



# **Community Redevelopment Authority (CRA)**

**Wednesday, August 11, 2021  
Regular Meeting Packet**

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## **Board Members:**

**Tom Gdowski - Chairman**

**Glen Murray – Vice Chairman**

**Sue Pirnie**

**Glenn Wilson**

**Krae Dutoit**

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**4:00 PM**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **DIRECTOR COMMUNICATION**

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



# Community Redevelopment Authority (CRA)

**Wednesday, August 11, 2021**  
**Regular Meeting**

## **Item A1**

### **Agenda**

**Staff Contact:**



**AGENDA**  
**Wednesday, August 11, 2021**  
**4 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications

1. Call to Order  
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of July 14, 2021, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties
6. Redevelopment Plan Amendment for CRA Area # 5-Procon Flex Industrial.
  - a. Consideration of Resolution 359- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Lots 1 through 6 of Sunny Side Third Subdivision – Procon Properties LLC
  - b. Consideration of Resolution 360 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Commission for Lots 1 through 6 of Sunny Side Third Subdivision – Procon Properties LLC
7. 2021-22 CRA Budget
8. Director's Report
9. Adjournment

Next Meeting September 8, 2021



# Community Redevelopment Authority (CRA)

**Wednesday, August 11, 2021**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 14, 2021

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on July 14, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the July 7, 2021 Grand Island Independent.

**1. CALL TO ORDER.**

Chairman Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Bart Qualsett, Krae Dutoit and Jim Truell. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Finance Director Patrick Brown, Finance Accountant Molly McMullen and Councilman Vaughn Minton.

**2. APPROVAL OF MINUTES.**

A motion for approval of the Minutes for the June 9, 2021 was made by Dutoit and seconded by Truell. Upon roll call vote, all present voted aye. Motion carried 4-0

**3. APPROVAL OF FINANCIAL REPORTS.**

Patrick Brown reviewed the financial reports. A motion was made by Dutoit and second by Qualsett to approve the financials from June 1– June 30, 2021. Upon roll call vote, all present voted aye. Motion carried 4-0.

**4. APPROVAL OF BILLS.**

Approval of bills was moved to the end of the meeting and occurred after approval of the Award of the Grant for the Veteran's Cemetery and the amendment to the contract with H.E.L.P. Foundation. A motion was made by Dutoit and second by Truell to approve the bills for \$460,172.85. Upon roll call vote, all present voted aye. Motion carried 4-0.

**5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.**

The committed projects and CRA properties were reviewed by Nabity.

1868 Foundation – Request for proposals for on the State Fair masterplan went out June 1<sup>st</sup> and expecting to have them back by July 1<sup>st</sup> with a decision on a firm by August 1<sup>st</sup>.

Carnegie Library- May not be completed by the end of the fiscal year.

GI Veterans Home – Other grants for H.E.L.P foundation and White Lotus – approval to amend the reimbursement section of the contract for the Veteran's Home Project on the agenda.

South East Commons – will be complete by September meeting.

**Façade Projects –**

South East Commons – is coming along

Rise Properties - is completed and on the schedule of bills.

Carnegie Library

**Life Safety Grants –**

Hedde Building – waiting on potential funding.

Rawr Holdings – Still moving forward

Azure Investments – Getting started

**6. Other Grants**

- a. Hall County Hero Flight Association, request for \$50,000 from other projects to support the development of a state Veteran's Cemetery at Capital Avenue and Webb Road.

Hall County Veteran's Service Officer Don Shuda went over the plans for the state veteran's cemetery project.

A motion was made by Dutoit and second by Qualsett to approve the request for \$50,000 from other projects to support the development of the state Veteran's Cemetery. Upon roll call vote all, voted aye. Motion carried 4-0

**7. Other Grants Request**

- a. Jay Vavricek with 40 North Tap and Grille is requesting up to \$5,000 for building improvements to the 40 North building for installation of No Touch apparatus on the patio door at 40 North.

Request was pulled from the agenda by Jay Vavricek.

8. Consideration of Approval of Contract Amendment 2 with H.E.L.P Foundation to amend the reimbursement section of the contract for the Veteran's Home Project relative to the release of funds provided by the State of Nebraska.

Nabity stated Mike Bacon prepared the contract at the request of the Finance department.

A motion was made by Qualsett and second by Truell to approve the Contract Amendment 2 with H.E.L.P Foundation to amend the reimbursement section of the contract for the Veteran's Home Project relative to the release of funds provided by the State of Nebraska. Upon roll call vote all, voted aye. Motion carried 4-0

## **9. Director's Report**

Nabity went over budget spreadsheet.

Adjournment at 4:54 P.M.

**Next meeting 4:00 P.M August 11, 2021**

Respectfully Submitted,  
Norma Hernandez  
Administrative Assistant



# Community Redevelopment Authority (CRA)

**Wednesday, August 11, 2021  
Regular Meeting**

## **Item C1**

### **CRA July 2021 Financials**

**Staff Contact:**

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2021**

|  | <b>MONTH ENDED</b>    | <b>2020-2021</b>           | <b>2021</b>          | <b>REMAINING</b>      | <b>% OF BUDGET</b> |
|--|-----------------------|----------------------------|----------------------|-----------------------|--------------------|
|  | <b><u>July-21</u></b> | <b><u>YEAR TO DATE</u></b> | <b><u>BUDGET</u></b> | <b><u>BALANCE</u></b> | <b><u>USED</u></b> |
| <b>CONSOLIDATED</b>                    |                       |                            |                      |                       |                    |
| Beginning Cash                         | 981,314               |                            | 677,632              |                       |                    |
| <b>REVENUE:</b>                        |                       |                            |                      |                       |                    |
| Property Taxes - CRA                   | 9,382                 | 366,688                    | 504,203              | 137,515               | 72.73%             |
| Property Taxes - Lincoln Pool          | -                     | 120,089                    | 195,805              | 75,716                | 61.33%             |
| Property Taxes -TIF's                  | 19,635                | 2,838,633                  | 4,858,000            | 2,460,104             | 58.43%             |
| Loan Income (Poplar Street Water Line) | -                     | -                          | 20,000               | 20,000                | 0.00%              |
| Interest Income - CRA                  | 443                   | 2,983                      | 10,000               | 7,017                 | 29.83%             |
| Interest Income - TIF'S                | -                     | -                          | -                    | -                     |                    |
| Land Sales                             | -                     | -                          | -                    | -                     | #DIV/0!            |
| Other Revenue - CRA                    | 1,081                 | 13,681                     | 200,000              | 186,320               | 6.84%              |
| Other Revenue - TIF's                  | -                     | -                          | -                    | -                     |                    |
| <b>TOTAL REVENUE</b>                   | <b>30,541</b>         | <b>3,342,074</b>           | <b>5,788,008</b>     | <b>2,886,671</b>      | <b>57.74%</b>      |
| <b>TOTAL RESOURCES</b>                 | <b>1,011,855</b>      | <b>3,342,074</b>           | <b>6,465,640</b>     | <b>2,886,671</b>      |                    |
| <b>EXPENSES</b>                        |                       |                            |                      |                       |                    |
| Auditing & Accounting                  | -                     | -                          | 3,000                | 3,000                 | 0.00%              |
| Legal Services                         | -                     | 16                         | 3,000                | 2,984                 | 0.54%              |
| Consulting Services                    | -                     | -                          | 5,000                | 5,000                 | 0.00%              |
| Contract Services                      | 4,550                 | 46,068                     | 75,000               | 28,932                | 61.42%             |
| Printing & Binding                     | -                     | -                          | 1,000                | 1,000                 | 0.00%              |
| Other Professional Services            | -                     | 10,567                     | 16,000               | 5,433                 | 66.04%             |
| General Liability Insurance            | -                     | -                          | 250                  | 250                   | 0.00%              |
| Postage                                | -                     | -                          | 200                  | 200                   | 0.00%              |
| Legal Notices                          | -                     | 79                         | 500                  | 421                   | 15.89%             |
| Travel & Training                      | -                     | -                          | 4,000                | 4,000                 | 0.00%              |
| Other Expenditures                     | -                     | -                          | -                    | -                     |                    |
| Office Supplies                        | -                     | 249                        | 1,000                | 751                   | 24.89%             |
| Supplies                               | -                     | -                          | 300                  | 300                   | 0.00%              |
| Land                                   | -                     | -                          | 30,000               | 30,000                |                    |
| Bond Principal - Lincoln Pool          | -                     | 185,000                    | 185,000              | -                     | 100.00%            |
| Bond Interest                          | -                     | 10,805                     | 10,805               | -                     | 100.00%            |
| Fiscal Agent Fees/Bond Costs           | -                     | 525                        | -                    | -                     |                    |
| Husker Harvest Days                    | -                     | 200,000                    | 200,000              | -                     | 100.00%            |
| Façade Improvement                     | 319,477               | 319,477                    | 200,000              | -                     | 159.74%            |
| Building Improvement                   | -                     | 15,736                     | 670,000              | 654,264               | 2.35%              |
| Other Projects                         | -                     | 3,000                      | 200,000              | 197,000               | 1.50%              |
| Bond Principal-TIF's                   | 136,145               | 2,814,332                  | 4,857,800            | 2,043,468             | 57.93%             |
| Bond Interest-TIF's                    | -                     | -                          | -                    | -                     |                    |
| Interest Expense                       | -                     | -                          | -                    | -                     |                    |
| <b>TOTAL EXPENSES</b>                  | <b>460,173</b>        | <b>3,605,855</b>           | <b>6,462,855</b>     | <b>2,977,002</b>      | <b>55.79%</b>      |
| <b>INCREASE(DECREASE) IN CASH</b>      | <b>(429,631)</b>      | <b>(263,781)</b>           | <b>(674,847)</b>     |                       |                    |
| <b>ENDING CASH</b>                     | <b>551,682</b>        | <b>(263,781)</b>           | <b>2,785</b>         | <b>-</b>              |                    |
| <b>CRA CASH</b>                        | <b>431,416</b>        |                            |                      |                       |                    |
| <b>Lincoln Pool Tax Income Balance</b> | <b>88,654</b>         |                            |                      |                       |                    |
| <b>TIF CASH</b>                        | <b>31,612</b>         |                            |                      |                       |                    |
| <b>Total Cash</b>                      | <b>551,682</b>        |                            |                      |                       |                    |

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2021

|  | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|--|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>GENERAL OPERATIONS:</b>             |                                      |   |                              |                                    |                                   |
| Property Taxes - CRA                   | 9,382                                | 366,688                                 | 504,203                      | 137,515                            | 72.73%                            |
| Property Taxes - Lincoln Pool          |                                      | 120,089                                 | 195,805                      | 75,716                             | 61.33%                            |
| Interest Income                        | 443                                  | 2,983                                   | 10,000                       | 7,017                              | 29.83%                            |
| Loan Income (Poplar Street Water Line) |                                      | -                                       | 20,000                       | 20,000                             | 0.00%                             |
| Land Sales                             |                                      | -                                       | -                            | -                                  | #DIV/0!                           |
| Other Revenue & Motor Vehicle Tax      | 1,081                                | 13,681                                  | 200,000                      | 186,320                            | 6.84%                             |
| <b>TOTAL</b>                           | <b>10,906</b>                        | <b>503,441</b>                          | <b>930,008</b>               | <b>426,567</b>                     | <b>54.13%</b>                     |
| <b>WALNUT HOUSING PROJECT</b>          |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | -                                       |                              | -                                  |                                   |
| Interest Income                        |                                      | -                                       |                              | -                                  |                                   |
| Other Revenue                          |                                      | -                                       | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>-</b>                                | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>GIRARD VET CLINIC</b>               |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | 11,025                                  |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>11,025</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>GEDDES ST APTS-PROCON</b>           |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | 17,622                                  |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>17,622</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>SOUTHEAST CROSSING</b>              |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | 10,539                                  |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>10,539</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>POPLAR STREET WATER</b>             |                                      |   |                              |                                    |                                   |
| Property Taxes                         | 43                                   | 11,206                                  |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>43</b>                            | <b>11,206</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>CASEY'S @ FIVE POINTS</b>           |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | 7,629                                   |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>7,629</b>                            | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>SOUTH POINTE HOTEL PROJECT</b>      |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | 47,537                                  |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>47,537</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>TODD ENCK PROJECT</b>               |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | -                                       |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>-</b>                                | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>JOHN SCHULTE CONSTRUCTION</b>       |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | 3,842                                   |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>3,842</b>                            | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>PHARMACY PROPERTIES INC</b>         |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | 6,870                                   |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>6,870</b>                            | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>KEN-RAY LLC</b>                     |                                      |   |                              |                                    |                                   |
| Property Taxes                         |                                      | -                                       |                              | -                                  |                                   |
| <b>TOTAL</b>                           | <b>-</b>                             | <b>-</b>                                | <b>-</b>                     | <b>-</b>                           |                                   |

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2021

|                                     | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|-------------------------------------|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>TOKEN PROPERTIES RUBY</b>        |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 1,683                                   |                              | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 1,683                                   | -                            | -                                  |                                   |
| <b>GORDMAN GRAND ISLAND</b>         |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 80,907                                  |                              | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 80,907                                  | -                            | -                                  |                                   |
| <b>BAKER DEVELOPMENT INC</b>        |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 4,065                                   |                              | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 4,065                                   | -                            | -                                  |                                   |
| <b>STRATFORD PLAZA INC</b>          |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 18,350                                  |                              | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 18,350                                  | -                            | -                                  |                                   |
| <b>COPPER CREEK 2013 HOUSES</b>     |                                      |   |                              |                                    |                                   |
| Property Taxes                      | 2,419                                | 81,617                                  |                              | -                                  |                                   |
| <b>TOTAL</b>                        | 2,419                                | 81,617                                  | -                            | -                                  |                                   |
| <b>FUTURE TIF'S</b>                 |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | -                                       | 4,858,000                    | 4,858,000                          |                                   |
| <b>TOTAL</b>                        | -                                    | -                                       | 4,858,000                    | 4,858,000                          |                                   |
| <b>CHIEF INDUSTRIES AURORA COOP</b> |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 20,968                                  |                              | (20,968)                           |                                   |
| <b>TOTAL</b>                        | -                                    | 20,968                                  | -                            | (20,968)                           |                                   |
| <b>TOKEN PROPERTIES KIMBALL ST</b>  |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 1,592                                   |                              | (1,592)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 1,592                                   | -                            | (1,592)                            |                                   |
| <b>GI HABITAT OF HUMANITY</b>       |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 3,118                                   |                              | (3,118)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 3,118                                   | -                            | (3,118)                            |                                   |
| <b>AUTO ONE INC</b>                 |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 8,162                                   |                              | (8,162)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 8,162                                   | -                            | (8,162)                            |                                   |
| <b>EIG GRAND ISLAND</b>             |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 36,653                                  |                              | (36,653)                           |                                   |
| <b>TOTAL</b>                        | -                                    | 36,653                                  | -                            | (36,653)                           |                                   |
| <b>TOKEN PROPERTIES CARY ST</b>     |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 4,445                                   |                              | (4,445)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 4,445                                   | -                            | (4,445)                            |                                   |

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2021

|                                     | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|-------------------------------------|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>WENN HOUSING PROJECT</b>         |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 4,956                                   |                              | (4,956)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 4,956                                   | -                            | (4,956)                            |                                   |
| <b>COPPER CREEK 2014 HOUSES</b>     |                                      |   |                              |                                    |                                   |
| Property Taxes                      | 372                                  | 273,871                                 |                              | (273,871)                          |                                   |
| <b>TOTAL</b>                        | 372                                  | 273,871                                 | -                            | (273,871)                          |                                   |
| <b>TC ENCK BUILDERS</b>             |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 1,959                                   |                              | (1,959)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 1,959                                   | -                            | (1,959)                            |                                   |
| <b>SUPER MARKET DEVELOPERS</b>      |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 65,787                                  |                              | (65,787)                           |                                   |
| <b>TOTAL</b>                        | -                                    | 65,787                                  | -                            | (65,787)                           |                                   |
| <b>MAINSTAY SUITES</b>              |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 36,775                                  |                              | (36,775)                           |                                   |
| <b>TOTAL</b>                        | -                                    | 36,775                                  | -                            | (36,775)                           |                                   |
| <b>TOWER 217</b>                    |                                      |   |                              |                                    |                                   |
| Property Taxes                      | 12,678                               | 13,918                                  |                              | (13,918)                           |                                   |
| <b>TOTAL</b>                        | 12,678                               | 13,918                                  | -                            | (13,918)                           |                                   |
| <b>COPPER CREEK 2015 HOUSES</b>     |                                      |   |                              |                                    |                                   |
| Property Taxes                      | 1,771                                | 192,547                                 | -                            | (192,547)                          |                                   |
| <b>TOTAL</b>                        | 1,771                                | 192,547                                 | -                            | (192,547)                          |                                   |
| <b>NORTHWEST COMMONS</b>            |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 212,556                                 | -                            | (212,556)                          |                                   |
| <b>TOTAL</b>                        | -                                    | 212,556                                 | -                            | (212,556)                          |                                   |
| <b>HABITAT - 8TH &amp; SUPERIOR</b> |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 6,301                                   |                              | (6,301)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 6,301                                   | -                            | (6,301)                            |                                   |
| <b>KAUFMAN BUILDING</b>             |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 6,720                                   |                              | (6,720)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 6,720                                   | -                            | (6,720)                            |                                   |
| <b>TALON APARTMENTS</b>             |                                      |   |                              |                                    |                                   |
| Property Taxes                      | 158                                  | 100,313                                 |                              | (100,313)                          |                                   |
| <b>TOTAL</b>                        | 158                                  | 100,313                                 | -                            | (100,313)                          |                                   |
| <b>VICTORY PLACE</b>                |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 4,965                                   |                              | (4,965)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 4,965                                   | -                            | (4,965)                            |                                   |
| <b>THINK SMART</b>                  |                                      |   |                              |                                    |                                   |
| Property Taxes                      |                                      | 6,744                                   |                              | (6,744)                            |                                   |
| <b>TOTAL</b>                        | -                                    | 6,744                                   | -                            | (6,744)                            |                                   |

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2021

|                                       | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|---------------------------------------|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>BOSSELMAN HQ</b>                   |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 81,653                                  |                              | (81,653)                           |                                   |
| <b>TOTAL</b>                          | -                                    | 81,653                                  | -                            | (81,653)                           |                                   |
| <b>TALON APARTMENTS 2017</b>          |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 112,989                                 |                              | (112,989)                          |                                   |
| <b>TOTAL</b>                          | -                                    | 112,989                                 | -                            | (112,989)                          |                                   |
| <b>WEINRICH DEVELOPMENT</b>           |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 3,526                                   |                              | (3,526)                            |                                   |
| <b>TOTAL</b>                          | -                                    | 3,526                                   | -                            | (3,526)                            |                                   |
| <b>WING WILLIAMSONS</b>               |                                      |   |                              |                                    |                                   |
| Property Taxes                        | 1,334                                | 2,799                                   |                              | (2,799)                            |                                   |
| <b>TOTAL</b>                          | 1,334                                | 2,799                                   | -                            | (2,799)                            |                                   |
| <b>HATCHERY HOLDINGS</b>              |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 88,798                                  |                              | (88,798)                           |                                   |
| <b>TOTAL</b>                          | -                                    | 88,798                                  | -                            | (88,798)                           |                                   |
| <b>FEDERATION LABOR TEMPLE</b>        |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 7,319                                   |                              | (7,319)                            |                                   |
| <b>TOTAL</b>                          | -                                    | 7,319                                   | -                            | (7,319)                            |                                   |
| <b>MIDDLETON PROPERTIES II</b>        |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 7,914                                   |                              | (7,914)                            |                                   |
| <b>TOTAL</b>                          | -                                    | 7,914                                   | -                            | (7,914)                            |                                   |
| <b>COPPER CREEK 2016 HOUSES</b>       |                                      |   |                              |                                    |                                   |
| Property Taxes                        | 860                                  | 126,040                                 |                              | (126,040)                          |                                   |
| <b>TOTAL</b>                          | 860                                  | 126,040                                 | -                            | (126,040)                          |                                   |
| <b>MENDEZ ENTERPRISES LLC PHASE 1</b> |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 306                                     |                              | (306)                              |                                   |
| <b>TOTAL</b>                          | -                                    | 306                                     | -                            | (306)                              |                                   |
| <b>EAST PARK ON STUHR</b>             |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 60,510                                  |                              | (60,510)                           |                                   |
| <b>TOTAL</b>                          | -                                    | 60,510                                  | -                            | (60,510)                           |                                   |
| <b>TAKE FLIGHT INVESTMENTS</b>        |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 5,957                                   |                              | (5,957)                            |                                   |
| <b>TOTAL</b>                          | -                                    | 5,957                                   | -                            | (5,957)                            |                                   |
| <b>PRATARIA VENTURES HOSPITAL</b>     |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 969,258                                 |                              | (969,258)                          |                                   |
| <b>TOTAL</b>                          | -                                    | 969,258                                 | -                            | (969,258)                          |                                   |
| <b>AMMUNITION PLANT</b>               |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | -                                       |                              | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | -                                       | -                            | -                                  |                                   |
| <b>URBAN ISLAND LLC</b>               |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 1,949                                   |                              | (1,949)                            |                                   |
| <b>TOTAL</b>                          | -                                    | 1,949                                   | -                            | (1,949)                            |                                   |

COMMUNITY REDEVELOPMENT AUTHORITY  
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|                                       | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|---------------------------------------|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>PEACEFUL ROOT</b>                  |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 5,240                                   |                              | (5,240)                            |                                   |
| <b>TOTAL</b>                          | -                                    | 5,240                                   | -                            | (5,240)                            |                                   |
| <b>TALON 2019 LOOKBACK</b>            |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 2,942                                   |                              | (2,942)                            |                                   |
| <b>TOTAL</b>                          | -                                    | 2,942                                   | -                            | (2,942)                            |                                   |
| <b>COPPER CREEK PH2 2019 LOOKBACK</b> |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 3,837                                   |                              | (3,837)                            |                                   |
| <b>TOTAL</b>                          | -                                    | 3,837                                   | -                            | (3,837)                            |                                   |
| <b>GRAND ISLAND HOTEL</b>             |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 29,647                                  |                              | (29,647)                           |                                   |
| <b>TOTAL</b>                          | -                                    | 29,647                                  | -                            | (29,647)                           |                                   |
| <b>PARAMOUNT OLD SEARS</b>            |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 716                                     |                              | (716)                              |                                   |
| <b>TOTAL</b>                          | -                                    | 716                                     | -                            | (716)                              |                                   |
| <b>CENTRAL NE TRUCK WASH</b>          |                                      |   |                              |                                    |                                   |
| Property Taxes                        |                                      | 21,993                                  |                              | (21,993)                           |                                   |
| <b>TOTAL</b>                          | -                                    | 21,993                                  | -                            | (21,993)                           |                                   |
| <b>TOTAL REVENUE</b>                  | 30,541                               | 3,342,074                               | 5,788,008                    | 4,406,954                          | 57.74%                            |

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2021

|                                | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|--------------------------------|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>EXPENSES</b>                |                                      |   |                              |                                    |                                   |
| <b>CRA</b>                     |                                      |   |                              |                                    |                                   |
| <b>GENERAL OPERATIONS:</b>     |                                      |   |                              |                                    |                                   |
| Auditing & Accounting          |                                      | -                                       | 3,000                        | 3,000                              | 0.00%                             |
| Legal Services                 |                                      | 16                                      | 3,000                        | 2,984                              | 0.54%                             |
| Consulting Services            |                                      | -                                       | 5,000                        | 5,000                              | 0.00%                             |
| Contract Services              | 4,550                                | 46,068                                  | 75,000                       | 28,932                             | 61.42%                            |
| Printing & Binding             |                                      | -                                       | 1,000                        | 1,000                              | 0.00%                             |
| Other Professional Services    |                                      | 10,567                                  | 16,000                       | 5,433                              | 66.04%                            |
| General Liability Insurance    |                                      | -                                       | 250                          | 250                                | 0.00%                             |
| Postage                        |                                      | -                                       | 200                          | 200                                | 0.00%                             |
| Legal Notices                  |                                      | 79                                      | 500                          | 421                                | 15.89%                            |
| Travel & Training              |                                      | -                                       | 4,000                        | 4,000                              | 0.00%                             |
| Other Expenditures             |                                      | -                                       | -                            | -                                  |                                   |
| Office Supplies                |                                      | 249                                     | 1,000                        | 751                                | 24.89%                            |
| Supplies                       |                                      | -                                       | 300                          | 300                                | 0.00%                             |
| Land                           |                                      | -                                       | 30,000                       | 30,000                             |                                   |
| Bond Principal - Lincoln Pool  |                                      | 185,000                                 | 185,000                      | -                                  | 100.00%                           |
| Bond Interest - Lincoln Pool   |                                      | 10,805                                  | 10,805                       | -                                  | 100.00%                           |
| Fiscal Agent Fees/Bond Costs   |                                      | 525                                     | -                            | -                                  | #DIV/0!                           |
| <b>PROJECTS</b>                |                                      |   |                              |                                    |                                   |
| Husker Harvest Days            |                                      | 200,000                                 | 200,000                      | -                                  | 100.00%                           |
| Facade Improvement             | 319,477                              | 319,477                                 | 200,000                      | -                                  | 159.74%                           |
| Building Improvement           |                                      | 18,736                                  | 670,000                      | 651,264                            | 0.00%                             |
| Other Projects                 |                                      | -                                       | 200,000                      | 200,000                            | 0.00%                             |
| <b>TOTAL CRA EXPENSES</b>      | <b>324,027</b>                       | <b>791,523</b>                          | <b>1,605,055</b>             | <b>933,534</b>                     | <b>49.31%</b>                     |
| <b>WALNUT HOUSING PROJECT</b>  |                                      |   |                              |                                    |                                   |
| Bond Principal                 |                                      | -                                       | -                            | -                                  |                                   |
| Bond Interest                  |                                      | -                                       | -                            | -                                  |                                   |
| <b>TOTAL</b>                   | <b>-</b>                             | <b>-</b>                                | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>GIRARD VET CLINIC</b>       |                                      |   |                              |                                    |                                   |
| Bond Principal                 | 5,213                                | 11,025                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                   | <b>5,213</b>                         | <b>11,025</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>GEDDES ST APTS - PROCON</b> |                                      |   |                              |                                    |                                   |
| Bond Principal                 |                                      | 17,622                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                   | <b>-</b>                             | <b>17,622</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>SOUTHEAST CROSSINGS</b>     |                                      |   |                              |                                    |                                   |
| Bond Principal                 | 1,667                                | 10,539                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                   | <b>1,667</b>                         | <b>10,539</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>POPLAR STREET WATER</b>     |                                      |   |                              |                                    |                                   |
| Bond Principal                 | 558                                  | 11,164                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                   | <b>558</b>                           | <b>11,164</b>                           | <b>-</b>                     | <b>-</b>                           |                                   |
| <b>CASEY'S @ FIVE POINTS</b>   |                                      |   |                              |                                    |                                   |
| Bond Principal                 |                                      | 7,629                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                   | <b>-</b>                             | <b>7,629</b>                            | <b>-</b>                     | <b>-</b>                           |                                   |

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|  | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|--|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>SOUTH POINTE HOTEL PROJECT</b>      |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 47,537                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 47,537                                  | -                            | -                                  |                                   |
| <b>TODD ENCK PROJECT</b>               |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | -                                       | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | -                                       | -                            | -                                  |                                   |
| <b>JOHN SCHULTE CONSTRUCTION</b>       |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 198                                     | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 198                                     | -                            | -                                  |                                   |
| <b>PHARMACY PROPERTIES INC</b>         |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 6,870                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 6,870                                   | -                            | -                                  |                                   |
| <b>KEN-RAY LLC</b>                     |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | -                                       | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | -                                       | -                            | -                                  |                                   |
| <b>TOKEN PROPERTIES RUBY</b>           |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 1,683                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 1,683                                   | -                            | -                                  |                                   |
| <b>GORDMAN GRAND ISLAND</b>            |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 80,907                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 80,907                                  | -                            | -                                  |                                   |
| <b>BAKER DEVELOPMENT INC</b>           |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 4,065                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 4,065                                   | -                            | -                                  |                                   |
| <b>STRATFORD PLAZA LLC</b>             |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 18,350                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 18,350                                  | -                            | -                                  |                                   |
| <b>COPPER CREEK 2013 HOUSES</b>        |                                      |   |                              |                                    |                                   |
| Bond Principal                         | 17,763                               | 79,198                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | 17,763                               | 79,198                                  | -                            | -                                  |                                   |
| <b>CHIEF INDUSTRIES AURORA COOP</b>    |                                      |   |                              |                                    |                                   |
| Bond Principal                         | 19,087                               | 20,968                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | 19,087                               | 20,968                                  | -                            | -                                  |                                   |
| <b>TOKEN PROPERTIES KIMBALL STREET</b> |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 1,592                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 1,592                                   | -                            | -                                  |                                   |
| <b>GI HABITAT FOR HUMANITY</b>         |                                      |   |                              |                                    |                                   |
| Bond Principal                         |                                      | 3,118                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                           | -                                    | 3,118                                   | -                            | -                                  |                                   |

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|                                     | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|-------------------------------------|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>AUTO ONE INC</b>                 |                                      |   |                              |                                    |                                   |
| Bond Principal                      | 7,429                                | 8,162                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | 7,429                                | 8,162                                   | -                            | -                                  |                                   |
| <b>EIG GRAND ISLAND</b>             |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 36,653                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 36,653                                  | -                            | -                                  |                                   |
| <b>TOKEN PROPERTIES CARY STREET</b> |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 4,445                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 4,445                                   | -                            | -                                  |                                   |
| <b>WENN HOUSING PROJECT</b>         |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 4,956                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 4,956                                   | -                            | -                                  |                                   |
| <b>COPPER CREEK 2014 HOUSES</b>     |                                      |   |                              |                                    |                                   |
| Bond Principal                      | 49,393                               | 273,499                                 | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | 49,393                               | 273,499                                 | -                            | -                                  |                                   |
| <b>TC ENCK BUILDERS</b>             |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 1,959                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 1,959                                   | -                            | -                                  |                                   |
| <b>SUPER MARKET DEVELOPERS</b>      |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 65,787                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 65,787                                  | -                            | -                                  |                                   |
| <b>MAINSTAY SUITES</b>              |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 36,775                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 36,775                                  | -                            | -                                  |                                   |
| <b>TOWER 217</b>                    |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 1,240                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 1,240                                   | -                            | -                                  |                                   |
| <b>COPPER CREEK 2015 HOUSES</b>     |                                      |   |                              |                                    |                                   |
| Bond Principal                      | 24,972                               | 190,776                                 | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | 24,972                               | 190,776                                 | -                            | -                                  |                                   |
| <b>NORTHWEST COMMONS</b>            |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 212,556                                 | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 212,556                                 | -                            | -                                  |                                   |
| <b>HABITAT - 8TH &amp; SUPERIOR</b> |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 6,301                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 6,301                                   | -                            | -                                  |                                   |
| <b>KAUFMAN BUILDING</b>             |                                      |   |                              |                                    |                                   |
| Bond Principal                      |                                      | 6,720                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                        | -                                    | 6,720                                   | -                            | -                                  |                                   |

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|                                 | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|---------------------------------|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>TALON APARTMENTS</b>         |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 100,154                                 | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 100,154                                 |                              | -                                  |                                   |
| <b>VICTORY PLACE</b>            |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 7,764                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 7,764                                   |                              | -                                  |                                   |
| <b>FUTURE TIF'S</b>             |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | -                                       | 4,857,800                    | 4,857,800                          |                                   |
| <b>TOTAL</b>                    | -                                    | -                                       | 4,857,800                    | 4,857,800                          |                                   |
| <b>THINK SMART</b>              |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 6,744                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 6,744                                   |                              | -                                  |                                   |
| <b>BOSSELMAN HQ</b>             |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 81,653                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 81,653                                  |                              | -                                  |                                   |
| <b>TALON APARTMENTS 2017</b>    |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 113,133                                 | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 113,133                                 |                              | -                                  |                                   |
| <b>WEINRICH DEVELOPMENT</b>     |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 3,526                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 3,526                                   |                              | -                                  |                                   |
| <b>WING WILLIAMSONS</b>         |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 1,465                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 1,465                                   |                              | -                                  |                                   |
| <b>HATCHERY HOLDINGS</b>        |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 88,798                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 88,798                                  |                              | -                                  |                                   |
| <b>FEDERATION LABOR TEMPLE</b>  |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 7,319                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 7,319                                   |                              | -                                  |                                   |
| <b>MIDDLETON PROPERTIES II</b>  |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 7,914                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 7,914                                   |                              | -                                  |                                   |
| <b>COPPER CREEK 2016 HOUSES</b> |                                      |   |                              |                                    |                                   |
| Bond Principal                  | 10,064                               | 125,179                                 | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | 10,064                               | 125,179                                 |                              | -                                  |                                   |
| <b>EAST PARK ON STUHR</b>       |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 60,510                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 60,510                                  |                              | -                                  |                                   |
| <b>TAKE FLIGHT INVESTMENTS</b>  |                                      |   |                              |                                    |                                   |
| Bond Principal                  |                                      | 5,957                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                    | -                                    | 5,957                                   |                              | -                                  |                                   |

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2021

|                                       | <u>MONTH ENDED</u><br><u>July-21</u> | <u>2020-2021</u><br><u>YEAR TO DATE</u> | <u>2021</u><br><u>BUDGET</u> | <u>REMAINING</u><br><u>BALANCE</u> | <u>% OF BUDGET</u><br><u>USED</u> |
|---------------------------------------|--------------------------------------|---|------------------------------|------------------------------------|-----------------------------------|
| <b>PRATARIA VENTURES HOSPITAL</b>     |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | 969,258                                 | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | 969,258                                 |                              | -                                  |                                   |
| <b>AMMUNITION PLANT</b>               |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | -                                       | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | -                                       |                              | -                                  |                                   |
| <b>URBAN ISLAND LLC</b>               |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | 1,949                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | 1,949                                   |                              | -                                  |                                   |
| <b>PEACEFUL ROOT</b>                  |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | 5,240                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | 5,240                                   |                              | -                                  |                                   |
| <b>TALON 2019 LOOKBACK</b>            |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | -                                       | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | -                                       |                              | -                                  |                                   |
| <b>COPPER CREEK PH2 2019 LOOKBACK</b> |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | 3,837                                   | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | 3,837                                   |                              | -                                  |                                   |
| <b>GRAND ISLAND HOTEL</b>             |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | 29,647                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | 29,647                                  |                              | -                                  |                                   |
| <b>PARAMOUNT OLD SEARS</b>            |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | -                                       | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | -                                       |                              | -                                  |                                   |
| <b>CENTRAL NE TRUCK WASH</b>          |                                      |   |                              |                                    |                                   |
| Bond Principal                        |                                      | 21,993                                  | -                            | -                                  |                                   |
| <b>TOTAL</b>                          | -                                    | 21,993                                  |                              | -                                  |                                   |
| <b>TOTAL EXPENSES</b>                 | 460,173                              | 3,605,855                               | 6,462,855                    | 5,791,334                          | 55.79%                            |



# Community Redevelopment Authority (CRA)

**Wednesday, August 11, 2021  
Regular Meeting**

## **Item D1**

### **August Meeting Schedule of Bills**

**Staff Contact:**



11-Aug-21

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment

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

|                                    |                                   |    |           |
|------------------------------------|-----------------------------------|----|-----------|
| City of Grand Island               | Administration fees for June 2021 | \$ | 4,070.94  |
| Wing Properties Inc                | TIF Pass Thru Check               | \$ | 1,334.11  |
| Copper Creek Phase 2               | TIF Pass Thru Check               | \$ | 371.67    |
| Copper Creek Phase 3               | TIF Pass Thru Check               | \$ | 1,770.90  |
| Copper Creek Phase 2 2019 Lookback | TIF Pass Thru Check               | \$ | 860.32    |
| Paramount Old Sears 1 2nd Floor    | TIF Pass Thru Check               | \$ | 715.67    |
| Talon Apartment                    | TIF Pass Thru Check               | \$ | 158.43    |
| Copper Creek                       | TIF Pass Thru Check               | \$ | 2,419.06  |
| Poplar Street Waterline            | TIF Pass Thru Check               | \$ | 42.53     |
| Tower 217                          | TIF Pass Thru Check               | \$ | 12,677.79 |
| Grand Island Independent           | Legal                             | \$ | 34.93     |
| TOTAL                              |                                   | \$ | 24,456.35 |



# Community Redevelopment Authority (CRA)

**Wednesday, August 11, 2021  
Regular Meeting**

## **Item E1**

**Review of Committed Projects and CRA Properties July 2021**

**Staff Contact:**

| COMMITTED PROJECTS                 | REMAINING<br>GRANT<br>AMOUNT | 2021 FISCAL YR | 2022 FISCAL YR | 2023 FISCAL YR | ESTIMATED<br>COMP |
|------------------------------------|------------------------------|----------------|----------------|----------------|-------------------|
| 1868 Foundation (3/10/21)          | \$ 50,000.00                 | \$ 50,000.00   |                |                |                   |
| Carnegie Library (4/14/21)         | \$ 85,000.00                 | \$ 85,000.00   |                |                |                   |
| GI Vets Home (Other Grants)        | \$ 45,000.00                 | \$ 45,000.00   |                |                | Spring 2021       |
| Southeast Commons 1201 S Locust    | \$ 100,000.00                | \$ 100,000.00  |                |                | Summer 2021       |
| Total Committed                    | \$ 280,000.00                | \$ 280,000.00  | \$ -           | \$ -           |                   |
|                                    |                              |                |                |                |                   |
| FIRE & LIFE SAFETY GRANT           | TOTAL<br>AMOUNT              | 2021 FISCAL YR | 2022 FISCAL YR | 2023 FISCAL YR | ESTIMATED<br>COMP |
| 201-203 W. 3rd St. Anson (8-24-16) | \$ 310,000.00                | \$ 310,000.00  |                |                | Spring 2022       |
| Azure Investment Group (5-12-21)   | \$ 70,000.00                 | \$ 70,000.00   |                |                | Fall 2021         |
| Rawr Holdings 110 W 2nd (12/12/18) | \$ 35,000.00                 | \$ 35,000.00   |                |                | Winter 2022       |
| Total Committed F&L Safety Grant   | \$ 415,000.00                | \$ 415,000.00  | \$ -           | \$ -           |                   |

|                              | BUDGET        | 2021          | 2021 LEFT    |
|------------------------------|---------------|---------------|--------------|
| Façade Budgeted 2021         | \$ 200,000.00 | \$ 199,977.00 | \$ 23.00     |
| Other Projects Budgeted 2021 | \$ 200,000.00 | \$ 161,500.00 | \$ 38,500.00 |
| Land - Budgeted 2021         | \$ 30,000.00  | \$ -          | \$ 30,000.00 |
| Land Sales Budgeted 2021     | \$ -          | \$ -          | \$ -         |
| subtotal                     |               | \$ 361,477.00 | \$ 68,523.00 |
| Balance                      |               | \$ 361,477.00 | \$ 68,523.00 |

|                         | BUDGET        | PAID         | LEFT          |
|-------------------------|---------------|--------------|---------------|
| Building Improvements * | \$ 670,000.00 | \$ 15,736.05 | \$ 654,263.95 |

\*Includes Life Safety, Façade, Other grants made in previous fiscal years

#### CRA PROPERTIES

| Address                     | Purchase Price | Purchase Date | Demo Cost | Status  |
|-----------------------------|----------------|---------------|-----------|---------|
| 3235 S Locust (Desert Rose) | \$450,000      | 4/2/2010      | \$39,764  | Surplus |

July 31, 2021



# Community Redevelopment Authority (CRA)

**Wednesday, August 11, 2021  
Regular Meeting**

## **Item I1**

### **Redevelopment Plan Amendment for CRA Area #5 - Procon Flex Industrial**

**Staff Contact:**



## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

Business Name:

Procon Properties, LLC

Address:

1522 Stagecoach Road, Grand Island, NE 68801

Telephone No.: (308) 380-6559

Fax No.: (308) 381-6557

Email: kchehnke@gmail.com

Contact:

K.C. Hehnke

Application Submission Date: 06/30/2021

Brief Description of Applicant's Business:

Procon Properties, LLC (the company) is organized as a Nebraska limited liability company. Subsequent to project completion (pending TIF approval), the company will operate and lease storage bays located at the project site (Sunny Side Third Subdivision). Upon completion of both phases of the proposed project, a total of 4 buildings housing 50 total bays will be available.

Legal Description/Address of Proposed Project

Sunny Side Third Subdivision, lots 1-6, Hall County Nebraska (parcels 0400015145, 0400095645, 0400095661, 0400095726, 0400095769, & 0400095793)

Community Redevelopment Area Number

5

Present Ownership Proposed Project Site:  
Procon Properties, LLC

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

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

Site preparation at Sunny Side Third Subdivision, including concrete work, infrastructure (sewer & electric), landscaping, fencing, etc. and the construction of 4 pre-engineered steel buildings intended to contain bays for storage. Phase 1 (located on lots 4 - 6) will consist of one 280' x 54' building housing 14 bays and one 240' x 54' building housing 12 bays and Phase 2 (located on lots 1 - 3) will consist of two 240' x 54' buildings housing 12 bays each for a total of 50 available bays (see site plan Exhibit A).

If Property is to be Subdivided, Show Division Planned: N/A

VI. Estimated Project Costs:

Acquisition Costs:

|             |            |
|-------------|------------|
| A. Land     | \$ 135,000 |
| B. Building | \$         |

Construction Costs:

|                                  |              |
|----------------------------------|--------------|
| A. Renovation or Building Costs: | \$ 2,349,101 |
| B. On-Site Improvements:         |              |
| Sewer                            | \$ 238,027   |
| Water                            | \$ 32,551    |
| Electric                         | \$ 472,441   |
| Gas                              | \$           |
| Public Streets/Sidewalks         | \$ 450,748   |

|                               |                     |
|-------------------------------|---------------------|
| Private Streets               | \$ 322,446          |
| Trails                        | \$ _____            |
| Grading/Dirtwork/Fill         | \$ 215,044          |
| Demolition                    | \$ _____            |
| Other (Landscaping & Fencing) | \$ 63,823           |
| <b>Total</b>                  | <b>\$ 4,144,181</b> |

Soft Costs:

|                                      |                   |                  |
|--------------------------------------|-------------------|------------------|
| A. Architectural & Engineering Fees: | \$ 188,125        |                  |
| B. Financing Fees:                   | \$ 80,000         |                  |
| C. Legal                             | \$ 8,150          |                  |
| D. Developer Fees:                   | \$ _____          |                  |
| E. Audit Fees                        | \$ _____          | Total Costs      |
| F. Contingency Reserves:             | \$ _____          | 4,555,456        |
| G. Other (Please Specify)            | \$ _____          | ( 141,000)       |
| <b>TOTAL</b>                         | <b>\$ 276,275</b> | <b>4,414,456</b> |

Total Estimated Market Value at Completion: \$ 4,555,456

Source for Estimated Market Value Market value arrived at using the lesser of cost or estimated assessed value provided by Hall County Assessor divided by 92%

Source of Financing:

|   |              |
|---|--------------|
| A. Developer Equity:                      | \$ 141,000   |
| B. Commercial Bank Loan:                  | \$ 3,464,660 |
| C. Tax Credits:                           |              |
| 1. N.I.F.A.                               | \$ _____     |
| 2. Historic Tax Credits                   | \$ _____     |
| 3. New Market Tax Credits                 | \$ _____     |
| 4. Opportunity Zone                       | \$ _____     |
| D. Industrial Revenue Bonds:              | \$ _____     |
| E. Tax Increment Assistance: (See Note 1) | \$ 949,796   |
| F. Enhanced Employment Area               | \$ _____     |

G. Nebraska Housing Trust Fund \$ \_\_\_\_\_

H. Other \$ \_\_\_\_\_

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

Architect: AGI Sentinel  
237 South 4th Street, P.O. Box 348  
Albion NE 68620  
(402) 395-5076

Engineer: Olsson Associates  
201 East 2nd Street  
Grand Island, NE 68801  
(308) 384-8750

General Contractor: Mid Plains Construction Co  
1319 West North Front Street  
Grand Island, NE 68801  
(308) 382-2760

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

\$88,993 (see Exhibit B for detailed calculation)

**Project Construction Schedule:**

Construction Start Date:  
September 1, 2021

Construction Completion Date:  
August 31, 2023

**If Phased Project:**

|                                    |      |              |            |
|------------------------------------|------|--------------|------------|
| Phase #1 -- 9/1/2021 to 8/31/2022  | Year | <u>50.0%</u> | % Complete |
| Phase #2 -- 9/1/20200 to 8/31/2023 | Year | <u>50.0%</u> | % Complete |
| _____                              | Year | _____        | % Complete |
| _____                              | Year | _____        | % Complete |
| _____                              | Year | _____        | % Complete |
| _____                              | Year | _____        | % Complete |

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

XIII. Please Attach Annual Income & Expense Pro Forma (See Exhibit D)  
(With Appropriate Schedules)

### **TAX INCREMENT FINANCING REQUEST INFORMATION**

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

\$1,307,858 of tax increment financing (based on a 0% lending rate) is being requested to assist in the construction of four pre-engineered steel buildings to be located in the Sunny Side Third Subdivision of Hall County which are intended to create a total of 50 storage bays upon completion. The two-phase project involves the construction of the buildings, as well as concrete work for the foundation and all necessary access roads, as well as appropriate sewer and electrical hookups to the city water and electrical facilities.

The TIF funds will enable the project to be undertaken, resulting in vast improvements to the current location in the airport "corridor" and the creation of a facility that will help to satisfy an underutilized occupancy demand in Grand Island.

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

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

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

CMBA Architects  
Brad Kissler  
Phone: 308-384-4444

Olsson & Associates  
Jeff Palic  
Phone: 308-398-2953  
Fax: 308-384-8752

Home Federal Bank  
Steve Kunzman  
Phone: 308-382-4000

Engineering & Technologies, Inc.  
Phone: 402-476-1273

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

**PROPERTY EXHIBIT**  
**-SUNNY SIDE THIRD SUBDIVISION-**  
 A REPLAT OF LOTS 1-17, 44-60, SUNNY SIDE SUBDIVISION AND LOT 55, FRANK P. BARK'S  
 SUBDIVISION No. 3, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

**LEGAL DESCRIPTION AS RECORDED ON INSTRUMENT NO. 202003333**

Lot Fifty-Five (55), in Frank P. Bark's Subdivision No. 3, in the City of Grand Island, Hall County, Nebraska and that part of vacated Edward Street as shown in Ordinance No. 4804, filed December 19, 1969, in Book 19, Page 362 and that part of vacated alley as shown in Ordinance No. 4824, filed February 16, 1970, in Book 20, Page 204; excepting a certain tract more particularly described in Quitclaim Deed recorded in Book 161, Page 30.

and

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Forty-Four (44), Forty-Five (45), Forty-Six (46), Forty-Seven (47), Forty-Eight (48), Forty-Nine (49), Fifty (50), Fifty-one (51), Fifty-Two (52), Fifty-Three (53), Fifty-Four (54), Fifty-Five (55), Fifty-Six (56), Fifty-Seven (57), Fifty-Eight (58), Fifty-Nine (59), and Sixty (60), in Sunny Side Subdivision in the City of Grand Island, Hall County, Nebraska; and that part of vacated Edward Street as shown in Ordinance No. 4804, filed December 19, 1969, in Book 19, Page 362, and that part of vacated alley as shown in Ordinance No. 4824, filed February 16, 1970, in Book 20, Page 204; excepting a certain tract more particularly described in Quitclaim Deed recorded in Book 161, Page 30.

**SURVEYOR'S CERTIFICATE**

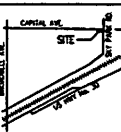
I, Dylan J. Campbell, Nebraska Professional Registered Land Surveyor No. 818, do hereby certify that on May 20, 2020, I completed an accurate survey of "SUNNY SIDE THIRD SUBDIVISION", a replat of Lots 1-17, 44-60, Sunny Side Subdivision and Lot 55, Frank P. Bark's Subdivision No. 3, in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(SEAL)

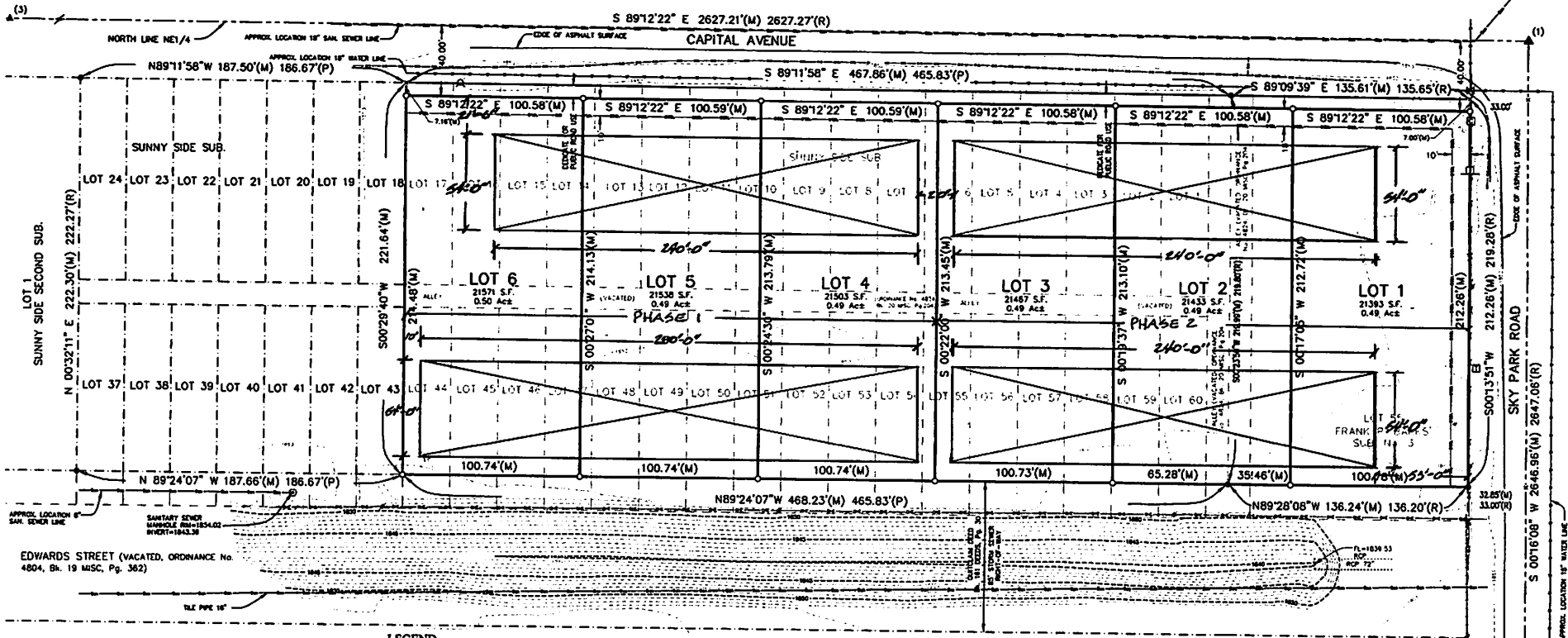
Dylan J. Campbell  
 Nebraska Professional Registered Land Surveyor No. 818

**LOCATION MAP**

SEC. 10-T10N-R3W



NOT TO SCALE



**LEGEND**

- |  |                            |
|--|----------------------------|
| ▲ = SECTION CORNERS FOUND                                  | — = GAS LINE               |
| ● = CORNERS FOUND (1/2" IRON PIPE, UNLESS OTHERWISE NOTED) | — = FIRE HYDRANT           |
| ○ = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)          | — = WATER VALVE            |
| × = TEMPORARY POINT  | — = WATER LINE             |
| (M) = MEASURED DISTANCES                                   | — = POWER POLE             |
| (R) = RECORDED DISTANCE                                    | — = OVERHEAD ELECTRIC LINE |
| (P) = PLATTED DISTANCES                                    | — = TELEPHONE PEDESTAL     |
| — = SECTION LINE   | — = COMMUNICATION PEDESTAL |
| — = BOUNDARY LINE  | — = SANITARY SENDER LINE   |
| — = NEW EASEMENT LINE                                      | — = SENDER MANHOLE         |
| — = EXISTING EASEMENT LINE                                 | — = FENCE LINE             |
| — = EXISTING LOT LINES                                     | — = SON                    |
| — = 10' BUILDING SETBACK LINE                              | — = STORM SENDER LINE      |
| — = FENCE LINE   |                            |

**NOTES**

This plat prepared May, 2020 for:

K.C. Hehke  
 Procon Properties, L.L.C.  
 1522 Stagecoach Road  
 Grand Island, NE 68801

BY: Miller & Associates  
 2510 N. Webb Rd.  
 Grand Island, NE 68803

Current Zoning:  
 M2-Heavy Manufacturing Zone

**SECTION CORNER TIES**

(1) NORTHEAST CORNER SECTION 10, T10N, R3W FOUND SURVEY MARKER SPOKE W/LS WASHER NW 44.51" NAIL IN POWER POLE NE 44.51" NEAR FACE SOUTHWEST STEEL POST SE 66.48" NAIL IN POWER POLE

(2) SOUTHEAST CORNER OF THE NORTHEAST QUARTER SECTION 10, T10N, R3W FOUND GEAR ON TOP OF SHAFT NW 39.97" NAIL IN CUT OFF POWER POLE NE 38.31" NAIL IN LIGHT POLE SE 65.89" NAIL IN POWER POLE IN LINE WITH CENTERLINE NORTH & EAST ROADS

(3) NORTHWEST CORNER OF THE NORTHEAST QUARTER SECTION 10, T10N, R3W FOUND SURVEY MARKER SPOKE W/LS WASHER W/ 35.87" 1/2" IN CONC. PATCH FOR MANHOLE N 35.25" NAIL IN POWER POLE SE 51.17" NAIL IN LIGHT POST 6.7" NORTH TO CENTERLINE OF EAST-WEST ROAD

**BASIS OF BEARINGS:**

All bearings are based on Hall County Low Distortion Projection from Nebraska State Surveyor's Office.

Projection = Transverse Mercator  
 Scale Factor = 1.0000868  
 Central Meridian = 98°26'00" West  
 Standard Parallel = 40°52'00" North  
 False N/E = 25000/30000 (meters)  
 Spheroid = NAD83



Miller & Associates  
 Consulting Engineers, P.C.  
 2510 N. Webb Rd.  
 Grand Island, NE 68803  
 Tel. 530-323-2228  
 Fax 530-334-1188  
 www.miller-engineers.com

HALL CO-GRAND ISLAND-SUNNY SIDE THIRD SUB.

**Exhibit A**

**BUILDING ORDER / QUOTE**

|   |  |   |                                |
|---|--|---|--------------------------------|
| <b>QUOTE DATE:</b> 01/21/21               |  | <b>BUILDING CONSULTANT:</b> TRAVIS                  |                                |
| <b>EXPIRATION DATE:</b> 01/31/21          |  | <b>REQUESTED DELIVERY DATE:</b>                     |                                |
| <b>QUOTE#</b> 29210003AR                  |  | <b>JOB #:</b>                                       |                                |
| <b>COMPANY:</b> MID PLAINS CONSTR.        |  | <b>CUSTOMER:</b> STORAGE UNITS                      |                                |
| <b>CONTACT:</b> JOHN GIESENHAGEN          |  | <b>SHIP TO ADDRESS:</b> GRAND ISLAND, NE 68803      |                                |
| <b>ADDR1:</b>                             |  | <b>UPS ADDRESS:</b>                                 |                                |
| <b>ADDR2:</b>                             |  |   |                                |
| <b>CITY,ST,ZIP</b> GRAND ISLAND, NE 68803 |  | <b>JOBSITE ZIP:</b> 68803                           |                                |
| <b>PHONE#:</b> 308-382-2760               |  | <b>JOBSITE PHONE:</b>                               |                                |
| <b>FAX #:</b>                             |  | <b>LOCATION:</b> CITY                               |                                |
| <b>2nd PHONE#:</b>                        |  | <b>BLDG USE:</b> RURAL                              |                                |
| <b>CELL/PAGE#:</b>                        |  | <b>OCCUPANCY:</b>                                   |                                |
| <b>E-MAIL:</b>                            |  | <b>INSP. NAME:</b> PH.#:                            |                                |
| <b>BUILDING SPECIFICATIONS</b>            |  | <b>COLUMN ELEVATION = 0, UNLESS NOTED</b>           |                                |
| <b>BUILDING MODEL:</b> PLAINSMAN          |  | <b>LEFT ENDWALL:</b> 0 inches                       |                                |
| <b>WIDTH :</b> 54 ft.                     |  | <b>RIGHT ENDWALL:</b> 0 inches                      |                                |
| <b>LENGTH :</b> 240 ft. x 3               |  | <b>FRONT SIDEWALL:</b> 0 inches                     |                                |
| <b>LT / RT EAVE HEIGHT:</b> 16.5 / 19     |  | <b>BACK SIDEWALL:</b> 0 inches                      |                                |
| <b>LT/RT ROOF SLOPE:</b> 0.5556:12 /      |  | <b>NOTES:</b>                                       |                                |
| <b>DESIGN LOADS &amp; CODES</b>           |  | <b>INSULATION</b>                                   |                                |
| <b>DEAD LOAD (psf):</b> 2.5               |  | <b>ROOF:</b> inches <b>TYPE:</b>                    |                                |
| <b>WIND LOAD:</b> 113 mph                 |  | <b>WALLS:</b> inches <b>TYPE:</b>                   |                                |
| <b>BUILDING CODE:</b> IBC 18              |  | <b>FACING:</b>                                      |                                |
| <b>EXPOSURE:</b> C                        |  | <b>BASE CONDITION</b>                               |                                |
| <b>COLLATERAL:</b> 1                      |  | standard base                                       |                                |
| <b>LIVE LOAD:</b> 30                      |  | <b>FACTORY LOCATED FRAMED OPENINGS</b>              |                                |
| <b>LIVE LOAD REDUCTION:</b> Yes           |  | <b>LEFT ENDWALL:</b> none                           |                                |
| <b>ROOF SNOW LOAD:</b> 30 (Min Local)     |  | <b>RIGHT ENDWALL:</b> none                          |                                |
| <b>GROUND SNOW:</b> 25                    |  | <b>FRONT SIDEWALL:</b> (12) 10 W x 14 H             |                                |
| <b>CLOSURE:</b> Closed                    |  | <b>BACK SIDEWALL:</b> none                          |                                |
| <b>OCCUPANCY CATEGORY</b> II - Normal     |  | <b>NOTES:</b>                                       |                                |
| <b>SEISMIC ZONE/DESIGN CATEGORY:</b> A    |  | (1) 20' LONG SPRING PAD PER FRAMED OPENING SUPPLIED |                                |
| <b>SEISMIC COEF.:</b> 0.138               |  |   |                                |
| <b>IMPORTANCE-SEIS.:</b> 1                |  |   |                                |
| <b>WALL BRACING TYPE</b>                  |  |   |                                |
| <b>FRONT SIDEWALL:</b> Portal Frames      |  | <b>LEFT ENDWALL:</b> Cable Diagonal Bracing         |                                |
| <b>BACK SIDEWALL:</b> Portal Frames       |  | <b>RIGHT ENDWALL:</b> Cable Diagonal Bracing        |                                |
| <b>ROOF:</b> Cable Diagonal Bracing       |  |   |                                |
| <b>PANEL TYPES, GAUGES AND COLORS</b>     |  |   |                                |
| <b>ROOF PANEL TYPE:</b> R-Panel           |  | <b>GAUGE:</b> 26                                    | <b>COLOR:</b> Galvalume (CSS)  |
| <b>SIDEWALL PANEL TYPE:</b> R-Panel       |  | <b>GAUGE:</b> 26                                    | <b>COLOR:</b> To Be Determined |
| <b>ENDWALL PANEL TYPE:</b> R-Panel        |  | <b>GAUGE:</b> 26                                    | <b>COLOR:</b> To Be Determined |
| <b>U.L. RATING</b> STYLE=--               |  |   |                                |
| <b>TRIM COLORS</b>                        |  | <b>INTERIOR LINER PANELS = NONE UNLESS NOTED</b>    |                                |
| <b>WALL:</b> To Be Determined             |  | <b>LEFT ENDWALL:</b>                                |                                |
| <b>GABLE:</b> To Be Determined            |  | <b>RIGHT ENDWALL:</b>                               |                                |
| <b>JAMB:</b> To Be Determined             |  | <b>FRONT SIDEWALL:</b>                              |                                |
| <b>CORNER:</b> To Be Determined           |  | <b>BACK SIDEWALL:</b>                               |                                |
| <b>BASE:</b> To Be Determined             |  | <b>COLOR:</b> <b>GAUGE:</b>                         |                                |

29210003AR

| FRAMING TYPE & BAY SPACING                      |  | PARTIAL WALLS = NONE UNLESS NOTED               |             |
|---|--|---|-------------|
| MAIN FRAMING:                                   | 11 single slope rigid frames, clear span | LEFT ENDWALL:                                   |             |
| LEFT ENDWALL:                                   | Bearing                                  | RIGHT ENDWALL:                                  |             |
| SPACING:(FT)                                    | 17.0000 20.0000 17.0000                  | FRONT SIDEWALL:                                 |             |
| RIGHT ENDWALL:                                  | Bearing                                  | BACK SIDEWALL:                                  |             |
| SPACING:(FT)                                    | 17.0000 20.0000 17.0000                  | <b>PURLIN TYPE, SPACING &amp; DEPTH</b>         |             |
| SIDEWALL SPACING:(FT)                           | 12 at 20                                 |   |             |
| GIRT TYPE                                       |  |   |             |
| LEFT ENDWALL:                                   | Bypass                                   |   |             |
| RIGHT ENDWALL:                                  | Bypass                                   |   |             |
| FRONT SIDEWALL:                                 | Bypass                                   |   |             |
| BACK SIDEWALL:                                  | Bypass                                   |   |             |
| GABLE AND EAVE EXTENSIONS ( NONE, UNLESS NOTED) |  |   |             |
| LEFT ENDWALL:                                   |  | FRONT SIDEWALL:                                 |             |
| RIGHT ENDWALL:                                  |  | BACK SIDEWALL:                                  |             |
| SOFFIT COLOR:                                   |  |   |             |
| ADDITIONAL SERVICES                             |  |   |             |
| NUMBER OF PLANS:                                | 4  |   |             |
| CERTIFICATION (NE)                              | YES                                      | INCLUDES ENGINEER CERTIFIED STRUCTURAL DRAWINGS |             |
| DESIGN CALCS:                                   | NO                                       | QUANTITY:                                       |             |
| FOUNDATION DESIGN:                              | NO                                       |   |             |
| ACCESSORIES INCLUDED WITH THIS BUILDING:        |  |   | Erect Hours |
|   | Width                                    | Height  |             |

The following accessory items(s) will be shipped with the building from Sentinel

|    |   |    |              |    |          |       |
|----|---|----|--------------|----|----------|-------|
| 13 | FIELD LOCATED WALK DOOR FRAMED OPENING #1             | 3  | 7            | \$ |          | 103.0 |
|    | WALK DOORS BY OTHERS                                  |    |              |    |          |       |
| Y  | 3'-8" HIGH GIRT SYSTEM                                |    |              |    | Included | 5.1   |
| Y  | GUTTERS (incl. Mounting brackets and downspouts)      | SN | 240 LIN, FT. | \$ |          | 47.5  |
| Y  | STANDARD BASE FLASHING                                | SN |              | \$ |          | 2.6   |
| Y  | ADD FOR GRAY PRIMER ON RIGID FRAMES AND FLANGE BRACES |    |              |    | Included |       |

The following accessory items(s) will be shipped separate from the building

|   |   |           |     |    |  |       |
|---|---|-----------|-----|----|--|-------|
| Y | ANCHOR BOLT OPTION (Shipping included)            |           |     | \$ |  |       |
| Y | CERTIFIED BUILDING DRAWINGS                       | State     | NE  | \$ |  |       |
| Y | WALL INSULATION (VRR+ w/ Adhesive Tabs)           | WMPVR-4.0 | R13 | \$ |  | 84.0  |
| Y | ROOF SIMPLE SAVER SYSTEM (w/OSHA Fall Protection) |           | R38 | \$ |  | 293.5 |

NOTES: SENTINEL'S STANDARD WALL PANEL IS 26 GA SIL-POLY WITH PURLIN-BEARING LEG

GRAY FRAMES

WALK DOORS BY OTHER / SENTINEL TO PROVIDED THE FRAMED OPENINGS

While we strive to provide the best value in all-steel buildings, steel price increases may raise our costs and we may adjust our prices at any time.

WE HEREBY PROPOSE TO FURNISH THE ABOVE MATERIALS COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.

|   |                           |               |        |
|---|---------------------------|---------------|--------|
| *Quote Does Not Include Foundation or Erection Costs. | BUILDING LIST PRICE:      | \$            | 1065.3 |
|   | TOTAL LIST W/ACCESSORIES: | \$            |        |
|   | LESS DEALER DISCOUNT      | 10.00%        | \$     |
| FREIGHT TAXABLE: Y                                    | FREIGHT:                  | \$            |        |
|   | NEBRASKA STATE SALES TAX: | 7.50%         | \$     |
| EXPIRATION DATE                                       | 01/31/21                  | *TOTAL PRICE: | \$     |

NOTE: SALES TAX MAY NOT BE INCLUDED ON QUOTES. ANY APPLICABLE SALES TAX WILL BE ADDED PRIOR TO DELIVERY FOR AR, IA, IL, KS, MN, NE, ND, SD.

FOR REMAINING STATES, IT IS THE CUSTOMER'S RESPONSIBILITY TO REPORT SALES/USE TAX TO STATE WHERE DELIVERED.

PLEASE CHECK YOUR ORDER FOR COMPLETENESS AND ACCURACY.

VERIFY THE LOADS & CODES WITH YOUR LOCAL OFFICIALS.

EST ERECTION HRS - ZONE QUALIFIER 1

EST ERECTION HRS BLDG & ACCESSORIES: 1601.1

EST ERECTION COST: \$

DOWN PAYMENT WITH ORDER: \$

CASHIER'S CHECK ON BUILDING DELIVERY: \$

NOTE: SITE PREP, FOUNDATION & UNLOADING BUILDING ARE BY CUSTOMER

All erection charges are negotiated with and paid directly to contractor according to his terms.

SEE ATTACHED TERMS AND CONDITIONS

29210003AR

### ACCEPTANCE OF PURCHASE ORDER

TRAVIS

Buyer acknowledges receipt of completed copy of this agreement and agrees to all terms hereunder.

Customer is responsible for verifying codes and loads with local building officials.

Buyer's Name (PLEASE PRINT) \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Date Signed: \_\_\_\_\_

P.O. #: \_\_\_\_\_

Requested Delivery Date: \_\_\_\_\_

☐ Req Date is Firm

☐ Req Date is Flexible

\*Total Price Does Not Include Foundation or Erection Costs.

This proposal is withdrawn after 10 days.

Quote Expires: 1/31/2021

Accepted by SENTINEL this \_\_\_\_ day of \_\_\_\_ , \_\_\_\_

SENTINEL BUILDING SYSTEMS Signature \_\_\_\_\_

SENTINEL BUILDING SYSTEMS

P.O. BOX 348

ALBION, NE 68620

P 402.395.5076 | F 402.395.6369

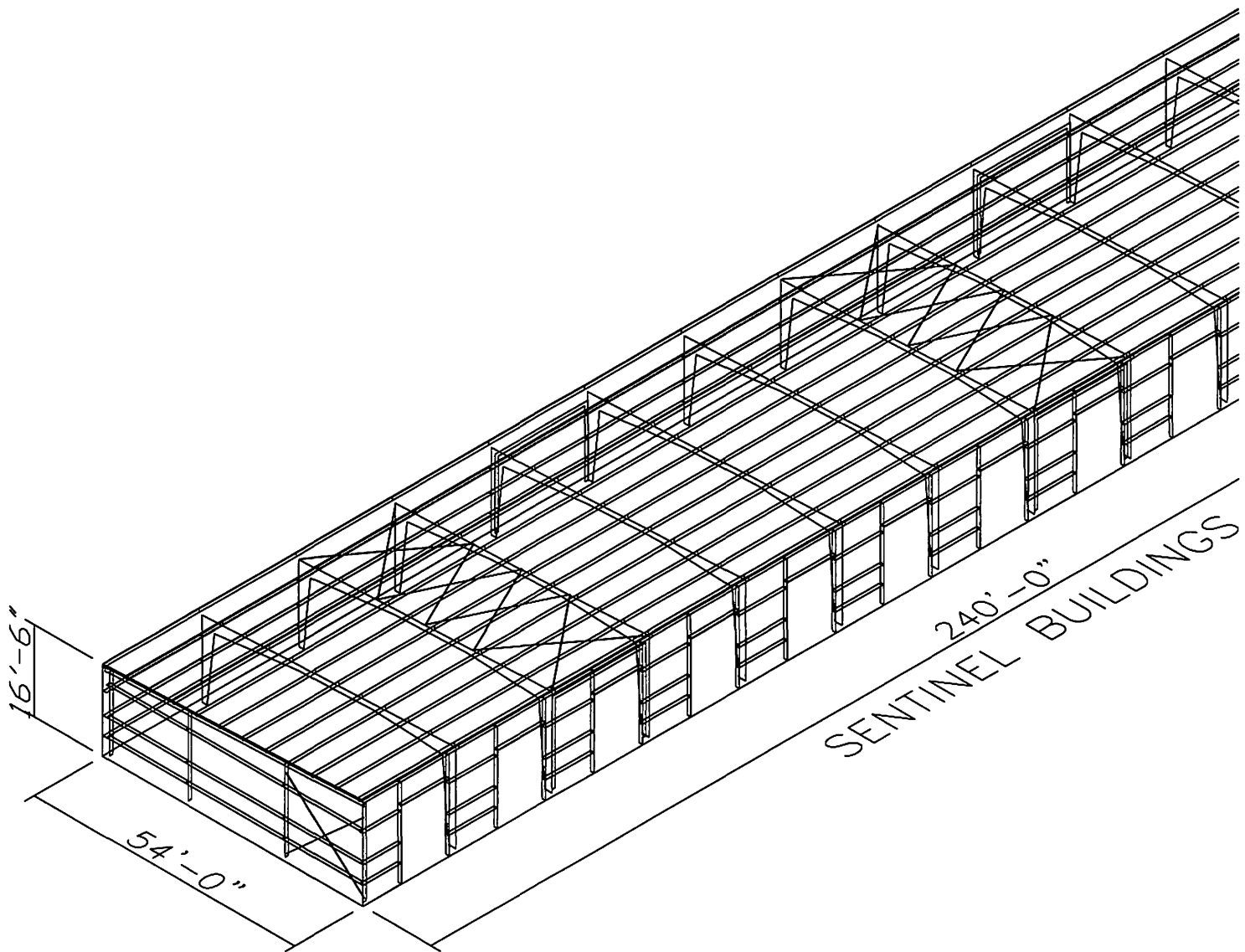
### ITEMS BELOW ARE NOT INCLUDED IN THE ABOVE PRICING

### ADDITIONAL ACCESSORIES (NOT INCLUDED IN ABOVE PRICE)

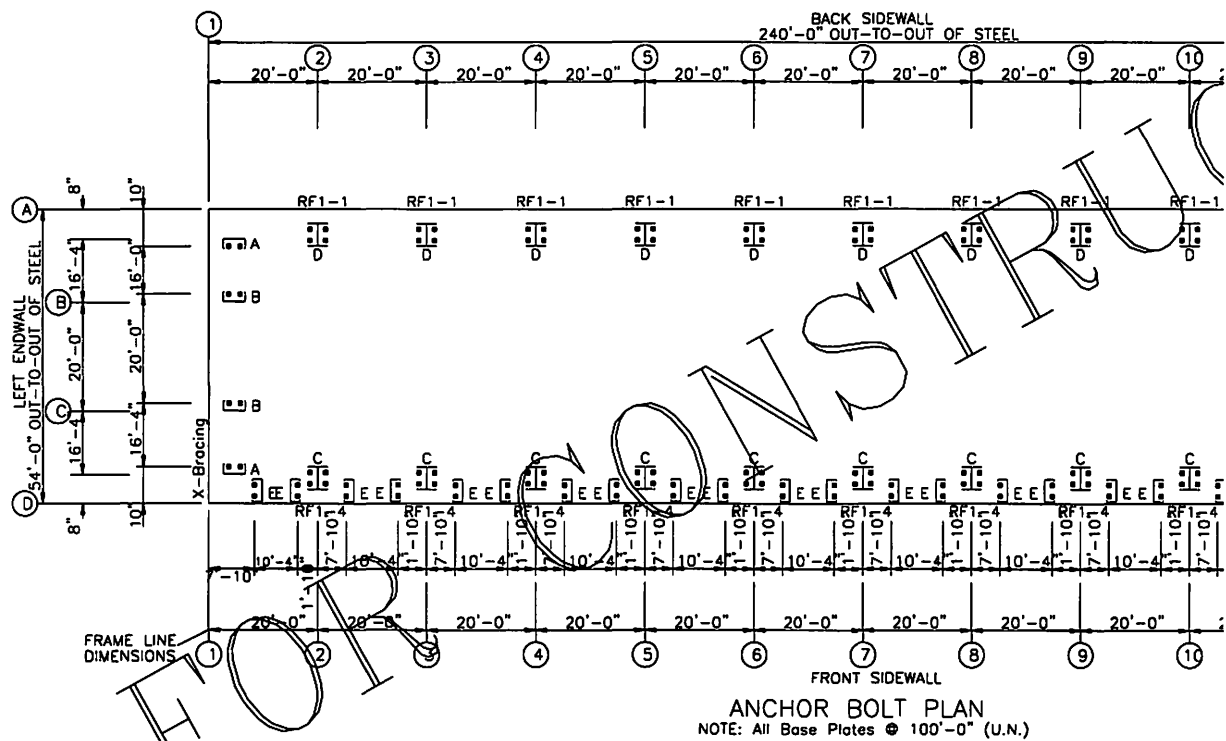
ACCESSORIES PRICED BELOW ARE AT LIST -- ADDITIONAL DISCOUNTS MAY APPLY

Hours

| QUANTITY | FRAMED OPENING OPTIONS                                     | WIDTH | HEIGHT | LIST PRICE |
|----------|--|-------|--------|------------|
| Y        | INDEPENDENT UT WELD INSPECTION (REQUIRED BY IBC 2018 CODE) |       |        | \$ 1       |
| 1        | TRANSVERSE PARTITION-ON FRAMELINE (26 Ga. Brilliant)       | SN    |        | \$ 29.4    |
| Y        | TOO ADD STANDING SEAM ROOF in 24 Gauge Galvalume Plus      |       |        | \$ 229.5   |



## Exhibit A



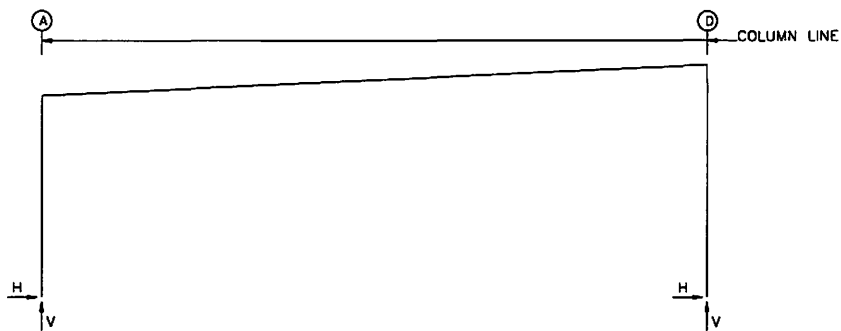
NOT FOR CONSTRUCTION

**SEN1**  
237 SOUTH 4TH STREET P.O.  
800-327-0760 SEN1

Neither the engineer named on the seal, nor  
Sanctus Building Systems, a division of JCB  
is acting as the Engineer of Record. The  
responsibility of the engineer named and  
Sanctus Building Systems is limited to the  
structural performance of the components  
designed by Sanctus Building Systems.

## Exhibit A

FRAME LINES: 2 3 4 5 6 7 8 9 10 11 12



ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS,

| Frm Line | Col Line | Column_Reactions(k ) |        |        |         |        |        | Bolt Qty |
|----------|----------|----------------------|--------|--------|---------|--------|--------|----------|
|          |          | Load Id              | Hmax H | Vmax V | Load Id | Hmin H | Vmin V |          |
| 1        | A        | 2                    | 0.9    | -0.9   | 7       | -0.8   | -0.9   | 2 C      |
| 1        | B        | 8                    | 1.9    | -3.2   | 9       | -1.7   | -3.2   | 2 C      |
| 1        | C        | 8                    | 2.0    | -4.3   | 9       | -1.8   | -4.3   | 2 C      |
| 1        | D        | 10                   | 1.0    | -2.9   | 11      | -0.9   | -2.9   | 2 C      |
| 13       | D        | 1                    | 0.0    | 3.1    | 10      | 1.0    | -2.9   | 2 C      |
| 13       | C        | 10                   | 2.0    | -4.3   | 11      | -1.8   | -4.3   | 2 C      |
| 13       | B        | 2                    | 0.0    | 6.3    | 10      | 2.0    | -4.3   | 2 C      |
| 13       | A        | 10                   | 1.9    | -3.2   | 11      | -1.7   | -3.2   | 2 C      |
| 13       | A        | 2                    | 0.0    | 8.1    | 10      | 1.9    | -3.2   | 2 C      |
|          |          | 2                    | 0.9    | -0.9   | 7       | -0.8   | -0.9   | 2 C      |
|          |          | 2                    | 0.0    | 2.4    | 6       | 0.9    | -0.9   | 2 C      |

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

| Frm Line                                 | Col Line | Column_Reactions(k ) |        |        |         |        |        | Bolt Qty | Dia   | Base_Plate(in) |        |       | Grout (in) |
|--|----------|----------------------|--------|--------|---------|--------|--------|----------|-------|----------------|--------|-------|------------|
|  |          | Load Id              | Hmax H | Vmax V | Load Id | Hmin H | Vmin V |          |       | Width          | Length | Thick |            |
| 2*                                       | A        | 2                    | 13.6   | 22.5   | 3       | -5.5   | -6.6   | 4        | 0.750 | 8.000          | 12.56  | 0.375 | 0.0        |
| 2*                                       | D        | 4                    | 3.9    | -4.0   | 1       | -13.6  | 22.9   | 4        | 0.750 | 8.000          | 18.56  | 0.375 | 0.0        |
|  |          | 1                    | -13.6  | 22.9   | 5       | 2.3    | -7.2   |          |       |                |        |       |            |
| 2* Frame lines: 2 3 4 5 6 7 8 9 10 11 12 |          |                      |        |        |         |        |        |          |       |                |        |       |            |

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads opposite directions.
- Bracing reactions are in the plane of the brace with the H p from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:
  - Width (ft) = 54.0
  - Length (ft) = 240.0
  - Eave Height (ft) = 16.5/ 19.0
  - Roof Slope (rise/12) = 0.6
  - Dead Load (psf) = 2.5
  - Collateral Load (psf) = 1.0
  - Live Load (psf) = 30.0
  - Snow Load (psf) = 21.0
  - Wind Speed (mph) = 113.0
  - Wind Code = IBC 18
  - Exposure = C
  - Closed/Open = C
  - Importance Wind = 1.00
  - Importance Seismic = 1.00
  - Seismic Zone = A
- Loading conditions are:
  - Dead+Collateral+Live
  - Dead+Collateral+MIN\_SNOW
  - 0.6Dead+0.6Wind\_Left1
  - 0.6Dead+0.6Wind\_Right1
  - 0.6Dead+0.6Wind\_Long1L
  - 0.6Dead+0.6Wind\_Suction+0.6Wind\_Long1L
  - 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long1L
  - 0.6Dead+0.6Wind\_Left1+0.6Wind\_Suction
  - 0.6Dead+0.6Wind\_Right1+0.6Wind\_Pressure
  - 0.6Dead+0.6Wind\_Right1+0.6Wind\_Suction
  - 0.6Dead+0.6Wind\_Right1+0.6Wind\_Pressure

## GENERAL NOTES

- Foundation design and construction are not the responsibility of SENTINEL Buildings Systems.
- The building reaction data reports the loads which this building places on the foundation.
- Anchor bolts shall be accurately set to a tolerance of  $\pm 1/8"$  in both elevation and location.
- Column base plates are designed not to exceed a bearing pressure of 1020 pounds per square inch.
- All walk doors are to be field located with drilled in wedge anchors.
- Total anchor bolt length is embedment + projection.
- All anchor bolts to be ASTM F1554 Gr36 threaded round stock (rolled or cut thread) with plain finish, unless noted.
- When anchor rods are located close to the free edge of the concrete, the tensile and/or shear strength of the anchor rods cannot be fully developed. In these cases, steel reinforcement in the concrete must be sized and developed (not by Sentinel) for the required tensile or shear forces in the anchor rods.
- For buildings classified as closed (Closed/Open = C), Sentinel Building Systems does not investigate the influence of the design wind load on the total building system with doors and windows left open. The end customer must assure that during times of high winds all overhead doors, sliding doors, large doors (such as bi-fold & hydraulic), walk doors and windows will be closed & latched.

## BUILDING BRACING REACTIONS

| Wall Loc | Col Line | Panel Line | ± Reactions(k ) |           |              | Panel Shear (lb/ft) | Note |
|----------|----------|------------|-----------------|-----------|--------------|---------------------|------|
|          |          |            | Wind Horz       | Wind Vert | Seismic Vert |                     |      |
| L_EW     | 1        | C,D        | 3.6             | 3.8       | 0.0          | 0.0                 |      |
| F_SW     | D        | 3,4        | 1.1             | 1.8       | 0.1          | 0.2                 | (b)  |
|          |          | 8,9        | 1.1             | 1.8       | 0.1          | 0.2                 | (b)  |
| R_EW     | 13       | D,C        | 3.6             | 3.8       | 0.0          | 0.0                 |      |
| B_SW     | A        | 10,11      | 1.0             | 1.5       | 0.1          | 0.2                 | (b)  |
|          |          | 5,6        | 1.0             | 1.5       | 0.1          | 0.2                 | (b)  |

(b) Wind bent in bay, base above finish floor

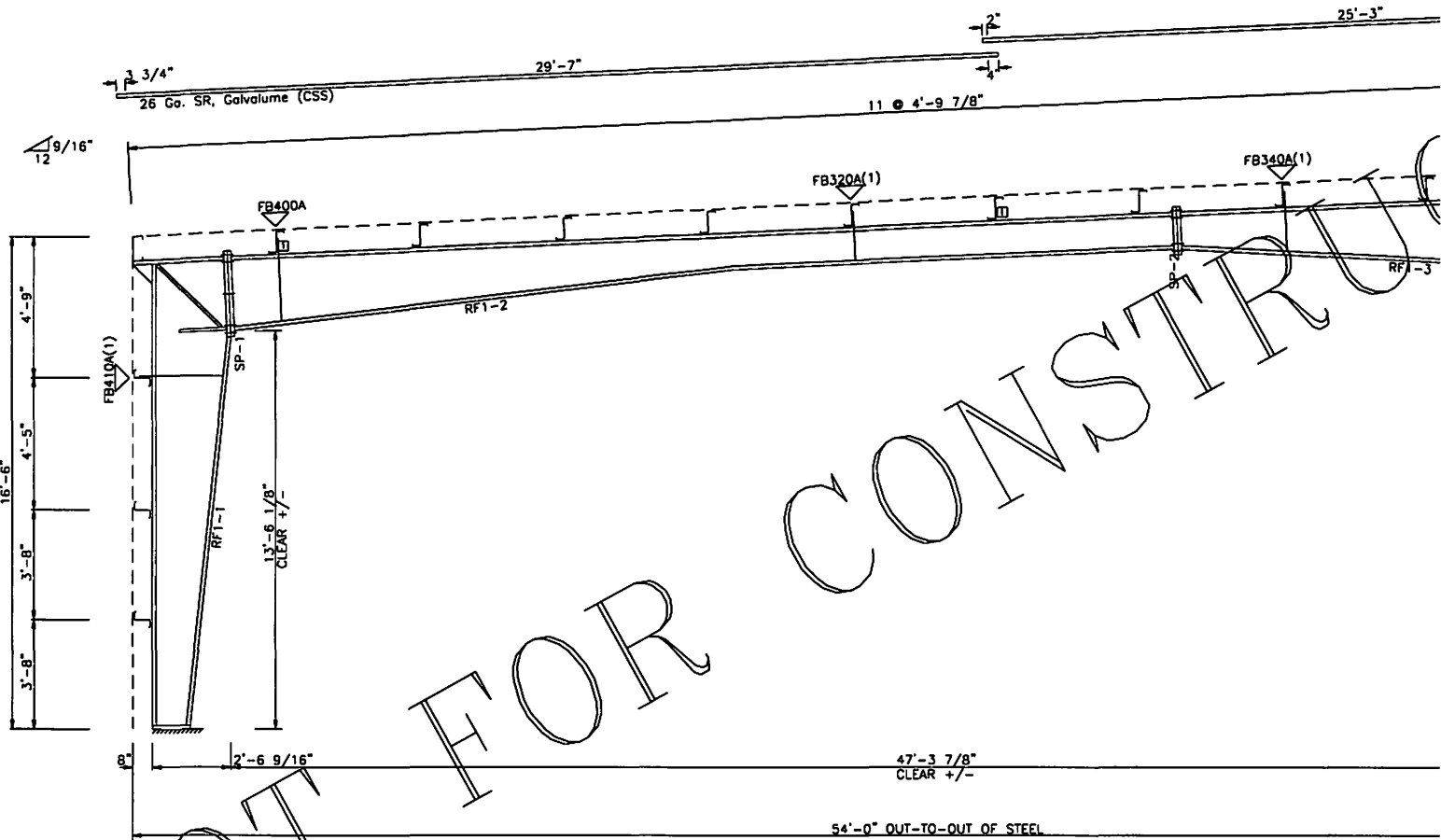
**SENTINEL**

237 SOUTH 4TH STREET P.O.  
800-327-0790 SENTINEL

Neither the engineer named on the seal, Sentinel Building Systems, a division of A. H. Seelye & Co., Inc., nor the responsibility of the engineer named and Sentinel Building Systems is limited to the structural performance of the components designed by Sentinel Building Systems.

## Exhibit A

▽ FLANGE BRACES: Both Sides(U.N.)  
 FBxxA(1): xx=length(in)  
 A - L2x1/8



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9 10 11 12

**SEN**

237 SOUTH 4TH STREET P.C  
 600-327-0790 SD/N

Neither the engineer named on the seal,  
 Sentinel Building Systems, a division of it,  
 is acting as the Engineer of Record. The  
 responsibility of the engineer named and  
 Sentinel Building Systems is limited to the  
 structural performance of the components  
 designed by Sentinel Building Systems.

## Exhibit A

**BUILDING ORDER / QUOTE**

|   |  |   |                                |
|---|--|---|--------------------------------|
| <b>QUOTE DATE:</b> 01/22/21               |  | <b>BUILDING CONSULTANT:</b> TRAVIS                  |                                |
| <b>EXPIRATION DATE:</b> 02/01/21          |  | <b>REQUESTED DELIVERY DATE:</b>                     |                                |
| <b>QUOTE#</b> 29210030                    |  | <b>JOB #:</b>                                       |                                |
| <b>COMPANY:</b> MID PLAINS CONSTR.        |  | <b>CUSTOMER:</b> STORAGE UNITS                      |                                |
| <b>CONTACT:</b> JOHN GIESENHAGEN          |  | <b>SHIP TO ADDRESS:</b> GRAND ISLAND, NE 68803      |                                |
| <b>ADDR1:</b>                             |  | <b>UPS ADDRESS:</b>                                 |                                |
| <b>ADDR2:</b>                             |  |   |                                |
| <b>CITY,ST,ZIP</b> GRAND ISLAND, NE 68803 |  | <b>JOBSITE ZIP:</b> 68803                           |                                |
| <b>PHONE#:</b> 308-382-2760               |  | <b>JOBSITE PHONE:</b>                               |                                |
| <b>FAX #:</b>                             |  | <b>LOCATION:</b> CITY                               |                                |
| <b>2nd PHONE#:</b>                        |  | <b>BLDG USE:</b> RURAL                              |                                |
| <b>CELL/PAGE#:</b>                        |  | <b>OCCUPANCY:</b>                                   |                                |
| <b>E-MAIL:</b>                            |  | <b>INSP. NAME:</b> PH.#:                            |                                |
| <b>BUILDING SPECIFICATIONS</b>            |  | <b>COLUMN ELEVATION = 0, UNLESS NOTED</b>           |                                |
| <b>BUILDING MODEL:</b> PLAINSMAN          |  | <b>LEFT ENDWALL:</b> 0 inches                       |                                |
| <b>WIDTH :</b> 54 ft.                     |  | <b>RIGHT ENDWALL:</b> 0 inches                      |                                |
| <b>LENGTH :</b> 280 ft. X L               |  | <b>FRONT SIDEWALL:</b> 0 inches                     |                                |
| <b>LT / RT EAVE HEIGHT:</b> 16.5 / 19     |  | <b>BACK SIDEWALL:</b> 0 inches                      |                                |
| <b>LT/RT ROOF SLOPE:</b> 0.5556:12 /      |  | <b>NOTES:</b>                                       |                                |
| <b>DESIGN LOADS &amp; CODES</b>           |  | <b>INSULATION</b>                                   |                                |
| <b>DEAD LOAD (psf):</b> 2.5               |  | <b>ROOF:</b> inches TYPE:                           |                                |
| <b>WIND LOAD:</b> 113 mph                 |  | <b>WALLS:</b> inches TYPE:                          |                                |
| <b>BUILDING CODE:</b> IBC 18              |  | <b>FACING:</b>                                      |                                |
| <b>EXPOSURE:</b> C                        |  | <b>BASE CONDITION</b>                               |                                |
| <b>COLLATERAL:</b> 1                      |  | standard base                                       |                                |
| <b>LIVE LOAD:</b> 30                      |  | <b>FACTORY LOCATED FRAMED OPENINGS</b>              |                                |
| <b>LIVE LOAD REDUCTION:</b> Yes           |  | <b>LEFT ENDWALL:</b> none                           |                                |
| <b>ROOF SNOW LOAD:</b> 30 (Min Local)     |  | <b>RIGHT ENDWALL:</b> none                          |                                |
| <b>GROUND SNOW:</b> 25                    |  | <b>FRONT SIDEWALL:</b> (14) 10 W x 14 H             |                                |
| <b>CLOSURE:</b> Closed                    |  | <b>BACK SIDEWALL:</b> none                          |                                |
| <b>OCCUPANCY CATEGORY</b> II - Normal     |  | <b>NOTES:</b>                                       |                                |
| <b>SEISMIC ZONE/DESIGN CATEGORY:</b> A    |  | (1) 20' LONG SPRING PAD PER FRAMED OPENING SUPPLIED |                                |
| <b>SEISMIC COEF.:</b> 0.138               |  |   |                                |
| <b>IMPORTANCE-SEIS.:</b> 1                |  |   |                                |
| <b>WALL BRACING TYPE</b>                  |  |   |                                |
| <b>FRONT SIDEWALL:</b> Portal Frames      |  | <b>LEFT ENDWALL:</b> Cable Diagonal Bracing         |                                |
| <b>BACK SIDEWALL:</b> Portal Frames       |  | <b>RIGHT ENDWALL:</b> Cable Diagonal Bracing        |                                |
| <b>ROOF:</b> Cable Diagonal Bracing       |  |   |                                |
| <b>PANEL TYPES, GAUGES AND COLORS</b>     |  |   |                                |
| <b>ROOF PANEL TYPE:</b> R-Panel           |  | <b>GAUGE:</b> 26                                    | <b>COLOR:</b> Galvalume (CSS)  |
| <b>SIDEWALL PANEL TYPE:</b> R-Panel       |  | <b>GAUGE:</b> 26                                    | <b>COLOR:</b> To Be Determined |
| <b>ENDWALL PANEL TYPE:</b> R-Panel        |  | <b>GAUGE:</b> 26                                    | <b>COLOR:</b> To Be Determined |
| <b>U.L. RATING</b> STYLE=--               |  |   |                                |
| <b>TRIM COLORS</b>                        |  | <b>INTERIOR LINER PANELS = NONE UNLESS NOTED</b>    |                                |
| <b>WALL:</b> To Be Determined             |  | <b>LEFT ENDWALL:</b>                                |                                |
| <b>GABLE:</b> To Be Determined            |  | <b>RIGHT ENDWALL:</b>                               |                                |
| <b>JAMB:</b> To Be Determined             |  | <b>FRONT SIDEWALL:</b>                              |                                |
| <b>CORNER:</b> To Be Determined           |  | <b>BACK SIDEWALL:</b>                               |                                |
| <b>BASE:</b> To Be Determined             |  | <b>COLOR:</b> <b>GAUGE:</b>                         |                                |

29210030

| FRAMING TYPE & BAY SPACING                             |  | PARTIAL WALLS = NONE UNLESS NOTED               |                    |
|--|--|---|--------------------|
| MAIN FRAMING:  | 13 single slope rigid frames, clear span | LEFT ENDWALL:                                   |                    |
| LEFT ENDWALL:  | Bearing                                  | RIGHT ENDWALL:                                  |                    |
| SPACING:(FT)   | 17.0000 20.0000 17.0000                  | FRONT SIDEWALL:                                 |                    |
| RIGHT ENDWALL:   | Bearing                                  | BACK SIDEWALL:                                  |                    |
| SPACING:(FT)   | 17.0000 20.0000 17.0000                  | <b>PURLIN TYPE, SPACING &amp; DEPTH</b>         |                    |
| SIDEWALL SPACING:(FT)                                  | 14 at 20                                 |   |                    |
| <b>GIRT TYPE</b>                                       |  |   |                    |
| LEFT ENDWALL:  | Bypass                                   |   |                    |
| RIGHT ENDWALL:   | Bypass                                   |   |                    |
| FRONT SIDEWALL:  | Bypass                                   |   |                    |
| BACK SIDEWALL:   | Bypass                                   |   |                    |
| <b>GABLE AND EAVE EXTENSIONS ( NONE, UNLESS NOTED)</b> |  |   |                    |
| LEFT ENDWALL:  |  | FRONT SIDEWALL:                                 |                    |
| RIGHT ENDWALL:   |  | BACK SIDEWALL:                                  |                    |
| SOFFIT COLOR:  |  |   |                    |
| <b>ADDITIONAL SERVICES</b>                             |  |   |                    |
| NUMBER OF PLANS:                                       | 4  |   |                    |
| CERTIFICATION (NE)                                     | YES                                      | INCLUDES ENGINEER CERTIFIED STRUCTURAL DRAWINGS |                    |
| DESIGN CALCS:  | NO                                       | QUANTITY:                                       |                    |
| FOUNDATION DESIGN:                                     | NO                                       |   |                    |
| <b>ACCESSORIES INCLUDED WITH THIS BUILDING:</b>        |  | <b>Width</b>                                    | <b>Height</b>      |
|  |  |   | <b>Erect Hours</b> |

The following accessory items(s) will be shipped with the building from Sentinel

|    |   |    |              |    |          |       |
|----|---|----|--------------|----|----------|-------|
| 15 | FIELD LOCATED WINDOW FRAMED OPENING #1                | 3  | 7            | \$ |          | 118.8 |
|    | WALK DOORS BY OTHERS                                  |    |              |    |          |       |
| Y  | 3'-8" HIGH GIRT SYSTEM                                |    |              |    | Included | 5.8   |
| Y  | GUTTERS (incl. Mounting brackets and downspouts)      | SN | 280 LIN, FT. | \$ |          | 55.4  |
| Y  | STANDARD BASE FLASHING                                | SN |              | \$ |          | 2.9   |
| Y  | ADD FOR GRAY PRIMER ON RIGID FRAMES AND FLANGE BRACES |    |              |    | Included |       |

The following accessory items(s) will be shipped separate from the building

|   |   |           |     |    |    |       |
|---|---|-----------|-----|----|----|-------|
| Y | ANCHOR BOLT OPTION (Shipping included)            |           |     | \$ |    |       |
| Y | CERTIFIED BUILDING DRAWINGS                       | State     | NE  | \$ | -- |       |
| Y | WALL INSULATION (VRR+ w/ Adhesive Tabs)           | WMPVR-4.0 | R13 | \$ |    | 95.1  |
| Y | ROOF SIMPLE SAVER SYSTEM (w/OSHA Fall Protection) |           | R38 | \$ |    | 342.4 |

NOTES: SENTINEL'S STANDARD WALL PANEL IS 26 GA SIL-POLY WITH PURLIN-BEARING LEG  
While we strive to provide the best value in all-steel buildings, steel price increases may raise our costs and we may adjust our prices at any time.

WE HEREBY PROPOSE TO FURNISH THE ABOVE MATERIALS COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.

|   |                           |               |        |
|---|---------------------------|---------------|--------|
| *Quote Does Not Include Foundation or Erection Costs. | BUILDING LIST PRICE:      | \$            | 1225.0 |
|   | TOTAL LIST W/ACCESSORIES: | \$            |        |
|   | LESS DEALER DISCOUNT      | 10.00%        | \$     |
| FREIGHT TAXABLE: Y                                    | FREIGHT:                  | \$            |        |
|   | NEBRASKA STATE SALES TAX: | 7.50%         | \$     |
| EXPIRATION DATE                                       | 02/01/21                  | *TOTAL PRICE: | \$     |

NOTE: SALES TAX MAY NOT BE INCLUDED ON QUOTES. ANY APPLICABLE SALES TAX WILL BE ADDED PRIOR TO DELIVERY FOR AR, IA, IL, KS, MN, NE, ND, SD.  
 FOR REMAINING STATES, IT IS THE CUSTOMER'S RESPONSIBILITY TO REPORT SALES/USE TAX TO STATE WHERE DELIVERED.  
 PLEASE CHECK YOUR ORDER FOR COMPLETENESS AND ACCURACY.  
 VERIFY THE LOADS & CODES WITH YOUR LOCAL OFFICIALS.

EST ERECTION HRS - ZONE QUALIFIER 1  
 EST ERECTION HRS BLDG & ACCESSORIES: 1845.4  
 EST ERECTION COST: \$

DOWN PAYMENT WITH ORDER: \$  
 CASHIER'S CHECK ON BUILDING DELIVERY: \$

NOTE: SITE PREP, FOUNDATION & UNLOADING BUILDING ARE BY CUSTOMER

All erection charges are negotiated with and paid directly to contractor according to his terms.

SEE ATTACHED TERMS AND CONDITIONS

29210030

ACCEPTANCE OF PURCHASE ORDER

TRAVIS

Buyer acknowledges receipt of completed copy of this agreement and agrees to all terms hereunder.  
 Customer is responsible for verifying codes and loads with local building officials.

|   |   |
|---|---|
| Buyer's Name (PLEASE PRINT) _____<br>Buyer's Signature _____<br>Date Signed: _____<br>P.O. #: _____<br>Requested Delivery Date:<br><input type="checkbox"/> Req Date is Firm<br><input type="checkbox"/> Req Date is Flexible | *Total Price Does Not Include Foundation or Erection Costs.<br>This proposal is withdrawn after 10 days.<br>Quote Expires: 2/1/2021<br>Accepted by SENTINEL this ____ day of ____, ____<br>_____<br>SENTINEL BUILDING SYSTEMS Signature |
|---|---|

SENTINEL BUILDING SYSTEMS  
 P.O. BOX 348  
 ALBION, NE 68620  
 P 402.395.5076 | F 402.395.6369

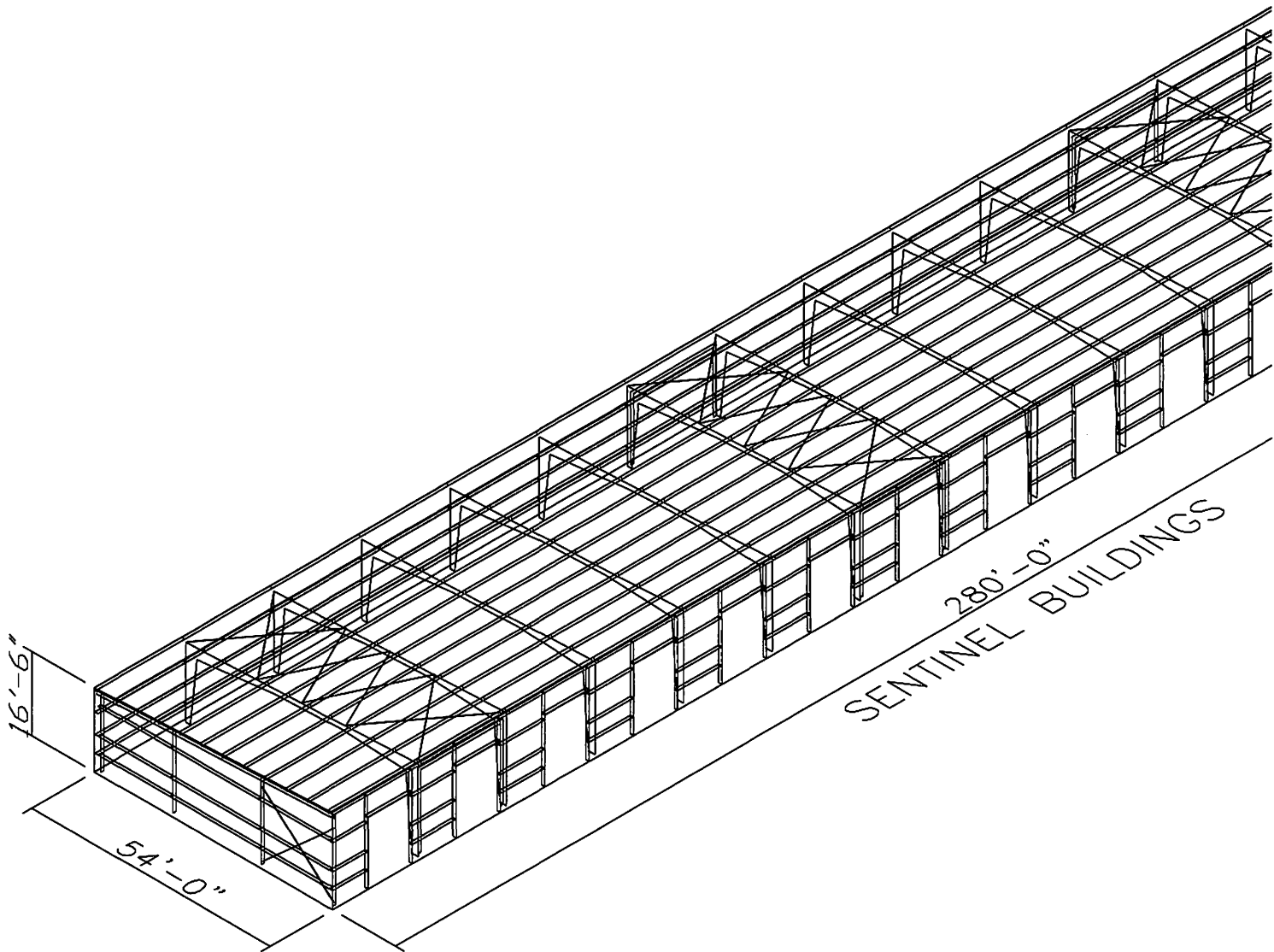
ITEMS BELOW ARE NOT INCLUDED IN THE ABOVE PRICING

ADDITIONAL ACCESSORIES (NOT INCLUDED IN ABOVE PRICE)

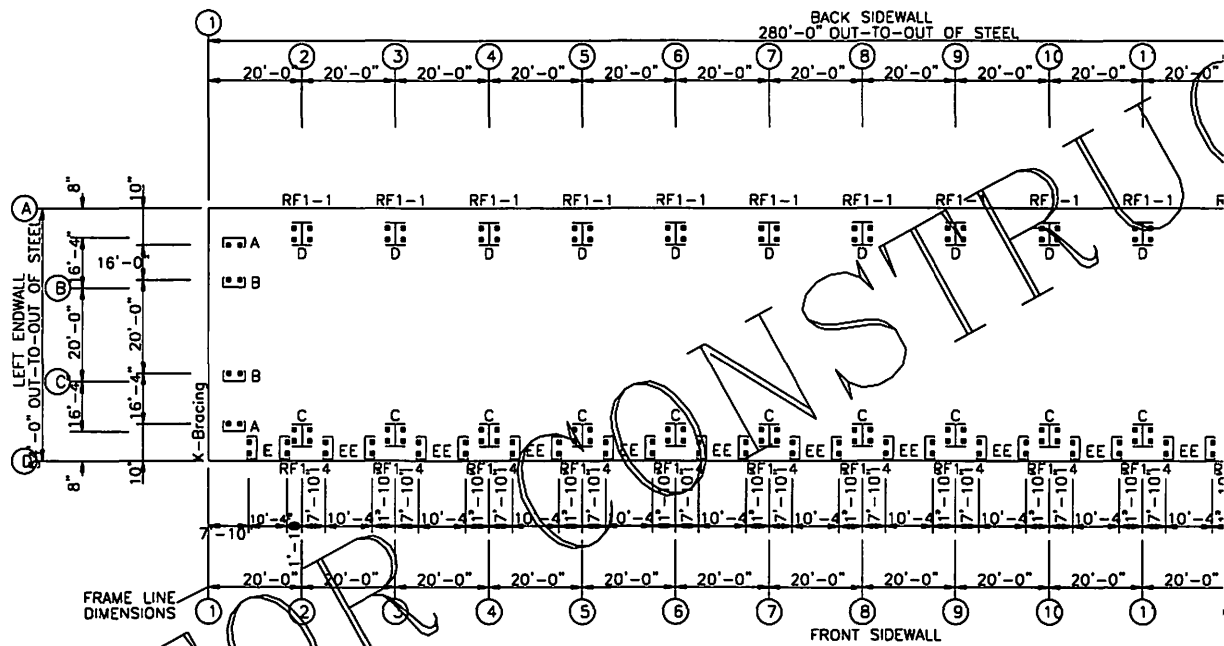
ACCESSORIES PRICED BELOW ARE AT LIST -- ADDITIONAL DISCOUNTS MAY APPLY

Hours

| QUANTITY | FRAMED OPENING OPTIONS                                     | WIDTH | HEIGHT | LIST PRICE |
|----------|--|-------|--------|------------|
| Y        | INDEPENDENT UT WELD INSPECTION (REQUIRED BY IBC 2018 CODE) |       |        | \$         |
| 1        | TRANSVERSE PARTITION-ON FRAMELINE (26 Ga. Brilliant)       | SN    |        | \$ 29.4    |
| Y        | TOO ADD STANDING SEAM ROOF in 24 Gauge Galvalume Plus      |       |        | \$ 267.7   |



## Exhibit A



ANCHOR BOLT PLAN  
NOTE: All Base Plates @ 100'-0" (U.N.)

**SEN1**  
237 SOUTH 4TH STREET P.O.  
800-327-0760 SEN1

Seal the engineer named on the seal, a  
Senior Building Systems, a division of JCB  
is acting as the Engineer of Record. The  
responsibility of the engineer named and  
Senior Building Systems is limited to the  
structural performance of the components  
designed by Senior Building Systems.

## Exhibit A

FRAME LINES: 2 3 4 5 6 7 8 9 10 11 12 13 14



ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS,

| Frm Line | Col Line | Column_Reactions(k) |      |      |         | V    |      | Bolt Qty |
|----------|----------|---------------------|------|------|---------|------|------|----------|
|          |          | Load Id             | Hmax | Vmax | Load Id | Hmin | Vmin |          |
| 1        | A        | 6                   | 0.9  | -0.9 | 7       | -0.8 | -0.9 | 2 C      |
|          |          | 2                   | 0.0  | 2.4  | 6       | 0.9  | -0.9 |          |
| 1        | B        | 8                   | 1.9  | -3.2 | 9       | -1.7 | -3.2 | 2 C      |
|          |          | 2                   | 0.0  | 8.1  | 8       | 1.9  | -3.2 |          |
| 1        | C        | 8                   | 2.0  | -4.3 | 9       | -1.8 | -4.3 | 2 C      |
|          |          | 2                   | 0.0  | 6.3  | 8       | 2.0  | -4.3 |          |
| 1        | D        | 10                  | 1.0  | -2.9 | 11      | -0.9 | -2.9 | 2 C      |
|          |          | 1                   | 0.0  | 3.1  | 10      | 1.0  | -2.9 |          |
| 15       | D        | 8                   | 1.0  | -2.9 | 9       | -0.9 | -2.9 | 2 C      |
|          |          | 1                   | 0.0  | 3.1  | 8       | 1.0  | -2.9 |          |
| 15       | C        | 10                  | 2.0  | -4.3 | 11      | -1.8 | -4.3 | 2 E      |
|          |          | 2                   | 0.0  | 6.3  | 10      | 2.0  | -4.3 |          |
| 15       | B        | 10                  | 1.9  | -3.2 | 11      | -1.7 | -3.2 | 2 C      |
|          |          | 2                   | 0.0  | 8.1  | 10      | 1.9  | -3.2 |          |
| 15       | A        | 6                   | 0.9  | -0.9 | 7       | -0.8 | -0.9 | 2 C      |
|          |          | 2                   | 0.0  | 2.4  | 6       | 0.9  | -0.9 |          |

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

| Frm Line | Col Line                                    | Column_Reactions(k ) |              |              |         |              |              | Bolt(in)<br>Qty Dia |       | Base_Plate(in) |        |       | Grout (in) |
|----------|---|----------------------|--------------|--------------|---------|--------------|--------------|---------------------|-------|----------------|--------|-------|------------|
|          |   | Load Id              | Hmax<br>H    | V<br>Vmax    | Load Id | Hmin<br>H    | V<br>Vmin    |                     |       | Width          | Length | Thick |            |
| 2*       | A   | 2                    | 13.6         | 22.5         | 3       | -5.5<br>-2.1 | -6.6<br>-6.9 | 4                   | 0.750 | 8.000          | 12.56  | 0.375 | 0.0        |
| 2*       | D   | 4<br>1               | 3.9<br>-13.6 | -4.0<br>22.9 | 1<br>5  | -13.6<br>2.3 | 22.9<br>-6.8 | 4                   | 0.750 | 8.000          | 18.56  | 0.375 | 0.0        |
| 2*       | Frame lines: 2 3 4 5 6 7 8 9 10 11 12 13 14 |                      |              |              |         |              |              |                     |       |                |        |       |            |

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minim corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation to opposite directions.
- Bracing reactions are in the plane of the brace with the H p from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:
 

|                       |              |
|-----------------------|--------------|
| Width (ft)            | = 54.0       |
| Length (ft)           | = 280.0      |
| Save Height (ft)      | = 16.5/ 19.0 |
| Roof Slope (rise/12)  | = 0.6        |
| Dead Load (psf)       | = 2.5        |
| Collateral Load (psf) | = 1.0        |
| Live Load (psf)       | = 30.0       |
| Snow Load (psf)       | = 21.0       |
| Wind Speed (mph)      | = 113.0      |
| Wind Code             | = IBC 18     |
| Exposure              | = C          |
| Closed/Open           | = C          |
| Importance Wind       | = 1.00       |
| Importance Seismic    | = 1.00       |
| Seismic Zone          | = A          |

- Loading conditions are:
  - 1 Dead+Collateral+Live
  - 2 Dead+Collateral+MIN\_SNOW
  - 3 0.6Dead+0.6Wind\_Left1
  - 4 0.6Dead+0.6Wind\_Right1
  - 5 0.6Dead+0.6Wind\_Long1L
  - 6 0.6Dead+0.6Wind\_Suction+0.6Wind\_Long1L
  - 7 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long1L
  - 8 0.6Dead+0.6Wind\_Left1+0.6Wind\_Suction
  - 9 0.6Dead+0.6Wind\_Right1+0.6Wind\_Pressure
  - 10 0.6Dead+0.6Wind\_Right1+0.6Wind\_Suction
  - 11 0.6Dead+0.6Wind\_Right1+0.6Wind\_Pressure

## GENERAL NOTES

- Foundation design and construction are not the responsibility of SENTINEL Buildings Systems.
- The building reaction data reports the loads which this building places on the foundation.
- Anchor bolts shall be accurately set to a tolerance of  $\pm 1/8"$  in both elevation and location.
- Column base plates are designed not to exceed a bearing pressure of 1020 pounds per square inch.
- All walk doors are to be field located with drilled in wedge anchors.
- Total anchor bolt length is embedment + projection.
- All anchor bolts to be ASTM F1554 Gr36 threaded round stock (rolled or cut thread) with plain finish, unless noted.
- When anchor rods are located close to the free edge of the concrete, the tensile and/or shear strength of the anchor rods cannot be fully developed. In these cases, steel reinforcement in the concrete must be sized and developed (not by Sentinel) for the required tensile or shear forces in the anchor rods.
- For buildings classified as closed (Closed/Open = C), Sentinel Building Systems does not investigate the influence of the design wind load on the metal building system with doors and windows left open. The end customer must assure that during times of high winds all overhead doors, sliding doors, large doors (such as bi-fold & hydraulic), walk doors and windows will be closed & latched.

## BUILDING BRACING REACTIONS

| Wall Loc | Col Line | ± Reactions(k) | Wind Horiz | Seismic Vert | Panel Shear (lb/ft) | Wind | Seis | Note |
|----------|----------|----------------|------------|--------------|---------------------|------|------|------|
|          |          |                |            |              |                     |      |      |      |
| L_EW     | 1        | C,D            | 3.6        | 3.8          | 0.0                 | 0.0  |      |      |
| F_SW     | D        | 2,3            | 0.7        | 1.2          | 0.1                 | 0.1  |      | (b)  |
|          |          | 7,8            | 0.7        | 1.2          | 0.1                 | 0.1  |      | (b)  |
|          |          | 12,13          | 0.7        | 1.2          | 0.1                 | 0.1  |      | (b)  |
| R_EW     | 15       | O,C            | 3.6        | 3.8          | 0.0                 | 0.0  |      |      |
| B_SW     | A        | 12,13          | 1.0        | 1.5          | 0.1                 | 0.2  |      | (b)  |
|          |          | 7,8            | 1.0        | 1.5          | 0.1                 | 0.2  |      | (b)  |

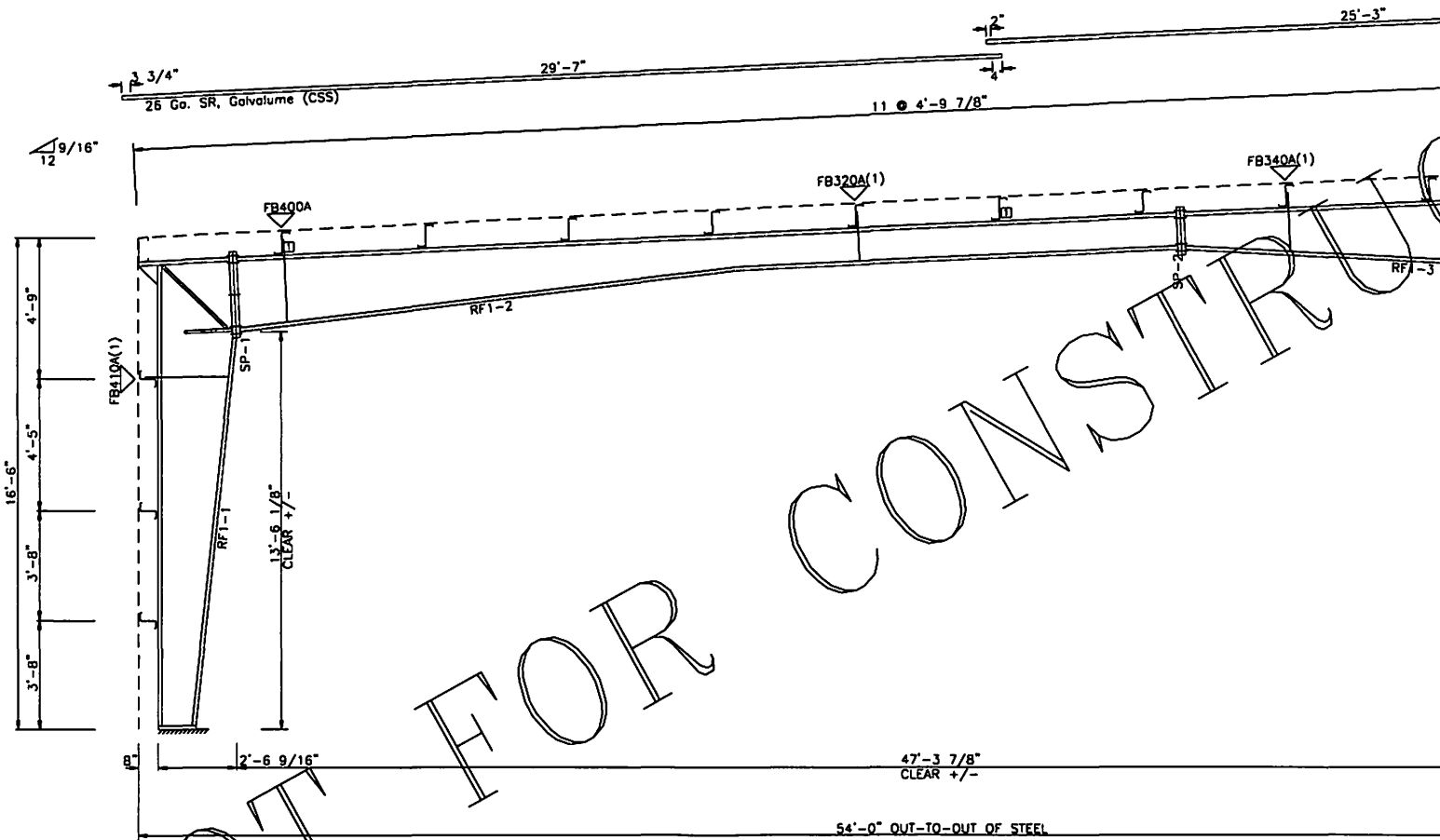
(b) wind bent in bay, base above finish floor

**SENTINEL**  
237 SOUTH 4TH STREET P.O.  
800-327-0790 SENTINEL

Neither the engineer named on the seal, Sentinel Building Systems, a division of S, is acting as the Engineer of Record. The responsibility of the engineer named and Sentinel Building Systems is limited to the structural performance of the components designed by Sentinel Building Systems.

## Exhibit A

▽ FLANGE BRACES: Both Sides(U.N.)  
 FBxxA(1): xx=length(in)  
 A - L2x1/8



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9 10 11 12 13 14

**SEN**  
 237 SOUTH 4TH STREET P.C.  
 800-327-0790 SDMT

Neither the engineer named on the seal, Sentral Building Systems, a division of S, is acting as the Engineer of Record. The responsibility of the Engineer named on the seal, Sentral Building Systems, is limited to the structural performance of the components designed by Sentral Building Systems.

## Exhibit A

**Procon Properties, LLC**  
**Tax Increment Financing Request**  
**Estimated Real Estate Taxes on Project Site Upon Completion of Project**

**Existing Assessed Value and Real Estate Tax on Project Site**

| Parcel Number             | Assessed Value (2020) |          |          | Taxes    | Sq Feet | Mil Rate   |
|---------------------------|-----------------------|----------|----------|----------|---------|------------|
|                           | Improvements          | Land     | Total    |          |         |            |
| 0400015145                | -                     | 14,483   | 14,483   | 300.46   | 22,101  | 2.0745702% |
| 0400095645                | -                     | 14,482   | 14,482   | 300.42   | 22,148  | 2.0744372% |
| 0400095661                | -                     | 14,482   | 14,482   | 300.42   | 22,184  | 2.0744372% |
| 0400095726                | -                     | 14,482   | 14,482   | 300.42   | 22,220  | 2.0744372% |
| 0400095769                | -                     | 14,482   | 14,482   | 300.42   | 22,256  | 2.0744372% |
| 0400095793                | -                     | 14,482   | 14,482   | 300.42   | 22,291  | 2.0744372% |
| Before subdivision        | -                     | 86,893   | 86,893   | 1,802.56 | 133,200 |            |
| Subdivided Sq Ft          | 133,200               | 133,200  | 133,200  | 133,200  |         |            |
| Divided by total existing | 133,200               | 133,200  | 133,200  | 133,200  |         |            |
| Ratio                     | 1.000000              | 1.000000 | 1.000000 | 1.000000 |         |            |
| Estimated subdivision     | -                     | 86,893   | 86,893   | 1,803    |         |            |

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

|   | 2020 Assessment | Note 1<br>Limitation |
|---|-----------------|----------------------|
| 2020 taxes assessed on site prior to project commencement | 1,803           |                      |
| Divided by base assessed value                            | 86,893          |                      |
| Estimated tax rate  | 2.074460%       |                      |
| Proposed assessed value                                   | 4,289,940       |                      |
| Estimated annual real estate tax after project completion | 88,993          |                      |
| Less existing annual real estate tax                      | (1,803)         |                      |
| Estimated increase in annual real estate tax              | 87,191          | 98,417               |
| Requested TIF assistance at zero percent lending rate     | 15<br>1,307,858 | 15<br>1,476,259      |
| Principal debt service at indicated rate                  | Rate            | Principal            |
| With annual note payments                                 | PVA 4.50%       | 936,387              |
| With monthly note payments                                | PVA 4.50%       | 949,796              |
|   |                 | 1,056,957            |
|   |                 | 1,072,093            |

**Notes:**

- 1.) This column represents requested financing in the event the tax increment over 15 years exceeds actual qualified TIF costs. Requested TIF assistance is limited to qualified costs.

**Exhibit B**

**Procon Properties, LLC  
Project Cost Summary**

| Description                                    | Phase #1<br>Amount | Phase #2<br>Amount | Total        | TIF<br>Qualified (Q)<br>Non-Qualified (NQ) |
|--|--------------------|--------------------|--------------|--|
| TIF qualified general conditions               | 87,500.00          | 100,625.00         | 188,125.00   | Q  |
| TIF non-qualified general conditions           | 54,100.00          | 62,215.00          | 116,315.00   | NQ   |
| Subtotal                                       | 141,600.00         | 162,840.00         | 304,440.00   |  |
| TIF qualified sitework                         | 92,150.00          | 105,973.00         | 198,123.00   | Q  |
| TIF non-qualified sitework                     | 7,870.00           | 9,051.00           | 16,921.00    | NQ   |
| Subtotal                                       | 100,020.00         | 115,024.00         | 215,044.00   |  |
| Landscaping                                    | 11,235.00          | 12,920.00          | 24,155.00    | NQ   |
| Fencing  | 18,450.00          | 21,218.00          | 39,668.00    | NQ   |
| TIF qualified concrete                         | 209,650.00         | 241,098.00         | 450,748.00   | Q  |
| TIF non-qualified concrete                     | 149,975.00         | 172,471.00         | 322,446.00   | NQ   |
| Subtotal                                       | 359,625.00         | 413,569.00         | 773,194.00   |  |
| Metals   | 29,190.00          | 33,569.00          | 62,759.00    | NQ   |
| Pre-engineered building                        | 771,860.00         | 887,639.00         | 1,659,499.00 | NQ   |
| Overhead doors                                 | 107,595.00         | 123,734.00         | 231,329.00   | NQ   |
| Hollow metal door                              | 67,155.00          | 77,228.00          | 144,383.00   | NQ   |
| Drywall  | 12,535.00          | 14,415.00          | 26,950.00    | NQ   |
| Painting                                       | 6,850.00           | 7,878.00           | 14,728.00    | NQ   |
| Signage  | 8,560.00           | 9,844.00           | 18,404.00    | NQ   |
| TIF qualified plumbing                         | 125,850.00         | 144,728.00         | 270,578.00   | Q  |
| TIF non-qualified plumbing                     | 34,760.00          | 39,974.00          | 74,734.00    | NQ   |
| Subtotal                                       | 160,610.00         | 184,702.00         | 345,312.00   |  |
| TIF qualified electrical                       | 104,900.00         | 120,635.00         | 225,535.00   | Q  |
| TIF non-qualified electrical                   | 114,840.00         | 132,066.00         | 246,906.00   | NQ   |
| Subtotal                                       | 219,740.00         | 252,701.00         | 472,441.00   |  |
| Total project costs per construction pro-forma | 2,015,025.00       | 2,317,281.00       | 4,332,306.00 | NQ   |
| Other costs:                                   |                    |                    |              |  |
| Land   | 67,500.00          | 67,500.00          | 135,000.00   | Q  |
| Financing                                      | 40,000.00          | 40,000.00          | 80,000.00    | NQ   |
| Legal & accounting                             | 1,000.00           | 7,150.00           | 8,150.00     | Q  |
| Total project costs                            | 2,123,525.00       | 2,431,931.00       | 4,555,456.00 |  |
| Total TIF qualified costs (Q)                  | 688,550.00         | 787,709.00         | 1,476,259.00 |  |
| Total TIF non-qualified costs (NQ)             | 1,434,975.00       | 1,644,222.00       | 3,079,197.00 |  |
| Total project costs                            | 2,123,525.00       | 2,431,931.00       | 4,555,456.00 |  |
| Phase 2 (cost increase percentage)             |                    | 15.00%             |              |  |

**Exhibit C**



# MID PLAINS CONSTRUCTION CO.

## GENERAL CONTRACTORS

Procon Properties  
RV Storage – Capital Avenue  
June 9, 2021  
Revised Pricing since 3/1/2021

|                         | SCHEDULE<br>OF VALUES | Add        | REVISED COSTS     |
|-------------------------|-----------------------|------------|-------------------|
| General Conditions      | 134,600.00            | 7,000.00   | 141,600.00        |
| Sitework                | 95,260.00             | 4,760.00   | 100,020.00        |
| Landscaping             | 11,235.00             | .00        | 11,235.00         |
| Fencing                 | 16,050.00             | 2,400.00   | 18,450.00         |
| Concrete                | 359,625.00            | .00        | 359,625.00        |
| Metals                  | 23,540.00             | 5,650.00   | 29,190.00         |
| Pre-Engineered Building | 641,860.00            | 130,000.00 | 771,860.00        |
| Overhead Doors          | 88,595.00             | 19,000.00  | 107,595.00        |
| Hollow Metal Door       | 62,755.00             | 4,400.00   | 67,155.00         |
| Drywall                 | 12,535.00             | .00        | 12,535.00         |
| Painting                | 6,850.00              | .00        | 6,850.00          |
| Signage                 | 8,560.00              | .00        | 8,560.00          |
| Plumbing                | 160,610.00            | .00        | 160,610.00        |
| Electrical              | <u>219,740.00</u>     | <u>.00</u> | <u>219,740.00</u> |
| TOTALS                  | 1,841,815.00          | 173,210.00 | 2,015,025.00      |

Above summary only includes phase 1 costs.

## Exhibit C

1210 W. NORTH FRONT STREET • GRAND ISLAND, NE 68801 • PHONE (308) 382-2760 • FAX (308) 382-2770



## MID PLAINS CONSTRUCTION CO.

---

### GENERAL CONTRACTORS

Procon Properties  
RV Storage – Capital Avenue  
March 1, 2021

|                     | <b>BREAKOUT<br/>ITEMS</b> |
|---------------------|---------------------------|
| Sanitary Sewer      | 59,090.00                 |
| Storm Sewer         | 51,620.00                 |
| Water Service       | 15,140.00                 |
| Electrical Service  | 104,900.00                |
| Paving              | 209,650.00                |
| Sitework            | 92,150.00                 |
| Architect           | 26,500.00                 |
| Civil Engineer      | 22,000.00                 |
| Structural Engineer | 13,500.00                 |
| Mechanical Engineer | 9,500.00                  |
| Electrical Engineer | <u>16,000.00</u>          |
|                     | 620,050.00                |

Amounts reflected above are included in totals reflected on previous page and include only phase 1 costs.

**Exhibit D**  
**Annual Income & Expense Pro Forma**

**PROCON PROPERTIES, LLC**

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

**Twelve Months Ending After Project Phase 1 Completion**

## CONTENTS

|   | <u>PAGE</u> |
|---|-------------|
| INTRODUCTION  | 3           |
| INDEPENDENT ACCOUNTANTS' COMPILATION REPORT   | 4           |
| PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER VARIOUS TAX<br>INCREMENT FINANCING SCENARIOS DETAILED IN NOTE A – CASH BASIS | 5           |
| SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS   | 6           |

## INTRODUCTION

The projection in this illustration presents the entity's, Procon Properties, LLC's, projected receipts and disbursements under the hypothetical assumptions in Note A on the cash basis for the twelve months ending after project phase 1 completion.



## INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To Management of  
Procon Properties, LLC  
Grand Island, NE

Management is responsible for the accompanying projection of Procon Properties, LLC, which comprise projected statements of receipts and disbursements under various tax increment financing scenarios detailed in Note A – cash basis of Procon Properties, LLC (see introduction), for the twelve months ending after project phase 1 completion, and the related summaries of significant assumptions in accordance with guidelines for the presentation of a projection established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the projection nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this projection.

Even if the tax increment financing (TIF) scenarios outlined occurred, the projected results may not be achieved, as there will usually be differences between the projection and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

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

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

*Schroeder & Schreiner, P.C.*

Grand Island, NE  
June 29, 2021

2535 N. Carleton Ave.  
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## Procon Properties, LLC

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

#### Twelve Months Ending After Project Phase 1 Completion

|   | With Tax<br>Increment<br>Financing | Without Tax<br>Increment<br>Financing |
|---|------------------------------------|---------------------------------------|
| <b>Gross Taxable Income:</b>                                      |                                    |                                       |
| Rental revenue  | \$ 156,000                         | \$ 156,000                            |
| Tax increment financing (TIF) revenue                             | 44,080                             | -                                     |
|   | <u>200,080</u>                     | <u>156,000</u>                        |
| <b>Tax Deductions:</b>  |                                    |                                       |
| Interest expense - TIF debt                                       | 21,139                             | -                                     |
| Interest expense - Non-TIF debt                                   | 69,896                             | 91,035                                |
| Real estate tax (existing)  | 1,803                              | 1,803                                 |
| Real estate tax (TIF increment)                                   | 44,080                             | 44,080                                |
| Common area utilities   | 4,800                              | 4,800                                 |
| Insurance   | 12,000                             | 12,000                                |
| Repairs and maintenance   | 10,000                             | 10,000                                |
| Professional service  | 1,000                              | 1,000                                 |
| Depreciation and amortization                                     | 57,174                             | 57,174                                |
|   | <u>221,892</u>                     | <u>221,892</u>                        |
| <b>Taxable income (loss)</b>                                      | (21,812)                           | (65,892)                              |
| <b>Adjustments to Arrive at Net Cash Receipts (Disbursements)</b> |                                    |                                       |
| Depreciation & amortization                                       | 57,174                             | 57,174                                |
| Principal debt service - TIF                                      | (22,941)                           | -                                     |
| Principal debt service - Non-TIF                                  | (49,739)                           | (72,680)                              |
|   | <u>(15,506)</u>                    | <u>(15,506)</u>                       |
| <b>Net cash receipts</b>  | <u>\$ (37,318)</u>                 | <u>\$ (81,398)</u>                    |

See the summary of significant projections

accompanied and the independent accountants' compilation report.

## **PROCON PROPERTIES, LLC**

### **SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS**

#### **Twelve Months Ending After Project Phase 1 Completion**

##### **NOTE A – NATURE AND LIMITATION OF PROJECTIONS**

The accompanying projection presents, to the best of Procon Properties, LLC's (PP's) knowledge and belief, cash receipts and disbursements for the twelve months ending after project phase 1 completion to be generated by a storage space leasing facility (e.g. "the project") located in Grand Island, Nebraska. Stated cash receipts and disbursements are intended to convey results of operations after the anticipated 2022 completion of phase 1 of the project, assuming funding of the estimated construction and acquisition costs of \$2,123,525 both with, and in the absence of, tax increment financing assistance. The projection reflects their judgment as of June 29, 2021, the date of this projection, of the expected conditions and their expected course of action. Actual results are likely to differ from the projected results because events and circumstances frequently do not occur as expected. Those differences may be material. The assumptions disclosed herein are those that management believes are significant to the projections. The projected information was prepared for use in a tax increment financing request to the Grand Island Community Redevelopment Authority.

##### **NOTE B – BASIS OF ACCOUNTING**

The presentations of cash receipts and disbursements for the projection period and the twelve months ending after project phase 1 completion portray results using the cash basis of accounting. The results of this basis differ from those using generally accepted accounting principles primarily because the cash basis does not recognize assets other than cash and the debt principal outstanding under the tax increment financing or construction or building loan(s).

##### **NOTE C – CASH RECEIPTS**

Procon Properties, LLC is the owner and operating entity for four pre-engineered steel buildings intended to house 50 bays. This projection considers only expected operating results from the first phase of the project consisting of two buildings housing 26 bays. Revenue has been determined based on the knowledge and experience of the owners of PP (and related parties) in the operation of similar facilities in the same locale. The projection assumes 100% occupancy of the 26 bay buildings at \$500 per month for 12 months per year.

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

##### **NOTE D – CASH DISBURSEMENTS**

Interest expense and principal debt service are based on the assumption that with the exception of any TIF financing assistance, the entire construction project Phase 1 will be financed through \$67,500 of capital contributions from the owners of PP with additional debt incurred to cover the remaining anticipated construction and improvement costs.

## **PROCON PROPERTIES, LLC**

### **SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS, Continued**

#### **Twelve Months Ending After Project Phase 1 Completion**

##### **NOTE D – CASH DISBURSEMENTS, Continued**

Phase 1 TIF debt is based on an initial \$480,178 principal balance that can be serviced with the anticipated incremental real estate tax generated by the project. The loan is expected to have a 15-year term with scheduled monthly payments of \$3,673 (annual \$44,080) and an interest rate of approximately 4.5%. This debt reflects only that incurred to cover the first phase of the project.

The remaining construction and land acquisition costs, not funded through tax increment financing, will be satisfied with \$67,500 of additional capital contributions for land already owned and \$1,575,847 of bank debt for the residual obligation. All remaining non-TIF construction debt will have a 20-year term. All loans will have an annual interest rate of approximately 4.5%. Scenarios contemplating the denial of tax increment financing will assume bank debt replacing TIF financing at the same 15-year term and 4.5% annual interest rate as the equivalent TIF financing.

Projected real estate tax is expected to equal the current tax (for the 2020 year) plus additional tax generated by applying the current levy rate to the anticipated increase in assessed value to be generated by the construction project.

Projected costs for common area water, sewer and utilities; insurance; repairs and maintenance; professional fees; and other costs are all based on the experience of PP's members and the expected occupancy of the facility.

This projection estimates a taxable loss under all reporting scenarios. Accordingly, in anticipation of passive activity loss limitations restricting the use of said losses, no member distributions to cover estimated individual income tax (or contributions to reflect estimated income tax benefits) based on tax law provisions expected to be in effect during the projection period have been considered. Although not a cash expenditure, estimated depreciation has been calculated and included in the projection to arrive at net taxable income. Estimated capitalized costs are depreciated under either the straight-line method for 39-year life building components or the 150 percent declining balance method for 15-year life paving and improvement components.

**Procon Properties, LLC  
Tax Increment Financing Application  
Capitalization Rate Analysis**

|                              | <u>With Tax<br/>Increment Financing</u> | <u>Without Tax<br/>Increment Financing</u> |
|------------------------------|---|--|
| Net operating income         | 126,397                                 | 82,317                                     |
| Divided by fair market value | 2,123,525                               | 2,123,525                                  |
| Equals capitalization rate   | 5.95%                                   | 3.88%                                      |

**Exhibit E**

**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.**

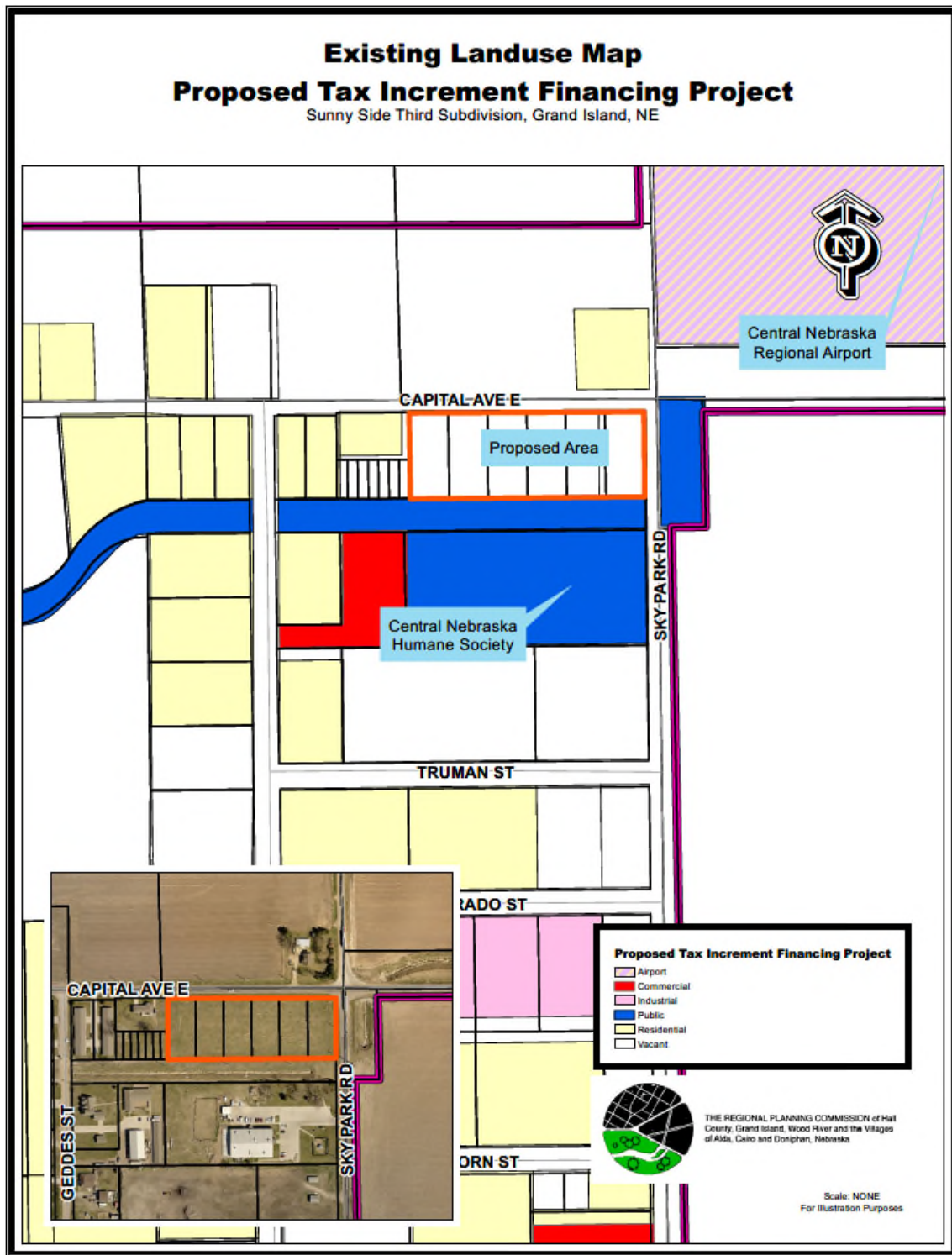
**Executive Summary:**

**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 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 2021-06 confirming that this project will be consistent with the Comprehensive Plan for the City of Grand Island as amended.**

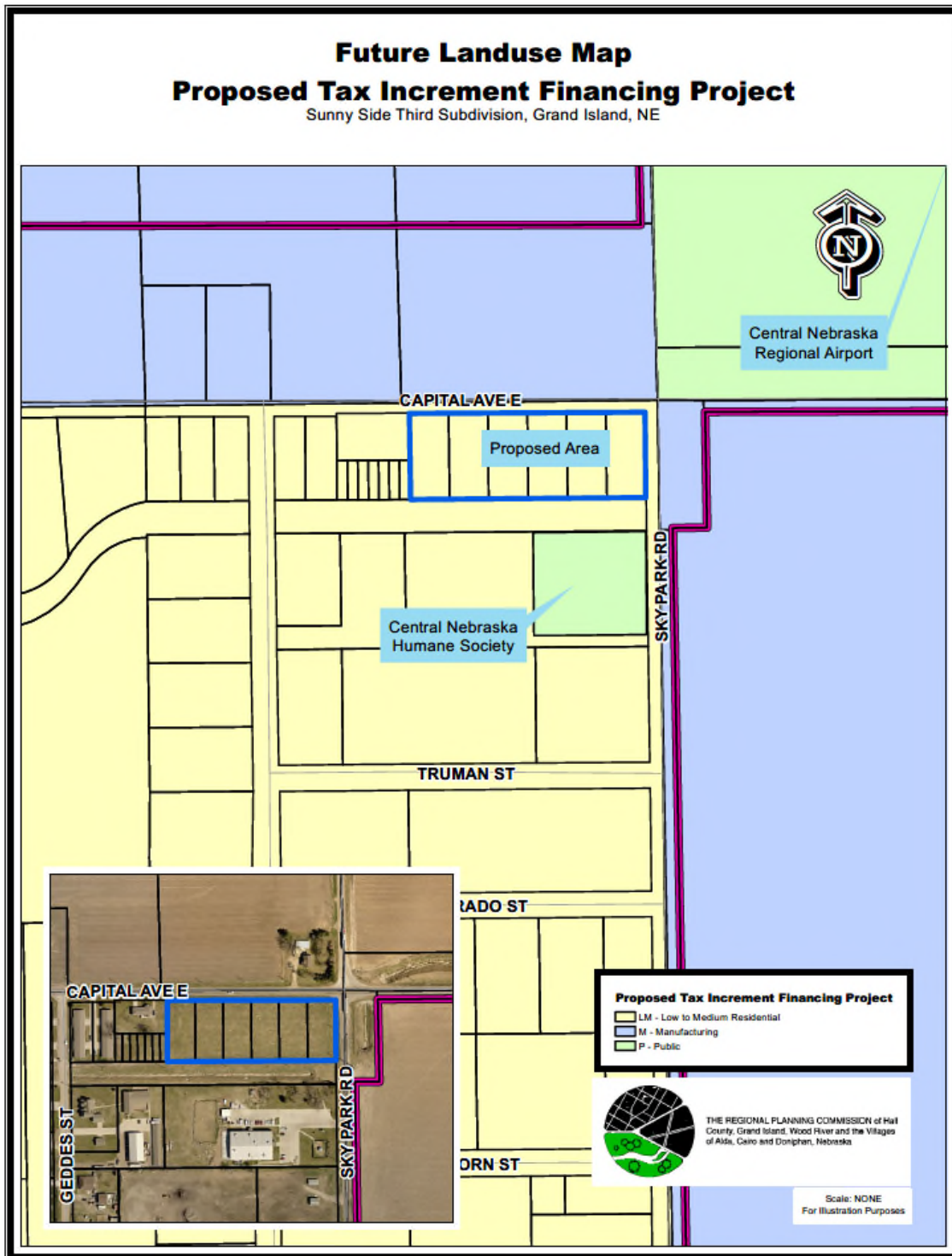
**3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]**

#### ***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.



**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.

**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.

| <b>Use of Funds.</b>       | <b>Source of Funds</b> |                      |              |
|----------------------------|------------------------|----------------------|--------------|
| <b>Description</b>         | <b>TIF Funds</b>       | <b>Private Funds</b> | <b>Total</b> |
| 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            |
| <b>TOTALS</b>           | <b>\$1,307,858</b> | <b>\$3,247,598</b> | <b>\$4,555,456</b> |

**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.

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

**RESOLUTION NO. 359**

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 11<sup>th</sup> day of August, 2021

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Procon Flex Industrial Area 5

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

**RESOLUTION NO. 360**

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area, from Procon Properties LLC, (The "Developer") for redevelopment of Lots One (1) through Six (6) inclusive of Sunny Side Third Subdivision, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 5;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this 11<sup>th</sup> day of August, 2021.

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Procon Flex Industrial Area 5

## **Exhibit 1**

### **Legal Description:**

Lots One (1) through Six (6) Sunny Side Third Subdivision, in the City of Grand Island, Hall County, Nebraska.

Procon Flex Industrial Area 5



# Community Redevelopment Authority (CRA)

**Wednesday, August 11, 2021  
Regular Meeting**

## **Item K1**

**2021 -2022 Budget**

**Staff Contact:**

**COMMUNITY REDEVELOPMENT AUTHORITY  
2022 BUDGET**

|   | <b><u>2021<br/>BUDGET</u></b> | <b><u>2020-2021<br/>YE Projected</u></b> | <b><u>2022<br/>BUDGET</u></b> |
|---|-------------------------------|--|-------------------------------|
| <b>CONSOLIDATED</b>                                 |                               |  |                               |
| Beginning Cash                                      | 677,632                       | 677,632                                  | 548,785                       |
| <b>REVENUE:</b>                                     |                               |  |                               |
| Property Taxes - CRA                                | 504,203                       | 504,203                                  | 524,191                       |
| Property Taxes - Lincoln Pool                       | 195,805                       | 195,805                                  | 196,818                       |
| Property Taxes -TIF's                               | 4,858,000                     | 4,858,000                                | 5,400,000                     |
| Loan Income (Poplar Street Water Line)              | 20,000                        | 16,000                                   | 20,000                        |
| Interest Income - CRA                               | 10,000                        | 10,000                                   | 10,000                        |
| Land Sales  |                               |  | -                             |
| Other Revenue - CRA                                 | 200,000                       | 200,000                                  | 200,000                       |
| Other Revenue - TIF's                               |                               |  |                               |
| <b>TOTAL REVENUE</b>                                | <b>5,788,008</b>              | <b>5,784,008</b>                         | <b>6,351,008</b>              |
| <b>TOTAL RESOURCES</b>                              | <b>6,465,640</b>              | <b>6,461,640</b>                         | <b>6,899,793</b>              |
| <b>EXPENSES</b>                                     |                               |  |                               |
| Auditing & Accounting                               | 3,000                         | 3,000                                    | 3000                          |
| Legal Services                                      | 3,000                         | 500                                      | 3000                          |
| Consulting Services                                 | 5,000                         | -  | 5000                          |
| Contract Services                                   | 75,000                        | 65,000                                   | 75000                         |
| Printing & Binding                                  | 1,000                         | -  | 1000                          |
| Other Professional Services                         | 16,000                        | 200                                      | 16000                         |
| General Liability Insurance                         | 250                           | -  | 250                           |
| Postage   | 200                           | 100                                      | 250                           |
| Legal Notices                                       | 500                           | 250                                      | 500                           |
| Travel & Training                                   | 4,000                         | -  | 4000                          |
| Other Expenditures                                  | -                             | -  |                               |
| Office Supplies                                     | 1,000                         |  | 1000                          |
| Supplies  | 300                           | 200                                      | 300                           |
| Land  | 30,000                        |  | 30000                         |
| Bond Principal - Lincoln Pool                       | 185,000                       | 185,000                                  | 190000                        |
| Bond Interest- Lincoln Pool                         | 10,805                        | 10,805                                   | 6817.5                        |
| Husker Harvest Days Payment (Year 4 of 10 Nov 2021) | 200,000                       | 200,000                                  | 200000                        |
| Façade Improvement                                  | 200,000                       | 160,000                                  | 250000                        |
| Building Improvement                                | 670,000                       | 268,000                                  | 500000                        |
| Other Projects                                      | 200,000                       | 162,000                                  | 200000                        |
| TIF Payments  | 4,857,800                     | 4,857,800                                | 5400000                       |
| <b>TOTAL EXPENSES</b>                               | <b>6,462,855</b>              | <b>5,912,855</b>                         | <b>6,886,118</b>              |
| <b>INCREASE(DECREASE) IN CASH</b>                   | <b>(674,847)</b>              | <b>(128,847)</b>                         | <b>(535,109)</b>              |
| <b>ENDING CASH</b>                                  | <b>2,785</b>                  | <b>548,785</b>                           | <b>13,676</b>                 |

# ARRIVE RAILSIDE

201 West Third St. Suite 2, Grand Island, NE 68801  
308-398-7022 [arriverailside.com](http://arriverailside.com)

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7/21/2021

Mr. Chad Nabity,  
Director of CRA, ET AL,

The board members of the Grand Island Railside Business Improvement District are asking for your continued support of Railside projects and developments. The CRA's support of the Railside BID has played a pivotal role in many of Downtown Grand Island's recent successes. A couple of these successes include but are not limited to, the addition of many downtown apartments through life safety grant dollars, and historical street lighting on part of 3<sup>rd</sup> street.

When looking to the future of Railside success, we understand the importance of having the support of our Grand Island CRA and we ask for your support of any existing and future endeavors. A few examples of projects the Railside BID is currently working on include:

- Replacing the existing 40-year-old planter boxes.
- Completing a parking road map that will provide the Railside BID a guide as to how to appropriately handle the constantly increasing demand for downtown parking space.
- Adding additional historical streetlights on 3<sup>rd</sup> Street.
- Promote residency downtown through Upper-Level Housing development.

Again, the Railside Board wants to thank you for your continued dedication to downtown Grand Island.

Sincerely,



Amos Anson  
President of the Railside BID



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#### Estimated Cost of Existing and Future RAILSIDE BID Endeavors

- Replace 40 Planters throughout the Dist. \$45,800
- Develop Parking Road Map \$30,000 - \$50,000
- Addition of Historical Street Lights \$38,000
- Upper-Level Housing Development \$100,000 - \$200,000