



Hall County Regional Planning Commission

**Wednesday, February 2, 2022
Regular Meeting**

Item F1

**Public Hearing - Redevelopment Plan - Grand Island - Public
Hearing Concerning a redevelopment plan for CRA Area #1 -
Nikodym Second Subdivision**

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 26, 2022

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for property located north of Bismark Road and east of Cherry Street (north and east of the former Super Bowl) in Grand Island, in Hall County, Nebraska to support this development. (C-17-22G)

PROPOSAL:

JNIK LLC is proposing to develop 47 residential lots and renovate and repair the old Super Bowl and the surrounding parking lot. The residential property is zoned R-3 Medium Density Residential and the Super Bowl is zoned CD Commercial Development Zone. The proposed uses are permitted in these zoning districts.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned R-3 Medium Density Residential and CD Commercial Development. The R-3 zone allows uses such as residential as permitted principal use with a maximum density of 1 unit per 3000 square feet and requires a minimum lot size of 6000 square feet. This is infill development and creates a buffer between the multifamily residential to the north and single family development to the south.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. This proposed facility will be able to connect to city utilities including sewer and water at this location.

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

RECOMMENDATION:

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

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.

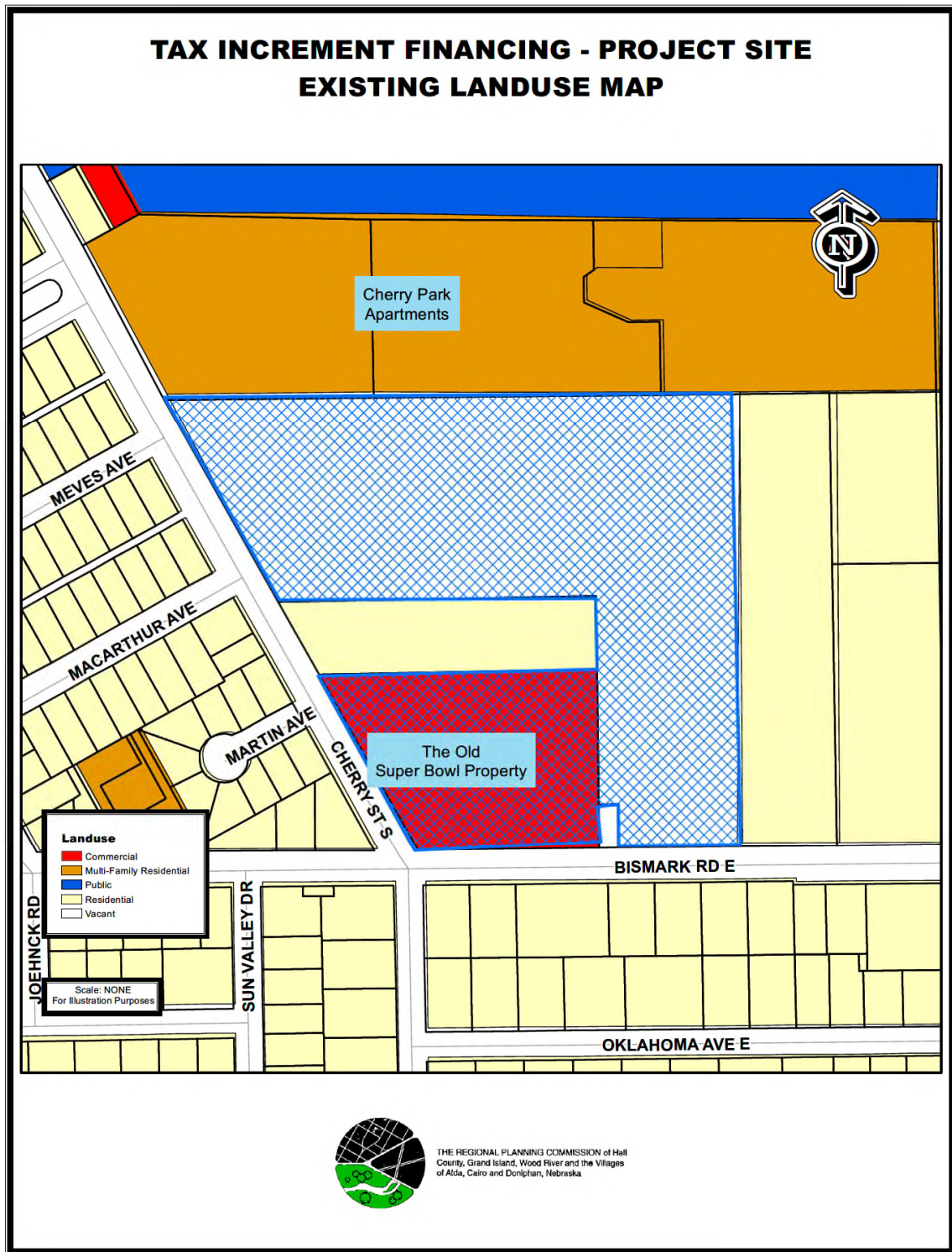
The use of Tax Increment Financing to aid in redevelopment expenses associated with necessary and required infrastructure (sewer, water, storm drainage, paving, landscaping, etc.), grading improvements and site preparation, and planning and legal costs to redevelop the proposed Nikodym Third Subdivision 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:

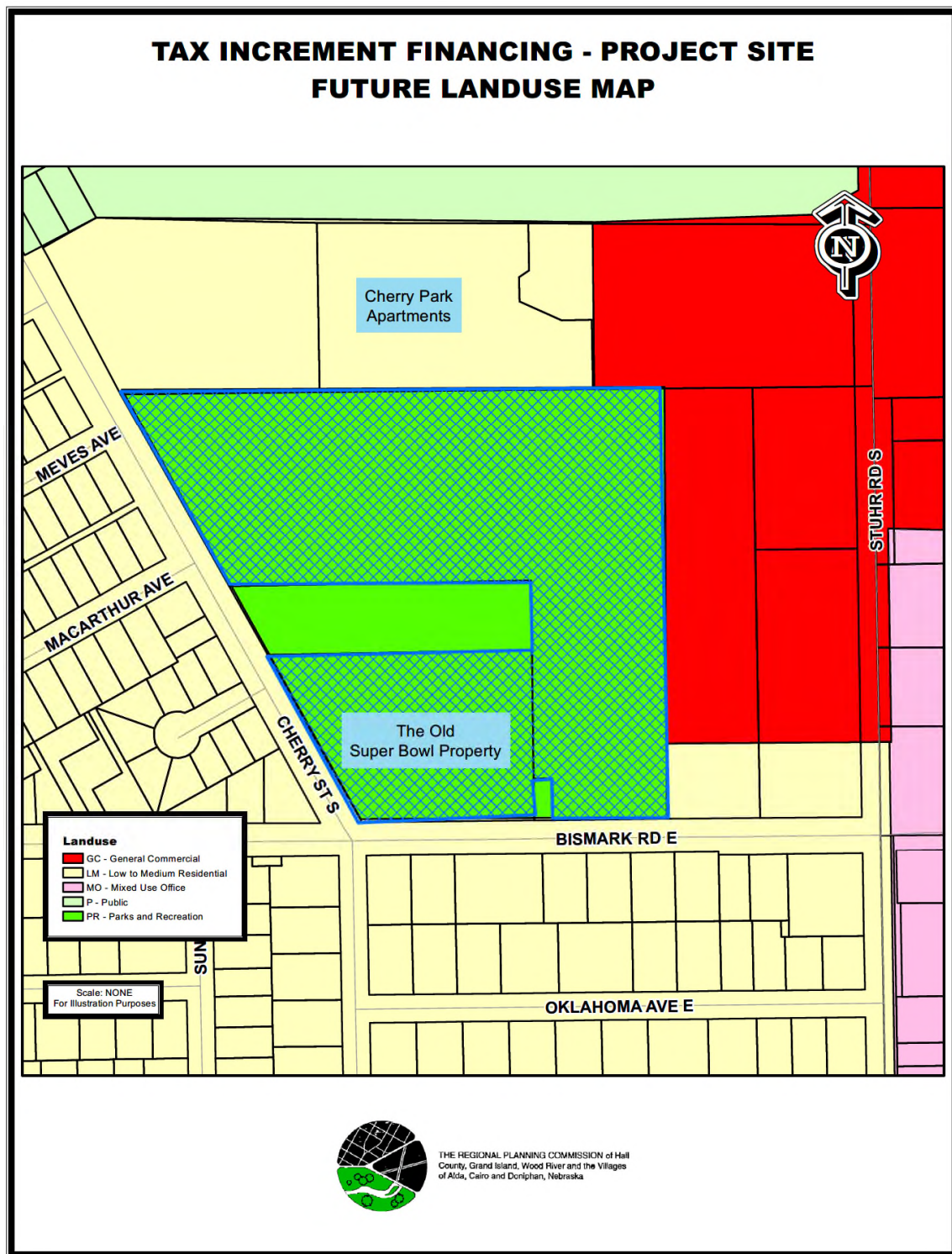
This property is currently owned by the proposed developer. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

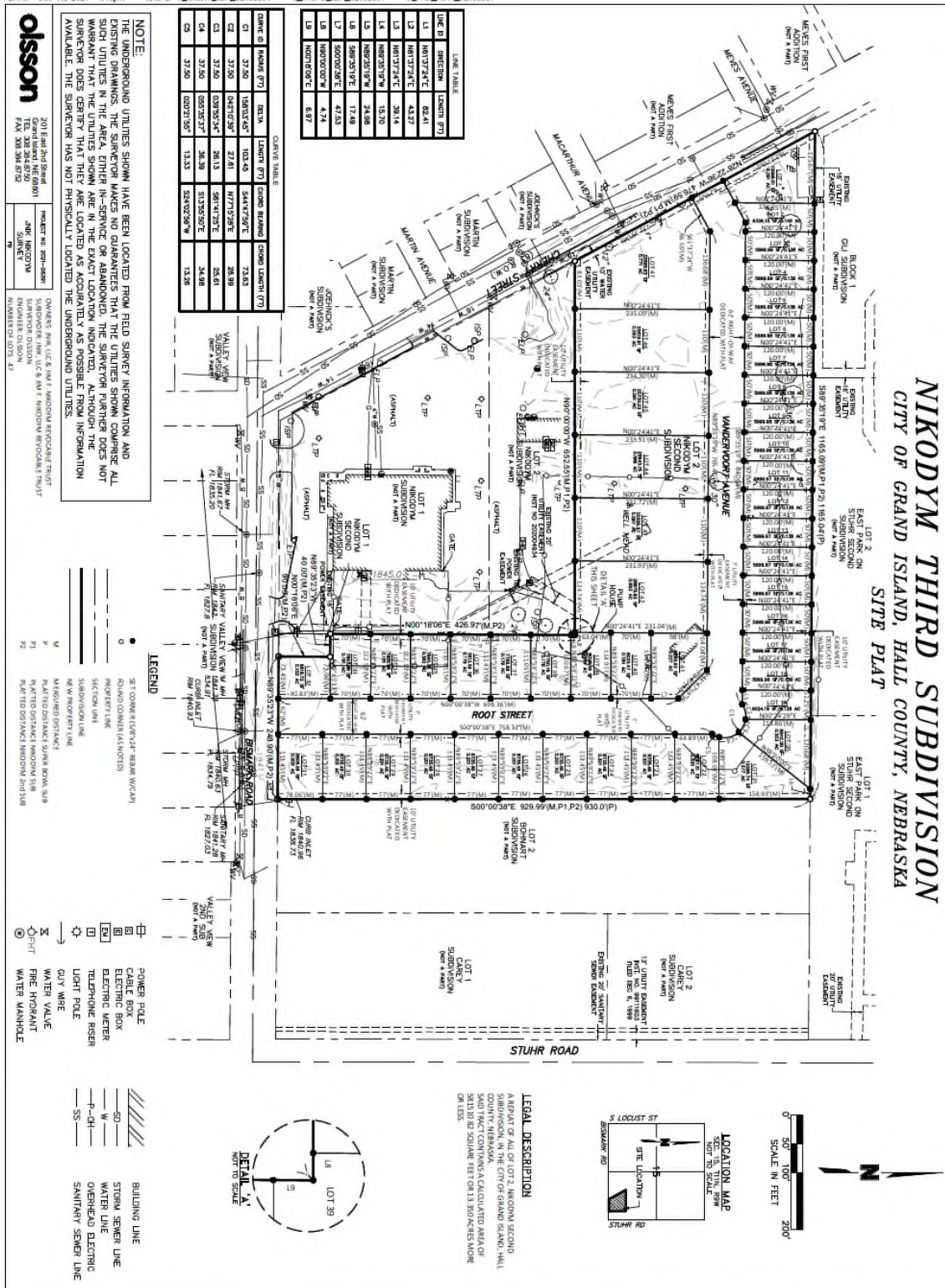
There are no significant structures on this property that need to be demolished or removed.

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).

**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

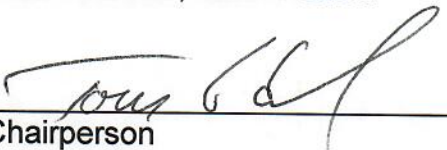
WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

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

Resolution Number 2022-07

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 JNIK, 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 February 2, 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 January 11th and Friday January 18th, 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: February 2, 2022

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary