



City of Grand Island

Tuesday, October 25, 2022

Council Session

Item E-2

Public Hearing on Redevelopment Plan for CRA No. 16 for Property Located at 2206 and 2300 Capital Avenue (Veteran's Home), Grand Island, Nebraska for Residential Purposes (Liberty Campus, GI LLC)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: October 25, 2022

Subject: Site Specific Redevelopment Plan for CRA Area #16
Liberty Campus GI LLC – Liberty Campus

Presenter(s): Chad Nabity, AICP CRA Director

Background

Liberty Campus GI LLC is proposing to redevelop a portion of the former veteran's home property. This plan deals specifically with the Pershing and Anderson Buildings at the southwest corner of the property north of Capital Avenue and east Custer Street extended. The proposed plan would redevelop these buildings into 48 one and two bedroom apartments. The units will be available to low income individuals with a preference for veterans, gold star families and veteran spouses. The property is currently zoned RO Residential Office and these uses would be consistent with the existing zoning. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on September 21, 2022 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on October 5, 2022. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan amendment.

The Hall County Regional Planning Commission held a public hearing on the plan amendment at a meeting on October 5, 2022. The Planning Commission approved Resolution 2023-01 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 410 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

Discussion

Tonight, Council will hold a public hearing to take testimony on the proposed plan (including the cost benefit analysis that was performed regarding this proposed project) and to enter into the record a copy of the plan amendment that would authorize a redevelopment contract under consideration by the CRA.

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #28 and authorizes the CRA to execute a contract for TIF based on the plan amendment and to find that this project would not be financially feasible at this location without the use of TIF. The redevelopment plan amendment specifies that the TIF will be used to offset allowed costs for the acquisition of the property as well as the site work, renovation and utilities. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for as eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project will be issued for a period of 15 years. The proposed bond for this project will be issued for the amount of \$715,000

Alternatives

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

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

Recommendation

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

Sample Motion

Move to approve the resolution as submitted.

**Redevelopment Plan Amendment
Grand Island CRA Area 1
September 2022**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 16 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a redevelopment project in Area 16.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE PERSHING AND ANDERSON BUILDING LOCATED AT THE SOUTHWEST CORNER OF THE VETERAN’S HOME PROPERTY NORTH OF CAPITAL AVENUE AND EAST OF BROADWELL AVENUE INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING FOR RESIDENTIAL PURPOSES.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the two of the buildings on the veterans home campus. The developer is proposing to reuse these existing buildings and create 48 units of apartments (35 one bedroom one bath; 12 two bedroom one bath and 1 two bedroom two bath) within the buildings. This project would not be feasible without the use of TIF along with funding from the Nebraska Investment Finance Authority and Historic Tax Credits.

Liberty Campus GI., LLC purchased will acquire the property for redevelopment from the HELP Foundation of Nebraska, both are subsidiaries of The White Lotus Group a development company based in Omaha, Nebraska. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of these buildings.

The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2024 towards the allowable costs and associated financing for rehabilitation.

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

Property Description (the “Redevelopment Project Area”)

These buildings are located at the southwest corner of the veterans home campus at 2206 Capital Avenue in Grand Island Nebraska, the attached map identifies the subject property and the surrounding land uses.

Legal Descriptions: Part of the South ½ of Section 5, Township 11north, Range 9 West of the 6th P.M in the City of Grand Island, Hall County, Nebraska. Proposed for platting as Lot 3 of the Liberty Campus Subdivision



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2024 through 2038 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this portion of the buildings residential uses as permitted in the RO Residential Office Zone.

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 fifteen 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 June 25, 2019.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on October 5, 2022 and passed Resolution 2023-01 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.**

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

a. Land Acquisition:

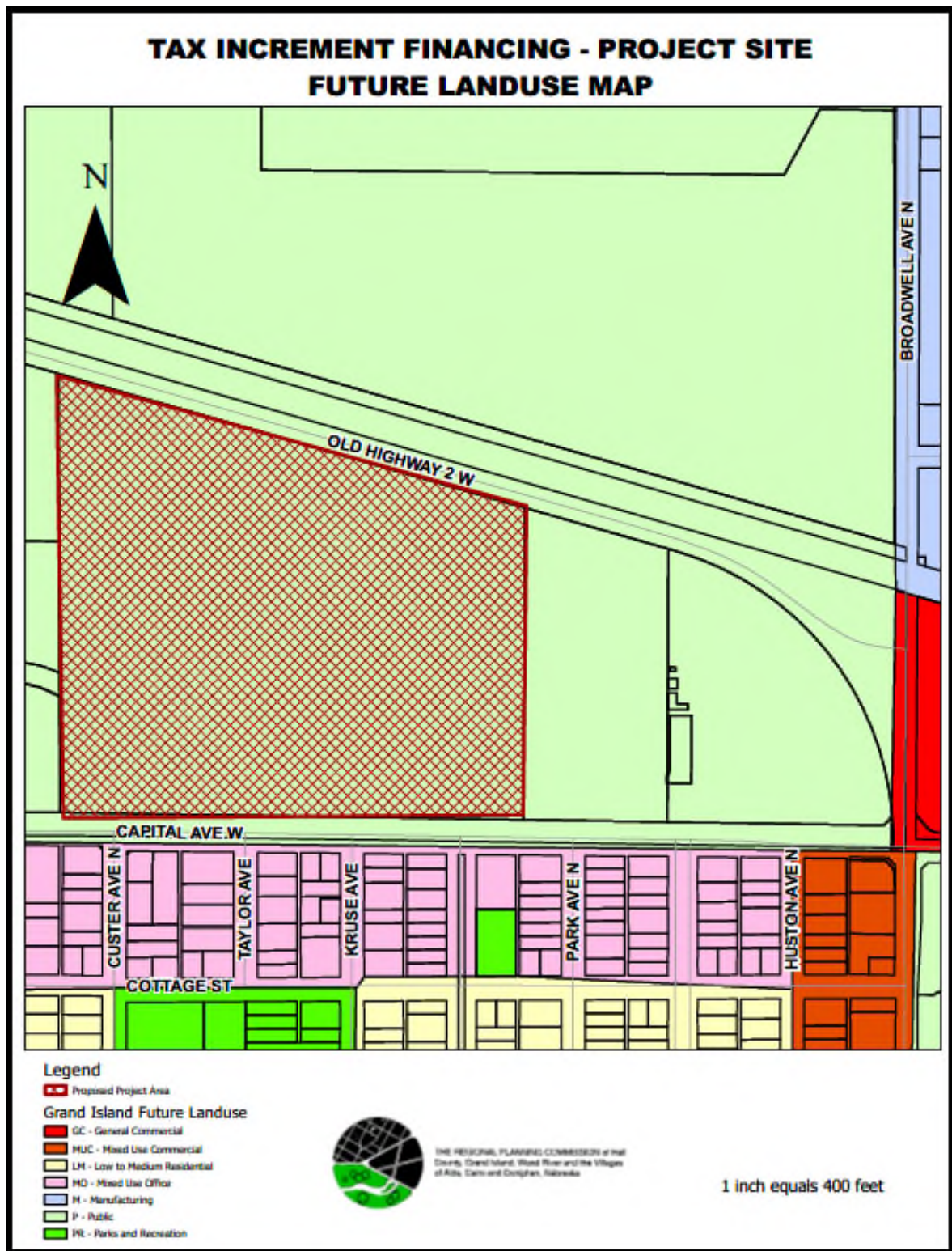
The Redevelopment Plan for Area 16 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be transferring it to for profit sister company. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property. Demotion of internal structures to accommodate the redevelopment is anticipated and permitted.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for public development as this property was owned by the State of Nebraska; the proposed use for housing targeted at individuals age 55 and over is similar to the previous use of this property. Changes to the Future Land Use map are under consideration along with this redevelopment plan. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

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

The area is zoned RO-Residential Office zone. No zoning changes are anticipated with this project. It is anticipated that Custer Avenue will be extended north of Capital avenue to the south and west of this property to connect to Custer Avenue as it is platted on the adjoining property to the west.. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is rehabilitating the existing buildings. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding 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.
- Electric utilities are sufficient for the proposed use of this building.
- No other utilities would be impacted by the development.
- The developer will be responsible for replacing any sidewalks damaged during construction of the project.

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has not been used for any residential purposes. [§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 property was transferred to the H.E.L.P Foundation of Nebraska for redevelopment. The estimated costs of rehabilitation of this property is \$10,170,000. Demolition is expected to cost \$380,000. Sitework and grading at \$200,000. Architecture and planning expenses are estimated at \$135,000 Legal, Developer and Audit Fees of \$1,930,000 for reimbursement to the City and the CRA for costs to prepare the contract and monitor the project over the course of the development are included in the eligible expenses. The total of eligible expenses for this project exceeds \$14,000,000.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$715,000 from the proceeds of the TIF. 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, 2024 through December 2038.

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. This will accomplish the goal preserving these historic buildings with new uses.

8. Time Frame for Development

Development of this project is anticipated to be completed by December 2023. Excess valuation should be available for this project for 15 years beginning with the 2024 tax year.

9. Justification of Project

These buildings at the former Grand Island Veterans' Home in north central Grand Island will be preserved with this project. The developer intends to make the units available to persons aged 55 and over with a preference for veterans, gold star families and the surviving spouse of a veteran. This proposed use will provide housing in Grand Island and honor the history of the Veterans' Home.

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. Approximately \$715,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$16,715,000 in private sector financing; a private investment of \$23.78 for every TIF dollar invested.

Use of Funds Description	Source of funds		
	TIF Funds	Private Funds	Total
Building Acquisition		\$3,060,000	\$3,060,000
Renovation Costs		\$10,170,000	\$10,170,000
Demolition	\$380,000		\$380,000
Grading/Dirtwork	\$200,000		\$200,000
Planning (Arch. & Eng.)	\$135,000	\$355,000	\$490,000
Financing fees/ audit		\$320,000	\$320,000
Legal/ TIF contract		\$160,000	\$160,000
Developer Fees		\$1,450,000	\$1,450,000
Other		\$1,200,000	\$1,200,000
Total	\$715,000	\$16,715,000	\$17,430,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$5,085,000. Based on the 2021 levy this would result in a real property tax of approximately \$110,262. It is anticipated that the assessed value will increase by \$4,685,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$101,589 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 2023 assessed value:	\$400,000
Estimated value after completion	\$5,085,000
Increment value	\$4,685,000
Annual TIF generated (estimated)	\$101,598
TIF bond issue	\$715,000

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

The redevelopment project area currently has an estimated valuation of \$400,000. The proposed redevelopment will create additional valuation of \$4,685,000. A tax shift of \$715,000 is anticipated from the project. It is not anticipated that any additional tax burdens will be assumed by public entities as a result of this 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 in any significant way. Fire and police protection are available and should not be negatively impacted by this development.

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

This will provide additional residential options in Grand Island.

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

This project will not have a negative impact on other employers in any manner different from any other similar housing projects within the Grand Island area.

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

This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance. The plan for this development is that the units will be marketed to seniors aged 55 and older with a preference for veterans. This does not preclude the possibility of renting to non-veterans or those younger than age 55. The majority of the units to be developed with this project are one bedroom units (Anderson building 10 of 17; Pershing Building 25 of 31) and unlikely to be a family units, especially for families with school age children, with the rest planned as two bedroom units (Anderson 7 of 17; Pershing 6 of 31).

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it would be expected that there would be a maximum of 25 school age children generated by this development though that is mitigated by the fact that there a majority (35 of 48) of these units are 1 bedroom units. If the one bedroom units are excluded a maximum of 7

school age children would be generated by this development

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

This project is consistent the goals of the Council and the CRA to breath life back into the Veterans Home property. The property has been vacant since the home moved to Kearney in 2016. This property was conveyed to the CRA and then immediately to the developer on July 15, 2020.

Time Frame for Development

Development of this project is anticipated to be completed December 2023. The base tax year should be calculated on the value of the property as of January 1, 2024. Excess valuation should be available for this project for 15 years beginning in 2024 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 or an amount not to exceed \$715,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$14,000,000.on TIF eligible activities in excess of other grants given.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Liberty Campus GI, LLC

Address:

10404 Essex Court, Suite 101 Omaha NE 68114

Telephone No.: 402.408.0005

Fax No.: 402.344.2861

Email: abullington@whitelotusgroup.com

Contact:

Alex Bullington

Application Submission Date: 8/5/2022

Brief Description of Applicant's Business:

Community developer.

Legal Description/Address of Proposed Project

MISCELLANEOUS TRACTS 5-11-9 TO THE CITY OF GRAND ISLAND 44.76AC S-T-R: 0-11-9 2300 W CAPITAL AVE NE

Community Redevelopment Area Number

Present Ownership Proposed Project Site:
HELP Foundation of Omaha, Inc

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.

Please see attachment A.

Please note that this TIF application is only for Phase 1 of the project - the
redevelopment of the Anderson and Pershing buildings on the former Grand Island
Veterans Home Campus.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ <u>0.00</u>
B. Building	\$ <u>3,060,000.00</u>

Construction Costs:

A. Renovation or Building Costs:	\$ <u>10,170,000.00</u>
B. On-Site Improvements:	
Sewer	\$ _____
Water	\$ _____
Electric	\$ _____
Gas	\$ _____
Public Streets/Sidewalks	\$ _____

Private Streets	\$ _____
Trails	\$ _____
Grading/Dirtwork/Fill	\$ 200,000.00
Demolition	\$ 380,000.00
Other	\$ _____
Total	\$ _____

Soft Costs:

A. Architectural & Engineering Fees:	\$ 490,000.00
B. Financing Fees:	\$ 320,000.00
C. Legal	\$ 160,000.00
D. Developer Fees:	\$ 1,450,000.00
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)	\$ 1,200,000.00
TOTAL	\$ 17,430,000.00

Total Estimated Market Value at Completion: \$ 5,085,000.00

Source for Estimated Market Value County Assessor

Source of Financing:

A. Developer Equity:	\$ 415,000.00
B. Commercial Bank Loan:	\$ _____
C. Tax Credits:	
1. N.I.F.A.	\$ 9,999,000.00
2. Historic Tax Credits	\$ 2,751,000.00
3. New Market Tax Credits	\$ _____
4. Opportunity Zone	\$ _____
D. Industrial Revenue Bonds:	\$ _____
E. Tax Increment Assistance:	\$ 715,000.00
F. Enhanced Employment Area	\$ _____

G. Nebraska Housing Trust Fund

\$ _____

H. Other

\$ 3,550,000.00

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

A&E

DLR Group

Matthew Gulsvig

6457 Frances St, Omaha, NE 68106

402.972.4066

GC

Chief Construction

Roger Bullington

3935 Westgate Rd, Grand Island, NE 68803

308.389.7288

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

(Please Show Calculations)

Please see Exhibit B.

Project Construction Schedule:

Construction Start Date:

Pending NIFA Funding but anticipated to be no later than Q1 2023

Construction Completion Date:

Anticipated to be Q4 2023

If Phased Project:

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

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

TIF will represent some of the soft costs, grading and dirt work and internal demolition that will be needed as we restore these historic buildings back to life.

This project cannot support any additional debt and remain cash flow positive which is why TIF will be such an important part of our capital stack.

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

Liberty Campus GI, LLC is requesting TIF for the redevelopment of the Anderson and Pershing buildings on the former Grand Island Veterans Home campus. The campus has such rich history in serving our veterans, and we want to honor our veterans, our seniors & their families by revitalizing the Grand Island historic campus into a vibrant inter-generational facility.

Imagine a space that is not only beautiful, but safe, family-friendly, vibrant and salutes our American Veterans. This space includes a beautiful park with an exquisite tribute to our veterans, affordable housing for seniors, students and our American heroes, educational training facilities, and beautiful office space focusing on health and wellness. This development is centered around providing affordable housing to the community while supplementing the campus with appropriate amenities and users.

The redevelopment of the Anderson and Pershing buildings would supply 48 affordable units to seniors with a preference to veterans and their families. The rest of the redevelopment of the campus will also occur over the coming years in various phases.

We feel this revitalized campus would help solve the housing needs in Grand Island while bringing in elements that will support local residents and pay tribute to the campus' rich American history. It will be creating a standard of a community that is not even approachable without the Tax Deferment that TIF offers.

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:

Grand Island, Chad Nabity 308.385.5240
Lincoln, Dan Marvin 402.441.7606
Omaha, Troy Anderson 402.444.1614

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

Anderson Building

Unit Mix

- 1 Bed 1 Bath = 10
- 2 Bed 1 Bath = 7
- Total = 17

Anderson Building			
	Unit Type	Residential Living Space (GSF)	Total Square Footage (GSF)
Unit 102	A2	571	571
Unit 103	A2	571	571
Unit 104	A3	758	758
Unit 105	A3	753	753
Unit 106	A3	741	741
Unit 107	A3	740	740
Unit 108	A2	557	557
Unit 109	A2	561	561
Unit 110	A2	570	570
Unit 111	A2	578	578
Unit 112	A3	763	763
Unit 113	A3	774	774
Unit 116	A1	427	427
Unit 118	A2	567	567
Unit 119	A3	772	772
Unit 120	A2	570	570
Unit 121	A2	578	578

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

Pershing Building

Unit Mix

- 1 Bed 1 Bath = 25
- 2 Bed 1 Bath = 5
- 2 Bed 2 Bath = 1
- Total = 31

Pershing Building			
	Unit Type	Residential Living Space (GSF)	Total Square Footage (GSF)
Unit 100	P7	527	527
Unit 101	P7	520	520
Unit 102	P8	486	486
Unit 103	P10	772	772
Unit 104	P9	501	501
Unit 105	P1	552	552
Unit 109	P1	564	564
Unit 110	P8	501	501
Unit 111	P11	742	742
Unit 112	P9	489	489
Unit 114	P4	364	364

Unit 200	P6	497	497
Unit 201	P2	452	452
Unit 202	P5	529	529
Unit 203	P10	761	761
Unit 204	P5	523	523
Unit 206	P5	528	528
Unit 207	P10	760	760
Unit 208	P5	526	526
Unit 209	P3	443	443
Unit 210	P4	368	368

Unit 300	P6	497	497
Unit 301	P2	452	452
Unit 302	P5	529	529
Unit 303	P3	761	761
Unit 304	P5	528	528
Unit 306	P5	527	527
Unit 307	P12	955	955
Unit 308	P5	530	530
Unit 309	P3	443	443
Unit 310	P4	366	366

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

Liberty Campus GI, LLC

Anderson Building & Pershing Building

Concept Design Prepared for White Lotus Group's NIFA Application



Pre-Design | 18 February 2022
10-20202-00

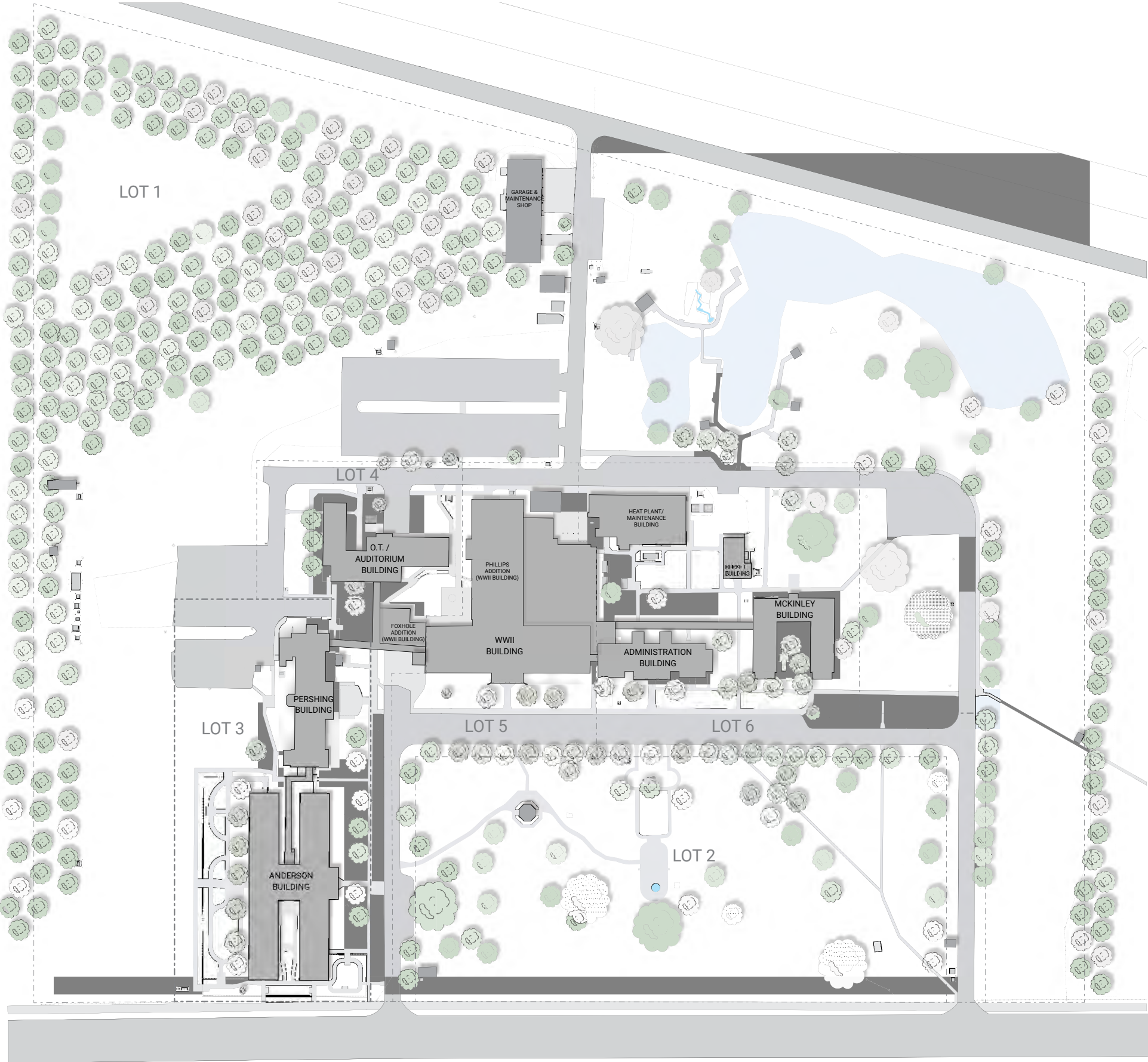
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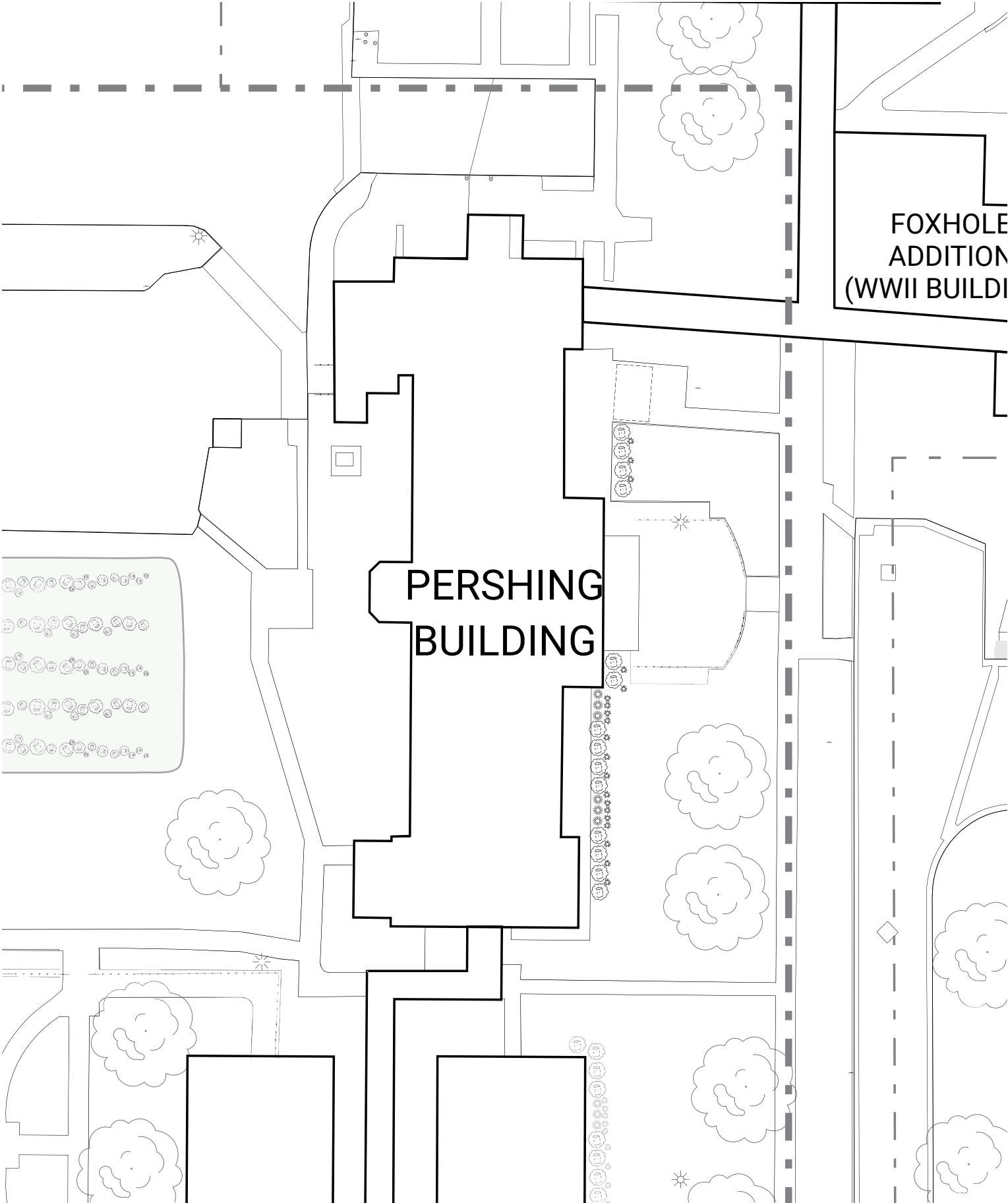
Liberty Campus Grand Island

Lot 1	25.82 Acres (1,124,848 SQ. FT.)
Lot 2	6.22 Acres (271,360 SQ. FT.)
Lot 3	3.91 Acres (170,331 SQ. FT.)
Lot 4	1.87 Acres (81,384 SQ. FT.)
Lot 5	2.52 Acres (110,071 SQ. FT.)
Lot 6	4.41 Acres (192,239 SQ. FT.)
Total Campus	44.75 Acres (1,950,233 SQ. FT.)

*Lot number and areas listed as noted on JEO's Lot assignments dated 11/5/2021







Plant Legend



Existing Tree (To Remain)



Spirea x Bumalda "Anthony Waterer" (Anthony Water Spirea)



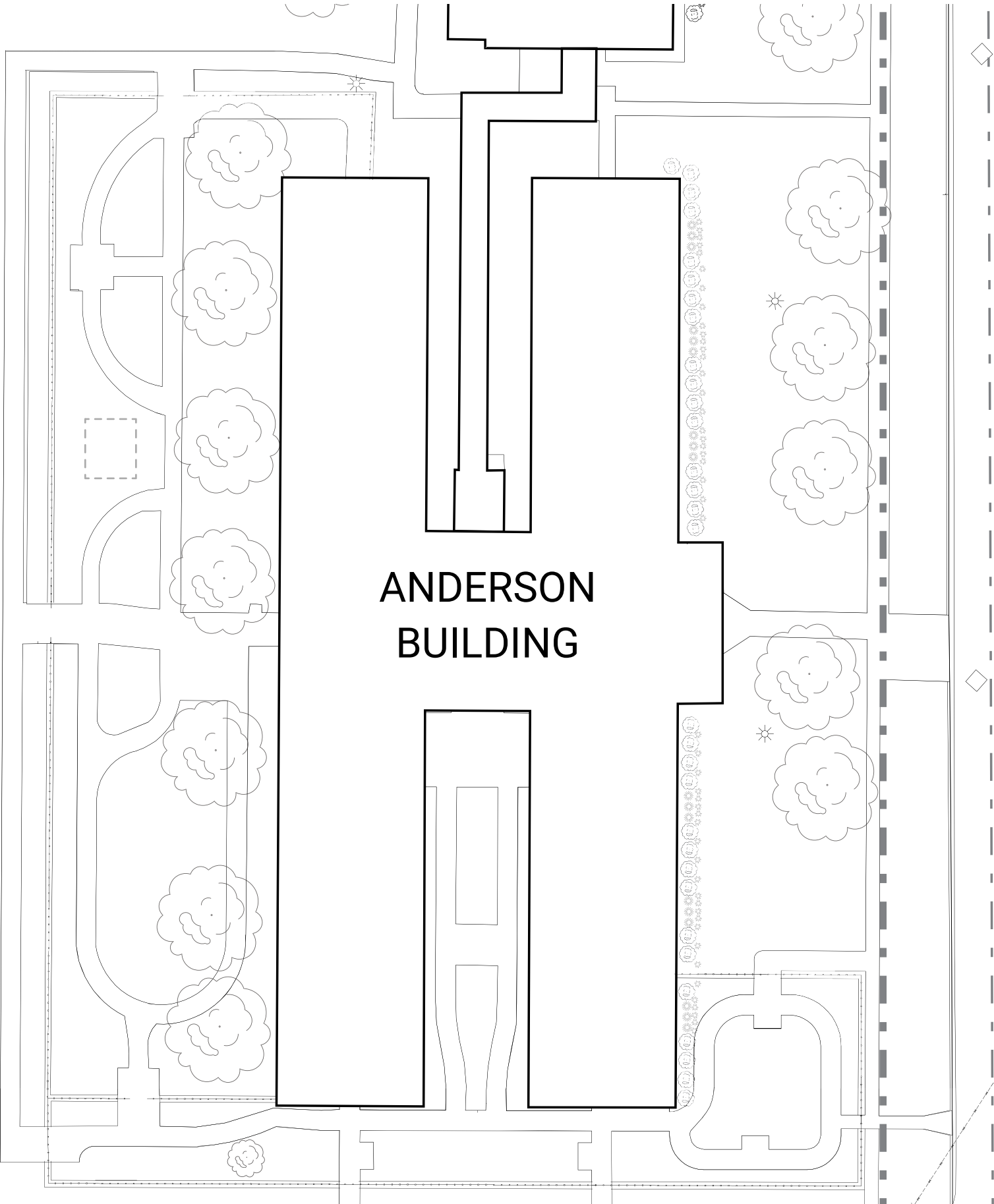
Taxus Baccata "Repandens" (Spreading English)



Buxus Microphylla Koreana "Korean Boxwood" (Spreading English)

Plant Schedule

Key	Scientific Name	Common Name	Size	Rooting	Spacing	Quantity
—	Existing Trees (To Remain)	Existing	Varies	Existing	Existing	Existing
TURF	Match Existing Type & Variety	Turf	—	—	—	—
SBAW	Spirea x Bumalda "Anthony Waterer"	Anthony Waterer Spirea	18" to 24"	Pot	30" OC	6
TBR	Taxus Baccata "Repandens"	Spreading English	18" to 24"	Pot	48" OC	14
BMK	Buxus Microphylla Koreana	Korean Boxwood	18" to 24"	Pot	24" OC	20



Plant Legend



Existing Tree (To Remain)



Spirea x Bumalda "Anthony Waterer" (Anthony Water Spirea)



Taxus Baccata "Repandens" (Spreading English)



Buxus Microphylla Koreana "Korean Boxwood" (Spreading English)

Plant Schedule

Key	Scientific Name	Common Name	Size	Rooting	Spacing	Quantity
—	Existing Trees (To Remain)	Existing	Varies	Existing	Existing	Existing
TURF	Match Existing Type & Variety	Turf	—	—	—	—
SBAW	Spirea x Bumalda "Anthony Waterer"	Anthony Waterer Spirea	18" to 24"	Pot	30" OC	18
TBR	Taxus Baccata "Repandens"	Spreading English	18" to 24"	Pot	48" OC	31
BMK	Buxus Microphylla Koreana	Korean Boxwood	18" to 24"	Pot	24" OC	48



Shingle Roof



Decorative Wood Fascia

Aluminum Storefront

Arch/Structural Feature Wood Truss

Concrete Path



Ornamental Precast Concrete

Masonry

*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.

Liberty Campus GI, LLC | East Elevation - Anderson

18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

Page 7





*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.

Liberty Campus GI, LLC | North Elevation - Anderson

18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.





*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.

Liberty Campus GI, LLC | West Elevation - Anderson

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*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.



Decorative
Precast Band



Shingle Roof

Painted Wood,
Decorative Porch Detailing

Decorative
Railings



Masonry

Decorative
Precast Lintel

*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.

Concrete Steps

Limestone

Liberty Campus GI, LLC | East Elevation - Pershing

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Page 11





*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.

Liberty Campus GI, LLC | North Elevation - Pershing

18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

Page 12



*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.



Shingle Roof

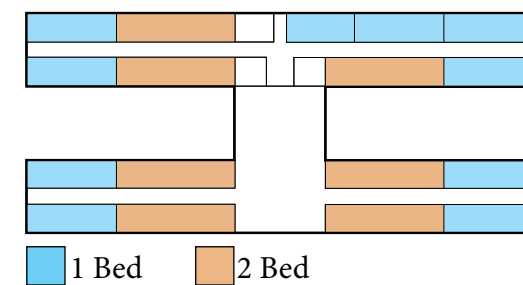
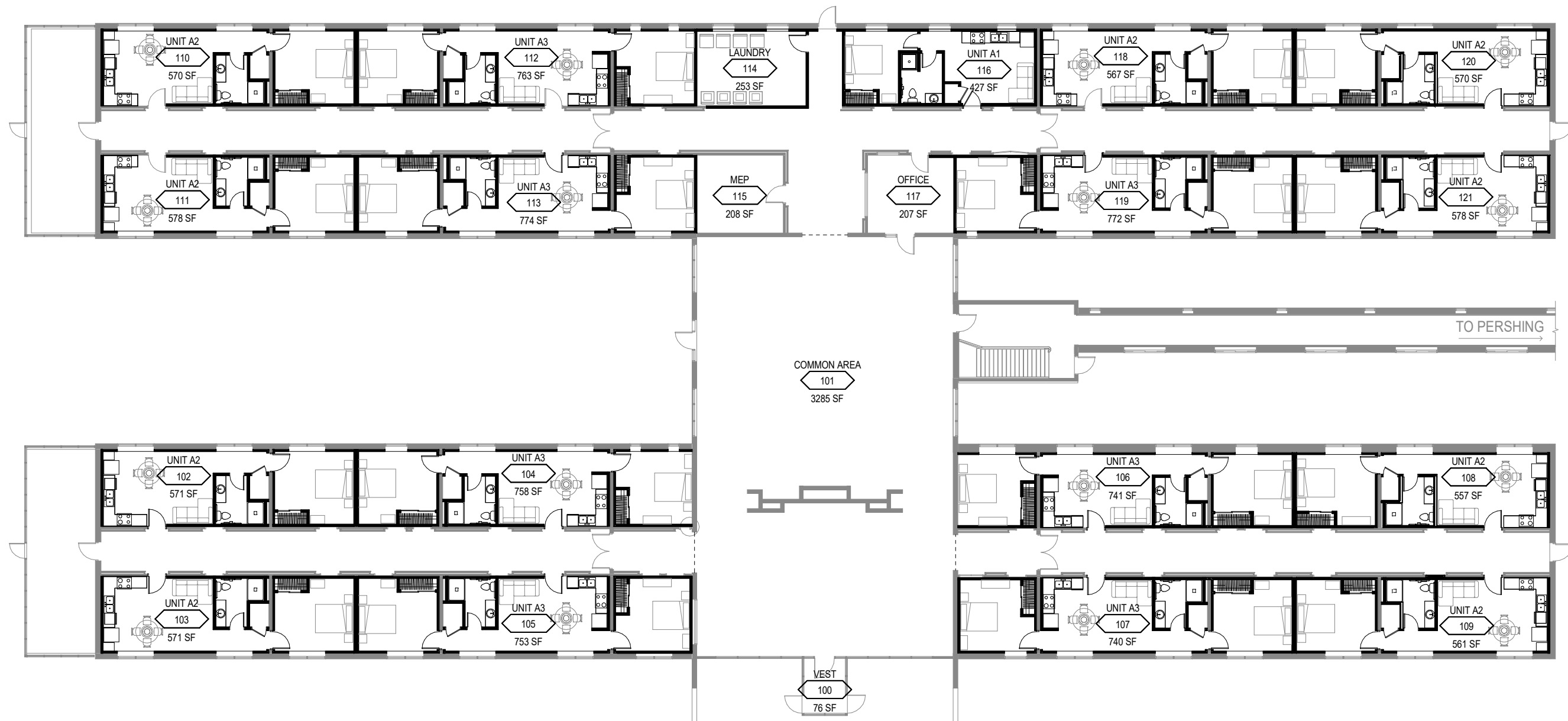
Decorative
Precast Concrete



Masonry

Decorative
Precast Lintel





Liberty Campus GI, LLC | First Floor - Anderson

18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

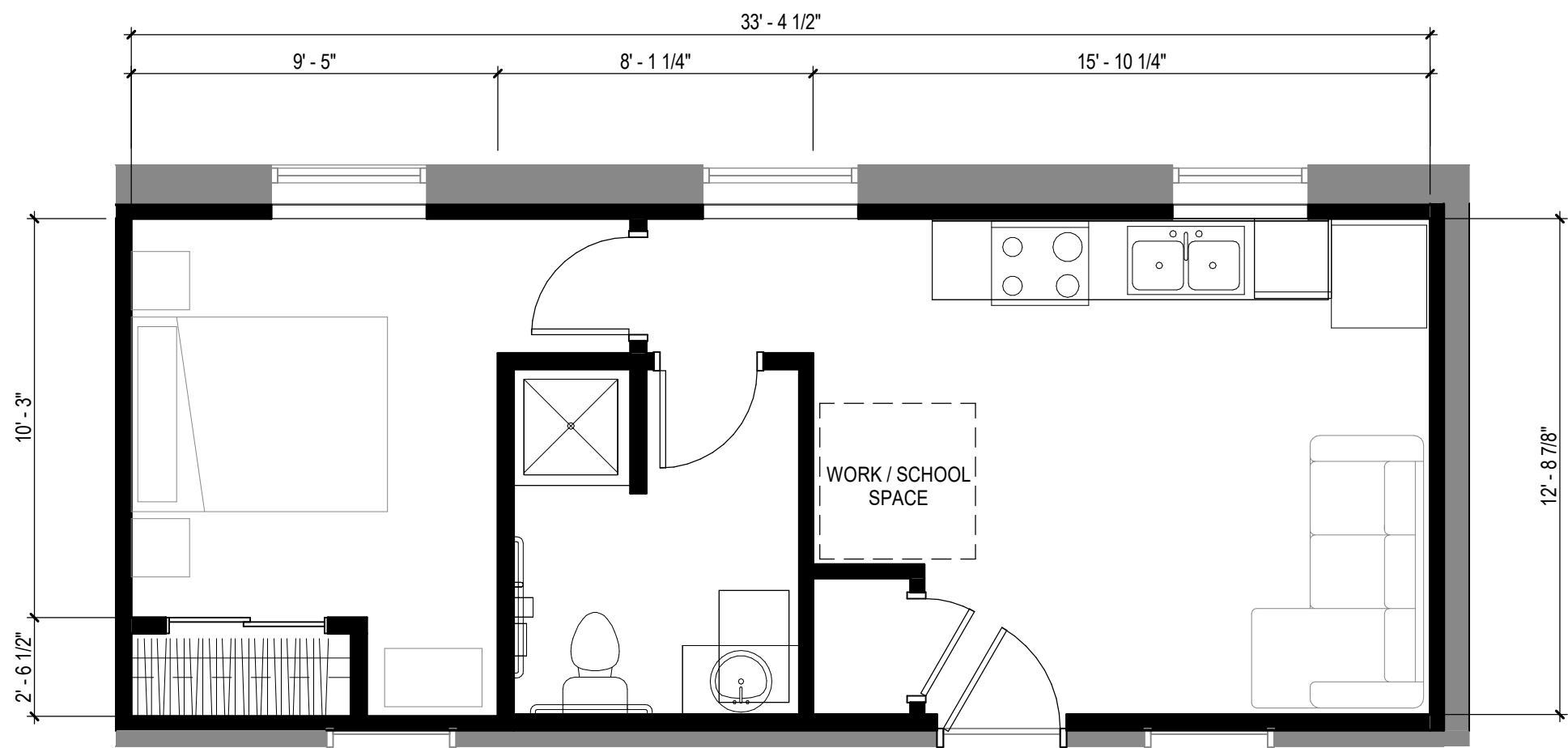
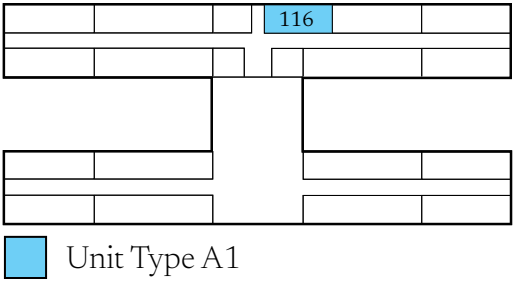
Page 15

DLRGROUP

Unit Type A1 - One Bed One Bath

Number of units 1 Unit

Unit 116
• Residential Living Space 427 sf Total Square Footage 427 sf



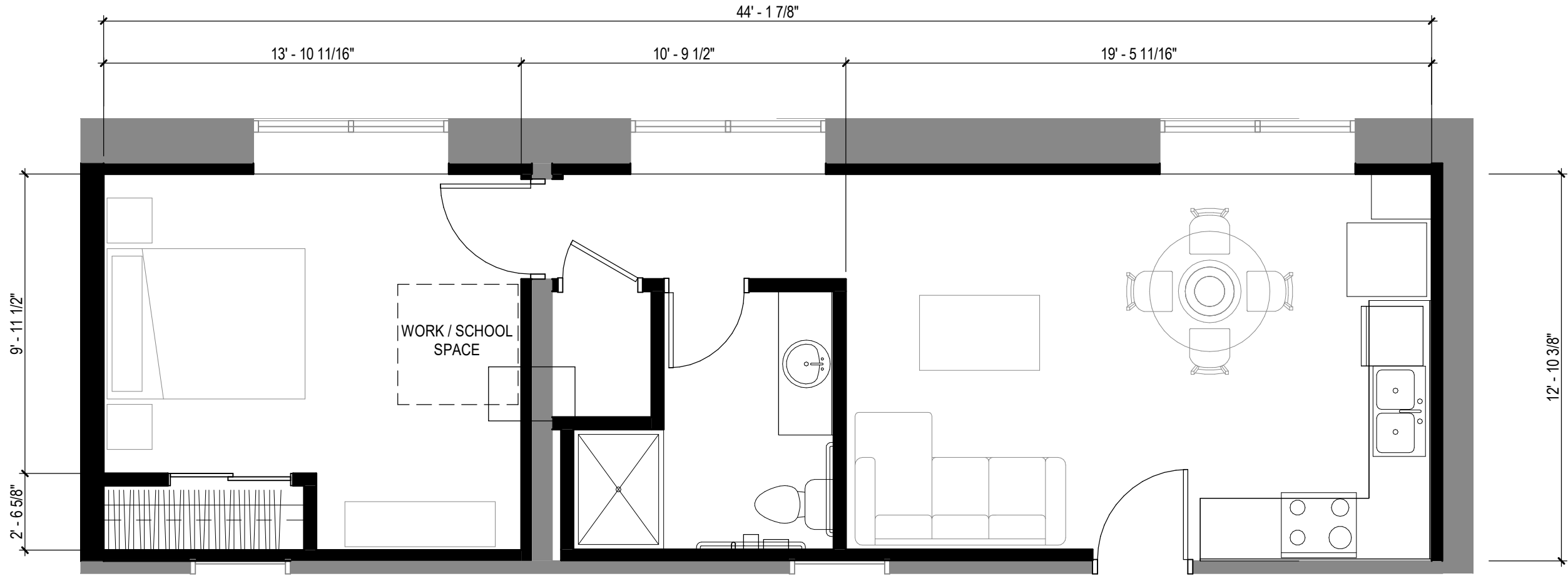
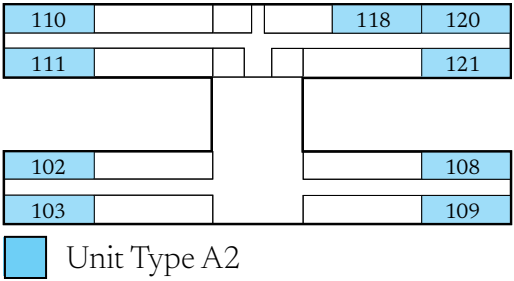
Unit Type A1 - Plan
Scale 1/4"=1'-0"

Unit Type A2 - Typical One Bed One Bath

Number of units 9 Units

- Unit 102
- Residential Living Space 571 sf
- Unit 103
- Residential Living Space 571 sf
- Unit 108
- Residential Living Space 557 sf
- Unit 109
- Residential Living Space 561 sf
- Unit 110
- Residential Living Space 570 sf
- Total Square Footage 571 sf
- Total Square Footage 571 sf
- Total Square Footage 557 sf
- Total Square Footage 561 sf
- Total Square Footage 570 sf

- Unit 111
- Residential Living Space 578 sf
- Unit 118
- Residential Living Space 567 sf
- Unit 120
- Residential Living Space 570 sf
- Unit 121
- Residential Living Space 558 sf
- Total Square Footage 578 sf
- Total Square Footage 567 sf
- Total Square Footage 570 sf
- Total Square Footage 558 sf

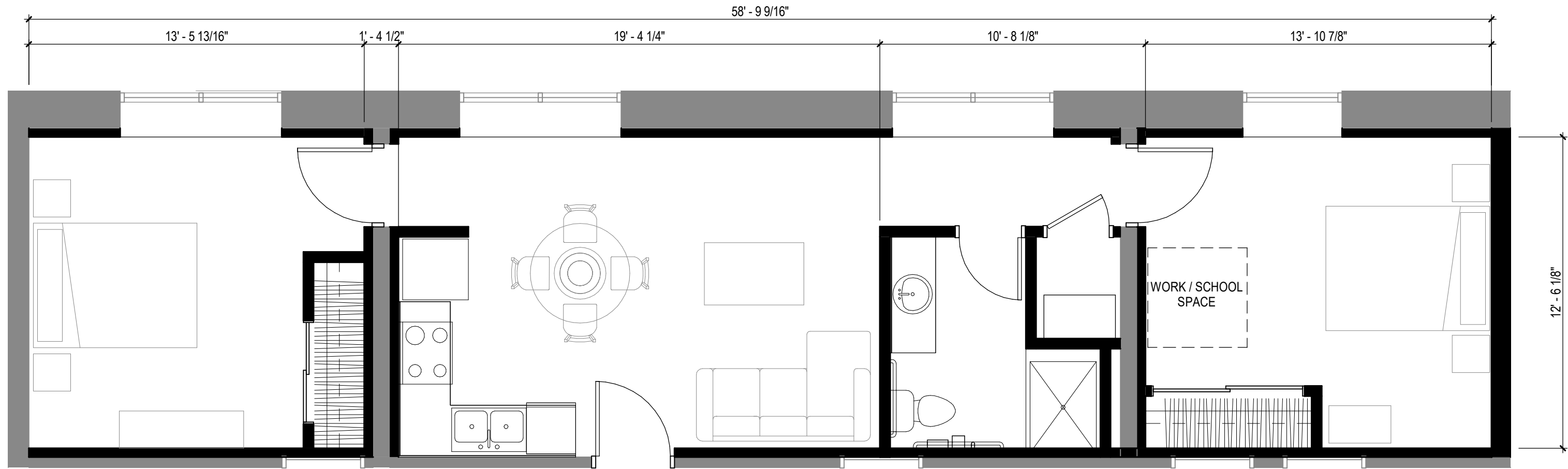
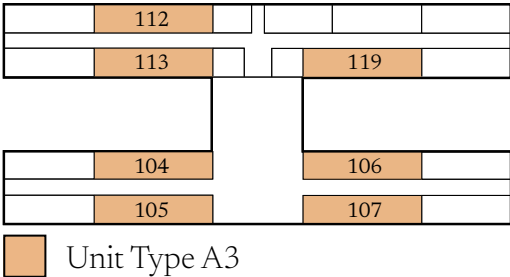


Unit Type A2 - Plan
Scale 1/4"=1'-0"

Unit Type A3 - Typical Two Bed One Bath

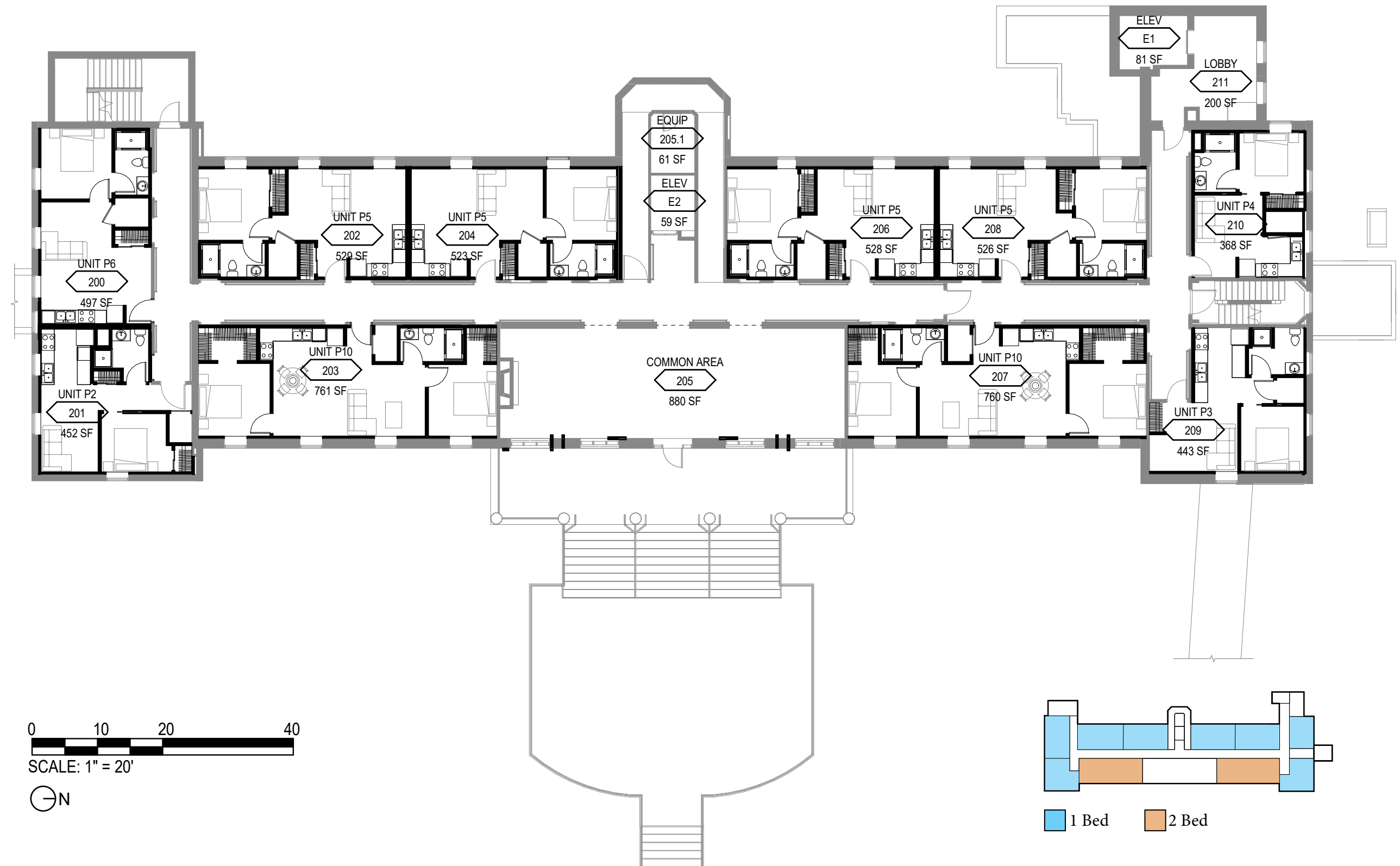
Number of units 7 Units

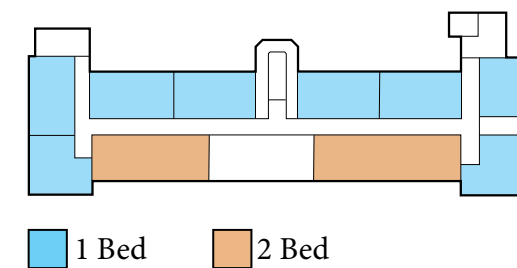
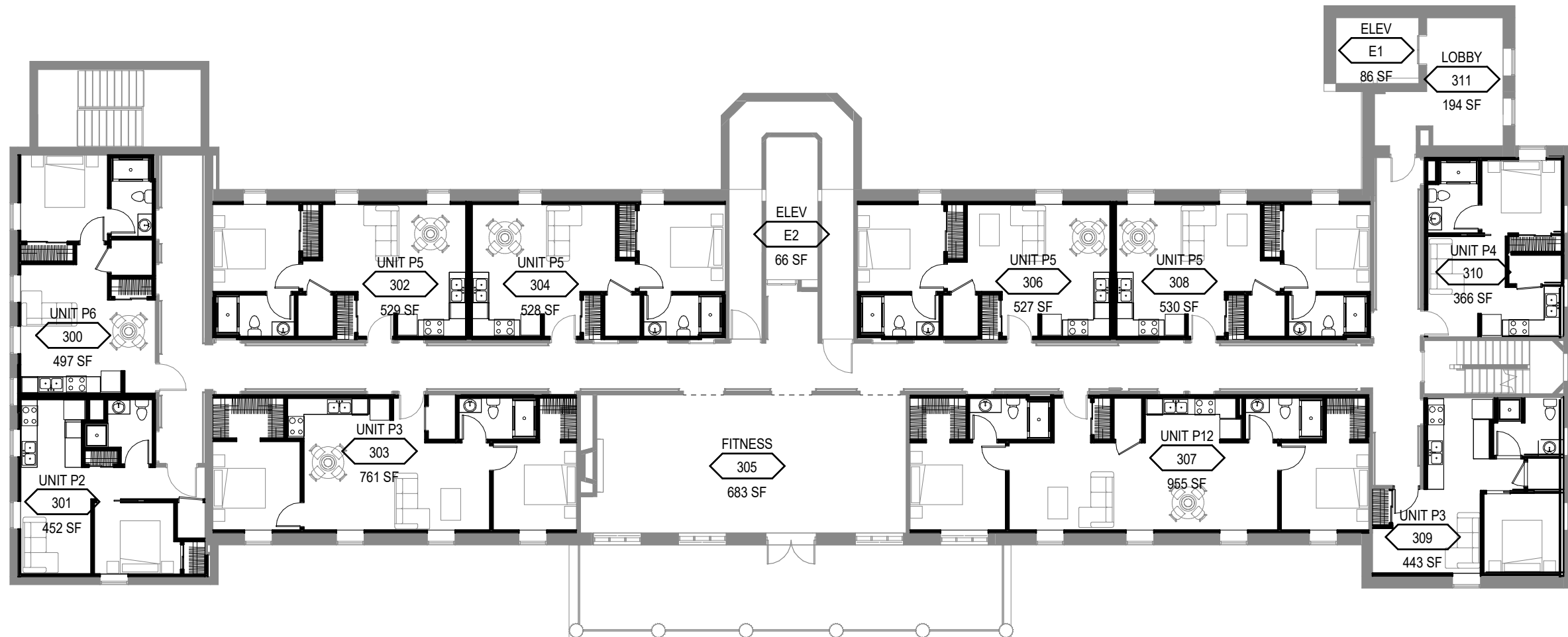
- Unit 106
 - Residential Living Space 741 sf Total Square Footage 741 sf
- Unit 107
 - Residential Living Space 740 sf Total Square Footage 740 sf
- Unit 112
 - Residential Living Space 763 sf Total Square Footage 763 sf
- Unit 113
 - Residential Living Space 774 sf Total Square Footage 774 sf
- Unit 119
 - Residential Living Space 772 sf Total Square Footage 772 sf



Unit Type A3 - Plan
Scale 1/4"=1'-0"







Grand Island Liberty Campus | Third Floor - Pershing

18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

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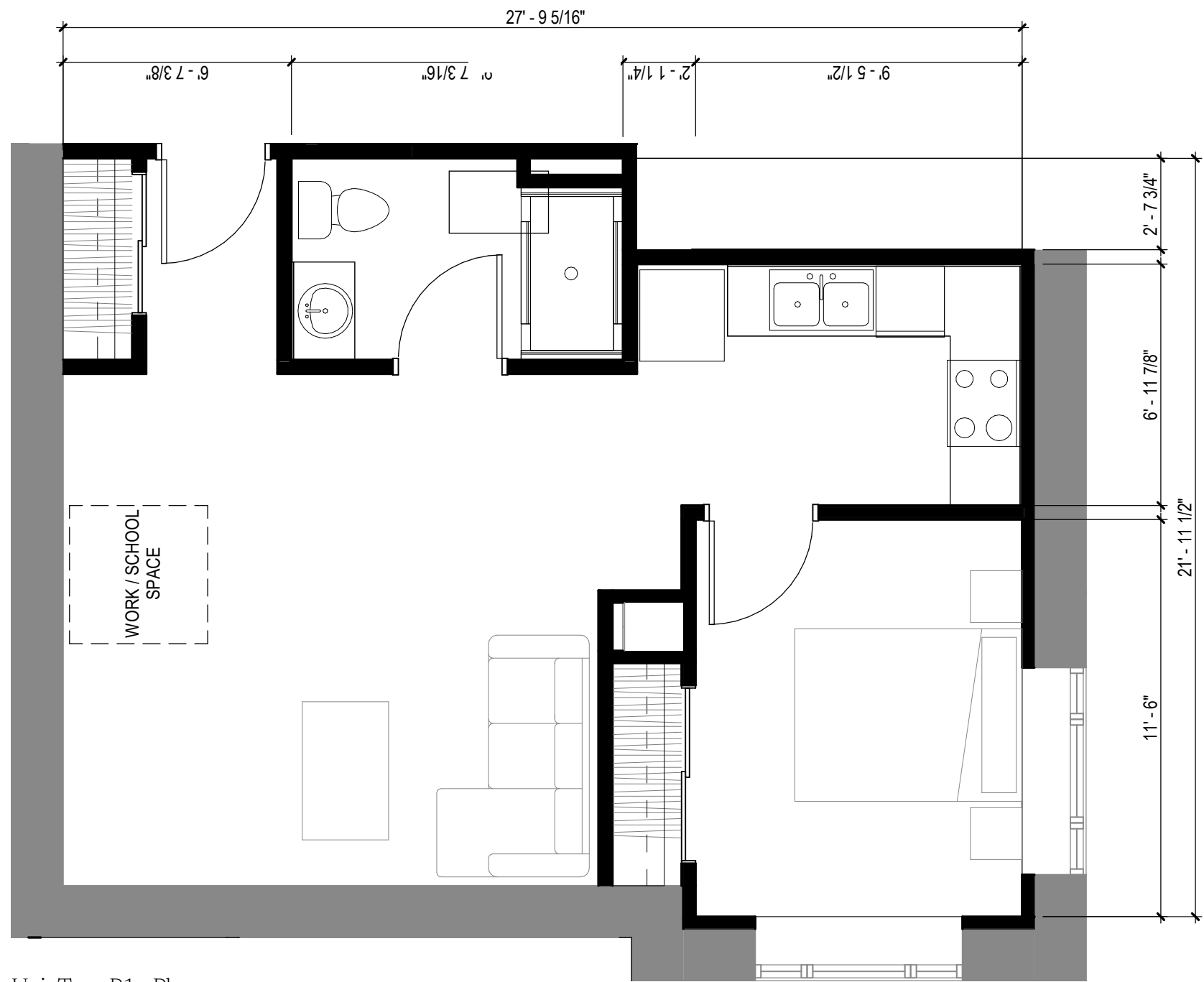
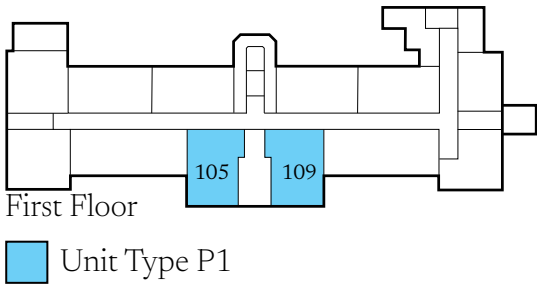


Unit Type P1 - One Bed One Bath

- Number of units2 Units
- Unit 104
- Residential Living Space552 sf

Total Square Footage552 sf
- Unit 105
- Residential Living Space564 sf

Total Square Footage564 sf

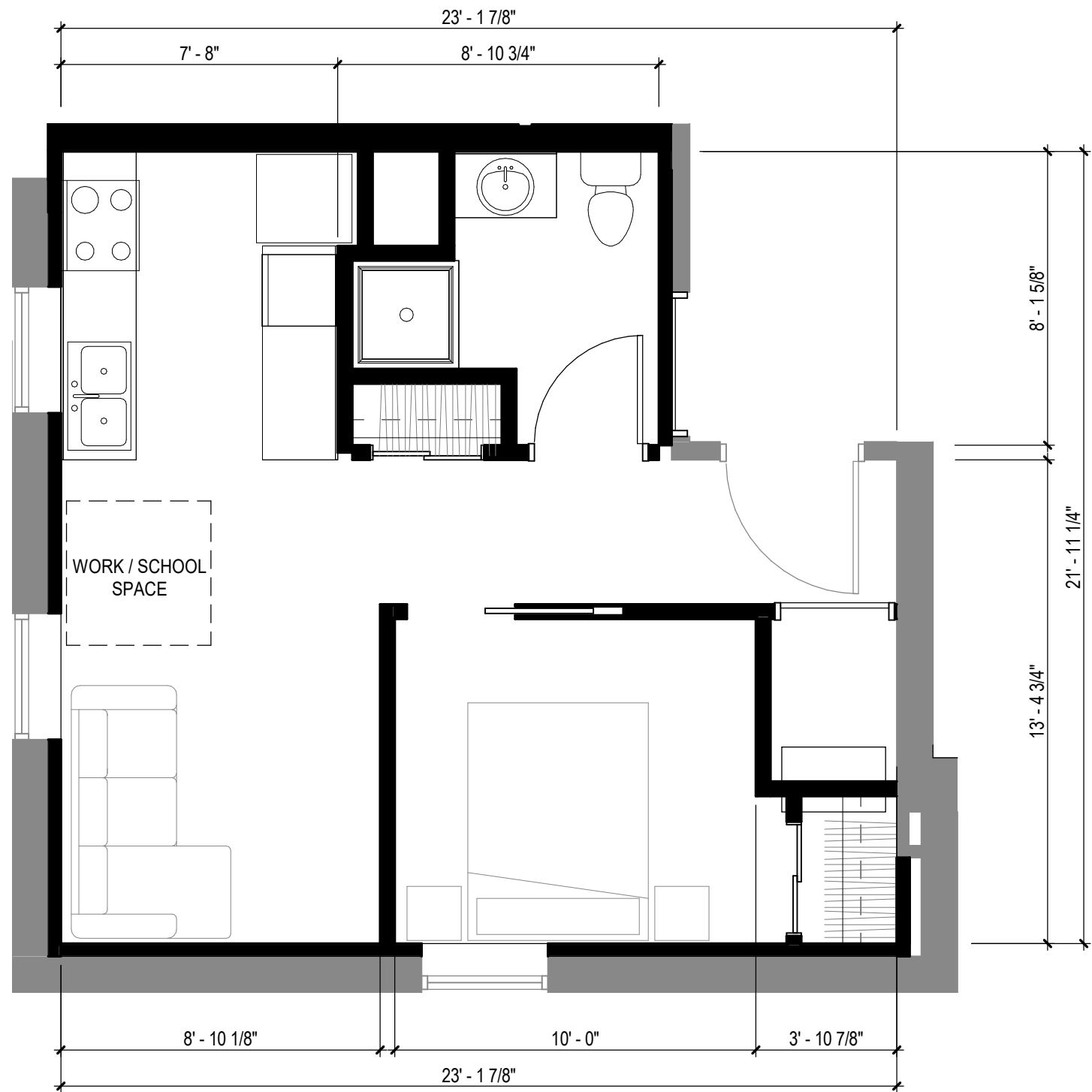


Unit Type P1 - Plan

Scale 1/4"=1'-0"

Unit Type P2 - One Bed One Bath

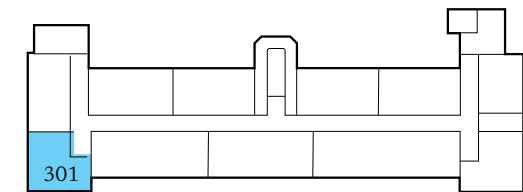
- Number of units2 Units
- Unit 201
 - Residential Living Space452 sfTotal Square Footage452 sf
- Unit 301
 - Residential Living Space452 sfTotal Square Footage452 sf



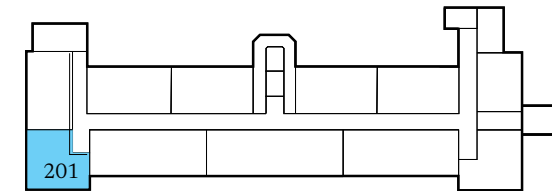
Unit Type P2 - Plan
Scale 1/4"=1'-0"

Liberty Campus GI, LLC | Pershing - Unit Type P2

18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.



Third Floor



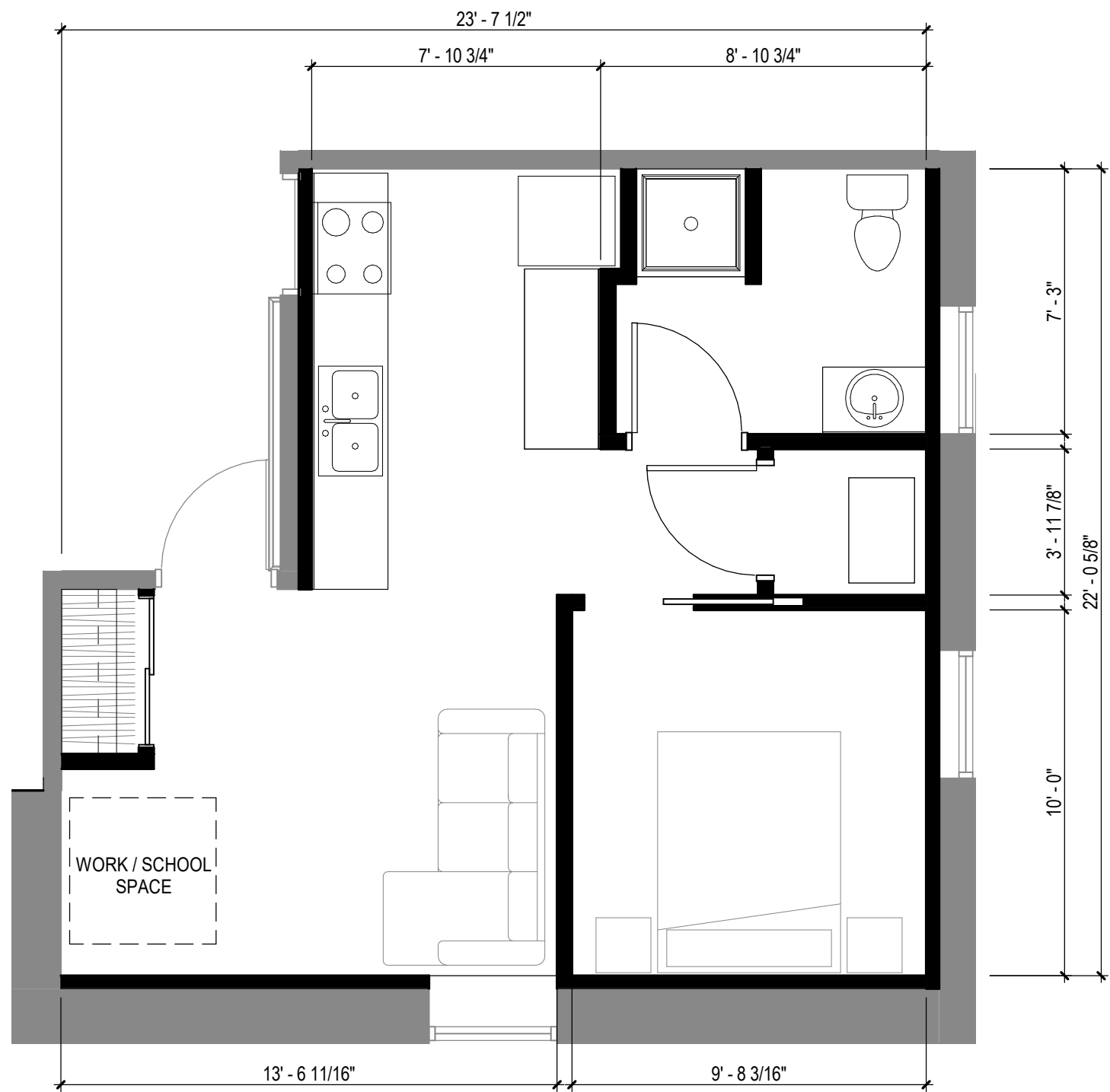
Second Floor

Unit Type P2

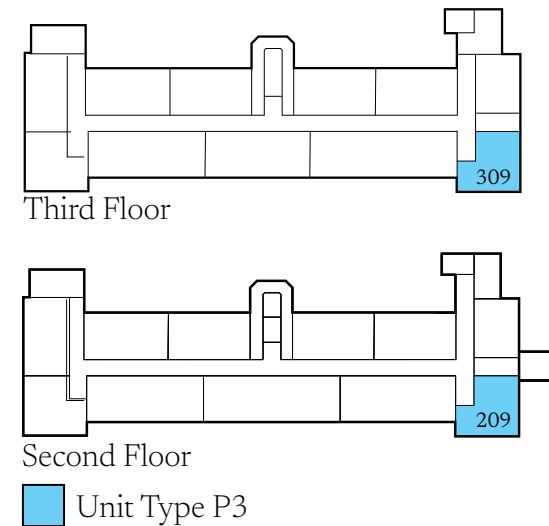


Unit Type P3 - One Bed One Bath

- Number of units2 Units
- Unit 209
 - Residential Living Space443 sfTotal Square Footage443 sf
- Unit 309
 - Residential Living Space443 sfTotal Square Footage443 sf

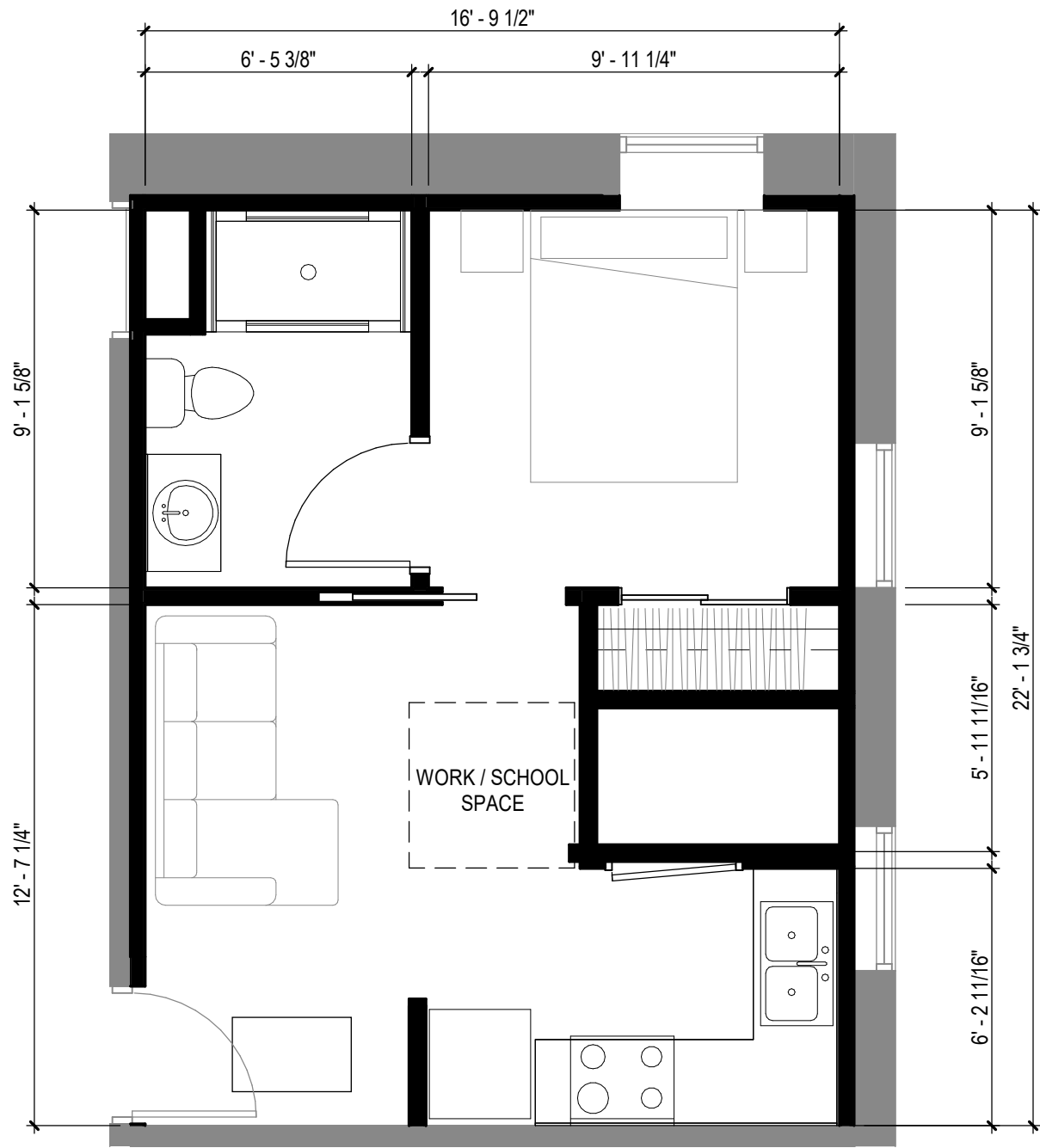


Unit Type P3 - Plan
Scale 1/4"=1'-0"

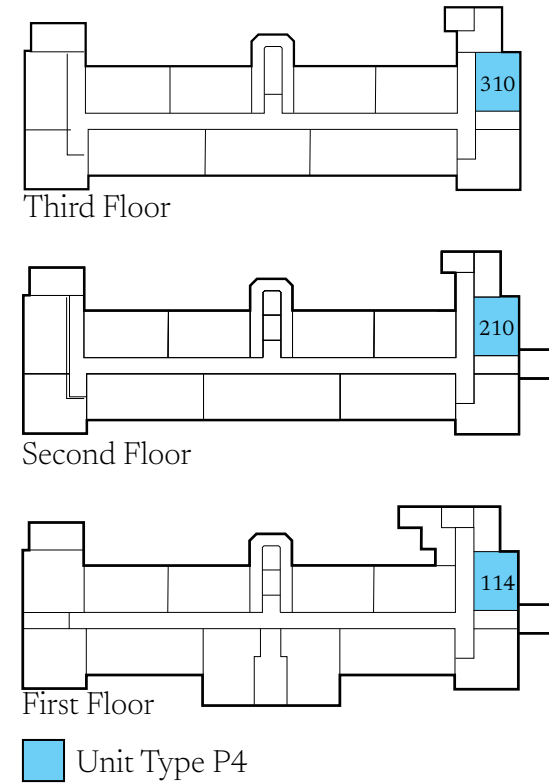


Unit Type P4 - One Bed One Bath

- Number of units3 Units
- Unit 114
 - Residential Living Space364 sfTotal Square Footage364 sf
- Unit 210
 - Residential Living Space368 sfTotal Square Footage368 sf
- Unit 310
 - Residential Living Space366 sfTotal Square Footage366 sf



Unit Type P4 - Plan
Scale 1/4"=1'-0"

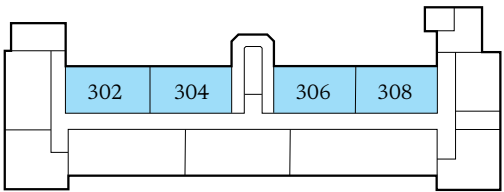


Unit Type P5 - Typical One Bed One Bath

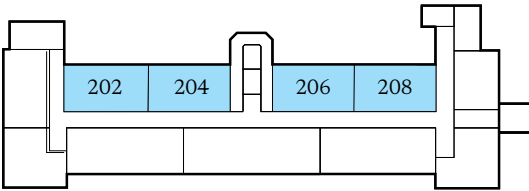
Number of units 8 Units

- Unit 202
- Residential Living Space 529 sf Total Square Footage 529 sf
- Unit 204
- Residential Living Space 523 sf Total Square Footage 523 sf
- Unit 206
- Residential Living Space 528 sf Total Square Footage 528 sf
- Unit 208
- Residential Living Space 526 sf Total Square Footage 526 sf

- Unit 302
- Residential Living Space 529 sf Total Square Footage 529sf
- Unit 304
- Residential Living Space 528 sf Total Square Footage 528sf
- Unit 306
- Residential Living Space 527 sf Total Square Footage 527 sf
- Unit 308
- Residential Living Space 530 sf Total Square Footage 530 sf

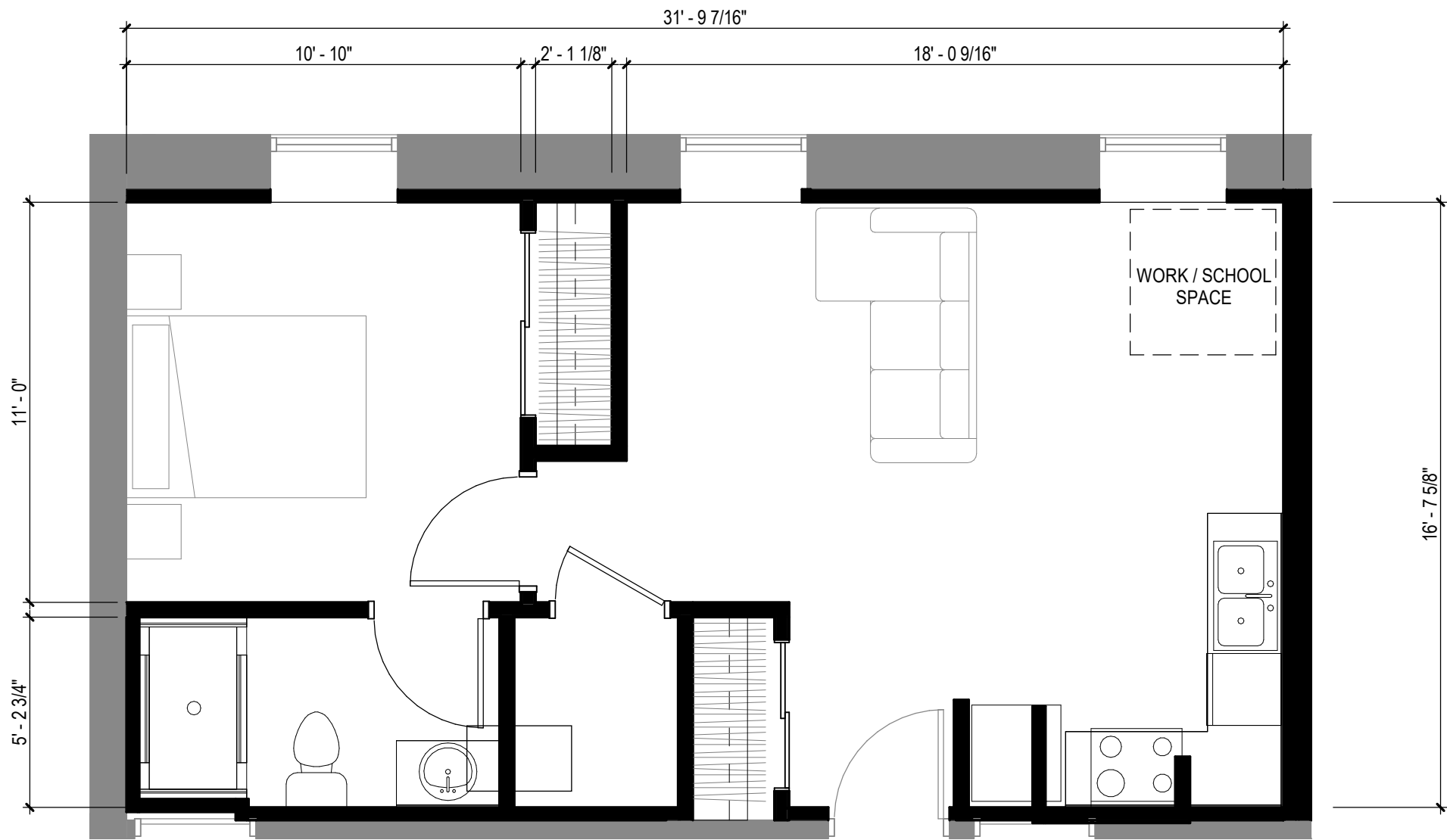


Third Floor



Second Floor

Unit Type P5



Unit Type P5 - Plan

Scale 1/4"=1'-0"

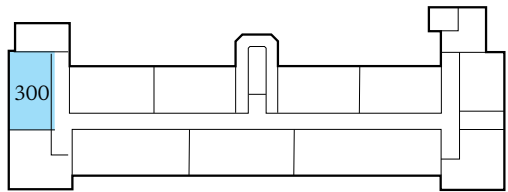
Liberty Campus GI, LLC | Pershing - Unit Type P5

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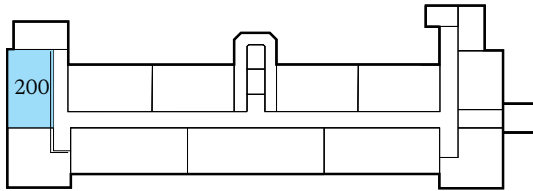


Unit Type P6 - One Bed One Bath

- Number of units2 Units
- Unit 300
 - Residential Living Space497 sf
 - Total Square Footage497 sf
- Unit 200
 - Residential Living Space497 sf
 - Total Square Footage497 sf

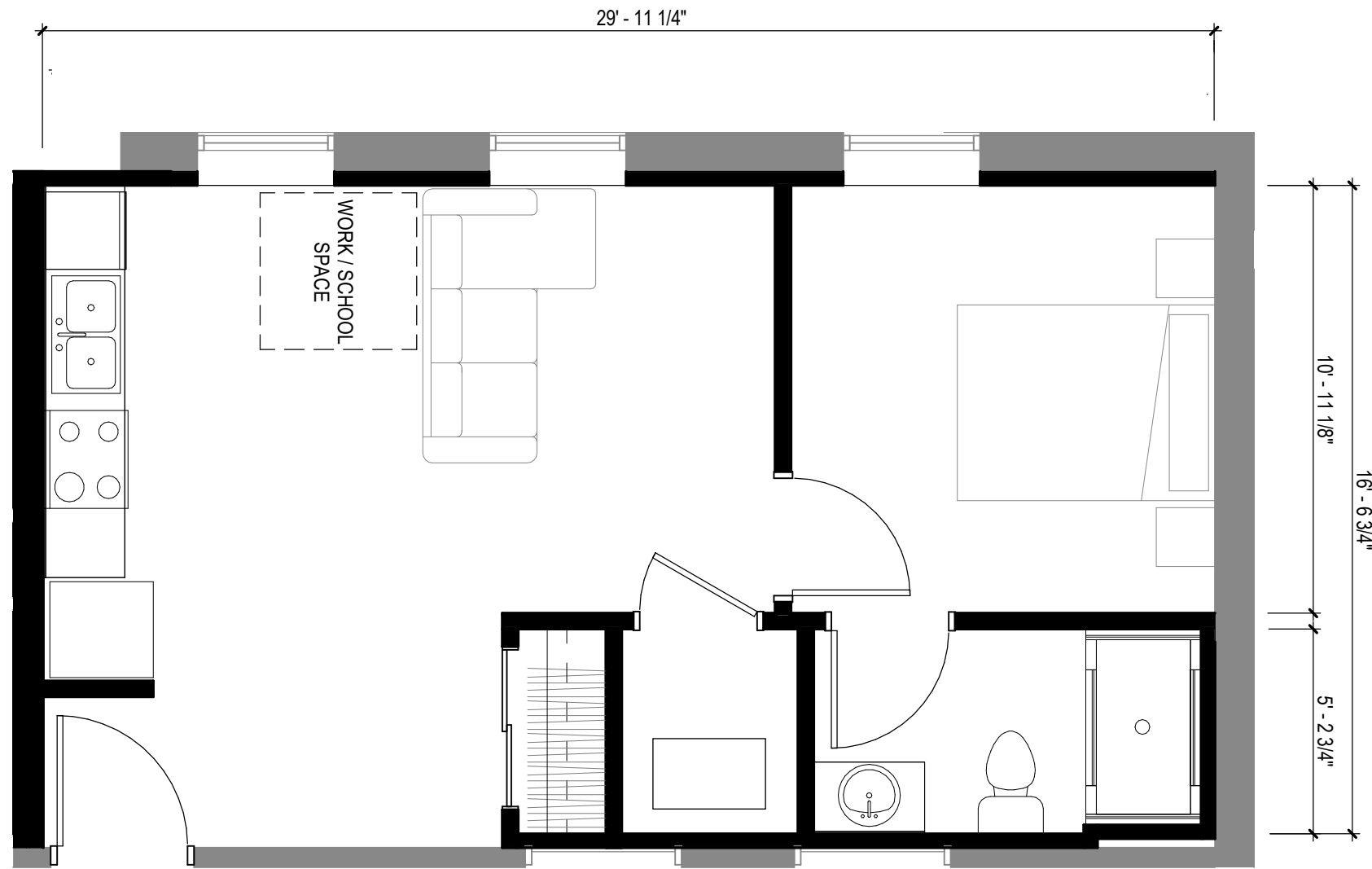


Third Floor



Second Floor

Unit Type P6

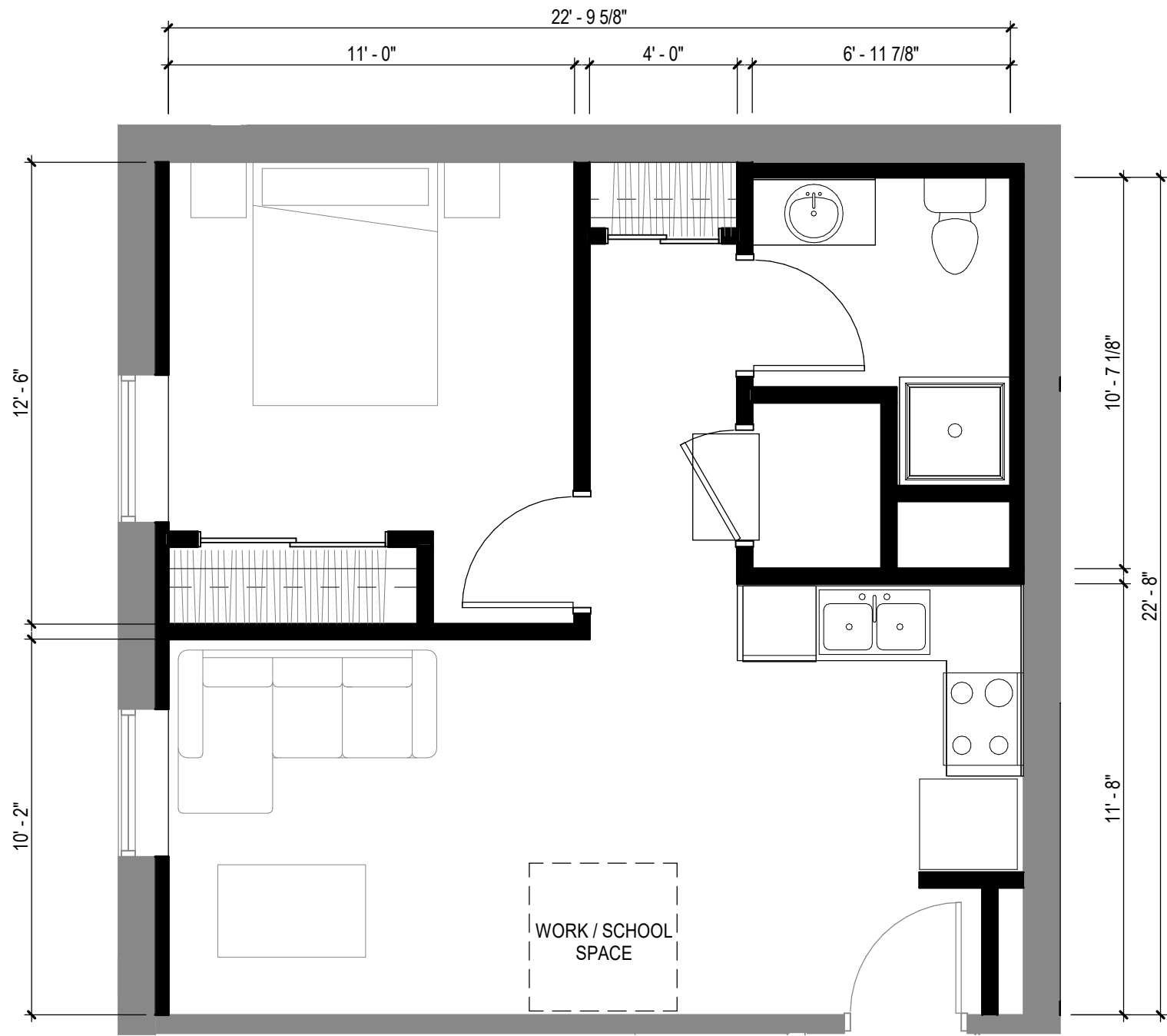
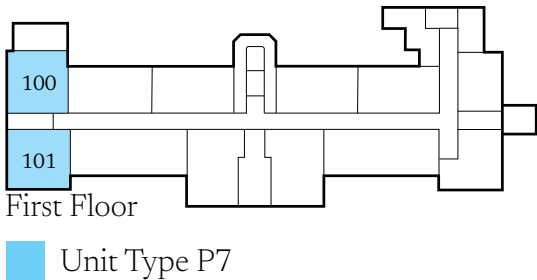


Unit Type P6 - Plan
Scale 1/4"=1'-0"



Unit Type P7 - One Bed One Bath

- Total number of units2 Units
- Unit 100
 - Residential Living Space527 sfTotal Square Footage527 sf
- Unit 101
 - Residential Living Space520 sfTotal Square Footage520 sf

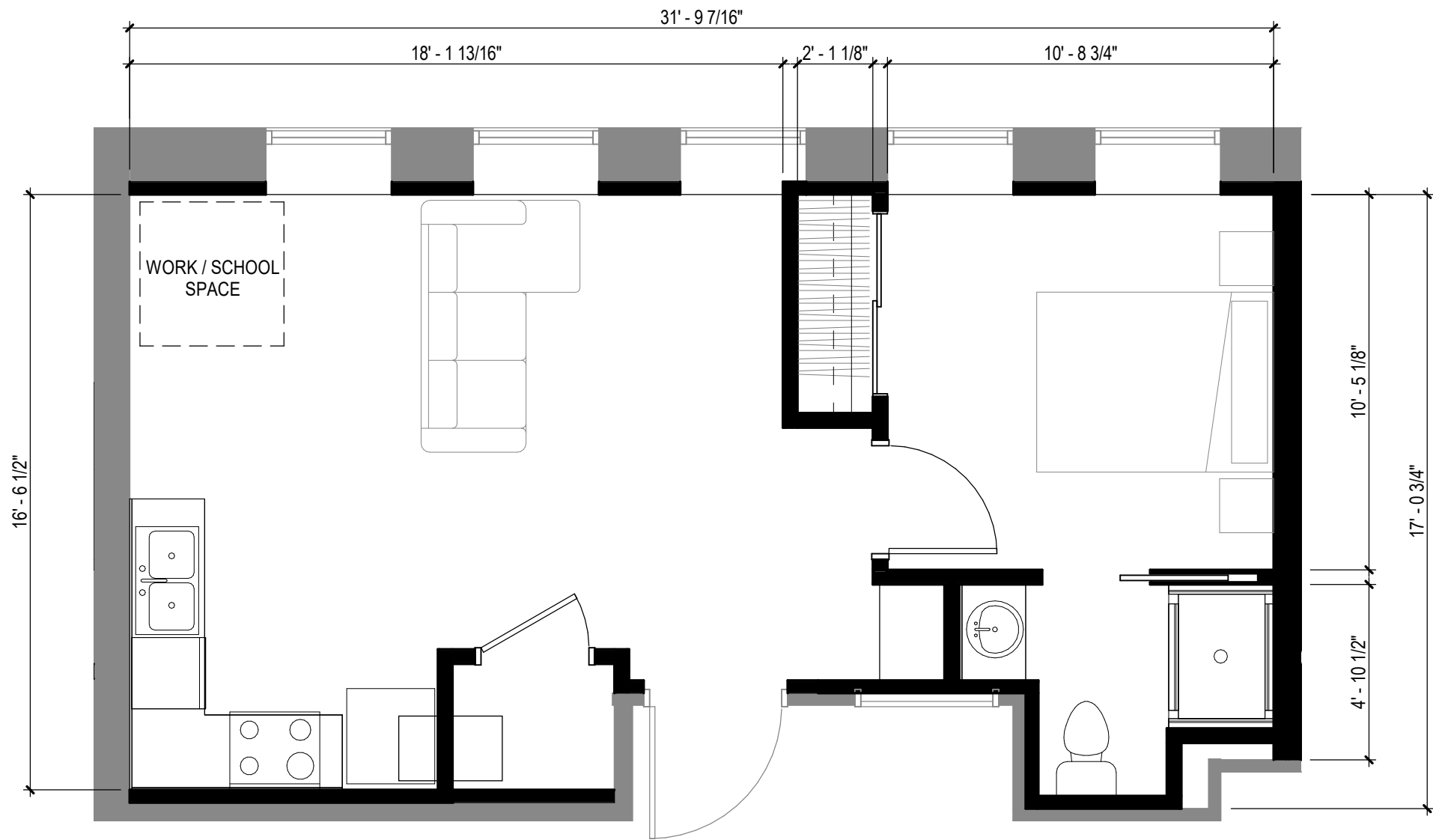
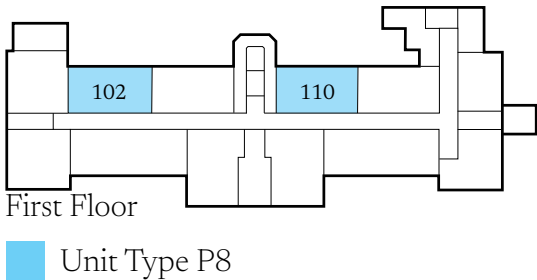


Unit Type P7 - Plan

Scale 1/4"=1'-0"

Unit Type P8 - One Bed One Bath

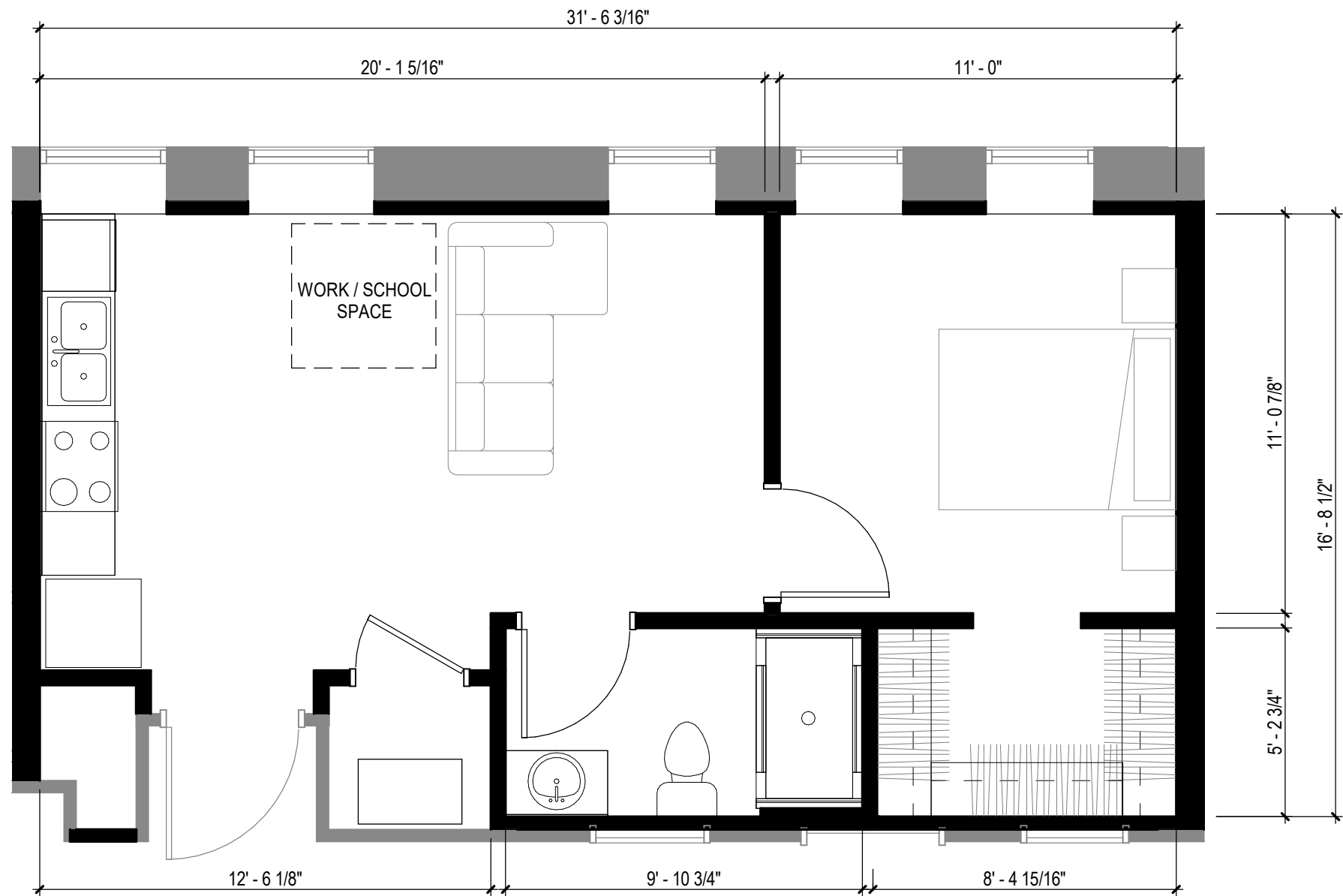
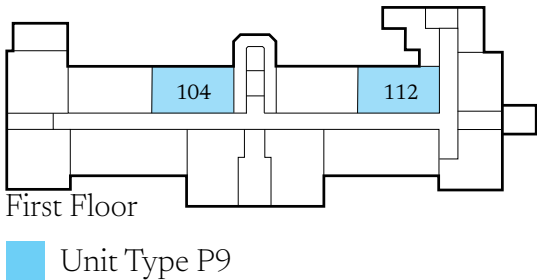
Number of units	2 Units		
Unit 202			
• Residential Living Space	486 sf	Total Square Footage	486 sf
Unit 204			
• Residential Living Space	501 sf	Total Square Footage	501 sf



Unit Type P8 - Plan
Scale 1/4"=1'-0"

Unit Type P9 - Typical One Bed One Bath

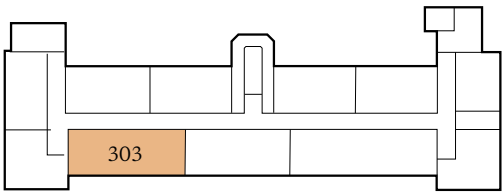
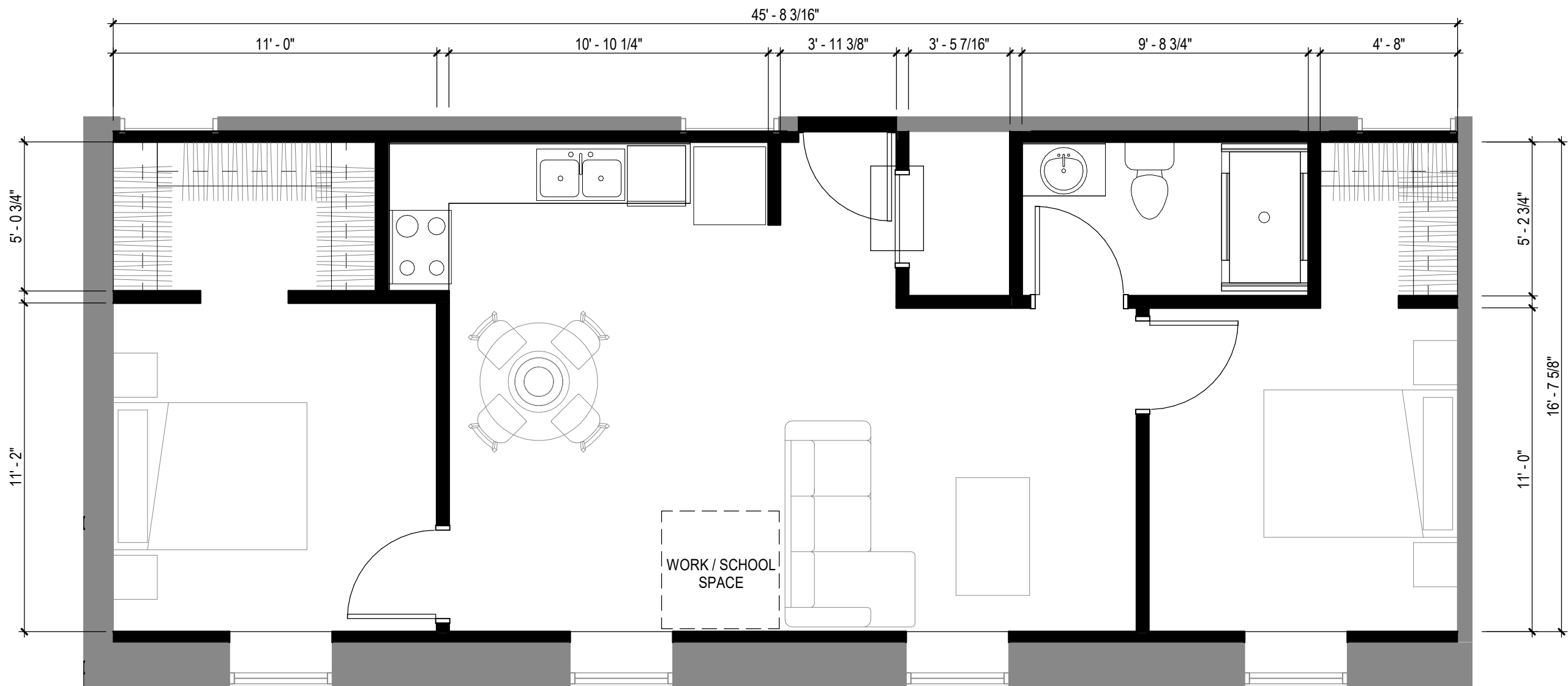
- Number of units2 Units
- Unit 104
 - Residential Living Space501 sf
 - Total Square Footage501 sf
- Unit 112
 - Residential Living Space489 sf
 - Total Square Footage489 sf



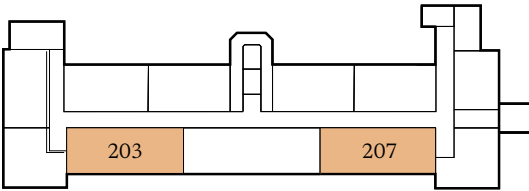
Unit Type P9 - Plan
Scale 1/4"=1'-0"

Unit Type P10 - Typical Two Bed One Bath

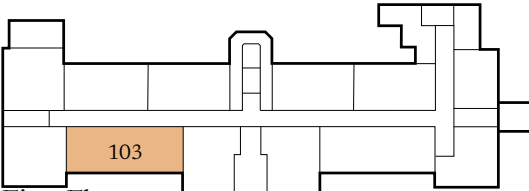
Number of units	4 Units		
Unit 103			
• Residential Living Space	772 sf	Total Square Footage	772 sf
Unit 203			
• Residential Living Space	761 sf	Total Square Footage	761 sf
Unit 207			
• Residential Living Space	760 sf	Total Square Footage	760 sf
Unit 303			
• Residential Living Space	761 sf	Total Square Footage	761 sf



Third Floor



Second Floor



First Floor

Unit Type P10

Unit Type P10 - Plan

Scale 1/4"=1'-0"

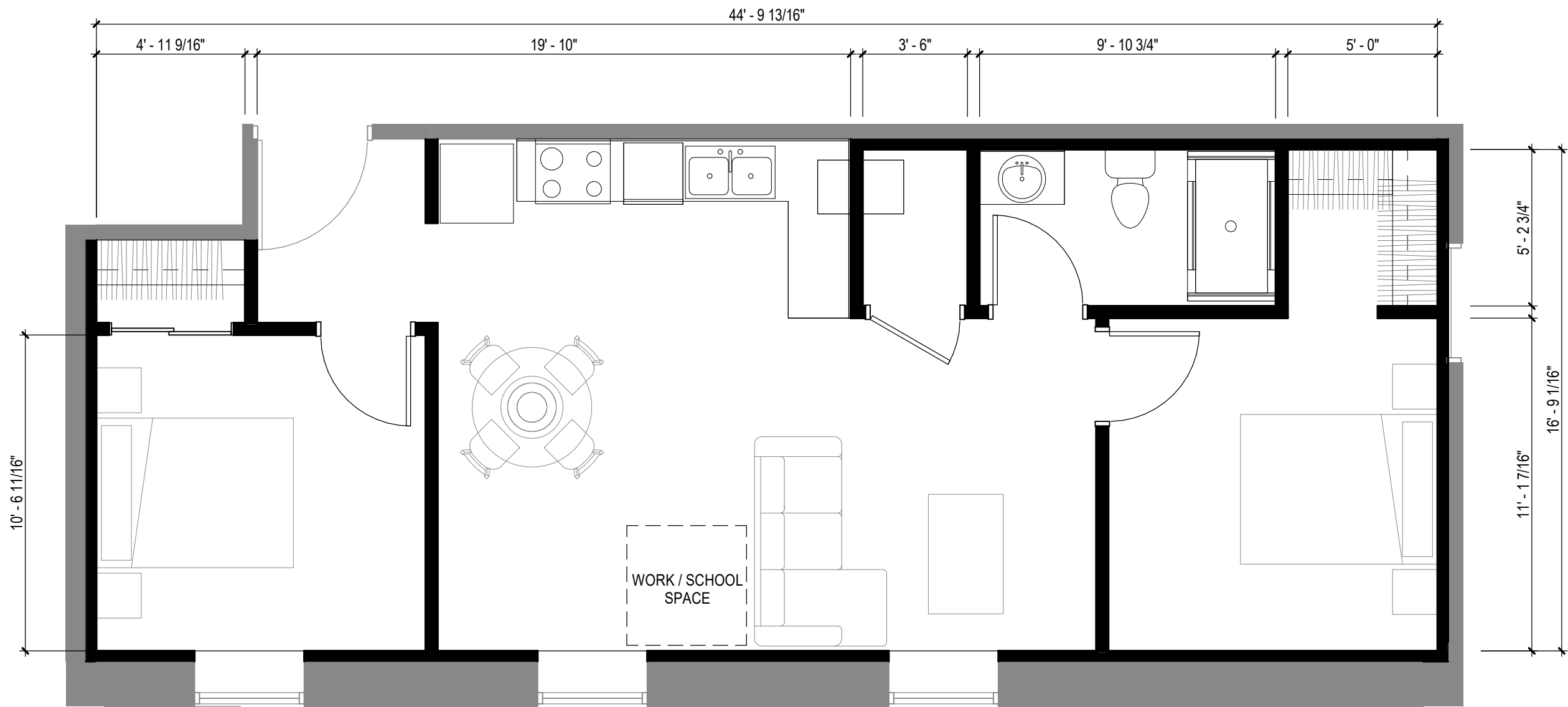
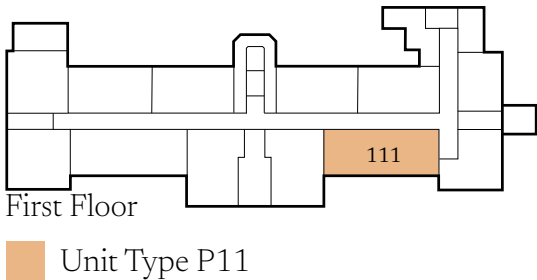
Liberty Campus GI, LLC | Pershing - Unit Type P10

18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.



Unit Type P11 - Two Bed One Bath

Number of units 1 Unit
Unit 111
• Residential Living Space 742 sf Total Square Footage 742 sf

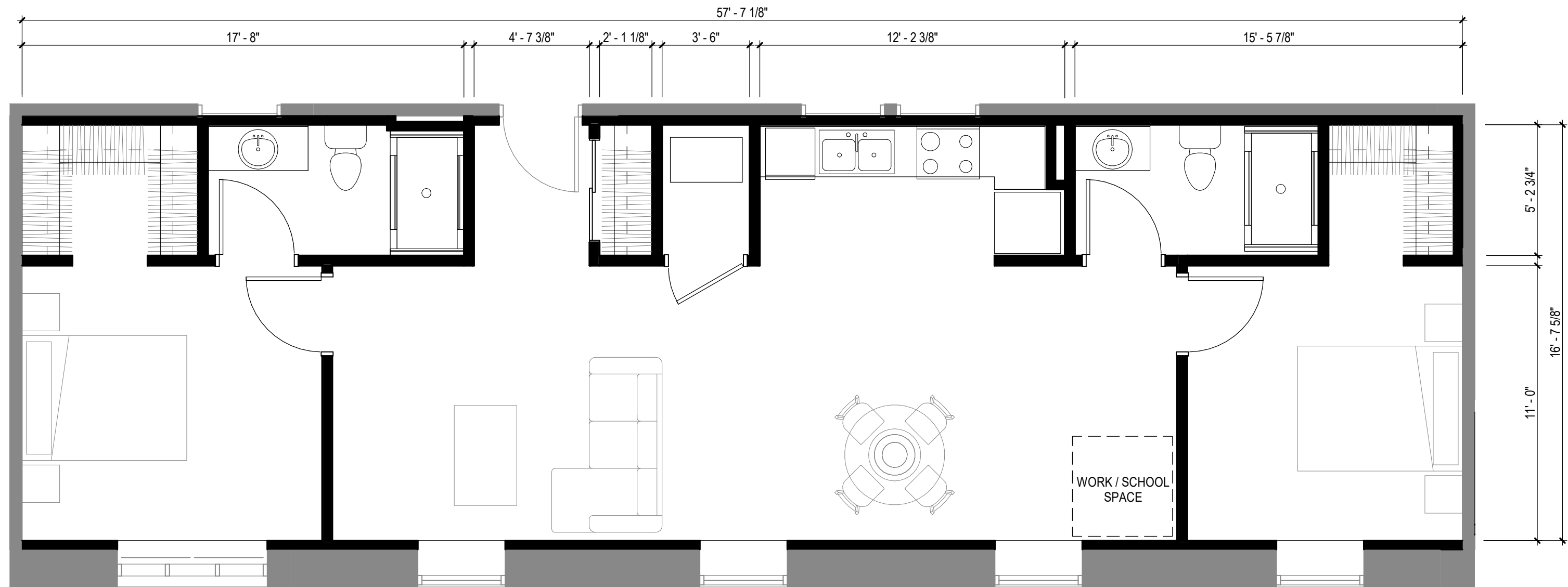
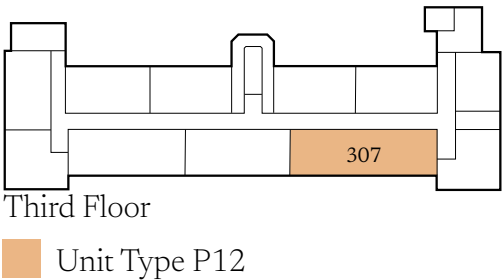


Unit Type P11 - Plan
Scale 1/4"=1'-0"



Unit Type P12 - Typical Two Bed Two Bath

Number of units 1 Unit
Unit 307
• Residential Living Space 955 sf Total Square Footage 955 sf



Unit Type P12 - Plan
Scale 1/4"=1'-0"

Pershing Preliminary Area Calculations

Level 01	
• Common area	3,119 sf
• <u>Gross Area</u>	<u>11,264 gsf</u>
Level 02	
• Common area	3,226 sf
• <u>Gross Area</u>	<u>10,807 gsf</u>
Level 03	
• Common area	3,027 sf
• <u>Gross Area</u>	<u>10,806 gsf</u>
• Building Common Area	9,372 sf
• Building Gross Area	32,877 gsf
Unit Count:	
• 1 BR/1 BA	25 units
• 2 BR/1 BA	5 units
• 2 BR/2 BA	1 units
• Total Unit Count	31 units
<hr/>	

Anderson Preliminary Area Calculations

Level 01	
• Common area	8,440 sf
• <u>Gross Area</u>	<u>23,624 gsf</u>
• Building Common Area	8,440 sf
• Building Gross Area	23,624 gsf
Unit Count:	
• 1 BR/1 BA	10 units
• 2 BR/1 BA	7 units
• Total Unit Count	17 units

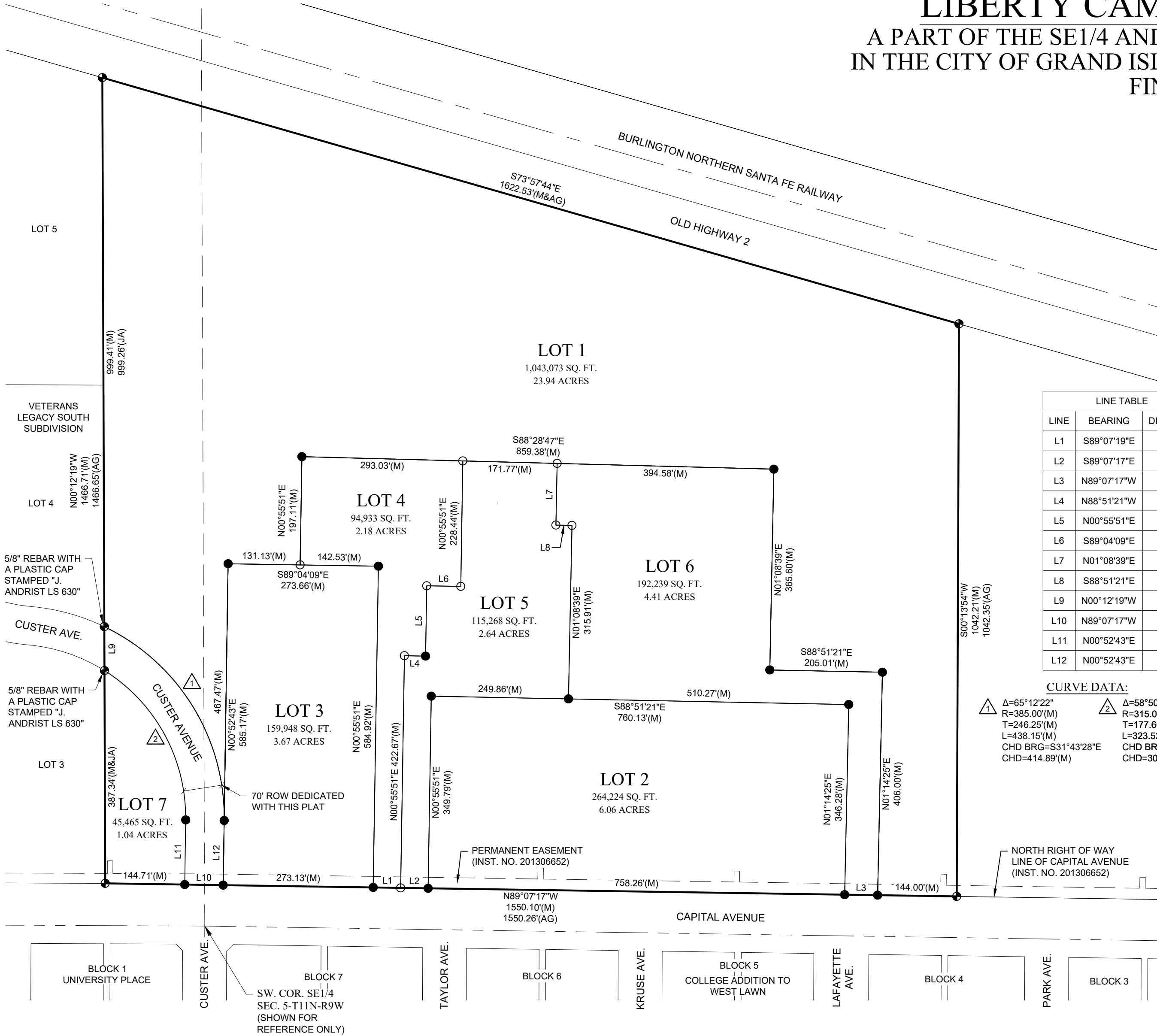
Exhibit B – ‘But for’ TIF + Estimated Real Estate Taxes on Project Site Upon Completion of Project:

Source of Financing	With TIF	Without TIF	Percentage of Capital	With TIF	Without TIF
Equity	13,665,000	13,665,000	Equity	78.40%	78.40%
Debt	3,050,000	3,050,000	Debt	17.50%	17.50%
TIF Loan	715,000		TIF Loan	4.10%	
Funding GAP		715,000	Funding GAP		4.10%
Total	17,430,000	17,430,000	Total	100%	100%
Proposed Buildings	Total Value				
17 unit residential	1,752,255				
31 unit residential	2,186,165				
	3,938,420				
Estimated Base value	(400,000)				
Incremental Value	3,538,420				
Estimated Levy	2.1470%				
Estimated Tax	75,969.88				
Term (years)	15				
Rate	4.50%				
TIF available	\$815,881.97				

Operating Proforma

REVENUE		
Gross Rent		365,000
Other Income		20,000
Vacancy		(25,000)
Net Revenue/EGI		360,000
EXPENSES		
General and Administrative		60,000
Operating Expense		45,000
Maintenance Expense		50,000
Insurance		17,000
Property Taxes		85,000
TOTAL OPERATING EXPENSES		\$ 257,000
NET OPERATING INCOME		103,000
Debt Service		(142,826)
TIF Rebate		75,000
Cash Flow		35,174

LIBERTY CAMPUS SUBDIVISION
A PART OF THE SE1/4 AND SW1/4 OF SECTION 5-T11N-R9W
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



LEGAL DESCRIPTION: (INST. NO. 202004942)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE N89°03'58"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 796.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 159, PAGE 133; THENCE N00°16'04"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CAPITAL AVENUE, AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N89°03'59"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING; THENCE N00°16'04"E, PARALLEL WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 1042.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD NEBRASKA HIGHWAY 2, AS DESCRIBED AND RECORDED IN MISC. RECORD U, PAGE 486; THENCE N73°54'50"W ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1622.53 FEET; THENCE S00°09'33"E, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1466.65 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE S89°03'59"E ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1550.26 FEET TO THE POINT OF BEGINNING, CONTAINING 44.76 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT H.E.L.P. FOUNDATION OF OMAHA, INC., A NEBRASKA CHARITABLE CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED HERE, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LIBERTY CAMPUS SUBDIVISION" IN THE CITY OF GRAND ISLAND, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DOES HEREBY DEDICATE THE EASEMENTS, IF ANY, AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,

THIS _____ DAY OF _____, 2022.

ARUN AGARWAL, CEO

STATE OF _____)
COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, ARUN AGARWAL CEO, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL:

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

CHAIRMAN _____ DATE _____

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

THIS _____ DAY OF _____, 2022.

MAYOR

CITY CLERK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ON FEBRUARY 21ST, 2022, I COMPLETED AN ACCURATE SURVEY OF "LIBERTY CAMPUS SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL 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.

ADAM J. GOERTZEN L.S. 704

SURVEYOR'S REPORT:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH SEVEN LOTS LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE SIXTH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN, LS 704", UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN, LS 704", UNLESS NOTED OTHERWISE.

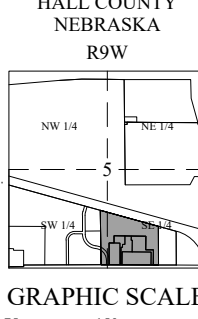
ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK.

OWNER: H.E.L.P. FOUNDATION OF OMAHA, INC.
LAND SURVEYOR: JEQ CONSULTING GROUP

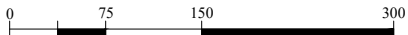
- LEGEND**
- MONUMENT FOUND (5/8" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704")
 - MONUMENT SET (5/8"x24" REBAR WITH A PLASTIC STAMPED "GOERTZEN LS 704")
 - MONUMENT SET (SURVEY NAIL MARKER WITH AN ALUMINUM DISK STAMPED "A. GOERTZEN LS 704")
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE

REPOSITORY STAMP

VICINITY SKETCH



GRAPHIC SCALE



800.723.8567
Grand Island, NE 308.381.7428
www.jeq.com

PROJECT NO. R211674
DATE 8/1/2022
DRAWN BY AG
FILE NAME 210714 Survey.dwg
FIELD BOOK GRAND ISLAND #9
FIELD CREW BS
SURVEY FILE NO. 2021-246

1 OF 1



September 13, 2022

Dr. Ken Schroeder
Chief Financial Officer
Grand Island Public Schools
123 S. Webb Road
P.O. Box 4904
Grand Island, NE 68802-4904

Dear Dr. Schroeder,

This letter is to inform you that the Community Redevelopment Authority (CRA) of the City of Grand Island has received an application requesting Tax Increment Financing (TIF) for a residential development including 48 one and two bedroom apartments at the former Veterans' Home in northern Grand Island. This would including the Pershing and Anderson buildings. This is the first phase of the Liberty Campus Development.

The application seeks \$715,000 in TIF assistance for the development of the 48 units of housing in the Pershing and Anderson Buildings. These will be marketed primarily to veterans and person 55 and older. It is estimated that this development will take place over the next year though that may occur quicker based on market conditions.

At present, the proposed timeline for approval would be as follows:

- CRA receives initial application, 4 p.m., September 21.
- Regional Planning Commission holds public hearing 6 p.m., October 5.
- CRA reviews Planning Commission recommendation, 4 p.m. October 12.
- Grand Island City Council holds public hearing and takes action, 7 p.m., October 25.
- CRA considers redevelopment contract, 4 p.m. on or after November 9.

Additional notification will be provided to the school board via certified mail prior to the public hearings before both planning commission and council. Should you have any questions or comments, please call me at (308) 385-5240.

Sincerely,

Chad Nabity, AICP
Director

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

RESOLUTION NO. 407

**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 21st day of September, 2022

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

By Thomas E. Gabel
Chairperson

ATTEST:

Chad A. [Signature]
Secretary

Liberty Campus GI LLC- 2206 W Capital, Pershing and Anderson Buildings-Area 16

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

RESOLUTION NO. 408

**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 16, from Liberty Campus GI, LLC, (The "Developer") for redevelopment located at 2206 W. Capital Avenue to be platted as Liberty Campus Subdivision, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto; 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 1;

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, after approval of the redevelopment plan amendment related to the redevelopment project, 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 21st day of September, 2022.

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

By Thomas E. Gabor
Chairperson

ATTEST:

Chad A.
Secretary

Liberty Campus GI LLC- 2206 W Capital, Pershing and Anderson Buildings-Area 16

Exhibit 1

Draft Redevelopment Plan Forwarded to the Planning Commission

Liberty Campus GI LLC- 2206 W Capital, Pershing and Anderson Buildings-Area 16

Resolution Number 2023-01

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "**Authority**"), referred the **amendment of the Redevelopment Plan for CRA Area 16 requested by Liberty Campus GI LLC** to the Hall County Regional Planning Commission, (the "**Commission**") for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "**Act**"); and

WHEREAS, the Commission held a public hearing on the proposed plan on October 5, 2022, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday September 17th and 24th, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

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

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

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

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

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

DATED: October 5, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: 
Chair

By: 
Secretary

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

RESOLUTION NO. 410

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN TO
THE CITY OF GRAND ISLAND, NEBRASKA; RECOMMENDING APPROVAL OF A
REDEVELOPMENT PROJECT TO THE CITY OF GRAND ISLAND, NEBRASKA;
APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF
RELATED ACTIONS**

WHEREAS, the Mayor and Council of the City of Grand Island, Nebraska (the “City”), upon the recommendation of the Planning Commission of the City of Grand Island, Nebraska (the “Planning Commission”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “Redevelopment Area”) to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan (the “Redevelopment Plan”), has been prepared by Community Redevelopment Authority of Grand Island, Nebraska, (the “Authority”) pursuant to an application by Liberty Campus GI., LLC. (the “Redeveloper”), in the form attached hereto as **Exhibit B**, for the purpose of redeveloping Redevelopment Area legally described on **Exhibit A**, referred to herein as the Project Area (the “Project Area”); and

WHEREAS, pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the purposes specified in the Redevelopment Plan (the “Project”), in accordance with and as permitted by the Act; and

WHEREAS, the Authority has conducted a cost benefit analysis of the Project (the “Cost Benefit Analysis”) pursuant to Section 18-2113 of the Act, a which is included in the Redevelopment Plan attached hereto as **Exhibit B**; and

WHEREAS, the Authority has made certain findings and pursuant thereto has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan and approve the Redevelopment Project and to approve the transactions contemplated thereby.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:**

Section 1. The Authority has determined that the proposed land uses and building requirements in the Redevelopment Plan for the Project Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and communitive facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

Section 2. The Authority has conducted a Cost Benefit Analysis for the Project, included in the Redevelopment Plan attached hereto as Exhibit B, in accordance with the Act, and has found and hereby finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Project Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project.

Section 3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of acquisition of property, preparation for redevelopment including site work, rehabilitation, public utilities and streets, trails and sidewalks described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$715,000 which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

Section 4. The Authority hereby recommends to the City approval of the Redevelopment Plan and the Redevelopment Project described in the Redevelopment Plan.

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

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

PASSED AND APPROVED this 19th day of October, 2022.

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

ATTEST:

By: _____


Secretary

By: _____

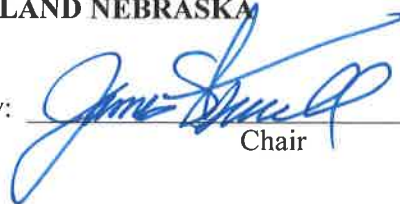

Chair

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

Legal Descriptions: Part of the South ½ of Section 5, Township 11 north, Range 9 West of the 6th P.M in the City of Grand Island, Hall County, Nebraska. Proposed for platting as Lot 3 of the Liberty Campus Subdivision



* * * * *

EXHIBIT B

FORM OF REDEVELOPMENT PLAN