - Regulation of Manufactured Home Parks
 - Investigation of Illegal Business Complaints
 - Investigation and Enforcement of Zoning Violations
10. Code Compliance. The City of Grand Island’s Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:
- Enforcement Proceedings for Liquor and Food Establishment Violations
 - Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
 - Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations
11. Library Services. The residents of this property currently have access to library services through an interlocal agreement with Hall County and Grand Island. Upon annexation services will be available as they are to all Grand Island residents.
12. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available with a connection in place
Roads and Streets	No Impact
Electric Service	Already in GI Service Area and connected
Water Service	Connected
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Would be Subject to GI Regulations
Library	No Impact
Other	No Impact
School District	Northwest School District

Financial Impacts of the Lot 1 Hanover Second Subdivision Annexation

Financial Impact	Before Annex	After Annex
2021 Property Valuation	\$165,873	\$165,873
City sales tax now applicable	No	Yes

Assume \$165,873 Value

2020 Tax Rates

Tax Entity	Bond	2020 Levy	2020 Taxes	2020 Levy	2020 Taxes
City Levy		0.00	\$0.00	0.344455	\$571.36
	City Bond	0.00	\$0.00	0.00	\$0.00
CRA		0.00	\$0.00	0.020548	\$34.08
Hall County		0.390554	\$647.82	0.390554	\$647.82
Rural Fire		0.031063	\$51.53	0.00	\$0.00
	Fire Bond*	0.00	\$0.00	0.00	\$0.00
GIPS School			\$0.00	1.08	\$1791.43
	4th Bond		\$0.00	0.08094	\$134.26
	5th Bond		\$0.00	0.096867	\$160.68
NW School		0.776284	\$1287.65	0.00	\$0.00
ESU 10		0.015	\$24.88	0.015	\$24.88
CCC		0.092	\$152.60	0.092	\$152.60
CPNRD		0.022982	\$38.12	0.022982	\$38.12
Ag Society		0.002755	\$4.57	0.002755	\$4.57
Airport		0.009315	\$15.45	0.009315	\$15.45
	Airport Bond	0.021184	\$35.14	0.021184	\$35.14
Total Combined		1.36113700	\$2257.76	2.1766	\$3610.39

Hall County, ESU, Community College, NRD and other levies will not change.

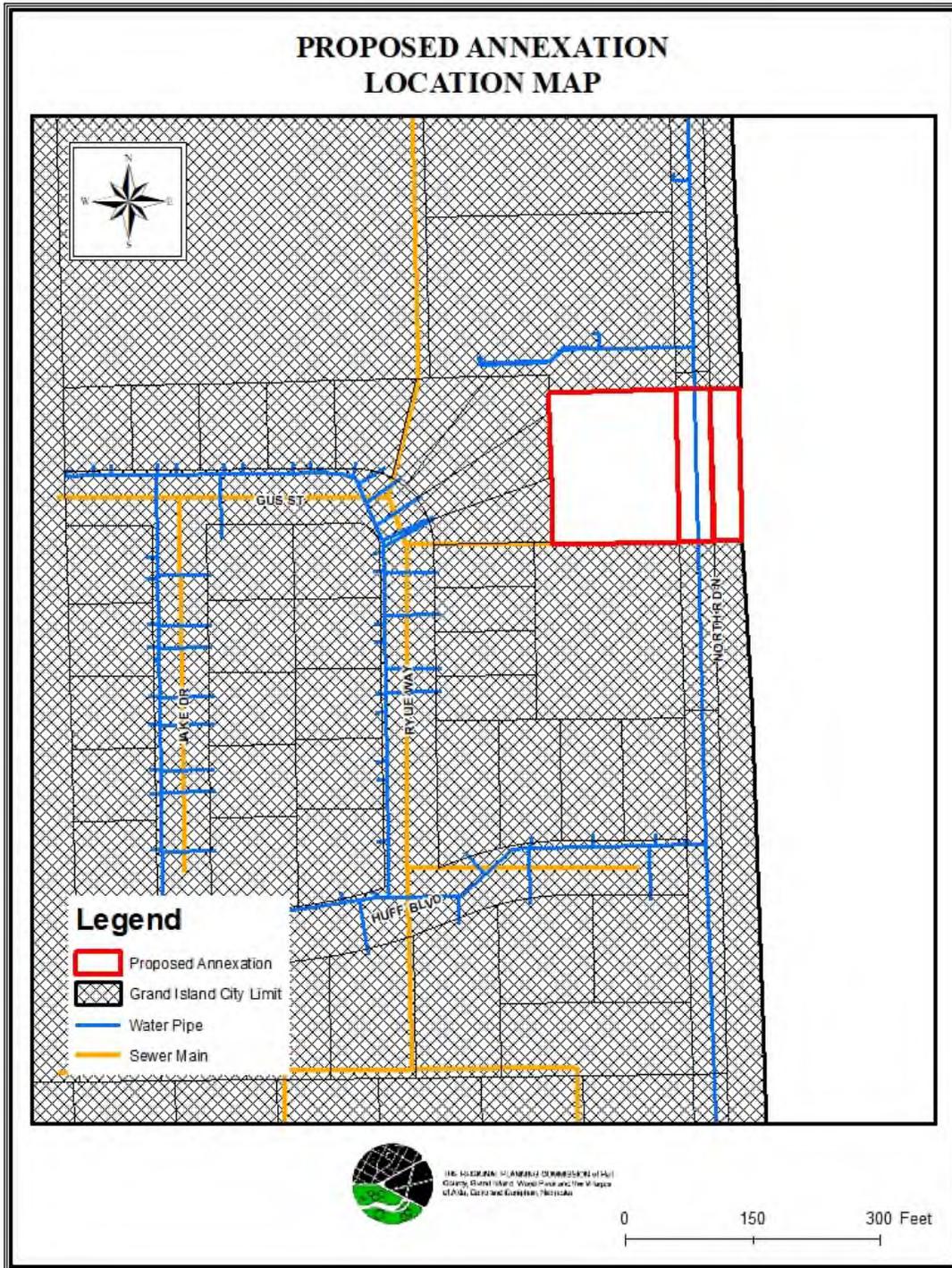
Total property tax levy 1.361137/\$2257.76

2.176600/\$3610.39

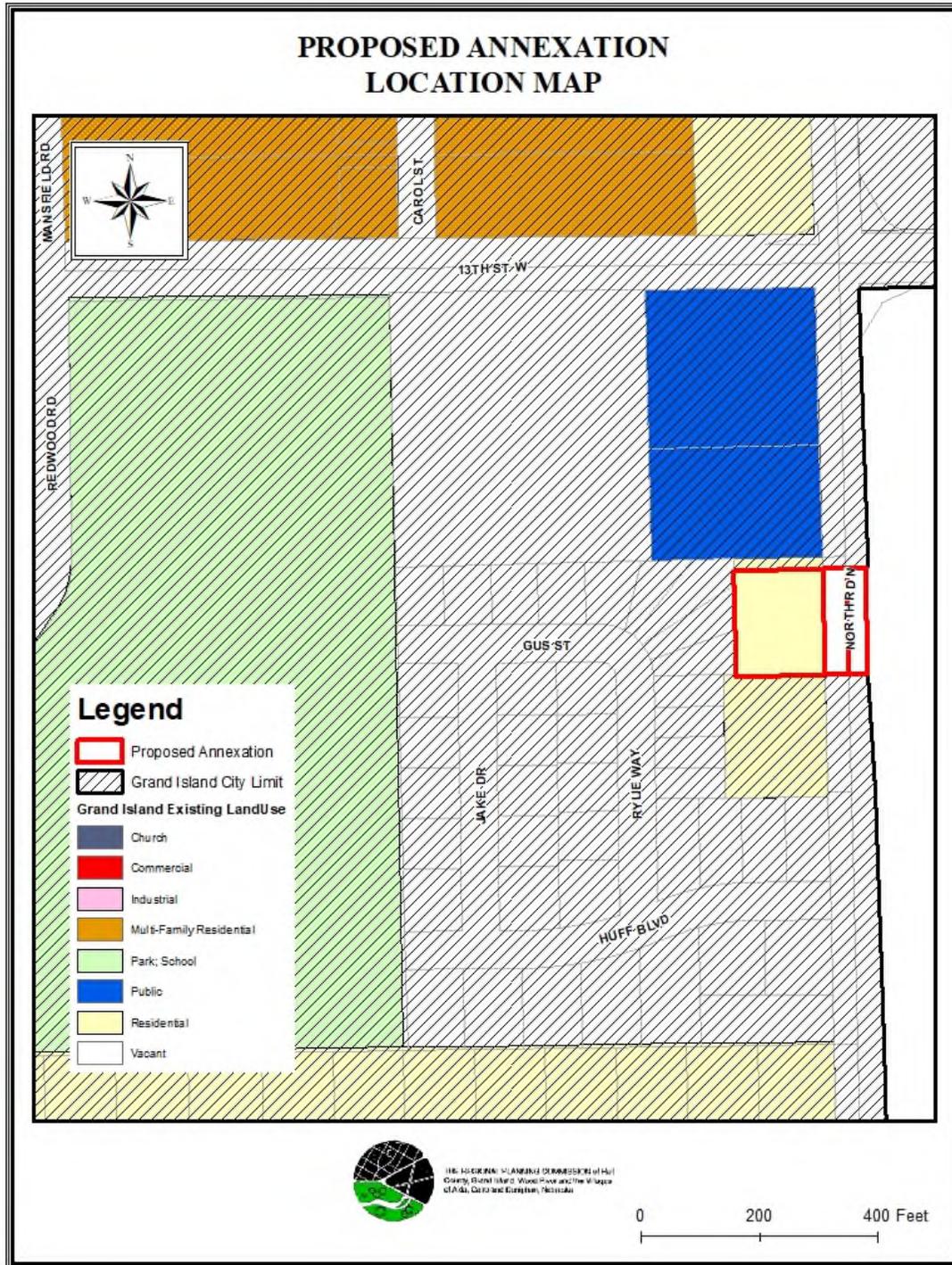
This property is already connected to city water and when connected to city sewer will pay a sewer generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off

PROPOSED ANNEXATION LOCATION MAP



Location of Sewer and Water Lines near 1118 N. North Road



Generalized Existing Land Use August 2021