



Hall County Regional Planning Commission

Wednesday, May 11, 2022

Regular Meeting

Item F1

**Public Hearing - Redevelopment Plan - CRA Area #36 - south of
Nebraska Highway 2 and east of Independence Avenue along
Montana Avenue**

Staff Contact:

Agenda Item

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 21, 2022

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 36 located south of Nebraska Highway 2 and east of Independence Avenue along Montana Avenue, in Hall County, Nebraska to support this development. (C-24-22G)

PROPOSAL:

Paramount Development is proposing to develop the properties described above for residential purposes, 3 duplexes for a total of 6 dwelling units. The property is zoned RO Residential Office and the proposed uses are permitted in this zoning district.

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 existing zoning. This development will promote housing construction in Grand Island.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of a mix of commercial and residential uses at this location. This proposed development will install, extend and 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 residential 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 36
April 2022**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 36 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 36.

Executive Summary:

Project Description

THE REDEVELOPMENT OF LOTS 10, 11, AND 12 OF NORTHWEST GATEWAY SUBDIVISION LOCATED SOUTH OF MONTANA AVENUE AND WEST OF IDAHO AVENUE IN NORTHWEST GRAND ISLAND FOR A RESIDENTIAL DEVELOPMENT 6 UNITS OF HOUSING IN 3 DUPLEXES.

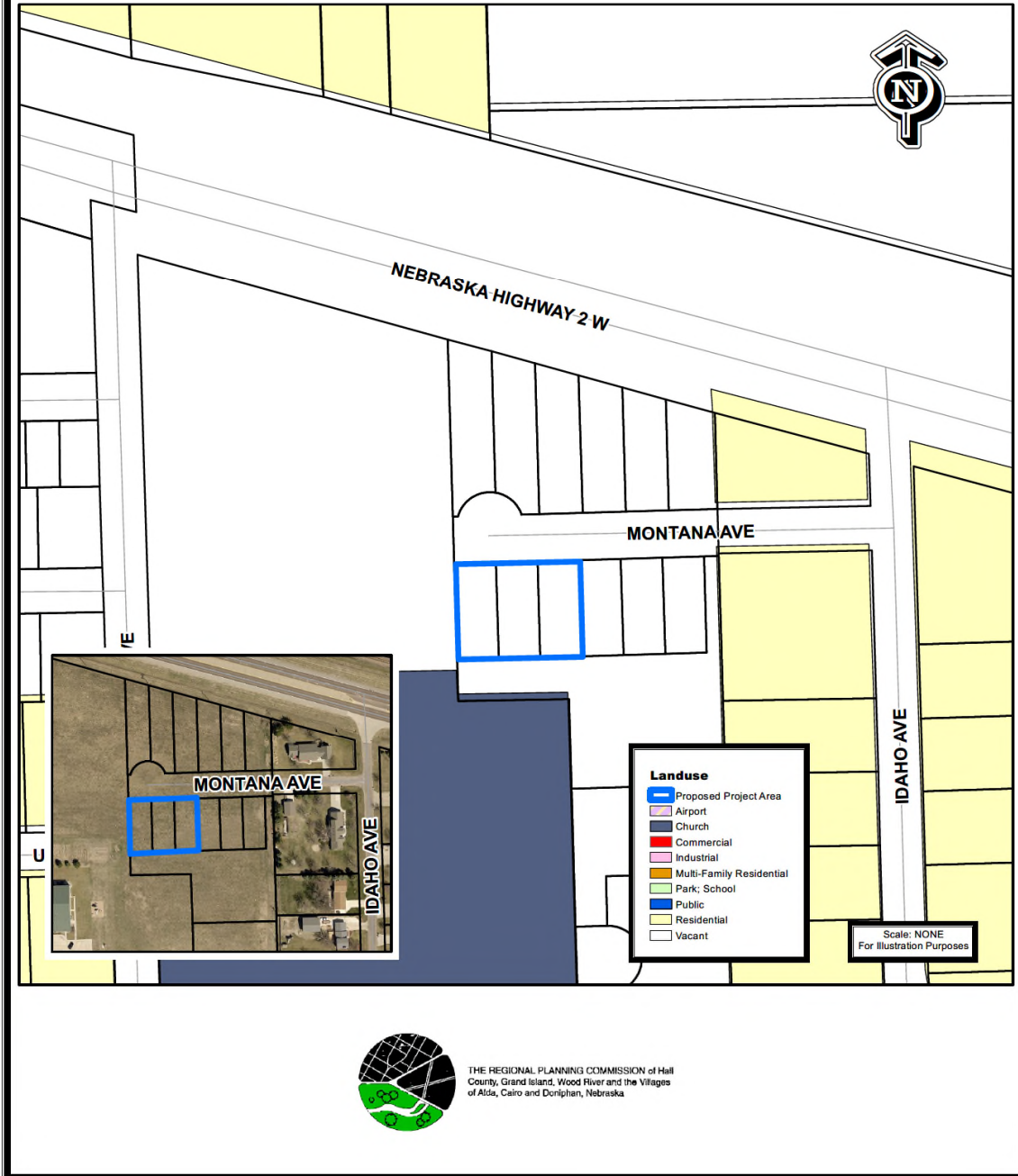
The use of Tax Increment Financing to aid in redevelopment expenses associated with building 3 duplexes (6 units of housing) including acquisition, fill and grading, sidewalks and utility improvements. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The 2020 Housing Study for the City of Grand Island identified a need of 1361 new rental and owner occupied housing units by 2024.

Paramount Development will be acquiring this property from O’Neill Wood Resources who acquired it in 2021. Changes in the cost of construction, availability of materials have led to this application for assistance with the project. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the construction of units. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over multiple 15 year periods beginning January 1, 2024 towards the allowable costs and associated financing for the development of this property.

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

Legal Descriptions: Lots 10, 11 and 12 of Northwest Gateway Subdivision in the City of Grand Island, Hall County, Nebraska.

TAX INCREMENT FINANCING - PROJECT SITE EXISTING LANDUSE MAP



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2024 through 2039 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 development of the property for residential and commercial uses as previously described.

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 or any amendment to the redevelopment contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on January 25, 2022.[§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 May 11, 2022 and passed Resolution 2022-XX 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 prior to it being 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 Redevelopment Plan for Area 36 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

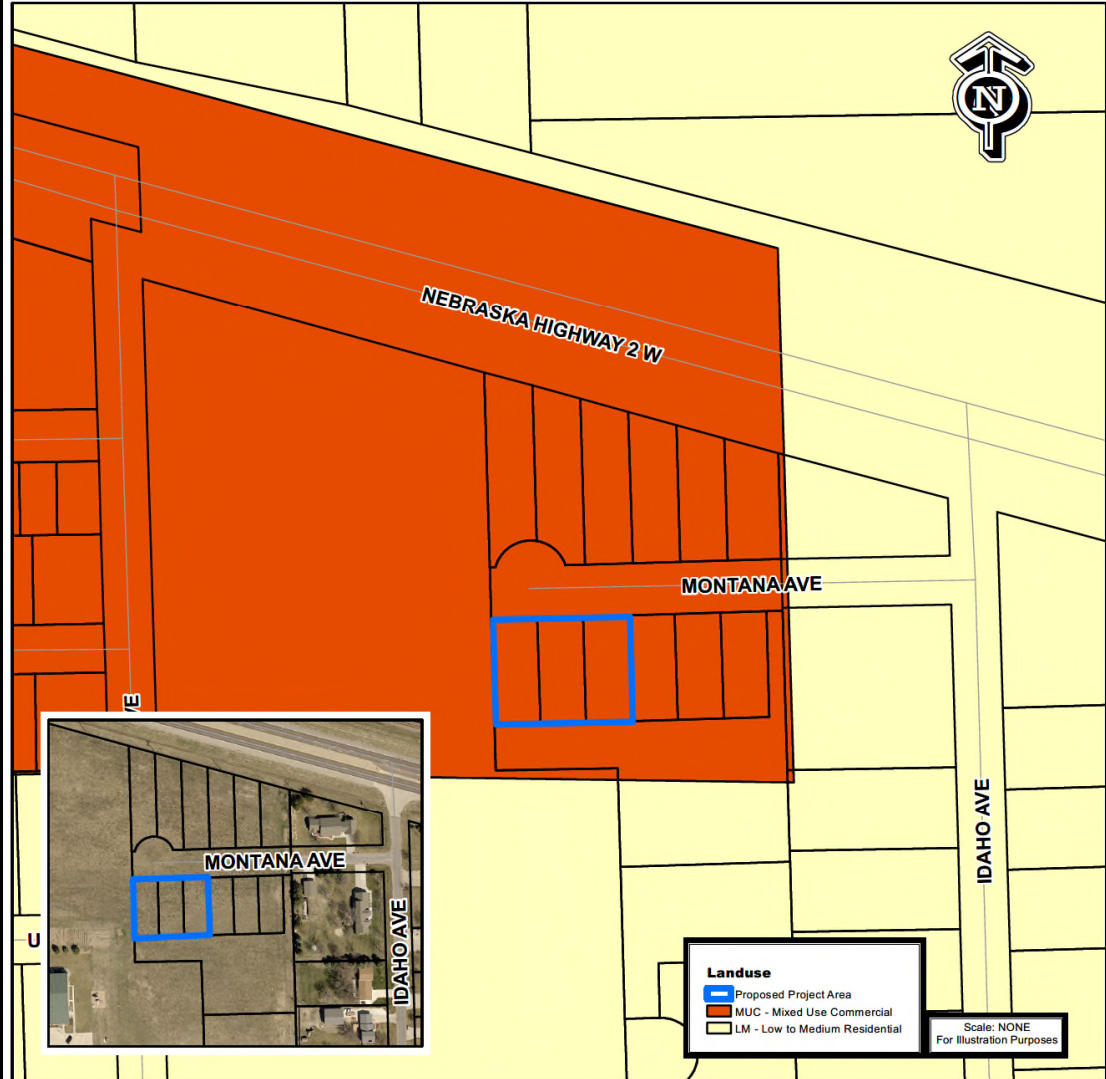
b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

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 mixed use commercial development which includes residential, commercial and office uses. The property is zoned RO residential office and residential or office uses would be permitted. 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)]

TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



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

City of Grand Island Future Land Use Map

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

The area is zoned RO Residential Office. The future land use map calls for mixed use commercial development across this entire site. New public streets and utilities have been extended throughout the site and the cost of the property included payments for those improvements. TIF revenues will offset the cost of acquisition and sitework of those improvements. No changes are anticipated in building codes or other ordinances. No other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The RO zoning district allows does not have a minimum density does require a 600 square foot minimum lot size. Two off street parking spaces are required for each dwelling unit constructed. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sanitary sewer and water are available to support this development.

Electric utilities are sufficient for the proposed use of this property. Electric lines, transformers, and conduit will need to be extended throughout the property.

No other publicly owned 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 been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA have any interest in this property.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The purchase price of the property is \$135,000 as an eligible expense. The estimated costs of utilities including sewer, water and electric is \$38,000. The cost of grading, site prep and dirt work is \$45,000. Sidewalks and drainage are estimated at \$28,500. Other costs including landscaping and financing fees are estimated at \$33,000 Planning activities including engineering, architecture, legal fees and government fees are

estimated at \$12,700. The total of the eligible expenses for this project is estimated by the developer at over \$1,220,000.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$263,200 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2024 through December 2039.

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. 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 increasing the number of residential units within the City of Grand Island and encouraging infill development.

8. Time Frame for Development

Development of this project is anticipated to begin in the 2022 year. The duplexes should be completed before the end of 2023. It is anticipated that the units in this development will be fully built out in 2023 with the tax increment on those homes beginning with the

2024 tax year. Based on the projected valuation of this project it is estimated that the TIF Bonds will pay off in just under 8 years.

9. Justification of Project

The 2020 housing study for the City of Grand Island projected that by 2024 we would need an additional 1361 new housing units. There should be 902 non-age restricted units with 518 owner occupied and with 384 rental units. There should be 459 age restricted unit 459 with 222 as 55+ owner occupied and with 237 as 55+ rental units. Between January 1 of 2020 and December of 2021 the city issued permits for 430 new housing units including both restricted and unrestricted units leaving a need for 931 additional units by 2024. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for all citizens and potential citizens of Grand Island and will likely result in the sale of existing homes 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.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$263,200 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 \$961,083 in private sector financing; a private investment of \$3.65 for every TIF dollar invested.

Use of Funds	Source of funds		
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$135,000		\$135,000
Building Costs		\$932,083	\$932,083
Sewer	\$10,000		\$10,000
Water	\$10,000		\$10,000
Electric	\$18,000		\$18,000
Public Streets/ sidewalks	\$28,500		\$28,500
Site prep/ Dirt work	\$45,000		\$45,000
Planning (Arch. & Eng.)	\$3,000		\$3,000
Financing fees/ audit	\$0	\$5,000	\$5,000
Legal/ TIF contract	\$9,700		\$9,700
Other	\$4,000	\$24,000	\$28,000
			\$0
Total	\$263,200	\$961,083	\$1,224,283

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2022 valuation of approximately \$22,014. Based on the 2021 levy this would result in a real property tax of approximately \$477. It is anticipated that the assessed value will increase by \$1,681,986 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$36,472 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 bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2022 assessed value:	\$	22,014
Estimated value after completion	\$	1,704,000
Increment value	\$	1,681,986
Annual TIF generated (estimated)	\$	36,472
TIF bond issue	\$	285,500

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

The redevelopment project area currently has an estimated valuation of \$22,014. The proposed redevelopment will create additional valuation of \$1,704,000 over the course of the next year. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 6 additional housing units. The tax shift from this project will be equal to the total of the bond principal of \$263,200 if fully funded and any associated interest on the bond to be assigned with contract approval.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

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 is infill development with services connecting to existing line with capacity. This development will result in a larger number of students in the Engleman Elementary School service area. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

(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 options for the residents of 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 different from any other expanding business within the Grand Island area. Grand Island does have tight labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

(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 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. Six additional households would house 16 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 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 an additional 3 school age children generated by this development. According to the National Center for Educational Statistics¹ 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 April 6, 2022 that the CRA would be considering this application at their April 13, 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 is consistent the goals of the 2020 Housing Study for the City of Grand Island to create more than 1361 new housing units. Between January of 2020 and December of 2021 the City of Grand Island has issue permits for 430 housing units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

Time Frame for Development

Development of this project is anticipated to be completed during between Fall of 2022 and the end of 2023. The base tax year should be calculated on the value of the property as of January 1, 2023. Excess valuation should be available for this project beginning in 2024 with taxes due in 2025. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each property or an amount not to exceed \$263,200 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 \$263,200 on TIF eligible activities.

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:

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:

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	\$ _____
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

4157, 4161 and 4163 Montana 3 Duplexes Project

Prepared Feb 22, 2022 by Sonja Weinrich

Net Operating Income

Revenue Assumptions:

	Monthly rent	Annual Rent
4157 Montana		
Unit #1	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
Unit #2		
3 bedroom 2 bath	\$1,375.00	\$16,500.00
4161 Montana		
Unit #1	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
Unit #2	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
4163 Montana		
Unit #1	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
Unit #2	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
	\$8,250.00	\$99,000.00

Annual Rent	\$99,000.00	Gross Potential Income
5% Vacancy Rate	\$4,950.00	
	\$94,050.00	Gross Operating Income

Project Costs

Acquisition	\$135,000	New Building w/ garage & back patios	9,240
Hard Construction Costs	\$1,039,582.58		
Project Cost	\$1,174,582.58	\$139.83 per building sq ft	

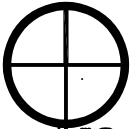
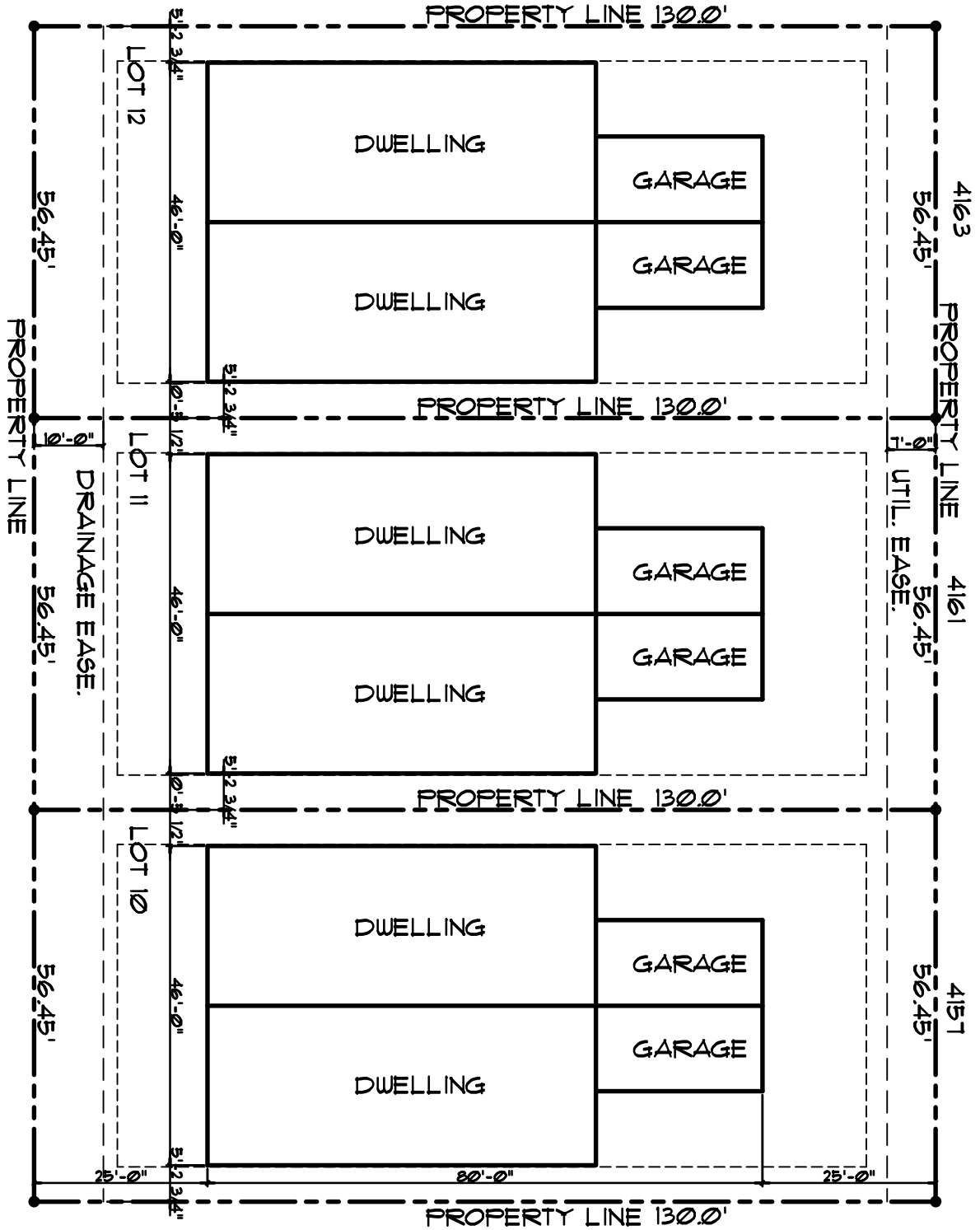
Cash Flow

Project Cost add 10% contingency **\$1,292,040.84**

	Loan amt	Without TIF		Loan amt	With TIF	
		Monthly	Annual		Monthly	Annual
Monthly Payment	\$1.292 M	\$6,817.00	\$81,804.00	\$1.021 M	\$5,287.00	\$63,444.00
Taxes		\$1,000.00	\$12,000.00		\$1,000.00	\$12,000.00
Insurance		\$479.17	\$5,750.00		\$479.17	\$5,750.00
Trash		\$90.00	\$1,080.00		\$90.00	\$1,080.00
Maintenance		\$250.00	\$3,000.00		\$250.00	\$3,000.00
Snow Removal and Lawn Care		\$400.00	\$4,800.00		\$400.00	\$4,800.00
		\$9,036.17	\$108,434.00		\$7,506.17	\$90,074.00

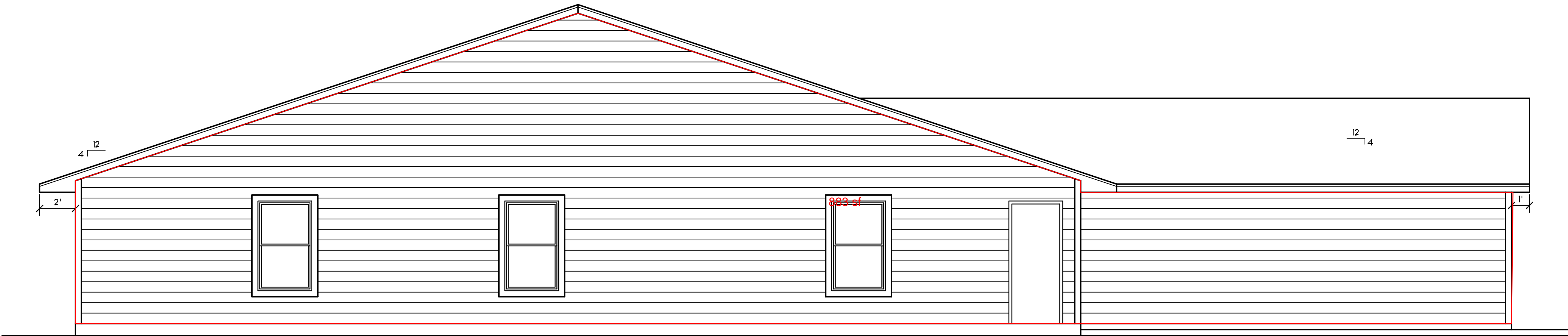
Annual Cash Flow above debt service and operating expenses **-\$14,384.00** **\$3,976.00**

MONTANA AVE.



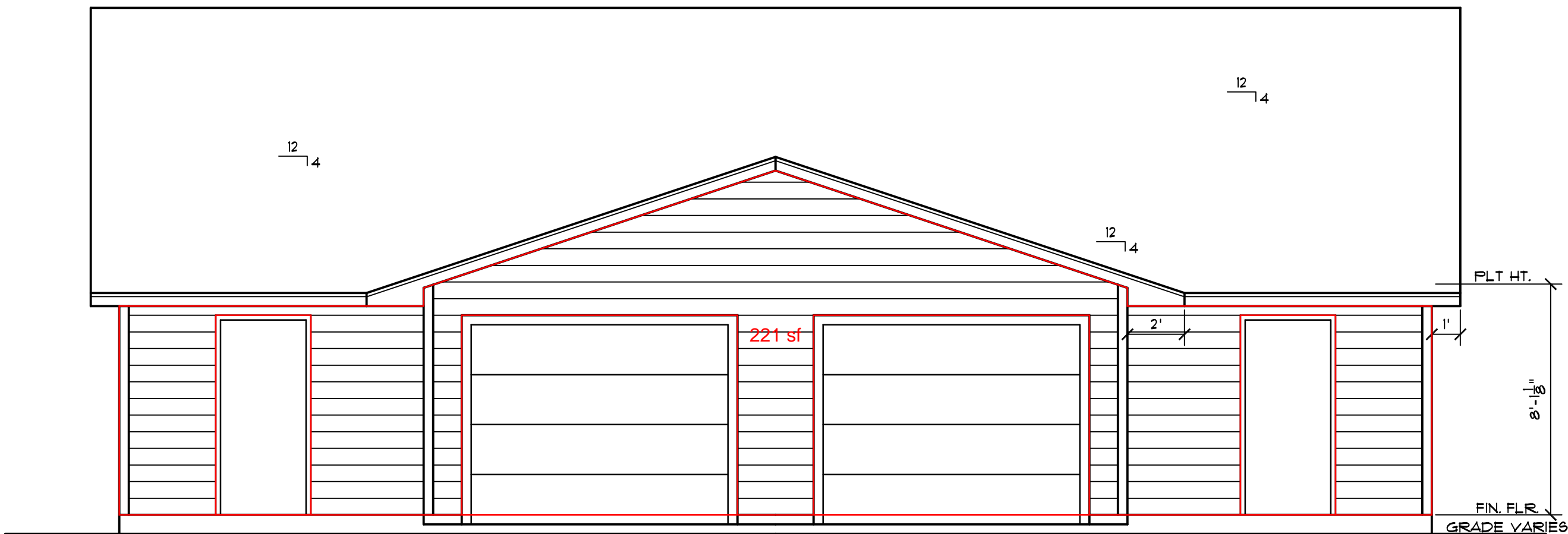
SITE PLAN

SCALE: 1" = 20'-0"



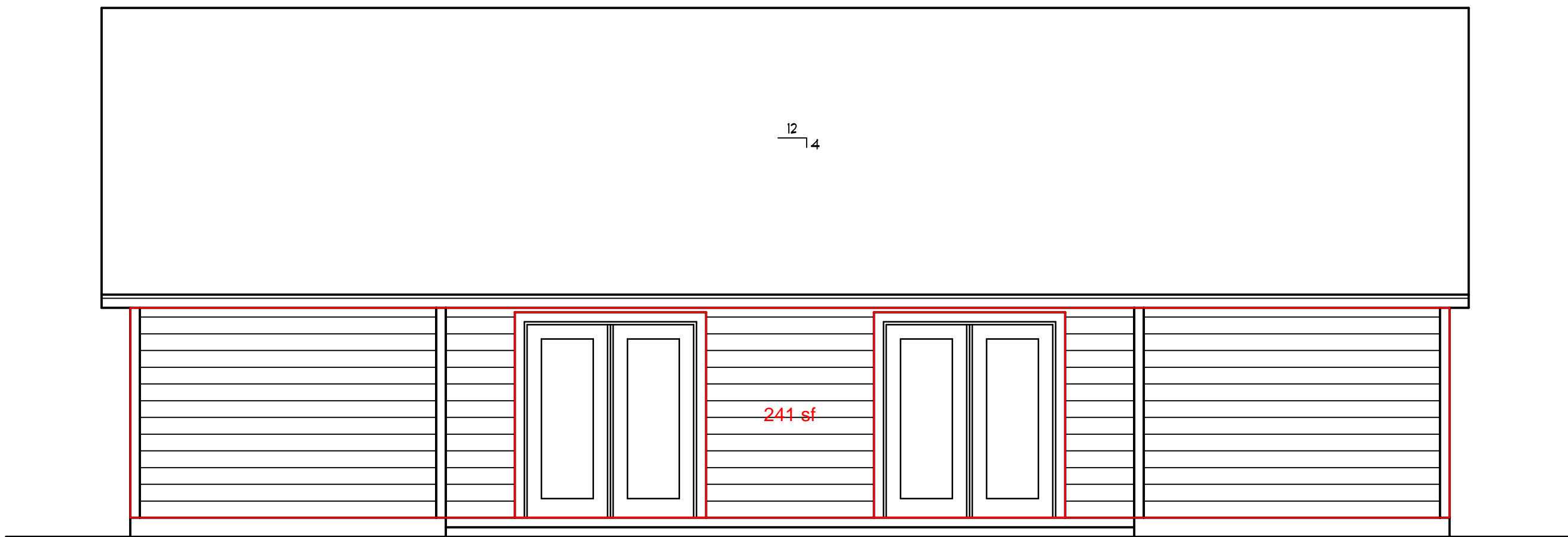
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



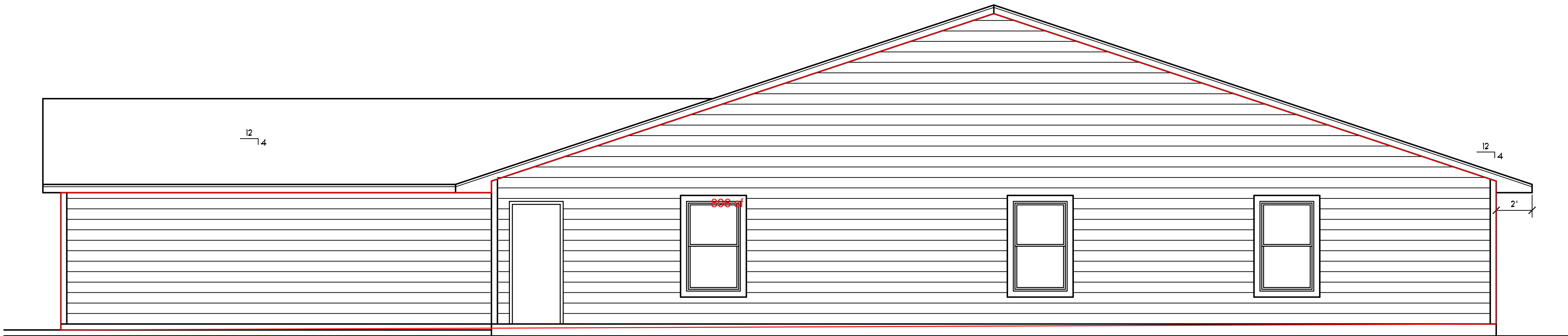
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Mead Lumber

1612 SOUTH WEBB ROAD, GRAND ISLAND, NE 68801

PHONE: (308) 384-1666 FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:

PARAMOUNT DEVELOPMENT

CONTRACTOR

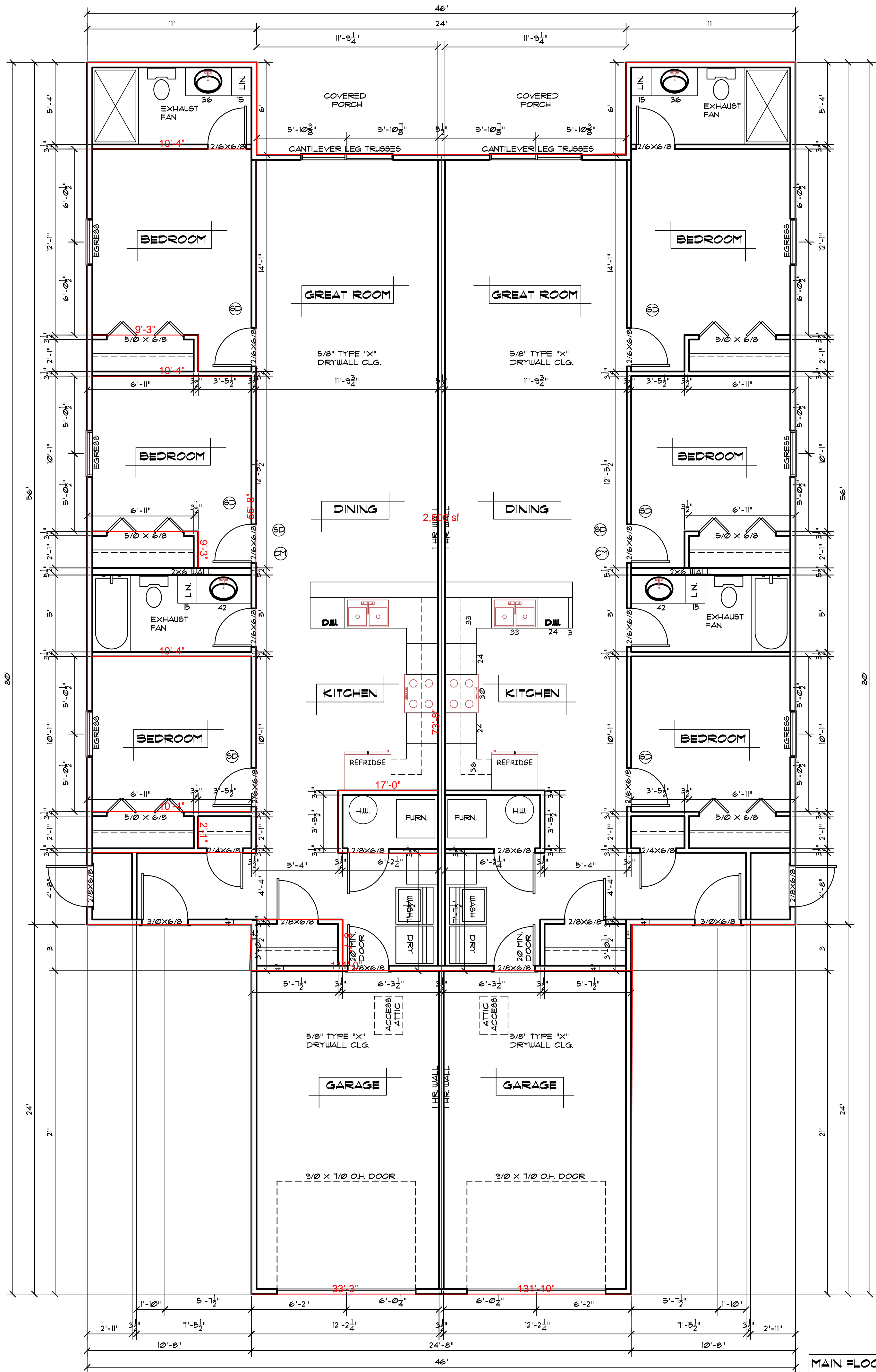
THESE DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE PURCHASER, WHO IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. MEAD LUMBER AND/OR CONTRACTOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THE RESULTS OF THE CONSTRUCTION. THE PURCHASER'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. MEAD LUMBER AND/OR CONTRACTOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THE RESULTS OF THE CONSTRUCTION. THE PURCHASER'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. MEAD LUMBER AND/OR CONTRACTOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THE RESULTS OF THE CONSTRUCTION. THE PURCHASER'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

PROJECT STATUS:

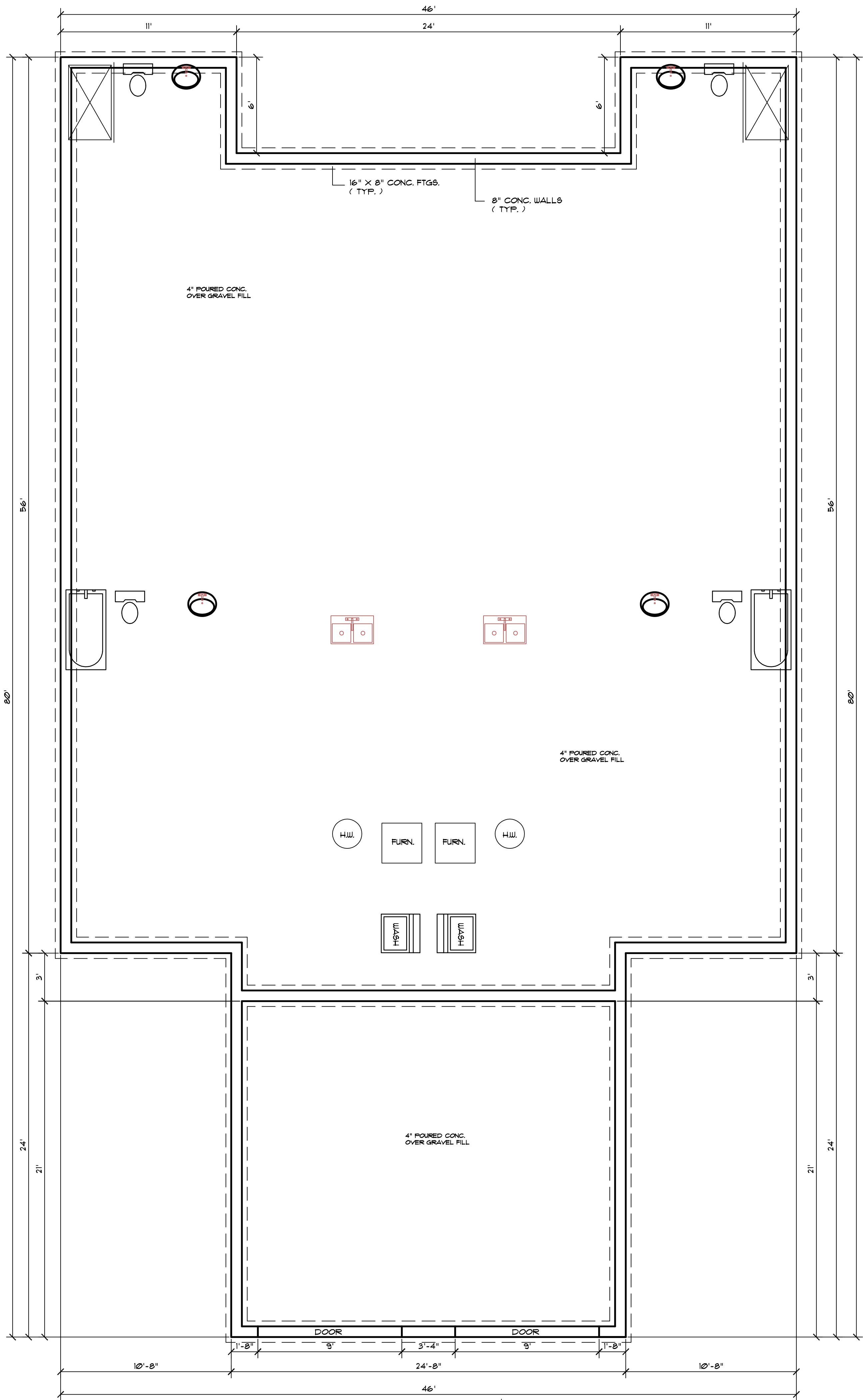
DATE:

DRAWN BY: C. MEISTER

SHEET:



MAIN FLOOR PLAN



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

DESIGNED EXPRESSLY FOR:

PARAMOUNT DEVELOPMENT

CONTRACTOR

THESE DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE PURCHASER, WHO IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION. IT IS THE RESPONSIBILITY OF THE PURCHASER TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL BUILDING CODES. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS, THE GENERAL CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS, WHOSE SIZE, LOCATION, OR PLACEMENT IS NOT SHOWN ON THESE DRAWINGS, AND MAKE ANY NECESSARY CHANGES. THE STATES MEAD LUMBER SERVICES DOES NOT REQUIRE RESIDENTIAL HOME INSPECTIONS OR INSURANCE. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF MEAD LUMBER SERVICES. MEAD LUMBER SERVICES DOES NOT INCLUDE A REGISTERED HOME INSPECTOR OR INSURANCE. MEAD LUMBER SERVICES DOES NOT INCLUDE A REGISTERED ARCHITECT. THAT PARTICULAR AREA A PLAN FOR A RESIDENTIAL STRUCTURE MAY REQUIRE TO HAVE A LICENSED ARCHITECT APPROVE THE PLAN AND THE APPLICATION OF THE PLAN FOR THE PARTICULAR LOCATION.

PROJECT STATUS:

DATE:

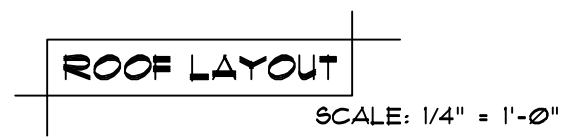
DRAWN BY: C. MEISTER

SHEET:

Mead Lumber

1612 SOUTH WEBB ROAD, GRAND ISLAND, NE 68801

PHONE: (308) 384-1666 FAX: (308) 384-1669



PARAMOUNT DEVELOPMENT

Mead Lumber

SHEET:

Projected 3 Duplexes Cost
4157, 4161 and 4163 Montana Grand Island, NE

Acquisition		\$135,000.00
Earthwork		\$45,000.00
Concrete		
Footings, House pad, front and back patios, dirt work		\$176,772.00
Sidewalks and drives		\$28,500.00
HVAC	Island Indoor Climate	\$43,770.00
Electrical	Island Electrical	\$40,500.00
New service to building		\$18,000.00
Plumbing		
Plumbing bid		\$59,616.00
New sewer line to building		\$18,000.00
	Sewer Rooter	
Drafting Fees		
		\$3,000.00
Employee Labor		
Site prep		\$4,000.00
Landscaping		
UGS, Sod, Plants, Rocks, Mulch and Trees		\$24,000.00
Mead Lumber		
Roof Framing & Trusses		\$104,481.09
Main Framing		\$49,586.22
Roofing Materials		\$16,335.90
Siding, Soffit & Fascia		\$17,835.27
Drwall & Insulation		\$28,902.99
Ext Doors & Windows		\$19,790.22
Int Doors & Hardware		\$18,037.65
Moulding		\$1,151.68
Cabinets		\$24,597.66
Subtotal		\$280,718.68
7.5% Tax		\$21,053.90
		\$301,772.58
Sheet Rock		
Install, Mud and Finish		JPR Drywall
		\$30,000.00
Fiber Cement Siding		
4 ft back building		\$5,000.00
Gutters		
Meister Gutter		

\$4,500.00

Vinyl Fencing

Back patio dividers

\$600.00

Concrete and forms

\$600.00

Posts

\$600.00

\$1,800.00

Painting

Paint and Primer

\$3,450.00

Labor

\$25,500.00

\$28,950.00

Labor

3 full time laborers - 8 month project

Includes all framing, roofing, siding, soffit, fascia,
Install of cabinetry, interior and exterior doors,
windows, trim, countertops

\$139,800.00

Kitchen

Cabinets

White Shaker Style

On Mead Quote

Hardware

\$30.00

Appliances

Blk 4 pc each kitchen

\$2,200.00

Countertops

\$350.00

Backsplash

\$275.00

Sink

\$200.00

Faucet

\$185.00

Garbage Disposal

\$125.00

Per Unit \$3,365.00 X

6

\$20,190.00

Lighting Fixtures

Int/Ext Lighting fixtures, Ceiling Fans

\$4,860.00

2 Full Baths Each Unit

Tub/Shower Combo

\$600.00

Master Shower

\$1,500.00

Toilet

\$410.00

Vanity w/ Top and Sink

\$600.00

Tri-View Med Cabinet

\$130.00

Backsplash

\$300.00

Towel Bar Set

\$70.00

Lighting

\$150.00

Faucet

\$300.00

Per Unit \$4,060.00 X

6

\$24,360.00

Flooring

Bdrm Carpets

\$6,500.00

VPL and adhesive

\$10,692.00

	All Units	\$17,192.00
Garages		
Insulated Door/ Openers		\$4,500.00
Total Build Cost		\$1,179,082.58

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

RESOLUTION NO. 390

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 13th day of April, 2022

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

By


Chairperson

ATTEST:


Secretary

Paramount Development Northwest Gateway Area 36

Resolution Number 2022-10

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 36 requested by Paramount Development** 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 May 11, 2022, and

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

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday April 23rd and Saturday April 30th, 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: May 11, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary