



Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2022
Regular Meeting Packet**

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

4:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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

DIRECTOR COMMUNICATION

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



Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2022
Regular Meeting**

Item A1

Agenda - 1-12-22

Staff Contact:



AGENDA
Wednesday, January 12, 2022
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 December 2, 2021, Meeting.
3. Review of Financials. (November and December 2021)
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment CRA Area 1- Bartenbach Building-118 W. 2nd Street
 - a. Consideration of Resolution 376- Forward a Redevelopment Plan Amendment to the Grand Island City Council for 118 W. 2nd Street, W 1/3 of Lot Six and all of Lot Five of Block Sixty Six Grand Island Original Town – Artisan’s Alley LLC.
7. Redevelopment Plan Amendment CRA Area 1- Nikodym Development – Super Bowl Site north of Bismark and east of Cherry- JNIK, LLC
 - a. Consideration of Resolution 377- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for the former Super Bowl Site 655 S. Cherry Street and 1010 E. Bismark Road Lot 1 of Nikodym Subdivision and Lot 1 of Nikodym Second Subdivision – JNIK LLC.
 - b. Consideration of Resolution 378 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for the former Super Bowl Site 655 S. Cherry Street and 1010 E.

Bismark Road Lot 1 of Nikodym Subdivision and Lot 1 of Nikodym Second Subdivision – JNIK LLC.

8. Director's Report

Veteran's Home Property

9. Adjournment

Next Meeting February 9, 2022

COMMUNITY REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

4 p.m. Wednesday, January 12, 2022

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting December 2, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for November 1-30 and December 1-31 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$23,121.53
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN FOR CRA AREA #1 – BARTENBACH BUILDING – ARTISAN’S ALLEY LLC

Concerning a redevelopment plan for CRA Area No. 1 for redevelopment of the Bartenbach Building at 118 W. 2nd Street. The request calls for redevelopment of this property for commercial and residential purposes with 10 apartments, office and retail space. The plan requests \$522,064 in tax increment financing along with associated interest on the TIF bonds. The Regional Planning Commission will recommended approval at their meeting on January 5, 2022. Planning Commission resolution 2022-06 is included in the packet. The CRA may forward the plan to the recommend approval and forward the plan to the Grand Island City Council. A MOTION to approve Resolution 376 (forward the Grand Island City Council) is in order.
7. REDEVELOPMENT PLAN FOR CRA AREA #1 – NIKODYM THIRD SUBDIVISION –JNIK LLC

Concerning a redevelopment plan for CRA Area No. 1 for redevelopment of the property located north of Bismark Road and east of Cherry Street including 1010 Bismark Road. The request calls for redevelopment of this property for the creation of 47 residential lots and renovating the commercial space at 1010 E. Bismark Road. The plan requests \$3,831,000 in tax increment financing along with associated interest on the TIF bonds. The CRA may forward the plan to the Regional Planning Commission for review and give 30-day notice to the Grand Island City Council of a potential development contract. A MOTION to approve Resolution 377 (forward to Regional Planning Commission) and Resolution 378 (30-day intent notice to city council) is in order.

8. DIRECTOR'S REPORT.

- a. Veteran's Home Property and Veteran's Legacy South

9. ADJOURNMENT

Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2022
Regular Meeting**

Item B1

Minutes - December 2, 2021

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 2, 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 November 10, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the November 24, 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, Sue Pirnie and Also present were: Council Member Vaughn Minton, Assistant Finance Director Brian Shultz, Director Chad Nabity and Planning Rashad Moxey.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the November 10, 2021 was made by Dutoit and second by Qualsett. Upon roll call vote, all present voted aye. Motion carried 4-0

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports will be reviewed at the January meeting.

4. APPROVAL OF BILLS

A motion was made by Dutoit and second by Pirnie to approve the bills for \$5,898.26. Upon roll call vote, all present voted aye. Motion carried 4-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA projects were reviewed by Nabity.

Hedde Building –Plans are in for the apartments and moving forward
Azure – will be done in February
Rawr Holdings – will find out if moving forward
South Locust property – still available

6. Approval of Redevelopment Contract for CRA Area #32 – Jaxson Subdivision – 3MJR LLC.

- a. Consideration of Resolution 374 – Bond Resolution for Jaxson Subdivision project on property west of North Road and south of Old Potash Highway 3MJR LLC

A motion was made by Qualsett and second by Dutoit to approve redevelopment contract for CRA Area #32 – Jaxson Subdivision – 3MJR LLC and Resolution 374. Upon roll call vote, all present voted aye. Motion carried 4-0.

7. Redevelopment Plan Amendment CRA Area 1 – Bartenbach Building – 118 W. 2nd Street.

- a. Consideration of Resolution 370 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 118 W. 2nd Street, W 1/3 of Lot Six and all of Lot Five of Block Sixty Six Grand Island Original Town Artisan’s Alley LLC.
- b. Consideration of Resolution 371 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for 118 W. 2nd Street, W 1/3 of Lot Six and all of Lot Five of Block Sixty Six Grand Island Original Town – Artisan’s Alley LLC

Nabity stated the proposal is concerning a redevelopment plan for CRA Area No. 1 for redevelopment of the Bartenbach Building at 118 W. 2nd Street. The plan requests \$522,064 in tax increment financing.

A motion was made by Pirnie and second by Dutoit to approve Resolution 370 and Resolution 371. Upon roll call vote, all present voted aye. Motion carried 4-0.

8. Redevelopment Plan Amendment CRA Area 6 – 620 W. State Street

- a. Consideration of Resolution 375 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for 620 W. State Street, Lot Two of Skag-Way Fourth Subdivision, Lots One and Two Natrass Subdivision and Lot 9 Home Subdivision – Mesner Development Company

Nabity stated the redevelopment plan was forwarded to Regional Planning Commission last month. The request calls for redevelopment for residential purposes on property located north of State Street and west of Wheeler Avenue. The plan requests \$1,767,409 in tax increment financing along with associated interest on TIF bonds.

A motion was made by Qualsett and second by Dutoit to approve resolution 375. Upon roll call vote, all present voted aye. Motion carried 4-0.

9. Director's Report

a. Veteran's Home Property and Veteran's Legacy South.

Nabity stated he requested quotes for the Veteran's Legacy South preliminary plat located between Capital Ave and Hwy 2. Lowest quote received was from Olsson Associates. The total bid was \$18,000

Next meeting Wednesday, January 12, 2022 at 4 p.m.

Respectfully Submitted,
Norma Hernandez



Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2022
Regular Meeting**

Item C1

CRA November 2021 & December 2021 Financials

Staff Contact:

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

	MONTH ENDED November-21	2021-2022 YEAR TO DATE	2022 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	525,003		548,785		
REVENUE:					
Property Taxes - CRA	5,049	18,749	524,191	505,442	3.58%
Property Taxes - Lincoln Pool	1,889	7,175	196,818	189,643	3.65%
Property Taxes -TIF's	-	4,460	5,400,000	5,396,903	0.08%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	168	524	10,000	9,476	5.24%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	-	322	200,000	199,678	0.16%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	7,106	31,230	6,351,009	6,321,142	0.49%
TOTAL RESOURCES	532,109	31,230	6,899,794	6,321,142	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	-	3,000	3,000	0.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	-	4,122	75,000	70,878	5.50%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	-	16,000	16,000	0.00%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	250	250	0.00%
Legal Notices	53	53	500	447	10.63%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	
Bond Principal - Lincoln Pool	190,000	190,000	190,000	-	100.00%
Bond Interest	4,478	4,478	6,818	2,340	65.68%
Fiscal Agent Fees/Bond Costs	-	-	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	250,000	250,000	0.00%
Building Improvement	85,000	135,000	500,000	365,000	27.00%
Other Projects	-	-	200,000	200,000	0.00%
Bond Principal-TIF's	-	-	5,400,000	5,400,000	0.00%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	279,531	533,652	6,886,118	6,352,465	7.75%
INCREASE(DECREASE) IN CASH	(272,425)	(502,423)	(535,109)		
ENDING CASH	252,579	(502,423)	13,677	-	
CRA CASH	286,177				
Lincoln Pool Tax Income Balance	(38,635)				
TIF CASH	5,037				
Total Cash	252,579				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	<u>MONTH ENDED</u> <u>November-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	5,049	18,749	524,191	505,442	3.58%
Property Taxes - Lincoln Pool	1,889	7,175	196,818	189,643	3.65%
Interest Income	168	524	10,000	9,476	5.24%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-		-	#DIV/0!
Other Revenue & Motor Vehicle Tax		322	200,000	199,678	0.16%
TOTAL	7,106	26,770	951,009	924,239	2.81%
GIRARD VET CLINIC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Property Taxes		1,076		-	
TOTAL	-	1,076	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		-		-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
STRATFORD PLAZA INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	<u>MONTH ENDED</u> <u>November-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
FUTURE TIF'S					
Property Taxes		-	5,400,000	5,400,000	
TOTAL	-	-	5,400,000	5,400,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GI HABITAT OF HUMANITY					
Property Taxes		-		-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Property Taxes		2,435		(2,435)	
TOTAL	-	2,435	-	(2,435)	
TC ENCK BUILDERS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOWER 217					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Property Taxes		662	-	(662)	
TOTAL	-	662	-	(662)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	<u>MONTH ENDED</u> <u>November-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
NORTHWEST COMMONS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
HABITAT - 8TH & SUPERIOR					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
VICTORY PLACE					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
THINK SMART					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
BOSSELMAN HQ					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
WEINRICH DEVELOPMENT					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
WING WILLIAMSONS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
HATCHERY HOLDINGS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
FEDERATION LABOR TEMPLE					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
MIDDLETON PROPERTIES II					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2016 HOUSES					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	<u>MONTH ENDED</u> <u>November-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
MELENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		-		-	
TOTAL	-	-	-	-	
EAST PARK ON STUHR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TAKE FLIGHT INVESTMENTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PRATARIA VENTURES HOSPITAL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PEACEFUL ROOT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON 2019 LOOKBACK					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes		287		(287)	
TOTAL	-	287	-	(287)	
GRAND ISLAND HOTEL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PARAMOUNT OLD SEARS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
CENTRAL NE TRUCK WASH					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOTAL REVENUE	7,106	31,230	6,351,009	6,321,142	0.49%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	<u>MONTH ENDED</u> <u>November-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		-	3,000	3,000	0.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services		4,122	75,000	70,878	5.50%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		-	16,000	16,000	0.00%
General Liability Insurance		-	250	250	0.00%
Postage		-	250	250	0.00%
Legal Notices	53	53	500	447	10.63%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures		-	-	-	
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		-	30,000	30,000	0.00%
Bond Principal - Lincoln Pool	190,000	190,000	190,000	-	100.00%
Bond Interest - Lincoln Pool	4,478	4,478	6,818	2,340	65.68%
Fiscal Agent Fees/Bond Costs		-	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	250,000	250,000	0.00%
Building Improvement	85,000	135,000	500,000	365,000	0.00%
Other Projects		-	200,000	200,000	0.00%
TOTAL CRA EXPENSES	279,531	533,652	1,486,118	952,465	35.91%
GIRARD VET CLINIC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	<u>MONTH ENDED</u> <u>November-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
STRATFORD PLAZA LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TC ENCK BUILDERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	<u>MONTH ENDED</u> <u>November-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SUPER MARKET DEVELOPERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOWER 217					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
NORTHWEST COMMONS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
VICTORY PLACE					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
FUTURE TIF'S					
Bond Principal		-	5,400,000	5,400,000	
TOTAL	-	-	5,400,000	5,400,000	
THINK SMART					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BOSELMAN HQ					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	<u>MONTH ENDED</u> <u>November-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
WEINRICH DEVELOPMENT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING WILLIAMSONS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
HATCHERY HOLDINGS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
FEDERATION LABOR TEMPLE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
MIDDLETON PROPERTIES II					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-		-	
EAST PARK ON STUHR					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PRATARIA VENTURES HOSPITAL					
Bond Principal		-	-	-	
TOTAL	-	-		-	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PEACEFUL ROOT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2021

	MONTH ENDED <u>November-21</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GRAND ISLAND HOTEL					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PARAMOUNT OLD SEARS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
CENTRAL NE TRUCK WASH					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOTAL EXPENSES	279,531	533,652	6,886,118	6,352,465	7.75%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	MONTH ENDED December-21	2021-2022 YEAR TO DATE	2022 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	251,502		548,785		
REVENUE:					
Property Taxes - CRA	2,221	20,969	524,191	503,222	4.00%
Property Taxes - Lincoln Pool	812	7,987	196,818	188,831	4.06%
Property Taxes -TIF's	860	10,238	5,400,000	5,391,699	0.19%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	66	590	10,000	9,410	5.90%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	-	322	200,000	199,678	0.16%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	3,959	40,106	6,351,009	6,312,839	0.63%
TOTAL RESOURCES	255,462	40,106	6,899,794	6,312,839	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	-	3,000	3,000	0.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	5,898	10,020	75,000	64,980	13.36%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	-	16,000	16,000	0.00%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	250	250	0.00%
Legal Notices	-	53	500	447	10.63%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	
Bond Principal - Lincoln Pool	-	190,000	190,000	-	100.00%
Bond Interest	-	4,478	6,818	2,340	65.68%
Fiscal Agent Fees/Bond Costs	-	-	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	250,000	250,000	0.00%
Building Improvement	-	135,000	500,000	365,000	27.00%
Other Projects	-	-	200,000	200,000	0.00%
Bond Principal-TIF's	-	1,076	5,400,000	5,398,924	0.02%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	5,898	540,627	6,886,118	6,345,491	7.85%
INCREASE(DECREASE) IN CASH	(1,939)	(500,521)	(535,109)		
ENDING CASH	249,563	(500,521)	13,677	-	
CRA CASH	282,565				
Lincoln Pool Tax Income Balance	(37,822)				
TIF CASH	4,821				
Total Cash	249,563				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	<u>MONTH ENDED</u> <u>December-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	2,221	20,969	524,191	503,222	4.00%
Property Taxes - Lincoln Pool	812	7,987	196,818	188,831	4.06%
Interest Income	66	590	10,000	9,410	5.90%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-		-	#DIV/0!
Other Revenue & Motor Vehicle Tax		322	200,000	199,678	0.16%
TOTAL	3,099	29,868	951,009	921,141	3.14%
GIRARD VET CLINIC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Property Taxes		1,076		-	
TOTAL	-	1,076	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		-		-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
STRATFORD PLAZA INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	<u>MONTH ENDED</u> <u>December-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
FUTURE TIF'S					
Property Taxes		-	5,400,000	5,400,000	
TOTAL	-	-	5,400,000	5,400,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GI HABITAT OF HUMANITY					
Property Taxes		-		-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Property Taxes	287	2,722		(2,722)	
TOTAL	287	2,722	-	(2,722)	
TC ENCK BUILDERS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOWER 217					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Property Taxes		662	-	(662)	
TOTAL	-	662	-	(662)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	<u>MONTH ENDED</u> <u>December-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
NORTHWEST COMMONS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
HABITAT - 8TH & SUPERIOR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
VICTORY PLACE					
Property Taxes		-		-	
TOTAL	-	-	-	-	
THINK SMART					
Property Taxes		-		-	
TOTAL	-	-	-	-	
BOSSELMAN HQ					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WEINRICH DEVELOPMENT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WING WILLIAMSONS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
HATCHERY HOLDINGS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
FEDERATION LABOR TEMPLE					
Property Taxes		-		-	
TOTAL	-	-	-	-	
MIDDLETON PROPERTIES II					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2016 HOUSES					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	<u>MONTH ENDED</u> <u>December-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		-		-	
TOTAL	-	-	-	-	
EAST PARK ON STUHR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TAKE FLIGHT INVESTMENTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PRATARIA VENTURES HOSPITAL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PEACEFUL ROOT					
Property Taxes	4,918	4,918		(4,918)	
TOTAL	4,918	4,918	-	(4,918)	
TALON 2019 LOOKBACK					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes	574	860		(860)	
TOTAL	574	860	-	(860)	
GRAND ISLAND HOTEL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PARAMOUNT OLD SEARS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
CENTRAL NE TRUCK WASH					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOTAL REVENUE	8,877	40,106	6,351,009	6,317,757	0.63%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	<u>MONTH ENDED</u> <u>December-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		-	3,000	3,000	0.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	5,898	10,020	75,000	64,980	13.36%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		-	16,000	16,000	0.00%
General Liability Insurance		-	250	250	0.00%
Postage		-	250	250	0.00%
Legal Notices		53	500	447	10.63%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures		-	-	-	
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		-	30,000	30,000	0.00%
Bond Principal - Lincoln Pool		190,000	190,000	-	100.00%
Bond Interest - Lincoln Pool		4,478	6,818	2,340	65.68%
Fiscal Agent Fees/Bond Costs		-	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	250,000	250,000	0.00%
Building Improvement		135,000	500,000	365,000	0.00%
Other Projects		-	200,000	200,000	0.00%
TOTAL CRA EXPENSES	5,898	539,551	1,486,118	946,567	36.31%
GIRARD VET CLINIC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Bond Principal		1,076	-	-	
TOTAL	-	1,076	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	<u>MONTH ENDED</u> <u>December-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
STRATFORD PLAZA LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TC ENCK BUILDERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	<u>MONTH ENDED</u> <u>December-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SUPER MARKET DEVELOPERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOWER 217					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
NORTHWEST COMMONS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
VICTORY PLACE					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
FUTURE TIF'S					
Bond Principal		-	5,400,000	5,400,000	
TOTAL	-	-	5,400,000	5,400,000	
THINK SMART					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BOSSELMAN HQ					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	<u>MONTH ENDED</u> <u>December-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
WEINRICH DEVELOPMENT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING WILLIAMSONS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
HATCHERY HOLDINGS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
FEDERATION LABOR TEMPLE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
MIDDLETON PROPERTIES II					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-		-	
EAST PARK ON STUHR					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PRATARIA VENTURES HOSPITAL					
Bond Principal		-	-	-	
TOTAL	-	-		-	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PEACEFUL ROOT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2021

	MONTH ENDED <u>December-21</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GRAND ISLAND HOTEL					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PARAMOUNT OLD SEARS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
CENTRAL NE TRUCK WASH					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOTAL EXPENSES	5,898	540,627	6,886,118	6,346,567	7.85%



Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2022
Regular Meeting**

Item D1

CRA Jan 2022 Bills

Staff Contact:



12-Jan-22

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 November 2021	\$	4,127.82
City of Grand Island	Administration fees for December 2021	\$	4,174.66
Grand Island Independent	Accounting fees July, Aug, Sept 2021	\$	450.00
Grand Independent	legals	\$	35.42
Hall County Treasurer	Talon - second sub lot 13	\$	6,418.68
South Locust BID	Talon Apartments - 3235 S. Locust	\$	3,973.70
Olsson	Veteran's Legacy South	\$	3,906.25
TimeValue	Desktop Maint. Upgrades, support and training videos	\$	35.00
Total		\$	23,121.53



Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2022
Regular Meeting**

Item E1

CRA December 2021 Committed Projects

Staff Contact:

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2022 FISCAL YR	2023 FISCAL YR	2024 FISCAL YR	ESTIMATED COMP
Danny Oberg - 321 E 4th St (10/25/21)	\$ 43,810.00	\$ 43,810.00			Summer 2022
Brandon Flodman - 313 W 2nd St	\$ 59,783.00	\$ 59,783.00			Summer 2022
Azure Investment - 223 W 3rd St (10/25/21)	\$ 88,000.00	\$ 88,000.00			Summer 2022
Take Flight - 213 W 3rd St (10/25/21)	\$ 49,000.00	\$ 49,000.00			Summer 2022
Dave Parmely - 208 N Locust St (10/13/21)	\$ 13,920.00	\$ 13,920.00			Summer 2022
Total Committed	\$ 254,513.00	\$ 254,513.00	\$ -	\$ -	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2021 FISCAL YR	2022 FISCAL YR	2023 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8-24-16)	\$ 260,000.00	\$ 260,000.00			Fall 2022
Azure Investment Group (5-12-21)	\$ 70,000.00	\$ 70,000.00			Spring 2022
Rawr Holdings 110 W 2nd (12/12/18)	\$ 35,000.00	\$ 35,000.00			Fall 2022
Total Committed F&L Safety Grant	\$ 365,000.00	\$ 365,000.00	\$ -	\$ -	

	BUDGET	2022	2022 LEFT
Façade Budgeted 2022	\$ 250,000.00	\$ 250,000.00	\$ -
Other Projects Budgeted 2022	\$ 200,000.00	\$ 4,513.00	\$ 195,487.00
Land - Budgeted 2022	\$ 30,000.00	\$ -	\$ 30,000.00
Land Sales Budgeted 2022	\$ -	\$ -	\$ -
subtotal		\$ 254,513.00	\$ 225,487.00
Balance		\$ 254,513.00	\$ 225,487.00
	BUDGET	PAID	LEFT
Building Improvements *	\$ 500,000.00	\$ 135,000.00	\$ 365,000.00

*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

December 31, 2021



Community Redevelopment Authority (CRA)

Wednesday, January 12, 2022
Regular Meeting

Item I1

**Redevelopment Plan CRA Area 1 - Bartenbach Building 118 W.
2nd Street**

Staff Contact:

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

RESOLUTION NO. 376

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

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

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared by Community Redevelopment Authority of Grand Island, Nebraska, (the “**Authority**”) pursuant to an application by Artisan’s Alley 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 preparation for redevelopment including site work, onsite utilities, renovation and related costs are described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$522,064 which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

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

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

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

PASSED AND APPROVED this 12th day of January 2022.

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

ATTEST:

By: _____
Chair

By: _____
Secretary

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

The West 1/3 of Lot Six (6) and all of Lot Five (5) in Block Sixty-Six (66) in the Original Town, now City of Grand Island, Hall County, Nebraska

* * * * *

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

Redevelopment Plan Amendment Grand Island CRA Area 1 November 2021

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 with in the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 1.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 118 W 2nd STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the entire Bartenbach building located at 118 W. 2nd street. to create 5 new offices facing the private alley, along with resizing and building out the front six units fronting on to Locust street on the lower level of the building to allow for a mixed-use professional office space and retail space. The upper story will have 8- 1 bedroom/1 bath units, 1 2 bedrooms/1 bath unit and a two story loft with 3 bedrooms/2 baths. A rooftop terrace will be added for the second floor units to have a private outdoor space. This project would not be feasible without the use of TIF.

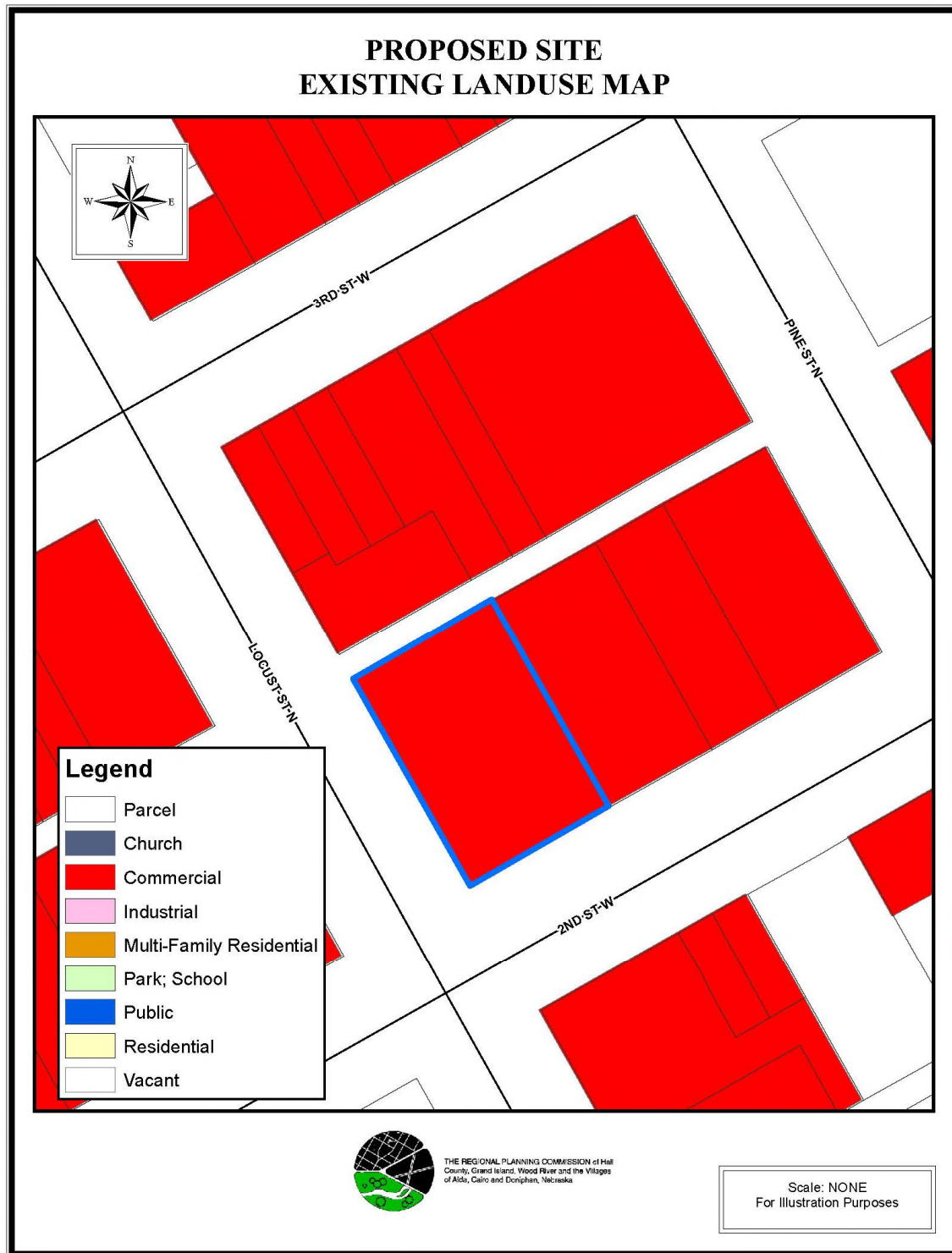
Artisans' Alley LLC is the purchasing this building. They are purchasing the property for \$550,000. The purchase price is included as an eligible TIF activity. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2023 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”)

The second floor and necessary first floor exits and entrances at 118 W. 2nd Street in Grand Island Nebraska. The actual legal will be provided with the master deed for the condominium.

Legal Descriptions: The West 1/3 of Lot Six (6) and all of Lot Five (5) in Block Sixty-Six (66) in the Original Town, now City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2023 through 2037 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 building for commercial and residential uses as permitted in the B3 Heavy Business Zoning District.

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 December 19, 2000.[§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 January 5, 2022 and passed Resolution 2022-06 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island. The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

a. Land Acquisition:

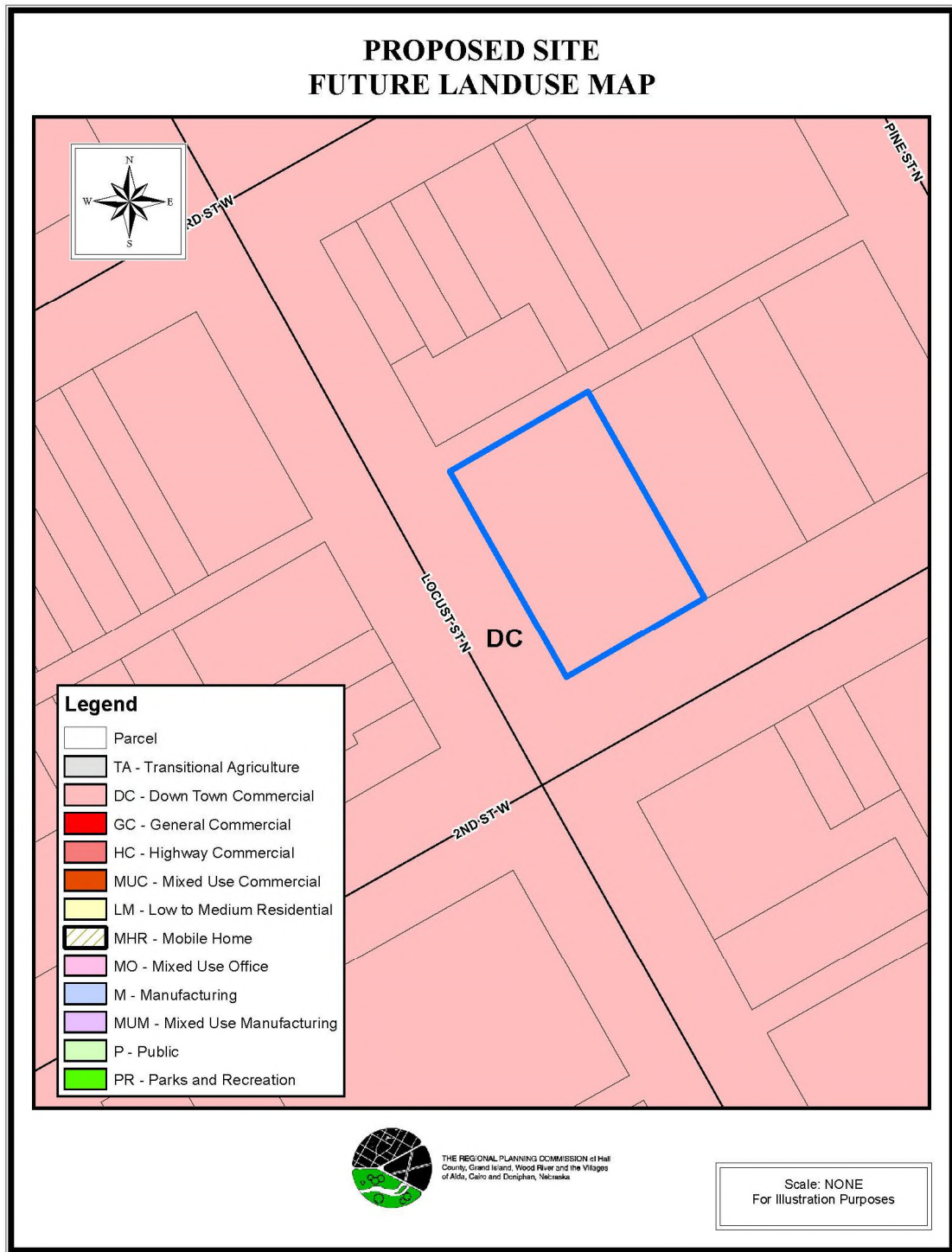
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

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 Downtown Commercial development; this includes housing and commercial uses within the same structure. 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 B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is rehabilitating the existing building. 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 developer purchased the property for \$550,000. The estimated costs of rehabilitation of this property is \$1,033,000. Other construction and soft cost is \$265,000 Legal, Developer and Audit Fees of \$5,600 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 \$1,873,400.

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 \$522,064 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, 2023 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 of both the Railside Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area and refurbish street level commercial space that has been underutilized for several years as well as encouraging new roof top development that will add to the ambiance of Railside.

8. Time Frame for Development

Development of this project is anticipated to be completed by June 2022. Excess valuation should be available for this project for 15 years beginning with the 2023 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of new residential units is consistent with goals to build new residential units in downtown Grand Island and with the goals of the 2020 Grand Island housing study and Grow Grand Island. The primary use of the street level space for commercial development is consistent with the long term development plans for Downtown. The addition of rooftop space will further enhance the Railside experience.

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 \$522,064 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a Façade grant. This investment by the Authority will leverage \$1,867,800 in private sector financing; a private investment of \$3.57 for every TIF or grant dollar invested.

Use of Funds	Source of Funds.			
Description	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition	\$522,064		\$27,936	\$550,000
Legal and Plan*			\$5,600	\$5,600
Renovation			\$1,198,000	\$1,198,000
Other*			\$100,00	\$100,000
Contingency			\$19,800	\$19,800
TOTALS	\$522,064		\$1,351,336	\$1,873,400

*Other includes soft costs for private legal services, consulting on the TIF and construction, environmental review accounting, interest, financing fees, appraisal, title and hazard insurance and marketing.

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2022, valuation of approximately \$340,367. Based on the 2020 levy this would result in a real property tax of approximately \$7,408. It is anticipated that the assessed value will increase by \$1,599,094 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$34,804 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:	\$340,367
Estimated value after completion	\$1,939,461
Increment value	\$1,599,094
Annual TIF generated (estimated)	\$34,804
TIF bond issue	\$522,064

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

The redevelopment project area currently has an estimated valuation of \$340,367. The proposed redevelopment will create additional valuation of \$1,599,094. 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 in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

(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 housing and commercial space options in the downtown area consistent with the planned development in Downtown 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 expanding business within the Grand Island area. This will provide housing options for employees of Downtown businesses that wish to live Downtown and will refurbish Downtown commercial space.

(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 majority of the units to be developed with this project is a one bedroom unit and unlikely to be a family unit, especially for families with school age children.

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 five school age children generated by this development though that is mitigated by the fact that that majority of these are small 1 bedroom units. According to the National Center for Educational Statistics the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally. The Grand Island Public School System was notified on November 4, 2021 that the CRA would be considering this application at their November 10, 2021 meeting.

(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, the Downtown BID, the CRA, and Grow Grand Island to create additional housing units in downtown Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed June 2022. The base tax year should be calculated on the value of the property as of January 1, 2022. 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 or an amount not to exceed \$522,064 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 \$1,867,800.00 on TIF eligible activities in excess of other grants given.

¹ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Artisans' Alley LLC

Address:

3122 Brentwood Drive, Grand Island, NE 68801

Telephone No.: (402) 309-9935

Fax No.: _____

Email: intheblack715@gmail.com

Contact:

Catey Sack

Application Submission Date: _____

Brief Description of Applicant's Business:

Artisans' Alley LLC is a real estate developer and contractor specializing in mixed use space in downtown properties.

Legal Description/Address of Proposed Project

Situs: 118 W 2nd Street, Grand Island, NE 68801 Legal Description: ORIGINAL TOWN W 1/3
~~LT 6 & ALL LT 5 BLK 66~~

Community Redevelopment Area Number _____

Present Ownership Proposed Project Site:

Peaceful Root LLC pending sale to Artisans' Alley LLC with closing date of Nov. 4, 2021.

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

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

The building is currently mostly vacant and over time has been stripped of its historical character.

Artisans' Alley LLC will be renovating the building to be a downtown centerpiece, balancing historical character with modern amenities. Imperatives of all Artisans' Alley LLC's projects are community, the arts, building longevity of use and purpose, and environmental sustainability.

The Bartenbach building comes with it's own private alley. This alley will be made into a gated outdoor area with ambiance for tenants and guests of tenants to enjoy. There will be 5 new offices facing the alley. The front six units will be resized and finished out to better create a mixed use space for a variety of professional office space or retail space. The second floor will be 8- 1 bedroom/1 bath units, also will be a two story loft with 3 bedrooms/2 baths, and 1 unit will be an end unit with 2 bedrooms/1 bath.

The current building is brick construction. All new windows and doors will be installed with detail restoring the building's original character. Windows will be taller, historical colors and finishings, etc. A rooftop terrace will be added for the second floor units to have a private outdoor space. The building will be entirely spray foam insulated to reduce power usage.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 0
B. Building	\$ 550,000.00

Construction Costs:

A. Renovation or Building Costs:	\$ 1,033,000.00
B. On-Site Improvements:	
Sewer (including in plumbing on attached page)	\$
Water (including in plumbing on attached page)	\$
Electric	\$ 100,000.00
Gas	\$ 0
Public Streets/Sidewalks	\$ 15,000.00

Private Streets	\$ 35,000.00
Trails	\$ 0
Grading/Dirtwork/Fill	\$ 0
Demolition	\$ 15,000.00
Other	\$ 100,000.00
Total	\$ 265,000.00

Soft Costs:

A. Architectural & Engineering Fees:	\$ 0
B. Financing Fees:	\$ 0
C. Legal	\$ 0
D. Developer Fees:	\$ 0
E. Audit Fees	\$ 0
F. Contingency Reserves:	\$ 0
G. Other (Please Specify)	\$ 19,800.00
Insurance, real estate taxes, interest, and all other carrying expenses during duration of project)	\$ 1,867,800.00
TOTAL	\$ 1,867,800.00

Total Estimated Market Value at Completion: \$ 1,200,000.00*

Source for Estimated Market Value _____

Source of Financing:

A. Developer Equity:	\$ 315,000.00
B. Commercial Bank Loan:	\$ 1,552,800.00
C. Tax Credits:	
1. N.I.F.A.	\$ 0
2. Historic Tax Credits	\$ 0
3. New Market Tax Credits	\$ 0
4. Opportunity Zone	\$ 0
D. Industrial Revenue Bonds:	\$ 0
E. Tax Increment Assistance:	\$ 522,064
F. Enhanced Employment Area	\$ 0

G. Nebraska Housing Trust Fund

\$ 0

H. Other

\$ 0

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

Architect: Stacy Spotanski, 724 W. Hedde Street, #4, Grand Island, NE 68801

Structural Engineer: Mike Splnek, Olsson Associates, 201 E. 2nd Street,
Grand Island, NE 68801

General Contractor: Gabe Coin, Coin Construction, 3122 Brentwood Drive,
Grand Island, NE 68801

Phone and fax numbers available upon request.

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

Project Construction Schedule:

Construction Start Date:

November 4, 2021

Construction Completion Date:

June 4, 2022

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:

Artisans' Alley LLC is requesting \$522,064.00 in TIF. The TIF will allow the project to cash flow and therefore be a success. These funds are especially important during this time of unexpected price increases and delays in materials.

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

Without TIF assistance, the project will not cash flow and therefore will not be a successful business venture. We are developing this building with the thought in mind to promote business opportunity to both emerging and established professionals. See attached proforma.

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:

Artisans' Alley LLC is a new LLC formed between Gabe Coin and Cathryn Sack. If you would like our personal or business tax returns, please request.

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385 5740
Fax: 308 385-5423
Email: cnabity@grand-island.com

Rashad Moxey

From: Cathryn Sack <intheblack715@gmail.com>
Sent: Thursday, November 4, 2021 6:21 PM
To: Rashad Moxey
Subject: Re: TIF Bartenbach

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe. If you are unsure submit a helpdesk ticket at <https://helpdesk.grand-island.com>

Sorry it's the 11 units. The 12th undecided. The floor plans Kristi used are these with 11 units. Original only had 9 or 10 total.

On Thu, Nov 4, 2021 at 5:34 PM Cathryn Sack <intheblack715@gmail.com> wrote:
Hi Rashad! We are doing 12 units instead of 10.

12B will be above 11b, identical in plan.

----- Forwarded message -----

From: Cathryn Sack <intheblack715@gmail.com>
Date: Thu, Nov 4, 2021 at 4:25 PM
Subject: Re: TIF Bartenbach
To: Chad Nabity <ChadN@grand-island.com>

Ah. Here is also what I have for blueprints.

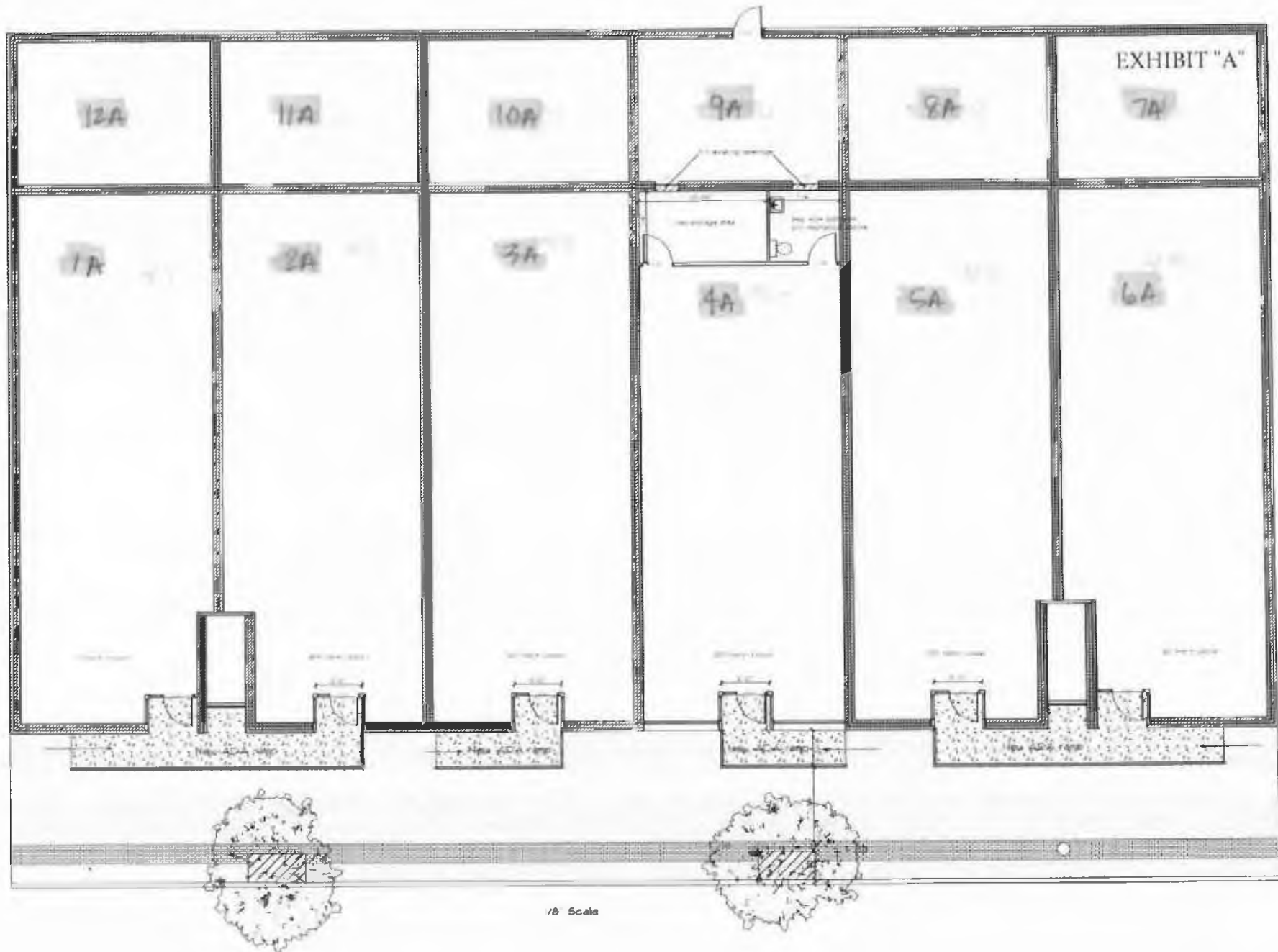
On Thu, Nov 4, 2021 at 4:13 PM Cathryn Sack <intheblack715@gmail.com> wrote:
Here you are! Have a great weekend!

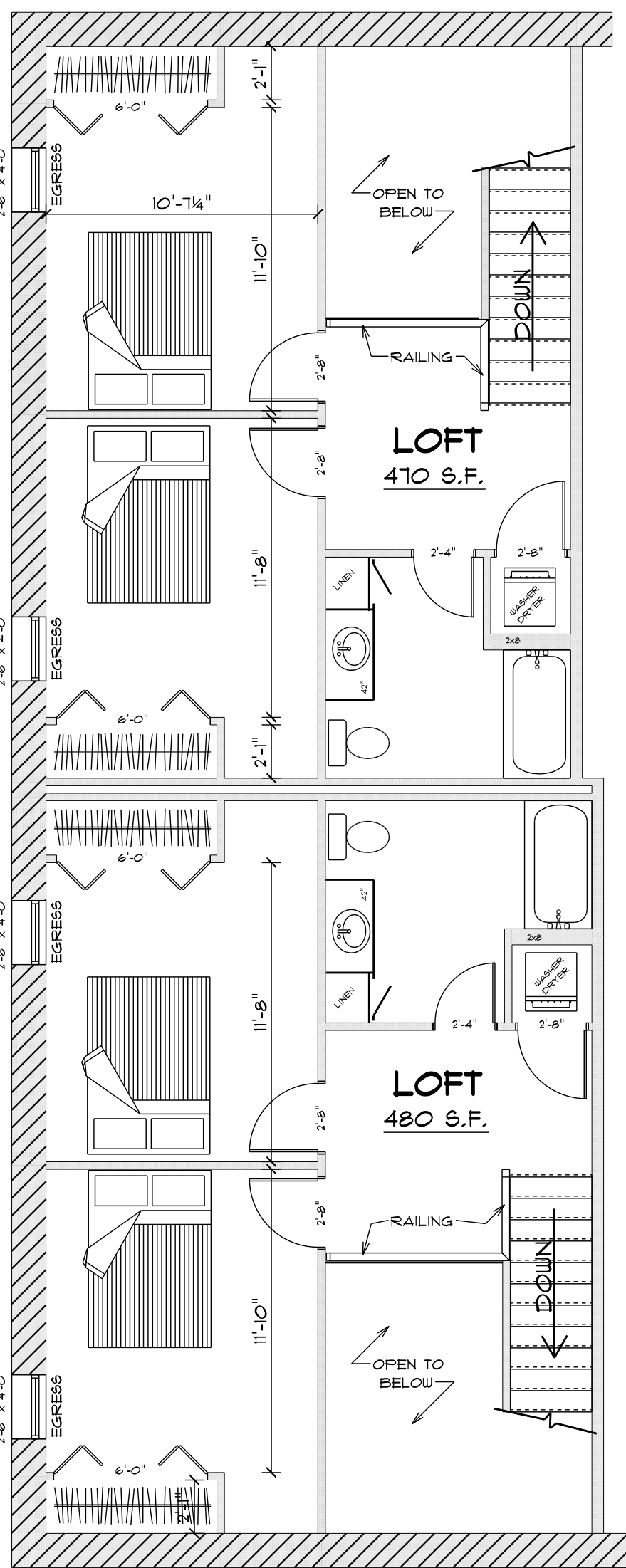
Catey



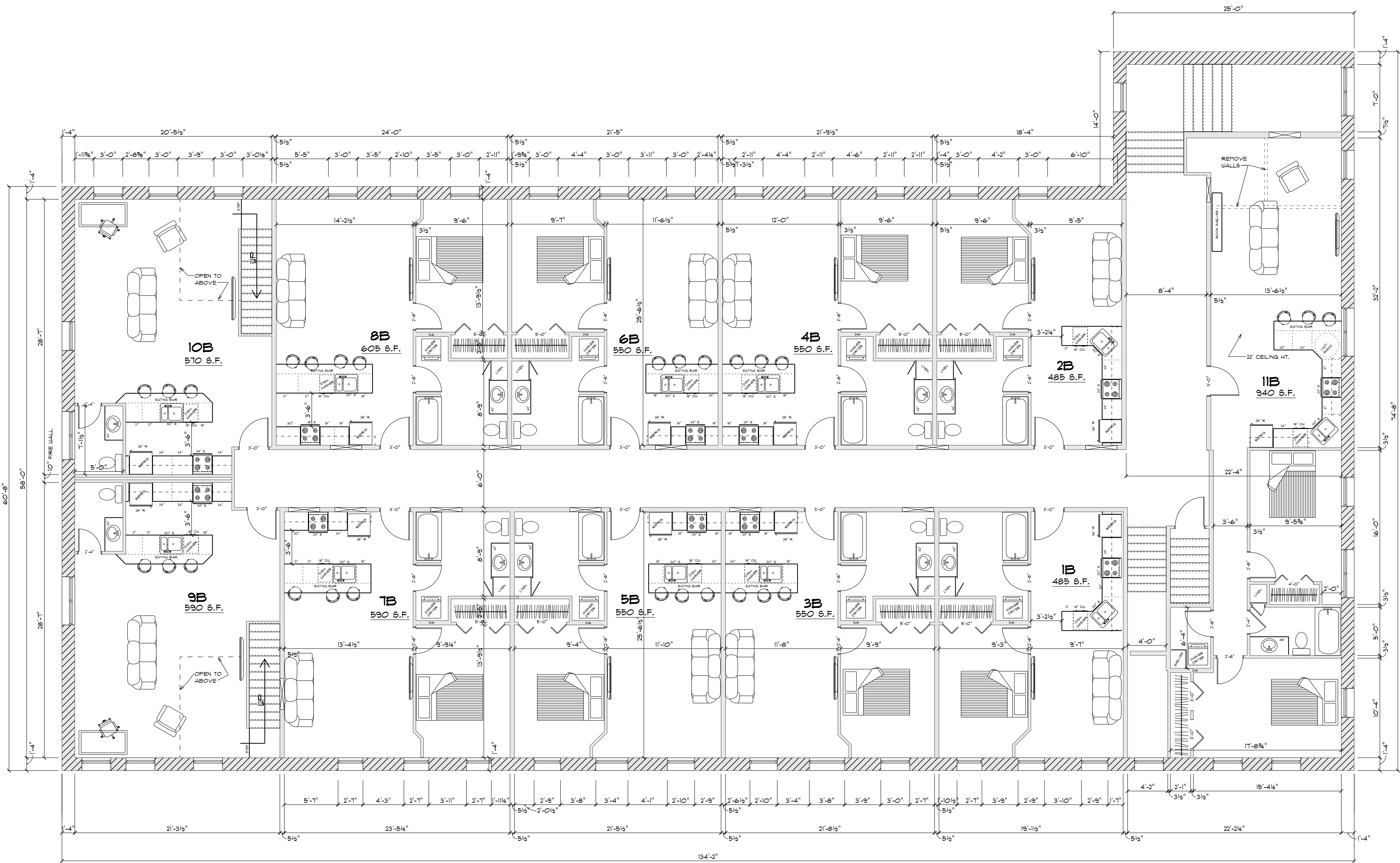
PRELIMINARY PLAN
11-221

Page 59 / 93





LOFT OVER 9 - 10



2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

PRELIMINARY PLAN
10-19-21
10-22-21
11-22-21

PROJECT NO. 2018-03-21
SHEET NO. 2
DRAWING NO. 10-19-21
10-22-21
11-22-21

PROJECT NAME: GABE & CATEY APARTMENTS - GRAND ISLAND, NE

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Resolution Number 2022-06

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 1 requested by Artisan's Alley 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 January 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 Friday December 17th and Friday December 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: January 5, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: Leshia E. Ruge
Secretary



Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2022
Regular Meeting**

Item I2

Redevelopment Plan Amendment CRA Area 1 - Nikodym Development

Staff Contact:

Redevelopment Plan Amendment Grand Island CRA Area 1 January 2022

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to adopt a Redevelopment Plan Amendment for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 1.

Executive Summary:

Project Description

THE REDEVELOPMENT OF PROPERTY LOCATED NORTH OF BISMARK ROAD EAST OF CHERRY STREET INCLUDING 1010 E. BISMARK FOR DEVELOPMENT OF 47 LOTS FOR DUPLEX AND SINGLE FAMILY DWELLINGS INCLUDING NECESSARY INFRASTRUCTURE AND GRADING IMPROVEMENTS.

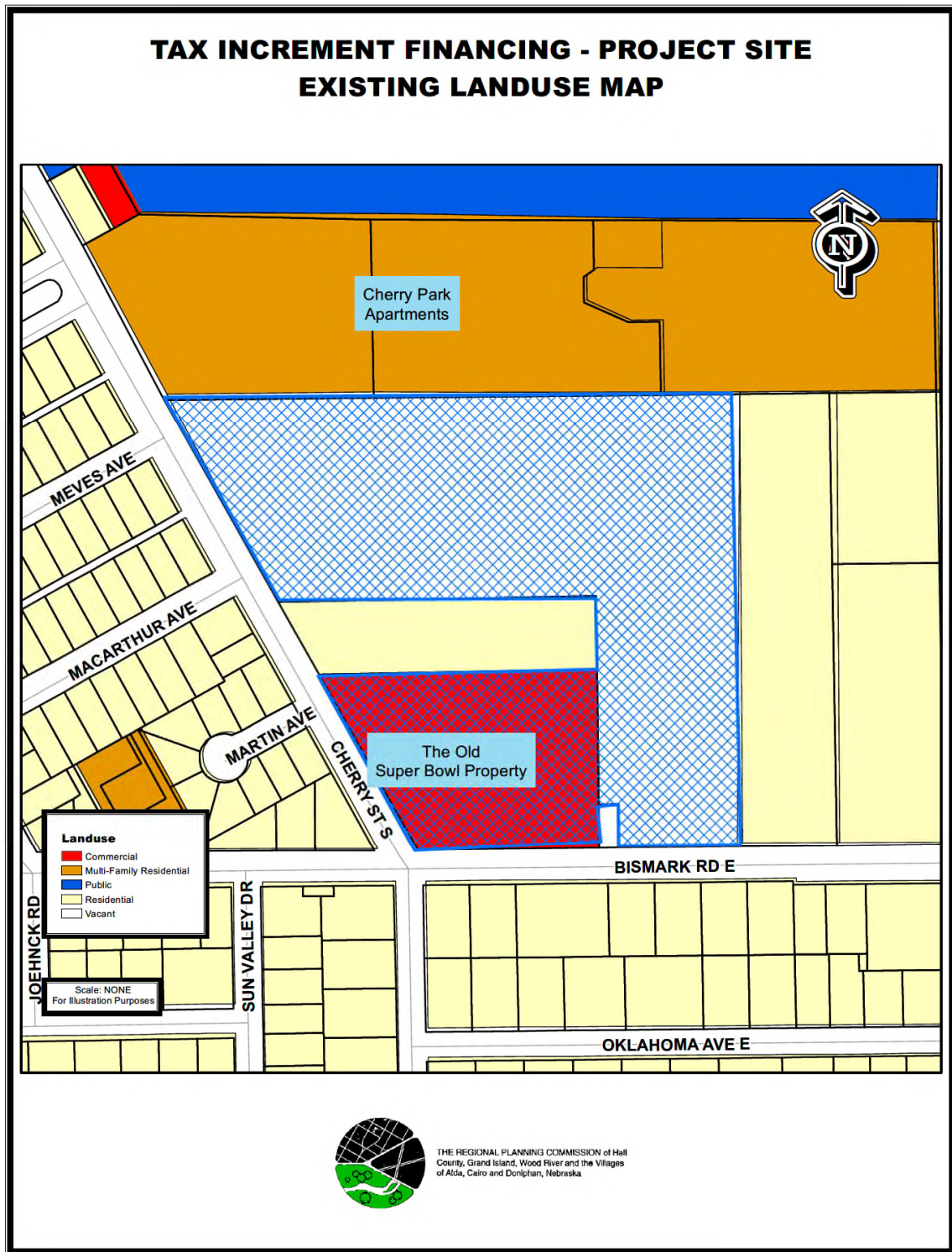
The use of Tax Increment Financing to aid in redevelopment expenses associated with necessary and required infrastructure (sewer, water, storm drainage, paving, landscaping, etc.), grading improvements and site preparation, and planning and legal costs to redevelop the proposed Nikodym Third Subdivision in the City of Grand Island. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project happen. The project will result in the construction of 47 residential lots intended for single family detached homes and duplex units in southeast Grand Island along with improvements to and renovation of the Super Bowl building at 1010 E. Bismark. It is expected that this project will be developed over the next 10 years.

JNIK, LLC has owned the property for 3 years. Development of the larger portion of this property was restricted by Council until a plan for development was brought forward. The residential portion of property is currently vacant and the commercial property is being used for storage and as a private museum. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the site work and development if TIF is available to assist with project financing. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 25 year period towards the allowable costs and associated financing for the acquisition and site work with no portion of ad valorem taxed divide for a period of more than 15 years.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the “Redevelopment Project Area”)

Legal Descriptions:

Lot 1 Nikodym Subdivision and Lot 1, Nikodym Second Subdivision, City of Grand Island, Hall County, NE



Existing Land Use and Subject Property

This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 25 tax years the payments for which become delinquent in years 2023 through 2058 inclusive or as otherwise dictated by the contract with no property exceeding 15 years.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of single family and duplex units at this location along with improvements to the commercial property at 1010 E. Bismark. The developer has submitted a request for approval of to rezone the residential portion of this property to R3 Medium Density Residential.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution, the Authority hereby provides that any ad valorem tax on any Lot or Lots located in the Redevelopment Project Area as 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 related to the Redevelopment Project Area, or the resolution providing for the issuance of the TIF Note, consistent with this Redevelopment Plan Amendment. 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 December 19, 2000.[§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 and project are consistent with the Comprehensive Plan as the development around this area is largely residential and the recreational use previously on the property has been discontinued. **The Hall County Regional Planning Commission held a public hearing at their meeting on February 2, 2022 and passed Resolution 2022-07 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

a. Land Acquisition:

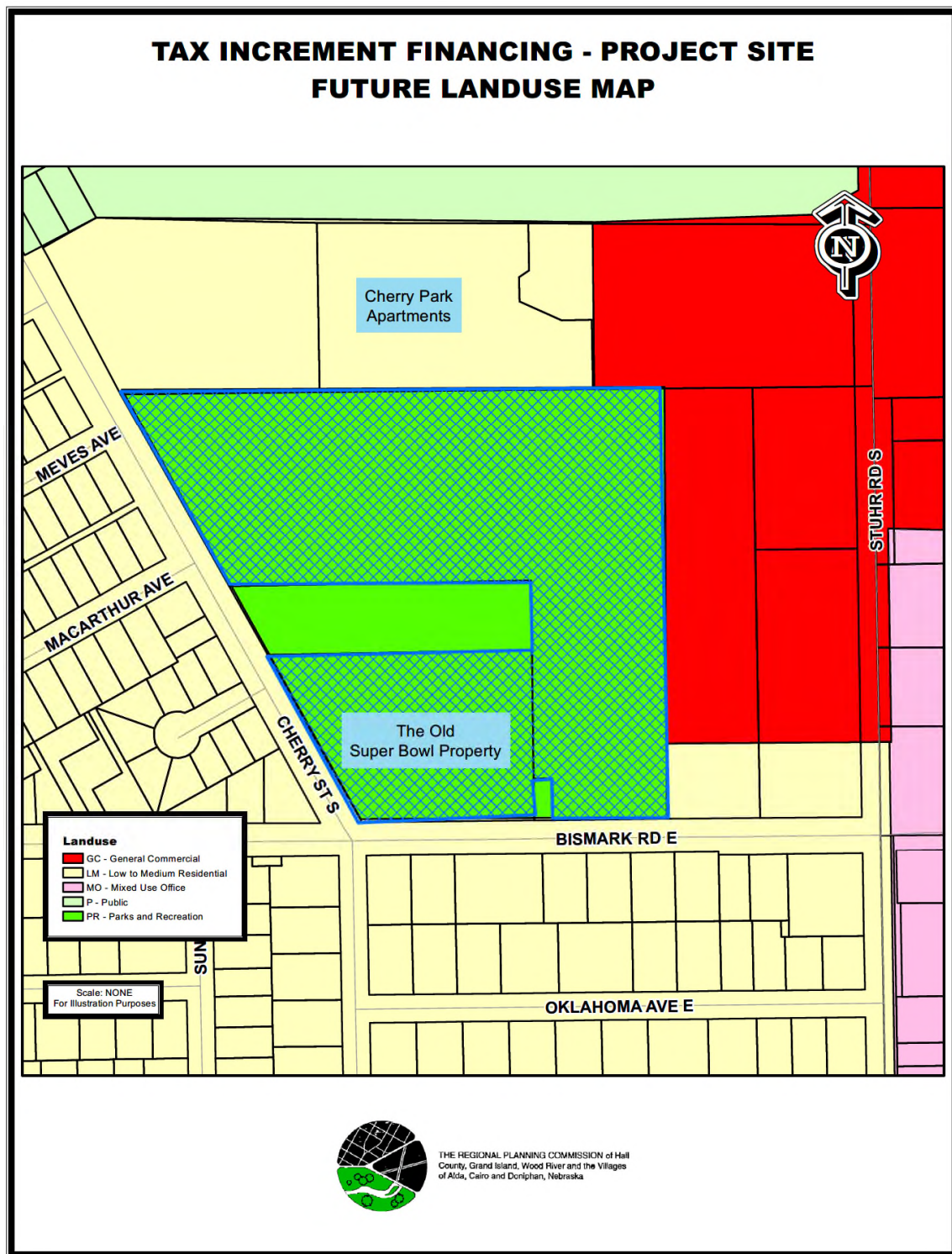
This property is currently owned by the proposed developer. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

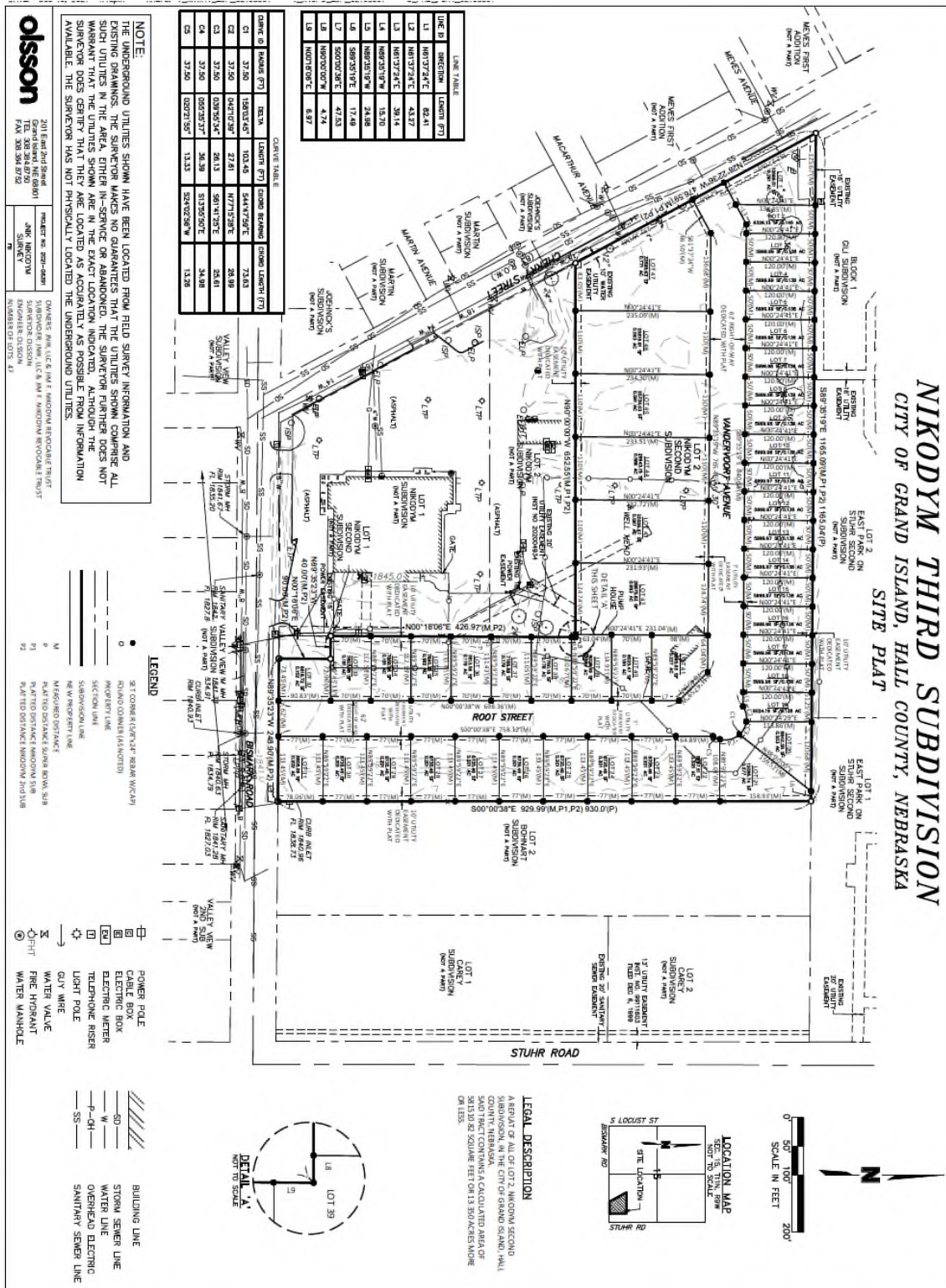
There are no significant structures on this property that need to be demolished or removed.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The area immediately to the north this property is planned for residential use and is occupied by apartment buildings. The property to the south is planned and zoned for residential development, commercial development, and recreational development, The Super Bowl fun center was located there along with a single family home on a large lot with more typical single family development to the south and west of Bismark and Cherry. The property to the east is zoned commercially and occupied by single family homes on large



City of Grand Island Future Land Use Map



lots and a landscaping business fronting onto Stuhr road. This property is vacant and was planned for recreational development when it was part of the Super Bowl complex though hay has been harvested from it for several years. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

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

The area is zoned RD-Residential Development Zone. Apartment development at up to 42 dwelling units per acre is permitted within this zoning district. The developers are seeking to change the zoning to allow medium density residential with up to 14 units per acre. An application to rezone this property has been filed and will be considered by Council prior to approval of this plan. The property will be replatted with new streets as part of the development connecting Cherry Street and Bismark Road through the subdivision. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to build on the site within the constraints allowed by both the current and the proposed zoning districts. The R3 Medium Density residential zone allows for 1 dwelling unit for every 3000 square feet of lot space and up to 50% of the lot area can be covered with buildings. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Water and sanitary are available to support this development. The developer will be responsible for extension of water and sanitary sewer necessary to serve this site. Development and extension of this infrastructure is one of the primary challenges for this site.

Electric utilities will be extended throughout the site to support the proposed development.

No other city 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 residential portions of this property is currently vacant without any residences and the commercial portion is owned and occupied by the developer that will be renovating the commercial space 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]

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.

Acquisition of the property is included as TIF eligible expense at a cost of \$320,000. Grading, storm water management, utility connections and extensions and similar site improvements are estimated at \$2,041,000. Renovation and upgrades to the Super Bowl building and property \$1,360,000. Planning related expenses for Architecture, Engineering, Planning services of \$110,000. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$60,000 are included as TIF eligible expense. The total of eligible expenses for this project is \$3,891,000.

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 except the financing provided by the issuance of the TIF Indebtedness. The Authority will assist the project by granting the sum of \$3,831,000 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest according to the approved contract.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan. The property is vacant.

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 blighted conditions including vacant and underutilized building sites.

8. Time Frame for Development

Development of this project is anticipated to be completed between April 2022 and December of 2032. The developers anticipate creating all of the lots in a single phase during the 2022 year and build out on those lots to occur within 4 to 10 years depending on market conditions. Excess valuation should be available for this project for 15 years on each phase of this project beginning with the 2023 tax year.

9. Justification of Project

This property was rezoned for residential use by Council in 2018 with a restriction that other than the 1 single family home built between this project and the Super Bowl building the property would need to come forward with a plan for development prior to any additional structures being permitted. This plan accommodates residential development and the extension of streets and utilities to support those residences and provides a buffer between the more intense apartment uses to the north and the single family uses on the south side of Bismark. The 2020 housing market study for the City of Grand Island shows a need of an additional 1400 housing units between 2020 and 2025. These 47 to 88 units at this location would help meet that goal and spread the housing developed around the city.

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 \$3,831,000 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 \$14,160,000 in private sector financing; a private investment of \$3.70 for every TIF and grant dollar investment.¹ See the Attached Source and Uses of Funds Chart

¹ This does not include any investment in personal property at this time.

Use of Funds.	Source of Funds		
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$ 320,000		\$ 320,000
Building Costs		\$ 14,100,000	\$ 14,100,000
Renovation	\$ 1,360,000		
Demolition	\$ 500,000		
Sewer	\$ 360,000		\$ 360,000
Water	\$ 215,500		\$ 215,500
Electric			\$ -
Public Streets/Sidewalks	\$ 520,500		\$ 520,500
Site preparation/Dirt Work	\$ 220,000		\$ 220,000
Architecture/Engineering	\$ 110,000		\$ 110,000
Legal/TIF Contract	\$ 60,000		\$ 60,000
Other Site Improvements	\$ 165,000	\$ 60,000	\$ 225,000
			\$ -
Total	\$ 3,831,000	\$ 14,160,000	\$ 17,991,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2021, valuation of approximately \$136,655. Based on the 2021 levy this would result in a real property tax of approximately \$2,787. It is anticipated that the assessed value will increase by \$14,000,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$308,233 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the TIF contract or the 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:	\$ 136,655
Estimated value after completion	\$ 14,100,000
Increment value	\$ 14,000,000
Annual TIF generated (estimated)	\$ 308,233
TIF bond issue (Not to exceed)	\$ 3,831,000

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

The redevelopment project area currently has an estimated valuation of \$136,655. The proposed redevelopment will create additional valuation of \$14,000,000. Taxes will be shifted to support this project and the infrastructure and renovation that will result in the additional long term valuation as well as new housing in this part of the community. 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 negatively impacted by this development. The electric utility has sufficient capacity to support the development. This development, since it is housing, may have an impact on Grand Island Public Schools. At this point, the Grand Island public school system has taken a neutral stance on development not advocating for or against housing projects proposing to use TIF. This property is in the Dodge Elementary School area. Fire and police protection are available and should not be negatively impacted by this development though all new residences and development do have an incremental impact on fire and police.

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

This will have minimal impact on employers or employees within the redevelopment project area. Although it will increase housing choices in southeast Grand Island and may positively impact recruitment of employees for businesses located in this part of the community.

(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 within the Grand Island area.

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

This development will have an impact on the Grand Island School system and will likely result in additional students at both the elementary and secondary school levels.

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61 (new ACS data is not available and isn't expected until March of 2022). If 47 additional houses are built they would house 123 people. According to the 2010 census 19.2% of the population of Grand Island was over 4 years old and under 18 years old. 2020 census numbers 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 an additional 24 school age children generated by this development. As proposed in this development plan the maximum number of units created could be as many as 88 which would result in 230 people with an average of 44 school age children. If this develops as proposed with at a rate of 10 units per year up to 4.4 children would be added to the district for up to 9 years. These children will likely be spread over the full school age population from elementary to secondary school.

According to the National Center for Educational Statistics² the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally. The Grand Island Public School System was notified on January 5, 2022 that the CRA would be considering this application at their January 12, 2022 meeting.

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

This project will provide needed housing in the Grand Island market and spread the housing to parts of the community other than northwest Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed during between April of 2022 and December of 2032. The base tax year should be calculated on the value of the property as of January 1, 2022 or the year that an amendment to the contract is filed to claim additional improvements. Excess valuation should be available for this project for 15 years beginning in 2023 with taxes due in 2024 actual dates will be set based on the approved contract. 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 any portion of the project. Based on the estimates of the expenses detailed above for creation of the 47 residential lots and rehabilitation of the Super Bowl property the developer will spend more than \$3,831,000 on TIF eligible expenses as part of this development.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Address:

Telephone No.: _____ Fax No.: _____

Email: _____

Contact:

Application Submission Date: _____

Brief Description of Applicant's Business:

Legal Description/Address of Proposed Project

Community Redevelopment Area Number

Present Ownership Proposed Project Site:

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.

If Property is to be Subdivided, Show Division Planned: See attached plan

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ _____
B. Building	\$ _____

Construction Costs:

A. Renovation or Building Costs:	\$ _____
B. On-Site Improvements:	
Sewer	\$ _____
Water	\$ _____
Electric	\$ _____
Gas	\$ _____
Public Streets/Sidewalks	\$ _____

Private Streets	\$ _____
Trails	\$ _____
Grading/Dirtwork/Fill	\$ _____
Demolition	\$ _____
Other Concrete Block wall	\$ _____
Total	\$ _____

Soft Costs:

A. Architectural & Engineering Fees:	\$ _____
B. Financing Fees:	\$ _____
C. Legal	\$ _____
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)	\$ _____
TOTAL	\$ _____

Total Estimated Market Value at Completion: \$ _____

Source for Estimated Market Value _____

Source of Financing:

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

G. Nebraska Housing Trust Fund	\$ _____
H. Other	\$ _____

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

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

Project Construction Schedule:

Construction Start Date:

Construction Completion Date:

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:

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

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:

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

Exhibit B

Base Value

\$ 250,000

Finished Value

\$ 14,100,000

Increment

\$ 13,850,000

Tax Entity	Bond	2019 Levy	2019 Base Taxes
City Levy	City Bond	0.375504	\$939
		0	\$0
CRA		0.022400	\$56
Hall County		0.390562	\$976
Rural Fire	Fire Bond*		\$0
			\$0
GIPS School		1.080000	\$2,700
	2nd Bond	0.032107	\$80
	4th Bond	0.033384	\$83
	5th Bond	0.129999	\$325
ESU 10		0.014138	\$35
CCC		0.095956	\$240
CPNRD		0.025761	\$64
Ag Society		0.002813	\$7
Airport		0.009512	\$24
	Airport Bond	0.021633	\$54
Total Combined		2.233769	\$5,584

Tax Entity	Bond	2019 Levy	2019 Taxes
City Levy	City Bond	0.375504	\$52,007
		0	\$0
CRA		0.022400	\$3,102
Hall County		0.390562	\$54,093
Rural Fire	Fire Bond*		\$0
			\$0
GIPS School		1.080000	\$149,580
	2nd Bond	0.032107	\$4,447
	4th Bond	0.033384	\$4,624
	5th Bond	0.129999	\$18,005
ESU 10		0.014138	\$1,958
CCC		0.095956	\$13,290
CPNRD		0.025761	\$3,568
Ag Society		0.002813	\$390
Airport		0.009512	\$1,317
	Airport Bond	0.021633	\$2,996
Total Combined		2.233769	\$309,377

SCOPE OF SERVICES November 4, 2021

PROJECT DESCRIPTION AND LOCATION

- Project Location: Lot 2 Nikodym Third Subdivision,
Grand Island, Nebraska
- Project Description: Preliminary and Final Plat for the 13 Acres of lot 2. Design of sanitary sewer, water main, and roadway extension into the proposed 13-acre subdivision. Construction phase services including materials testing for the site improvements.

SCOPE OF SERVICES

Olsson shall provide the following services (Scope of Services) to Client for the Project:

Phase 100 - SURVEY AND PLANNING SERVICES \$21,600.00 [Lump Sum]

Task 101 - Topographical Survey - \$3,700.00

- 1.1 Topographic survey to pick up existing site features missing on from the existing survey to include utility inverts, contours, finish floors and update of any site features.
- 1.2 Survey to be completed in Nebraska LDP coordinates, NAVD 88 Vertical.
- 1.3 Nebraska 811 will be contacted to locate all existing utilities on the project site.
- 1.4 Surveyors will visit the site and record all existing site features using GPS equipment.
- 1.5 Create a CAD drawing of the existing site, to be used for design of proposed site improvements.
- 1.6 Note, detailed survey of existing mini golf and track not included.

Task 102 - Preliminary Plat Design & Submittal - \$11,300.00

- 1.7 Develop residential lot layout for the future Nikodym Third Subdivision (~48 lots).
- 1.8 Prepare preliminary plat for Nikodym Third Subdivision, including lot, utility, and drainage plans.
- 1.9 Evaluate the site drainage for a 10-year storm event. Identify amount needed (if any) and location of storm water detention for the site.
- 1.10 Attend a subdivision committee meeting.
- 1.11 Address City review comments of the preliminary plat.

Task 103 - Final Plat Design & Submittal - \$2,800.00

- 1.12 Prepare Final Plat for Nikodym Third Subdivision (~48 lots).
- 1.13 Address City comments.
- 1.14 Submit re-zoning application along with plat.

Task 104 - Set Property Pins - \$3,800

- 1.15 Set property pins for new lots.

PHASE 200 - CIVIL DESIGN SERVICES**\$35,600.00 [Lump Sum]****Task 201 - Construction Plan Design**

- 2.1 Develop sanitary sewer plan and profile drawings for approx. 1700 LF of sanitary main. Design the location of manholes and sanitary sewer services.
- 2.2 Submit sanitary sewer plans to the City of Grand Island and address review comments.
- 2.3 Submit sanitary sewer plans to NDEE and address review comments.
- 2.4 Develop water main plan and profile drawings for approx. 1700 LF of water main. Design location of valves, fittings, fire hydrants and water main services.
- 2.5 Submit water main plans to the City of Grand Island and address review comments.
- 2.6 Develop roadway plans for the proposed private drives. 1700 LF of paving.
- 2.7 Design roadway geometrics, joints, grades and construction details.
- 2.8 Develop proposed mass site grading plan.

PHASE 300 - CONSTRUCTION PHASE SERVICES [Time and Expense] \$37,600 (Estimated)**Task 301 - Bid Phase Services - \$1,900.00**

- 3.1 Prepare Notice to Bidders and Issue Documents Develop drive plan and profile plans.
- 3.2 Answer Questions and Prepare Addenda, as necessary.
- 3.3 Review and Evaluate Bids.
- 3.4 Conformed copies of the contract documents, including all insurance and bond forms, will be prepared by Olsson.

Task 302 - Construction Administration - \$3,200.00

- 3.5 Olsson shall review shop drawings, and other data submitted by the Contractor to determine compliance with the project drawings and specifications.
- 3.6 Olsson shall be available to the Contractor as needed for project questions.
- 3.7 Olsson shall make revisions to the project drawings with any changes in the work authorized during construction and shall submit a set of record drawings to the Client and City indicating such changes upon completion of the Project.

Task 303 - Construction Observation - \$20,900.00

- 3.8 Olsson shall provide construction observation, construction testing, and special inspection services on a daily basis during the construction process. These services will be on a part time basis during an assumed construction timeframe. Since no schedule has been provided, Olsson Associates has made an assumption for the construction duration and is further outlined below:
 - 12 weeks of part time construction observation at 15 hours per week to complete the water main & sanitary sewer.
- 3.10 Olsson is to provide a Resident Project Representative (and any assistants). The duties and responsibilities of the Resident Project Representative (and assistants) are set forth in Exhibit "B", Duties, Responsibilities and Limitation of Authority of Resident Project Representatives.
- 3.11 Olsson will provide soil density testing and concrete testing on this Project. Testing frequencies have been estimated and are as listed below:
 - Soils Proctor: two (2) standard proctors of onsite material shall be obtained and processed in laboratory for backfill and subgrade base material.
 - Compaction Testing: 150 compaction tests have been estimated for, utility backfills and pavement subgrade material. Note, general site grading testing is excluded.
 - Concrete Testing: four (4) concrete tests have been estimated to be performed per

ASTM C-31 for roadway pavement sections.

Task 304 - Construction Survey - \$9,800

- 3.12 Olsson will perform construction staking services for the Client based on the plans prepared by Olsson. Fees are based on Six (6) round trips to the job site and Olsson will coordinate with the contractor for scheduling.
- One (1) trip to establish control points for grading
 - One (1) trip has been estimated for staking graded offset alignment at 50' intervals of the sanitary sewer main along with one offset stake for end of each service with grade. This does not include staking for dewatering wells.
 - One (1) trip has been estimated for staking graded offset alignment at 50' intervals of the water main along with one offset stake for the end of each service with grade.
 - One (1) trip has been estimated for staking graded offset alignment at 50' intervals for the storm sewer main and two (2) offset stakes with one graded for curb inlets.
 - Two (2) trips have been estimated for staking graded offsets at 25' intervals and at VPI for full width paving alignment and radius points of the paving. This is only for paving and does not include any subgrade staking. All items not mentioned above in the staking scope will be considered additional staking. This includes any and all re-staking that is requested from contractor or owner.

Task 305 - Project Closeout - \$1,800.00

- 3.13 When the Contractor completes the work in accordance with the terms of the contract documents, Olsson shall issue an opinion recommending acceptance to the Client and certify his approval of the Contractor's request for final payment.
- 3.14 Olsson shall make revisions to the project drawings with any changes in the work authorized during construction and shall submit a set of record drawings to the Client and City indicating such changes upon completion of the Project.

Exclusions

The following services are **not** included in this proposal but can be provided by Olsson as an additional service if requested:

- ALTA Survey
- Wetland Delineation and Permitting
- Environmental review, Phase 1
- Easements dedication after the final plat is approved
- Geotechnical Investigation
- City fees (review/platting/zoning)
- Project-related permitting outside of the scope of the proposal and fees.
- Items not specifically included in the Scope of Services above.

Compensation

Phase	Description	Fee Type	Fee
100	Survey and Planning Services	Lump Sum	\$21,600.00
200	Civil Design Services	Lump Sum	\$35,600.00
300	Construction Phase Services	Time and Expense*	\$37,600.00
Total Proposed Fees:			\$94,800.00

*Time and Expense fee is an estimated fee, based on an assumed construction schedule. Additional construction service fees may be incurred, should the actual construction schedule exceed the assumed schedule. Olsson will inform client if the actual construction schedule begins to impact our estimated fees.

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

G:\Grand Island\Admin\PROPOSAL\Nykodym\Scope of Services.doc

Olsson Billing Rate Schedule
2021 Labor Rates

<u>Description</u>	<u>Range</u>		
Principal	129.00	-	388.00
Project Manager	120.00	-	233.00
Project Professional	98.00	-	217.00
Assistant Professional	67.00	-	155.00
Designer	90.00	-	188.00
CAD Operator	54.00	-	119.00
Survey	52.00	-	166.00
Construction Services	43.00	-	233.00
Administrative/Clerical	41.00	-	159.00

Note:

1. Special Services not included in above categories will be provided on a Special Labor Rate Schedule
2. Rates subject to change based upon updates to Billing Rates for upcoming year.

REIMBURSABLE EXPENSE SCHEDULE

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

<u>Classification</u>	<u>Cost</u>
Automobiles (Personal Vehicle)	\$0.56/mile*
Suburban's and Pick-Ups	\$0.75/mile*
Automobiles (Olsson Vehicle)	\$85.00/day
Other Travel or Lodging Cost	Actual Cost
Meals	Actual Cost
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost+10%
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost+10%
Telephone and Fax Transmissions	Actual Cost+10%
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost+10%
Copies of Deeds, Easements or other Project Related Documents	Actual Cost+10%
Fees for Applications or Permits	Actual Cost+10%
Sub-Consultants	Actual Cost+10%
Taxes Levied on Services and Reimbursable Expenses	Actual Cost

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).

DWG: F:\2019\3001-3500\019-3284\40-Design\Survey\SRVY\Xref\C_XRWAY_0193284.dwg USER: Istoltenberg
DATE: Nov 01, 2021 8:21am XREFS: V_XRWAY_0193284 V_FPLAT_0193284 V_FPLAT_2ND SUB_0200828

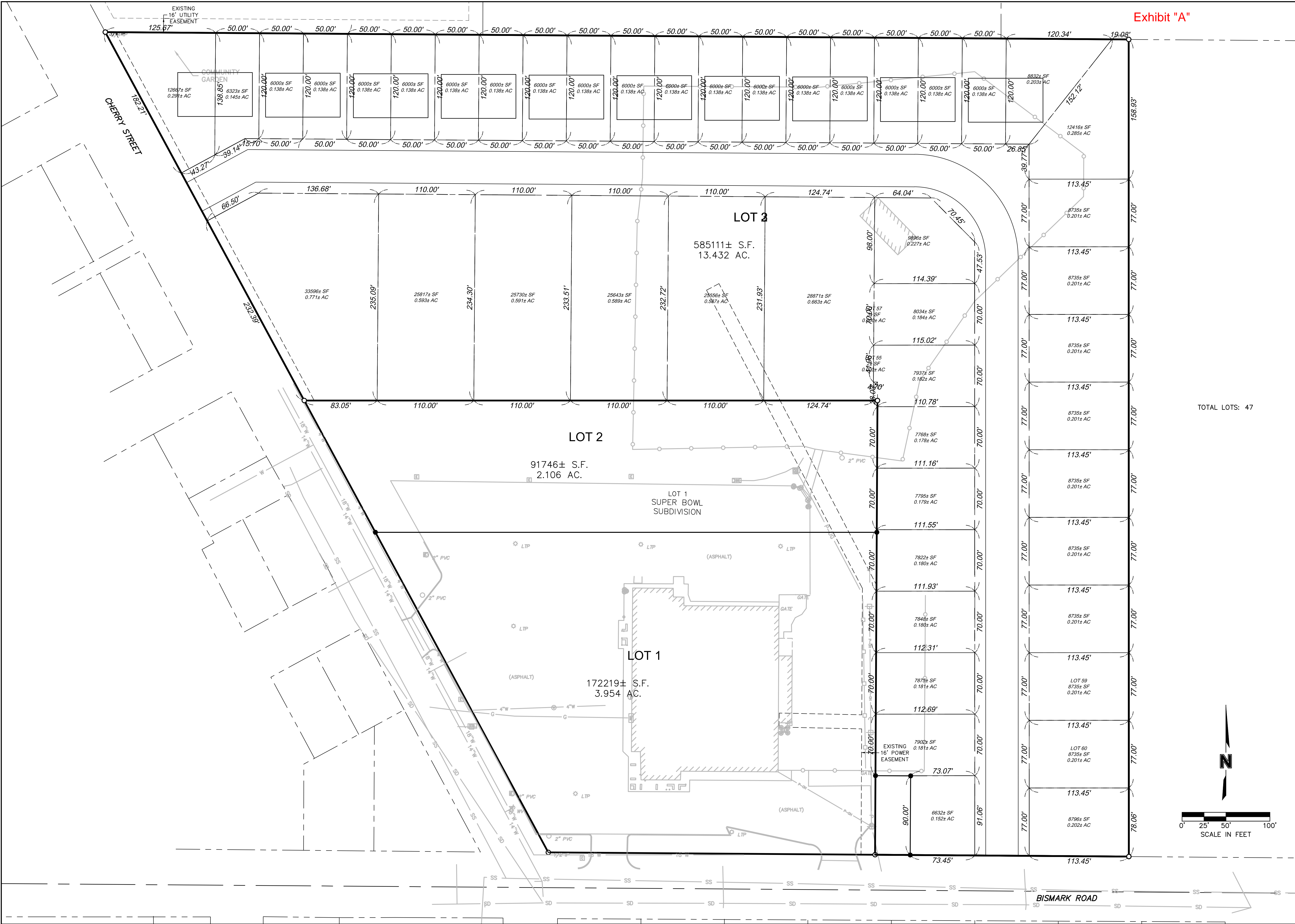


Exhibit "A"

TOTAL LOTS: 47

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

REV. NO.

DATE

REVISIONS DESCRIPTION

2021

REVISIONS

NYKODYM SITE LAYOUT

GRAND ISLAND, NEBRASKA

2021

SHEET

1

drawn by:

checked by:

approved by:

QA/QC by:

project no.:

drawing no.:

date:



January 5, 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 residential units in the Bartenbach Building in downtown Grand Island.

The application seeks \$3,831,000 in TIF assistance for the development of the up to 47 lots for single family and duplex units. The proposed plan would create 47 single family homes at a minimum and could accommodate as many as 82 duplex units (2 units on each of 41 lots) and 6 single family homes. The exact mix will be dependent on market conditions. The TIF will be used to support acquisition, site work, utilities and street and rehabilitation of the Superbowl property as a second phase. It is estimated that this project will be completed over a 10 year period beginning in 2022. The property is located north of Bismark Road and east of Cherry Street and includes the old Superbowl bowling alley at 1010 E Bismark.

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

- *CRA receives initial application, 4 p.m., January 12.*
- *Regional Planning Commission holds public hearing 6 p.m., February 2.*
- *CRA reviews Planning Commission recommendation, 4 p.m. February 9.*
- *Grand Island City Council holds public hearing and takes action, 7 p.m., February 22.*
- *CRA considers redevelopment contract, 4 p.m. on or after March 12.*

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. 377

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 12th day of January, 2022

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

By _____
Chairperson

ATTEST:

Secretary

Nikodym Area 1 JNIK, LLC

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

RESOLUTION NO. 378

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 JNIK, LLC (The "Developer") for redevelopment of the property located north of Bismark Road and east of Cherry Street including 1010 Bismark Road in 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 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, 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 12th day of January, 2022.

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

By _____
Chairperson

ATTEST:

Secretary

Nikodym Area 1 JNIK, LLC

Exhibit 1

Legal Description:

Lot 1 Nikodym Subdivision and Lot 1, Nikodym Second Subdivision, City of Grand Island, Hall County, NE

Nikodym Area 1 JNIK, LLC