



# Community Redevelopment Authority (CRA)

**Wednesday, September 21, 2022  
Regular Meeting**

## **Item I4**

**Redevelopment Plan Amendment CRA Area 16 - 2206 W. Capital  
Ave (Veterans' Home) Pershing and Anderson Buildings - Liberty  
Campus GI, LLC**

Staff Contact:

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

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

**Executive Summary:**

**Project Description**

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

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

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

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

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

Property Description (the “Redevelopment Project Area”)

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

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



Existing Land Use and Subject Property

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

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

**Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on June 25, 2019.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

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

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

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

***a. Land Acquisition:***

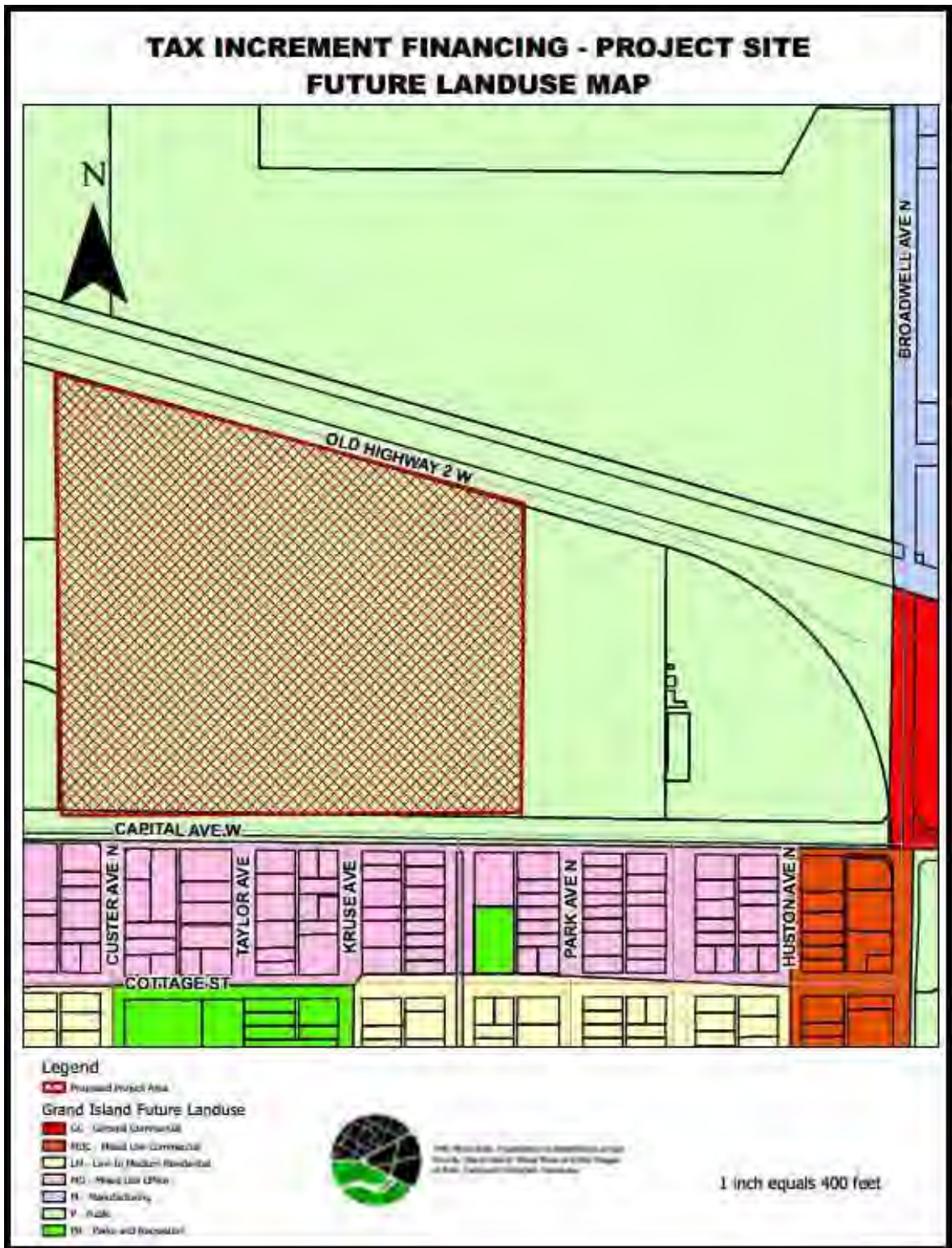
The Redevelopment Plan for Area 16 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be transferring it to for profit sister company. There is no proposed acquisition by the authority.

***b. Demolition and Removal of Structures:***

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

***c. Future Land Use Plan***

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



City of Grand Island Future Land Use Map

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

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

***e. Site Coverage and Intensity of Use***

The developer is rehabilitating the existing buildings. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

***f. Additional Public Facilities or Utilities***

- Sewer and water are available to support this development.
- Electric utilities are sufficient for the proposed use of this building.
- No other utilities would be impacted by the development.
- The developer will be responsible for replacing any sidewalks damaged during construction of the project.

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

**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has not been used for any residential purposes. [§18-2103.02]**

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

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

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

The property was transferred to the H.E.L.P Foundation of Nebraska for redevelopment. The estimated costs of rehabilitation of this property is \$10,170,000. Demolition is expected to cost \$380,000. Sitework and grading at \$200,000. Architecture and planning expenses are estimated at \$135,000 Legal, Developer and Audit Fees of \$1,930,000 for reimbursement to the City and the CRA for costs to prepare the contract and monitor the project over the course of the development are included in the eligible expenses. The total of eligible expenses for this project exceeds \$14,000,000.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$715,000 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2024 through December 2038.

***c. Statement of feasible method of relocating displaced families.***

No families will be displaced as a result of this plan.

**7. Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal preserving these historic buildings with new uses.

**8. Time Frame for Development**

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

**9. Justification of Project**

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



**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

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

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

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$5,085,000. Based on the 2021 levy this would result in a real property tax of approximately \$110,262. It is anticipated that the assessed value will increase by \$4,685,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$101,589 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2023 assessed value:	\$400,000
Estimated value after completion	\$5,085,000
Increment value	\$4,685,000
Annual TIF generated (estimated)	\$101,598
TIF bond issue	\$715,000

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

The redevelopment project area currently has an estimated valuation of \$400,000. The proposed redevelopment will create additional valuation of \$4,685,000. A tax shift of \$715,000 is anticipated from the project. It is not anticipated that any additional tax burdens will be assumed by public entities as a result of this project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development.

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

This will provide additional residential options in Grand Island.

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

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

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

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

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

school age children would be generated by this development

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

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

### **Time Frame for Development**

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



## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

Business Name:

Liberty Campus GI, LLC

Address:

10404 Essex Court, Suite 101 Omaha NE 68114

Telephone No.: 402.408.0005

Fax No.: 402.344.2861

Email: abullington@whitelotusgroup.com

Contact:

Alex Bullington

Application Submission Date: 8/5/2022

Brief Description of Applicant's Business:

Community developer.

Legal Description/Address of Proposed Project

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

Community Redevelopment Area Number \_\_\_\_\_

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

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

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

Please see attachment A.

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

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 0.00
B. Building	\$ 3,060,000.00

Construction Costs:

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

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

Soft Costs:

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

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

Source for Estimated Market Value County Assessor

Source of Financing:

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

G. Nebraska Housing Trust Fund	\$ _____
H. Other	\$ <u>3,550,000.00</u>

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

A&E  
 DLR Group  
 Matthew Gulsvig  
 6457 Frances St, Omaha, NE 68106  
 402.972.4066

GC  
 Chief Construction  
 Roger Bullington  
 3935 Westgate Rd, Grand Island, NE 68803  
 308.389.7288

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

Please see Exhibit B.

Project Construction Schedule:

Construction Start Date:  
Pending NIFA Funding but anticipated to be no later than Q1 2023

Construction Completion Date:  
Anticipated to be Q4 2023

If Phased Project:

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

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

## **TAX INCREMENT FINANCING REQUEST INFORMATION**

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

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

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

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

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

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

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

We feel this revitalized campus would help solve the housing needs in Grand Island while bringing in elements that will support local residents and pay tribute to the campus' rich American history. It will be creating a standard of a community that is not even approachable with out the Tax Deferment that TIF offers.



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

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

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

**Anderson Building**

Unit Mix

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

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



**Pershing Building**

Unit Mix

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

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

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

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

ELEVATE THE  
HUMAN EXPERIENCE  
THROUGH DESIGN

# Liberty Campus GI, LLC

## Anderson Building & Pershing Building

Concept Design Prepared for White Lotus Group's NIFA Application



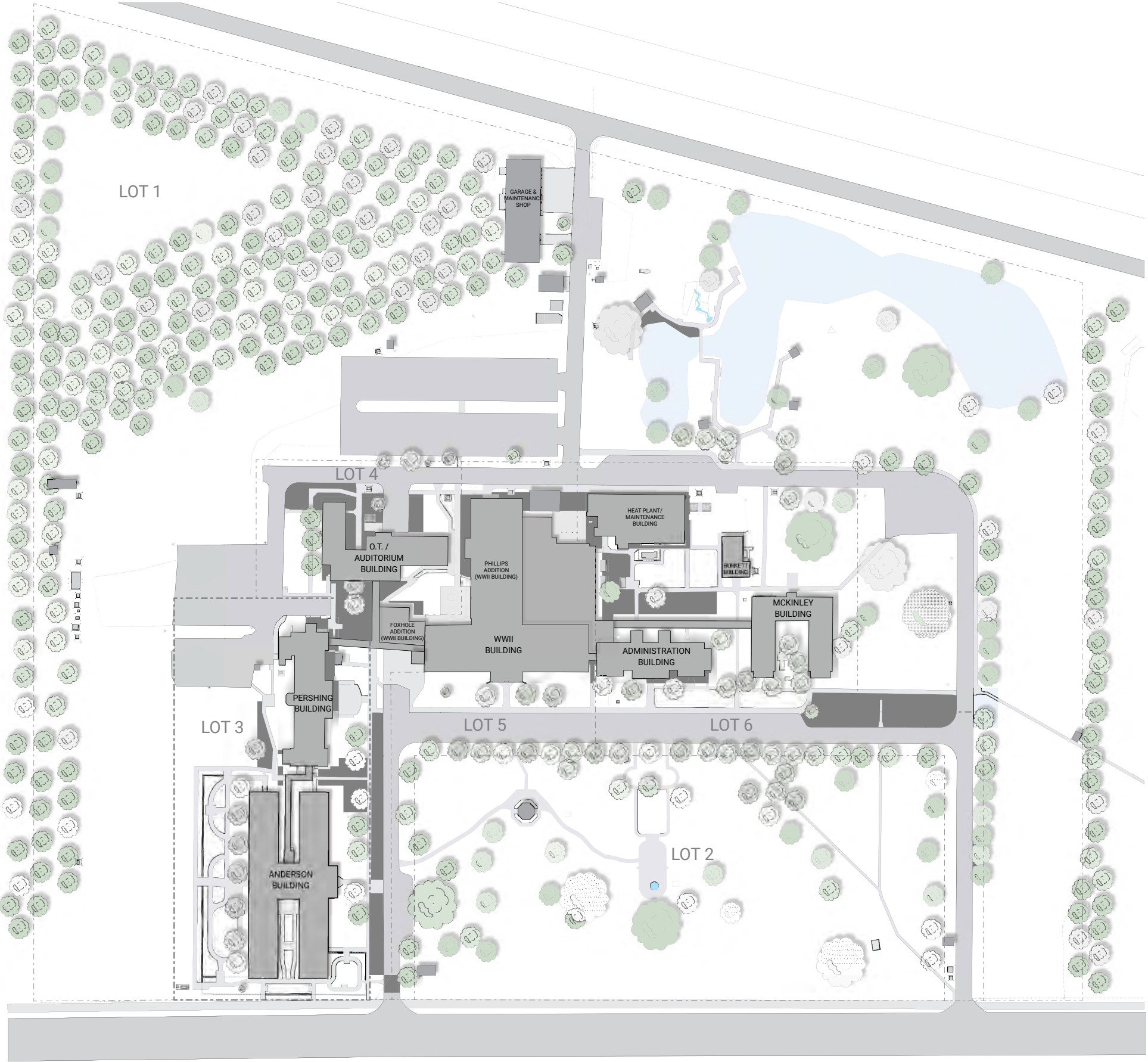
Pre-Design | 18 February 2022  
10-20202-00

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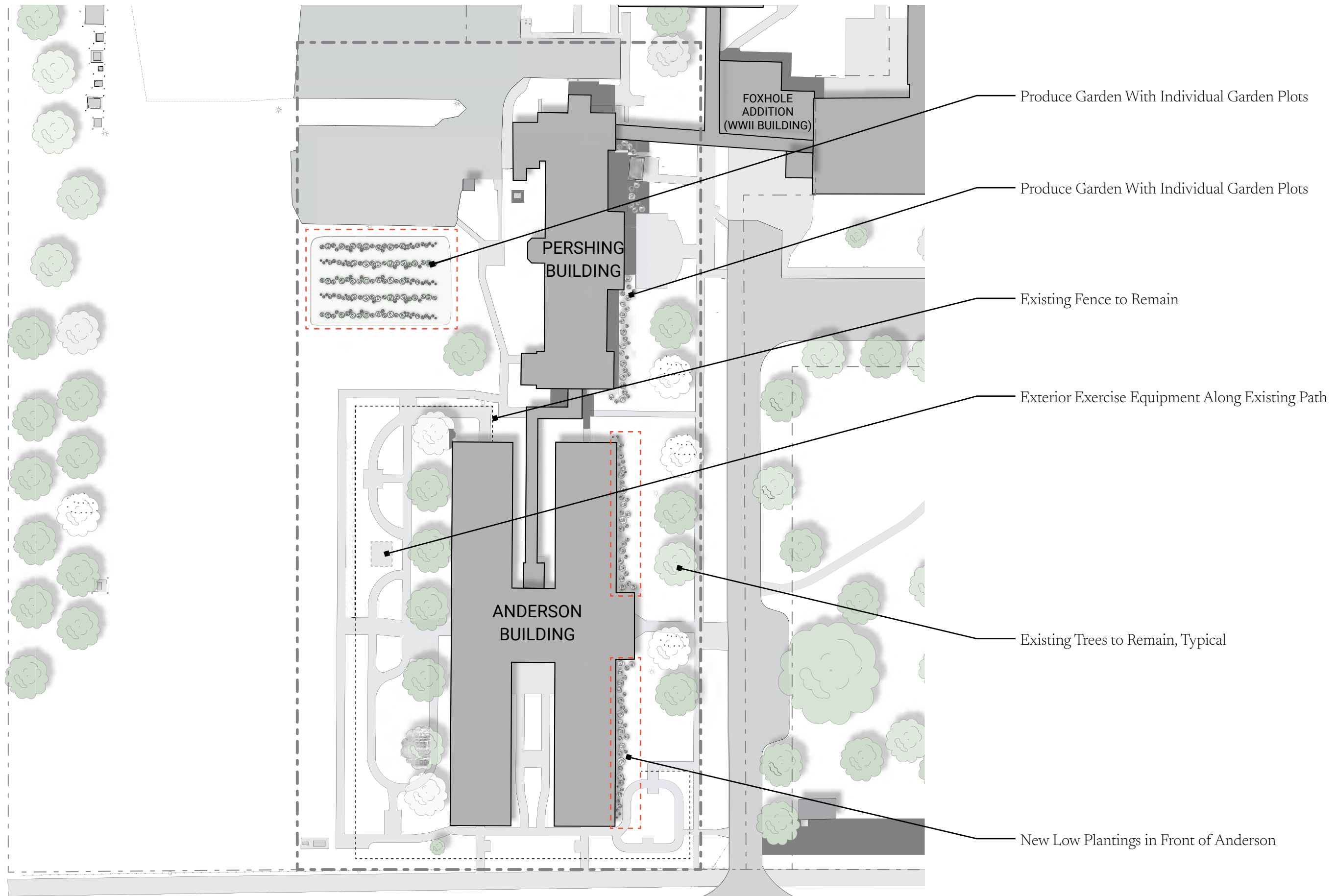


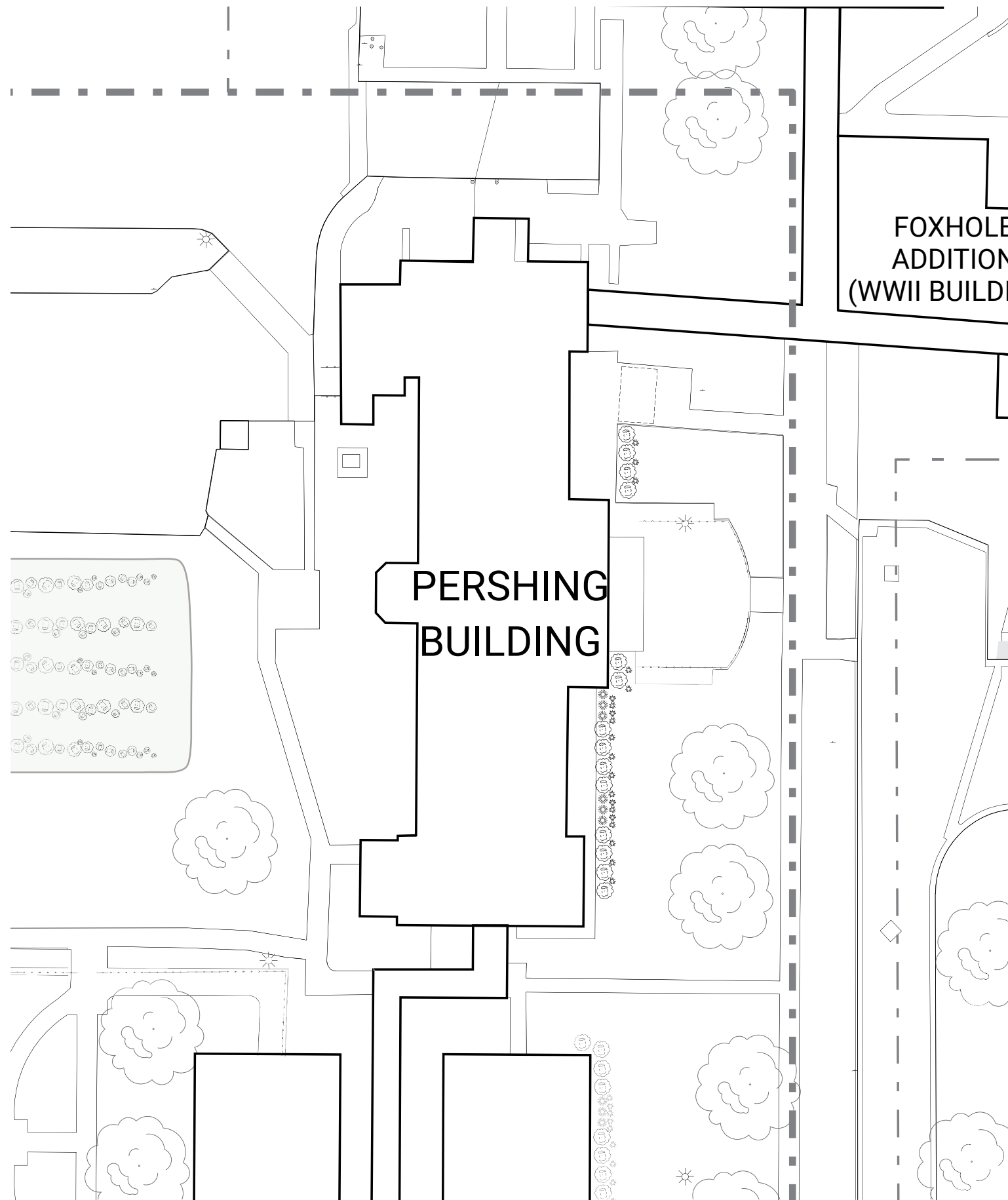
# Liberty Campus Grand Island







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

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





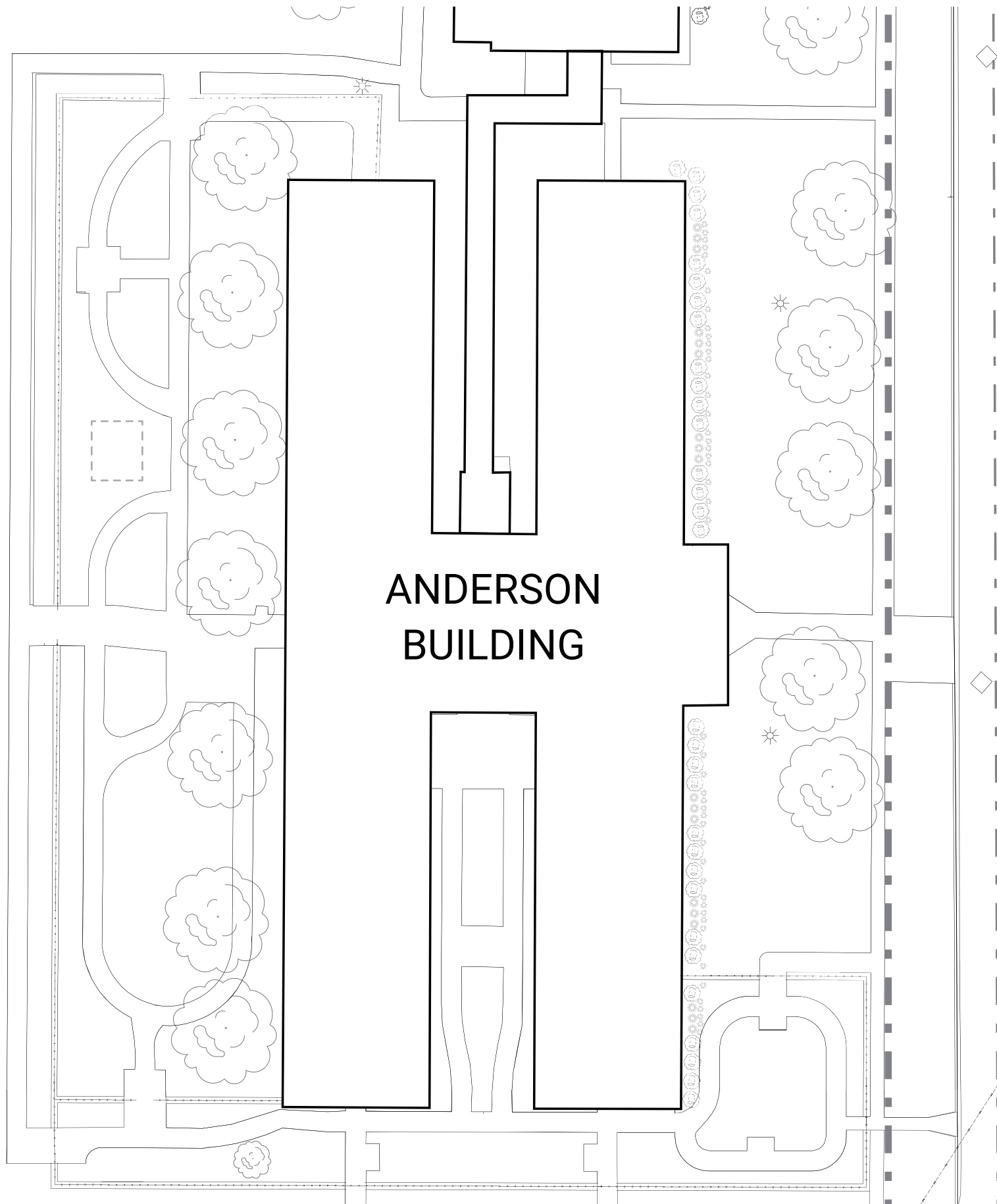
## Plant Legend

-  Existing Tree (To Remain)
-  Spirea x Bumalda "Anthony Waterer" (Anthony Water Spirea)
-  Taxus Baccata "Repandens" (Spreading English)
-  Buxus Microphylla Koreana "Korean Boxwood" (Spreading English)





## Plant Schedule

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





## Plant Legend

-  Existing Tree (To Remain)
-  Spirea x Bumalda "Anthony Waterer" (Anthony Water Spirea)
-  Taxus Baccata "Repandens" (Spreading English)
-  Buxus Microphylla Koreana "Korean Boxwood" (Spreading English)

## Plant Schedule

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



Shingle Roof



Decorative Wood Fascia

Aluminum Storefront

Arch/Structural Feature Wood Truss

Concrete Path



Ornamental Precast Concrete

Masonry

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



Masonry



Ornamental  
Precast Concrete



Link to Pershing  
Building, Wood Siding

Masonry

Wood Siding

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

Ornamental  
Precast Concrete



Shingle Roof



Masonry

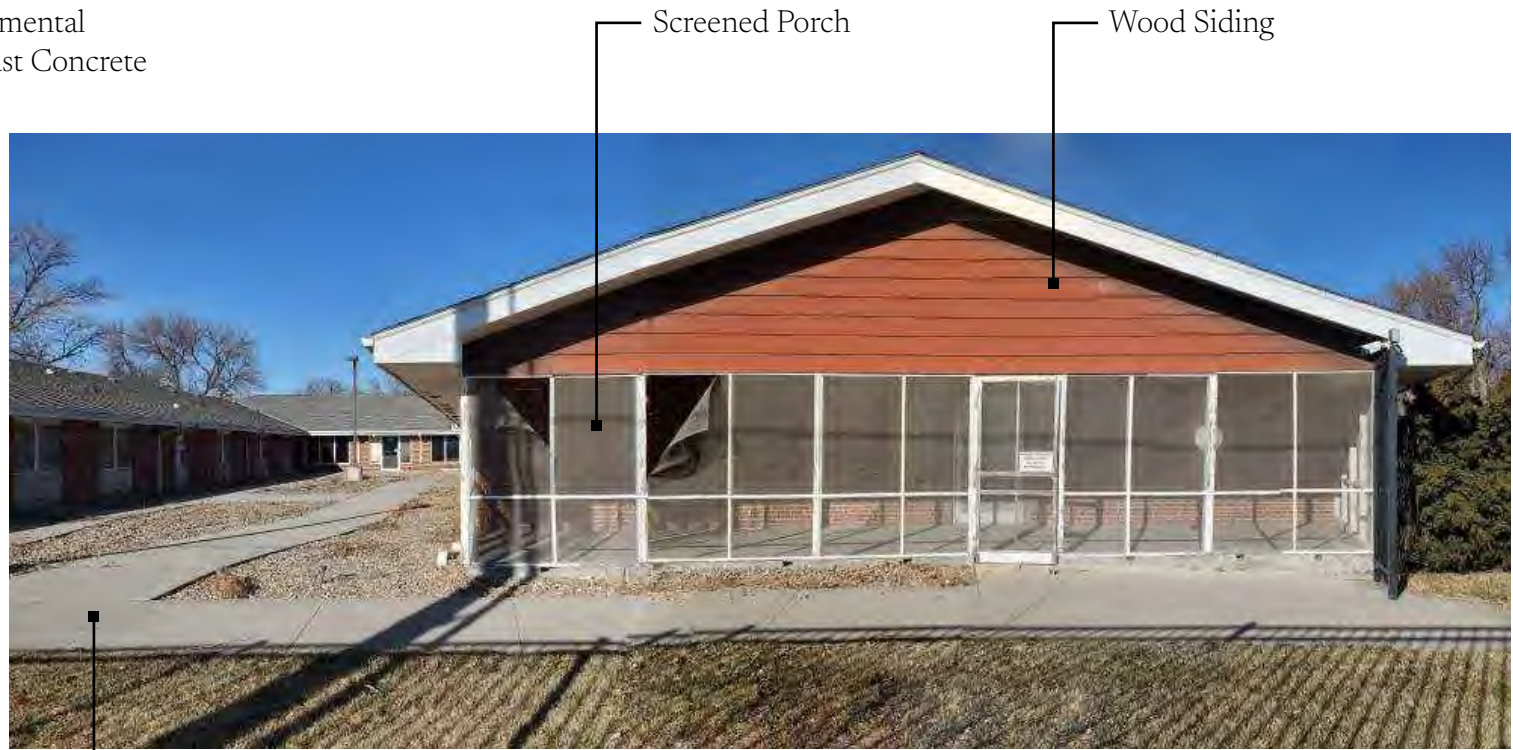


Concrete Path

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

**Liberty Campus GI, LLC** | West Elevation - Anderson

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



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

**Liberty Campus GI, LLC** | South Elevation - Anderson

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



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

**Liberty Campus GI, LLC** | East Elevation - Pershing

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



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

**Liberty Campus GI, LLC** | North Elevation - Pershing

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



Shingle Roof

Masonry

Decorative  
Precast Lintel

Decorative  
Precast Concrete

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

**Liberty Campus GI, LLC** | West Elevation - Pershing

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



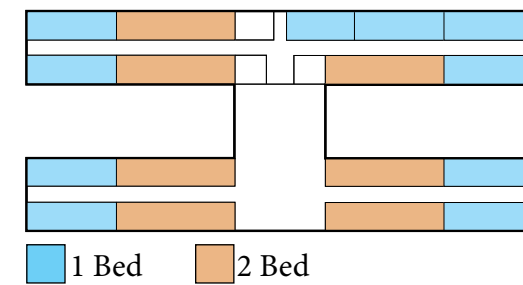
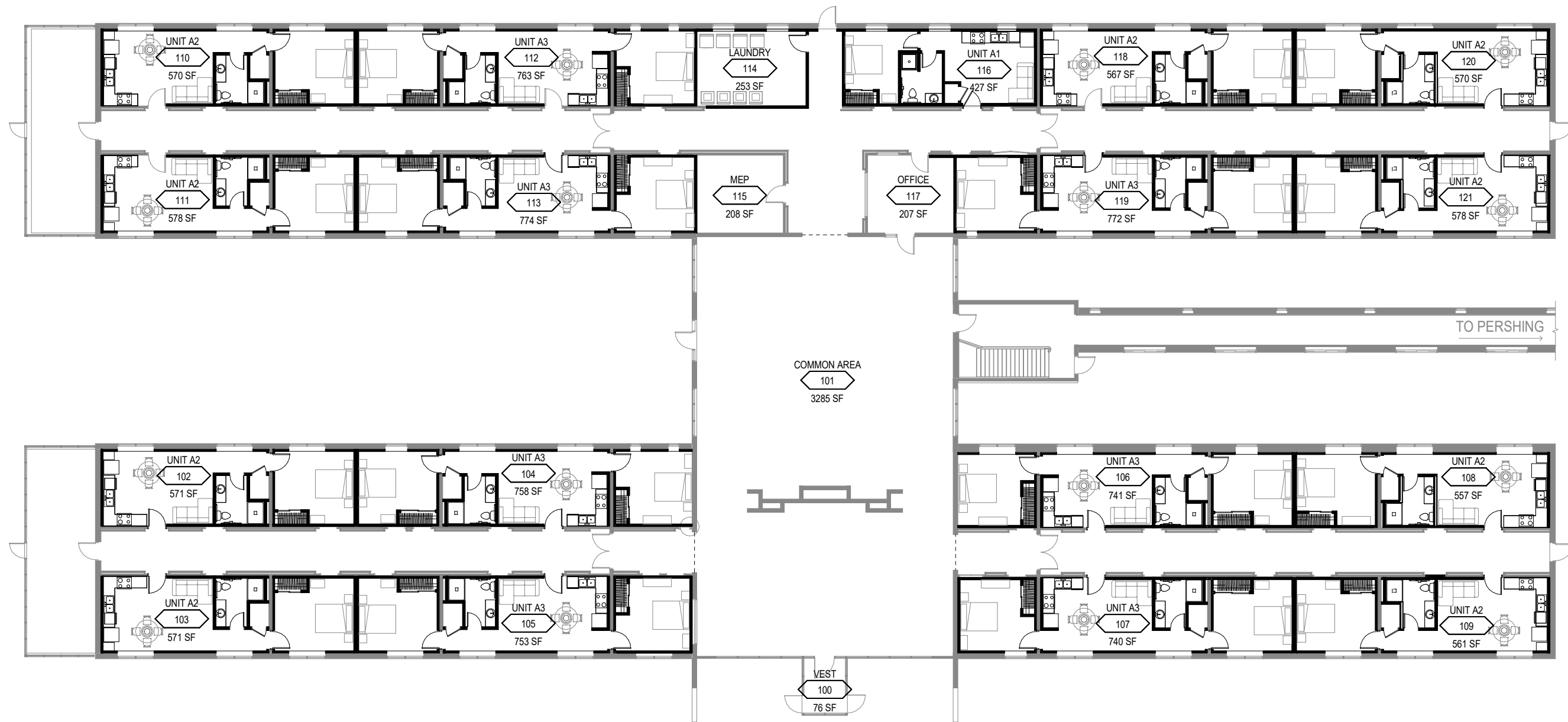


\*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.

Link to Anderson Building, Wood Siding

**Liberty Campus GI, LLC** | South Elevation - Pershing

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



**Liberty Campus GI, LLC** | First Floor - Anderson

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

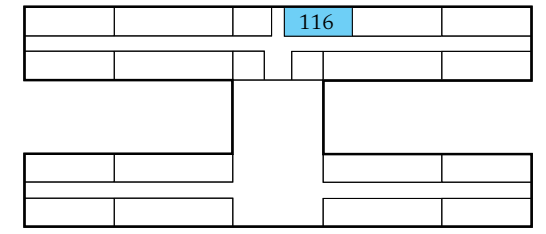


## Unit Type A1 - One Bed One Bath

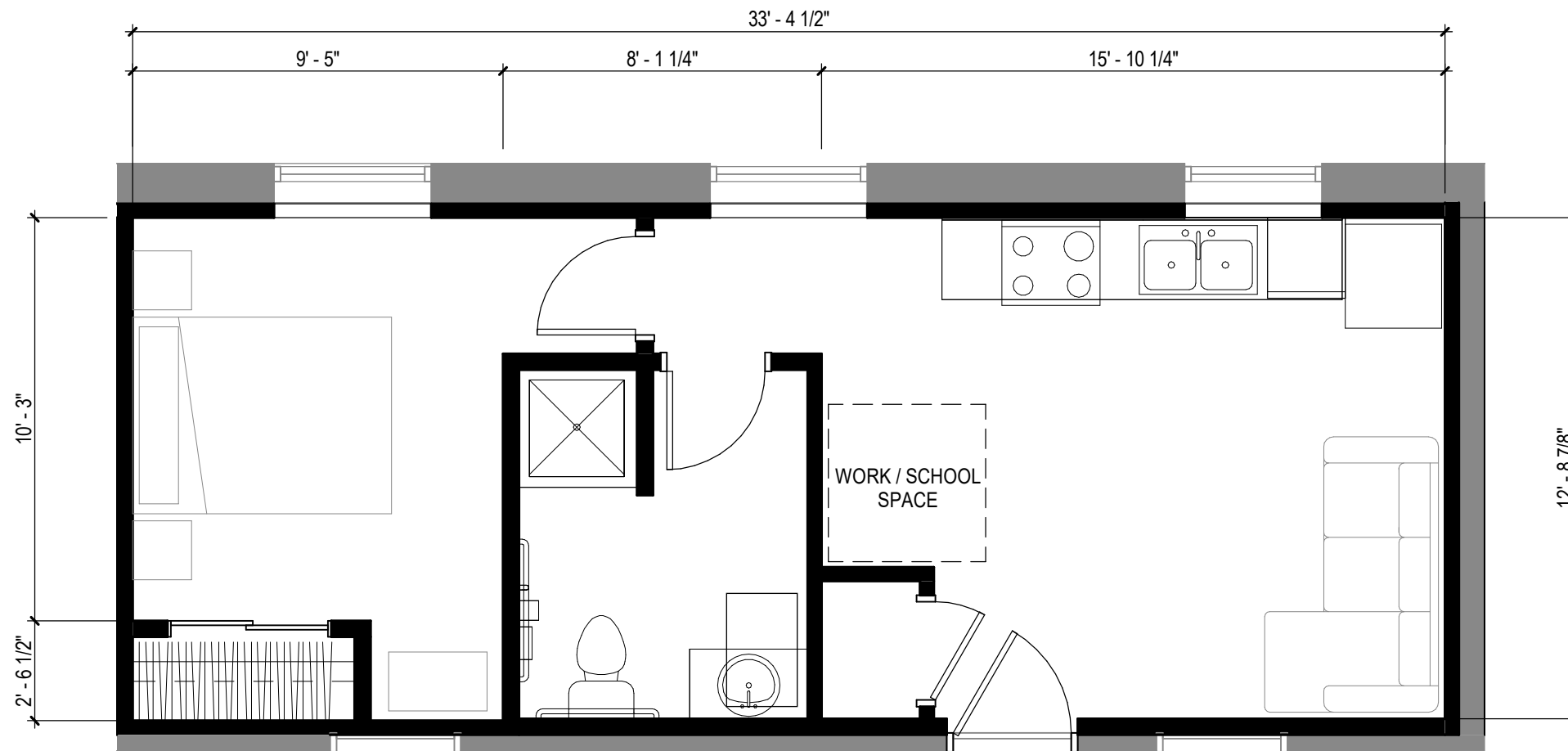
Number of units 1 Unit

Unit 116

- Residential Living Space 427 sf Total Square Footage 427 sf



Unit Type A1



Unit Type A1 - Plan

Scale 1/4" = 1'-0"

### Liberty Campus GI, LLC | Anderson - Unit Type A1

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

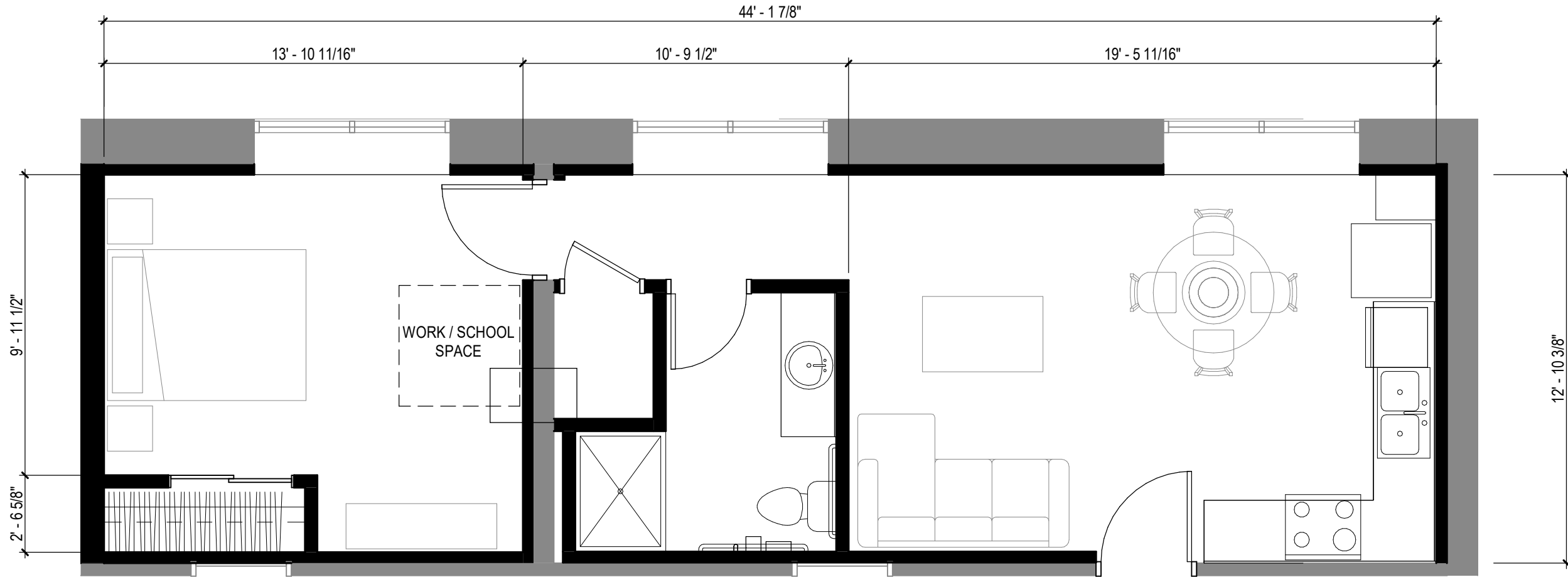
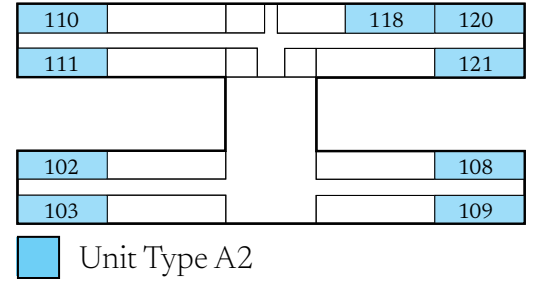
Page 16



## Unit Type A2 - Typical One Bed One Bath

Number of units 9 Units

Unit 102	• Residential Living Space 571 sf	Total Square Footage 571 sf	Unit 111	• Residential Living Space 578 sf	Total Square Footage 578 sf
Unit 103	• Residential Living Space 571 sf	Total Square Footage 571 sf	Unit 118	• Residential Living Space 567 sf	Total Square Footage 567 sf
Unit 108	• Residential Living Space 557 sf	Total Square Footage 557 sf	Unit 120	• Residential Living Space 570 sf	Total Square Footage 570 sf
Unit 109	• Residential Living Space 561 sf	Total Square Footage 561 sf	Unit 121	• Residential Living Space 558 sf	Total Square Footage 558 sf
Unit 110	• Residential Living Space 570 sf	Total Square Footage 570 sf			



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

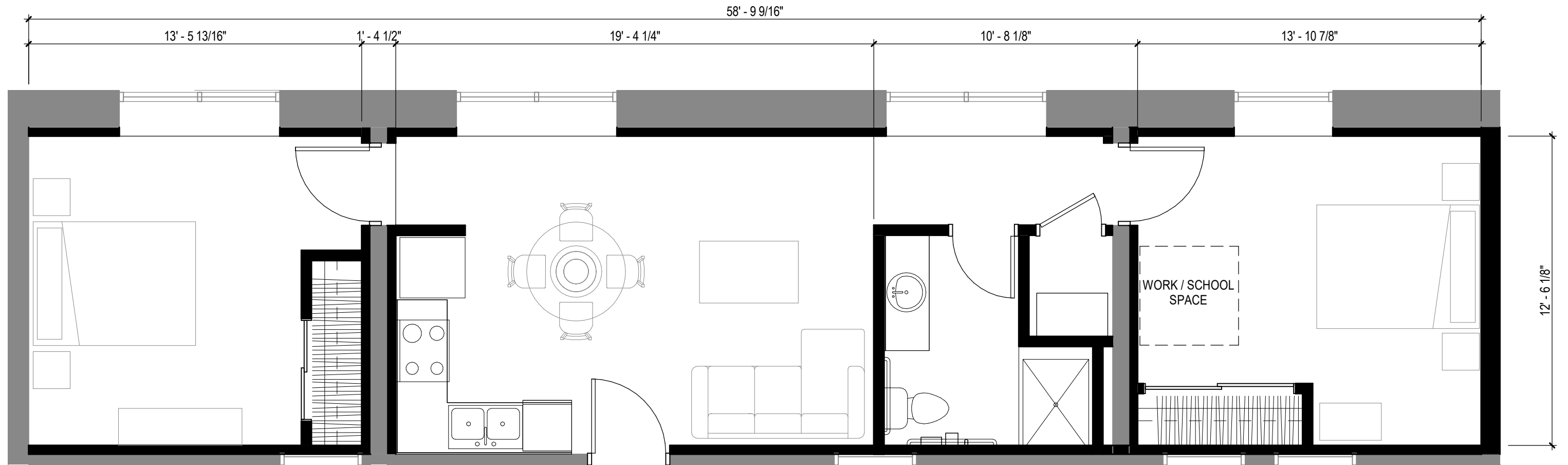
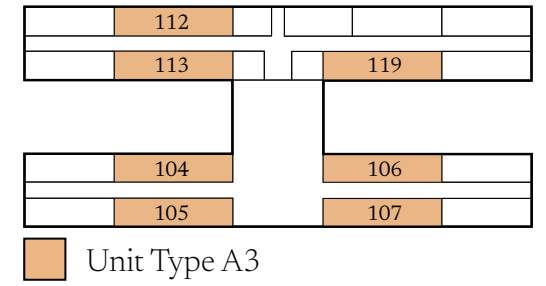
### Liberty Campus GI, LLC | Anderson - Unit Type A2

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

## Unit Type A3 - Typical Two Bed One Bath

Number of units 7 Units

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



Unit Type A3 - Plan

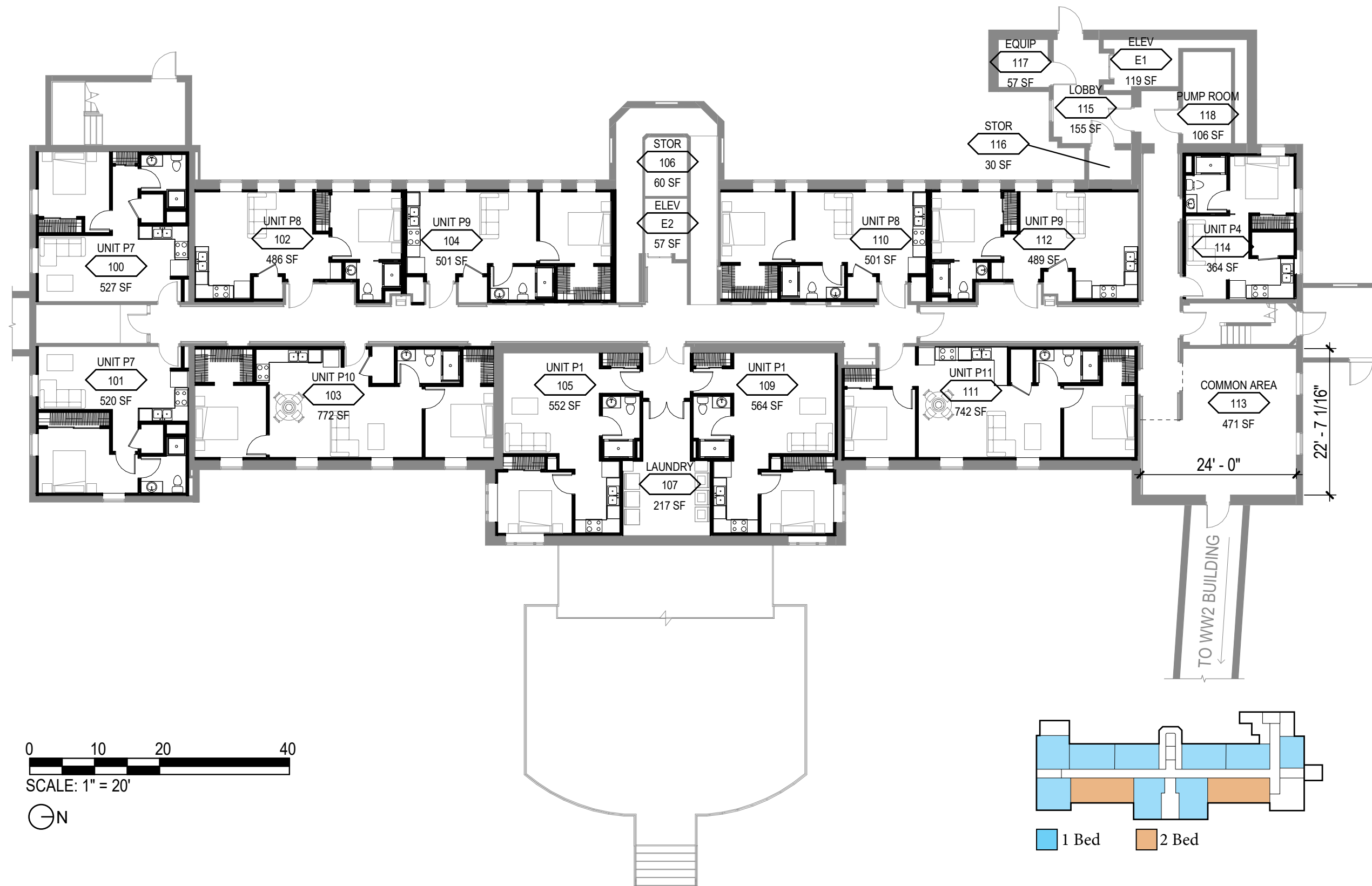
Scale 1/4"=1'-0"

### Liberty Campus GI, LLC | Anderson - Unit Type A3

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

Page 18

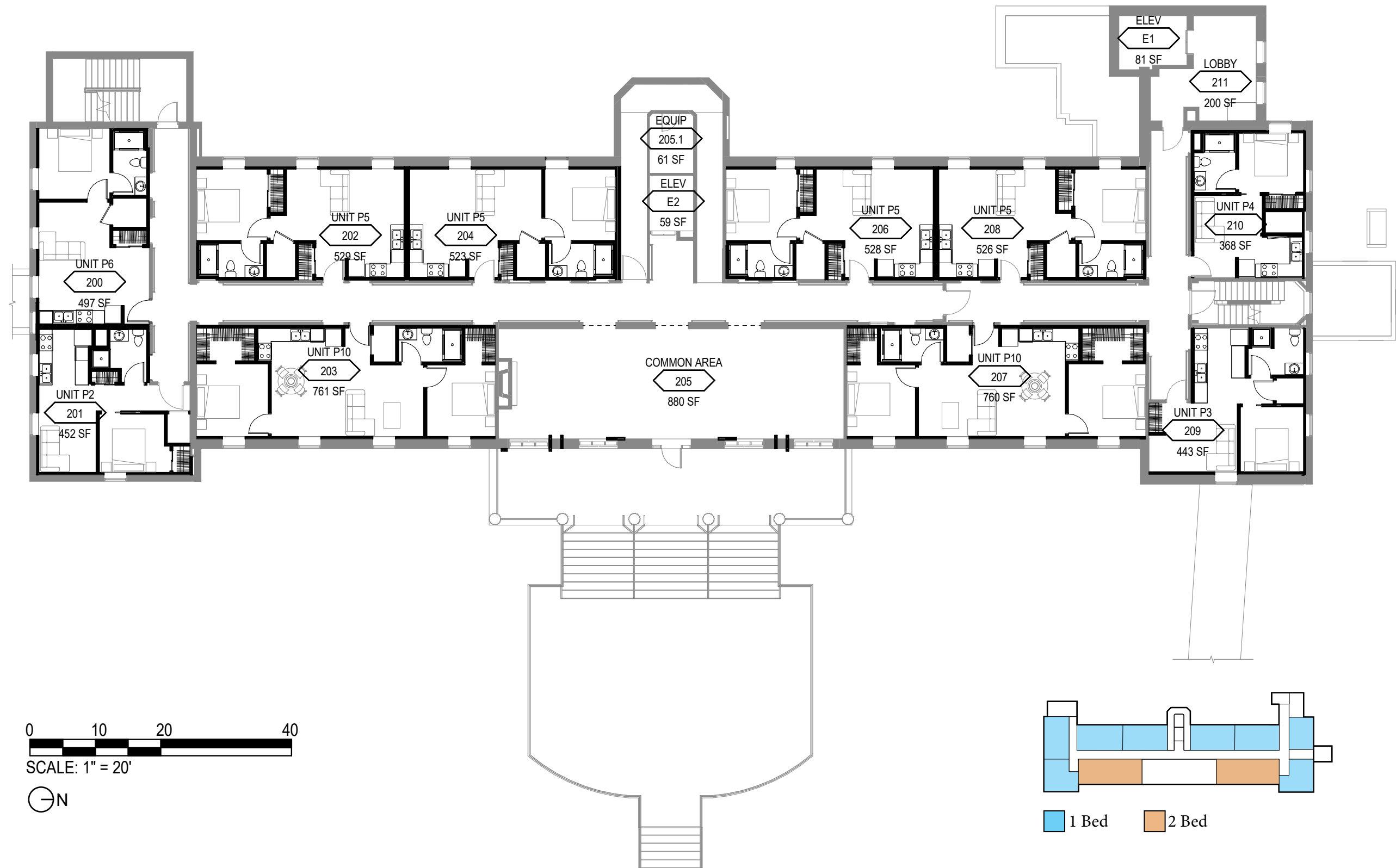




**Liberty Campus GI, LLC** | First Floor - Pershing

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

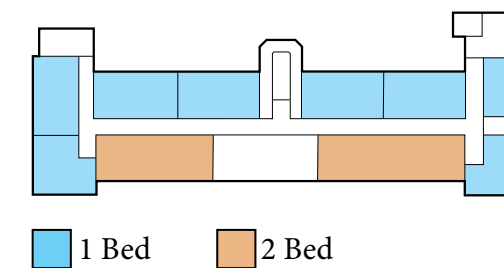
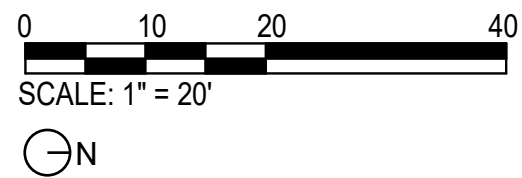
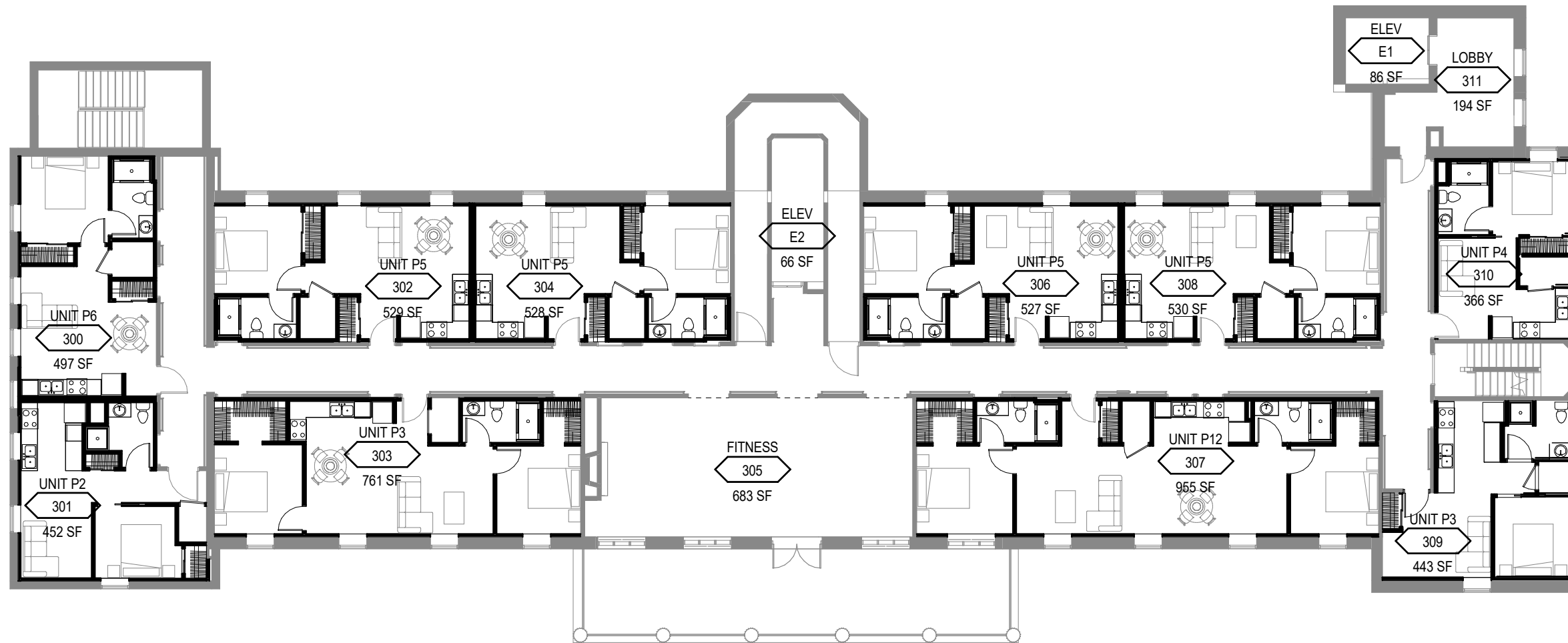




**Liberty Campus GI, LLC** | Second Floor - Pershing

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





**Grand Island Liberty Campus | Third Floor - Pershing**

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



## Unit Type P1 - One Bed One Bath

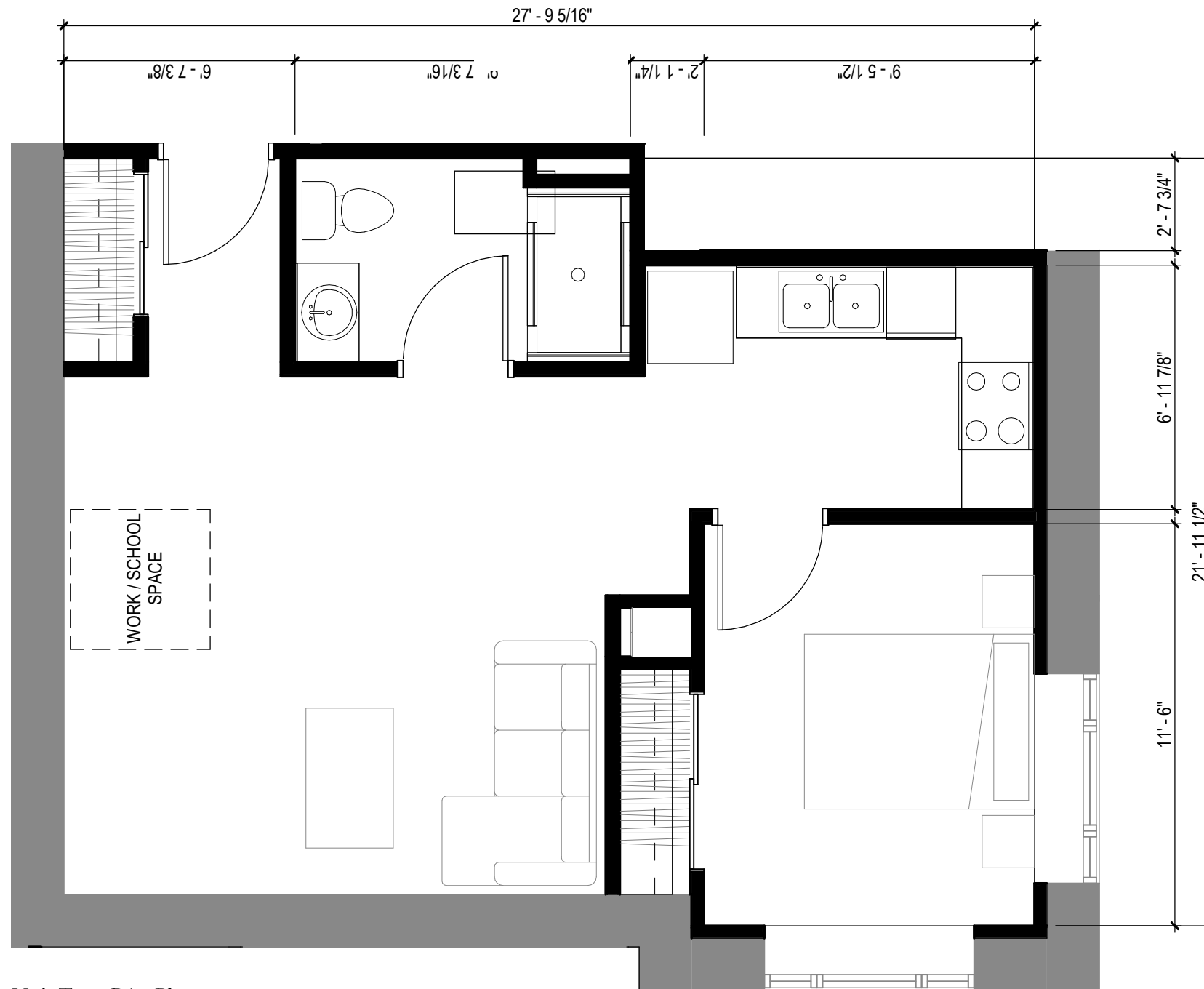
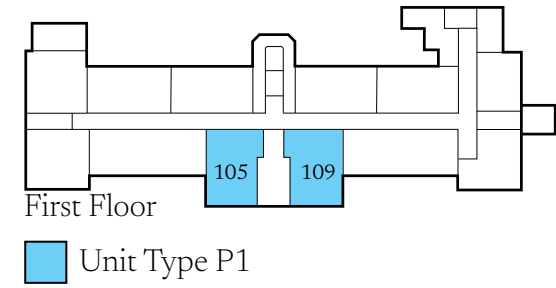
Number of units 2 Units

Unit 104

• Residential Living Space 552 sf Total Square Footage 552 sf

Unit 105

• Residential Living Space 564 sf Total Square Footage 564 sf



Unit Type P1 - Plan

Scale 1/4"=1'-0"

### Liberty Campus GI, LLC | Pershing - Unit Type P1

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

## Unit Type P2 - One Bed One Bath

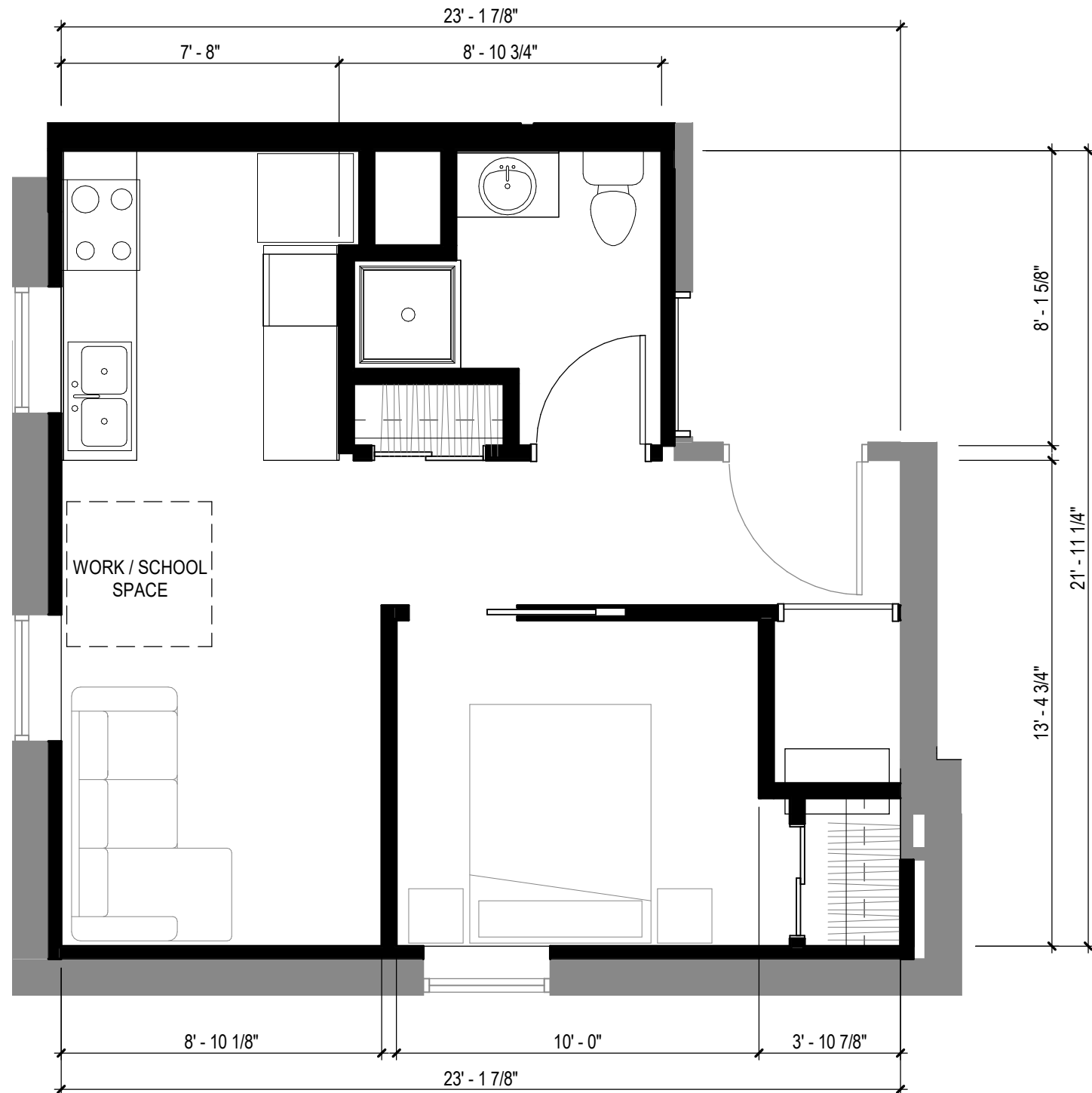
Number of units 2 Units

Unit 201

• Residential Living Space 452 sf Total Square Footage 452 sf

Unit 301

• Residential Living Space 452 sf Total Square Footage 452 sf

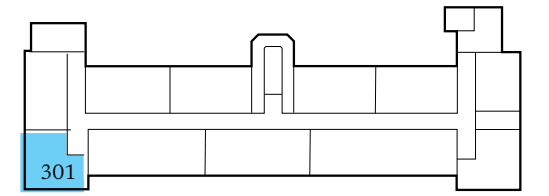


Unit Type P2 - Plan

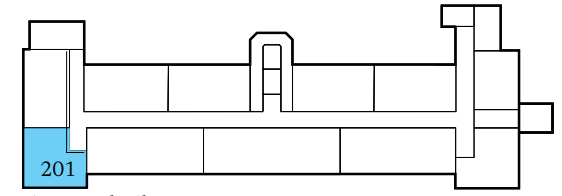
Scale 1/4" = 1'-0"

### Liberty Campus GI, LLC | Pershing - Unit Type P2

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



Third Floor



Second Floor

Unit Type P2

## Unit Type P3 - One Bed One Bath

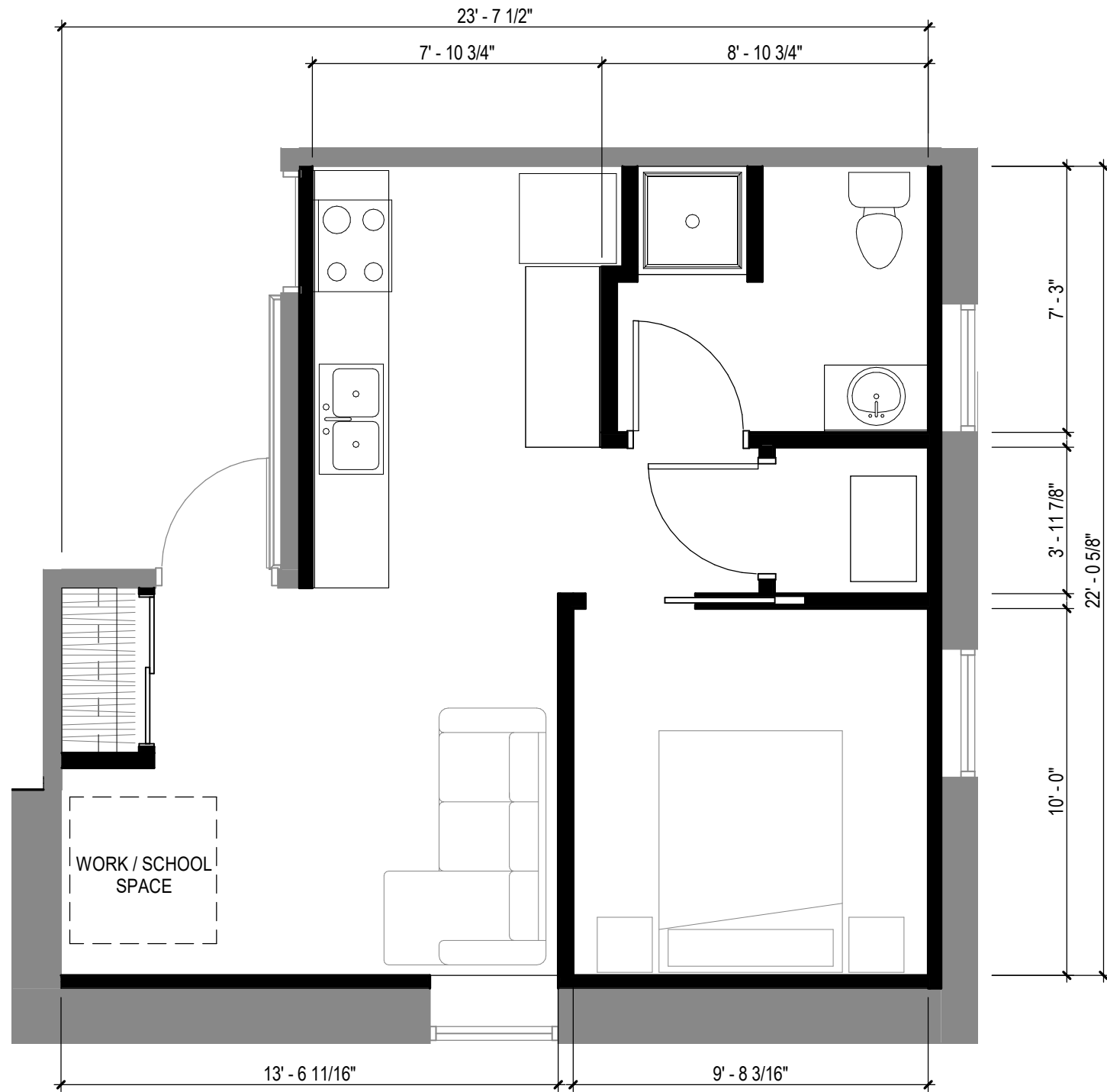
Number of units 2 Units

Unit 209

• Residential Living Space 443 sf Total Square Footage 443 sf

Unit 309

• Residential Living Space 443 sf Total Square Footage 443 sf



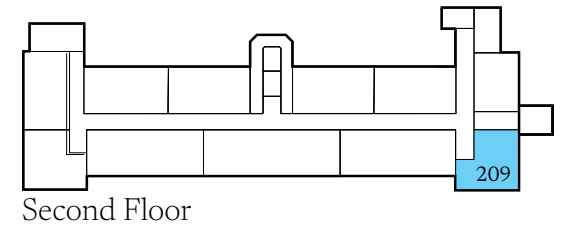
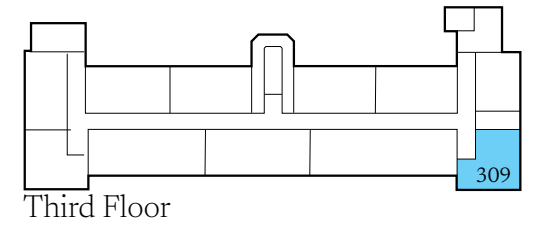
Unit Type P3 - Plan

Scale 1/4"=1'-0"

## Liberty Campus GI, LLC | Pershing - Unit Type P3

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

Page 24



Unit Type P3

## Unit Type P4 - One Bed One Bath

Number of units 3 Units

Unit 114

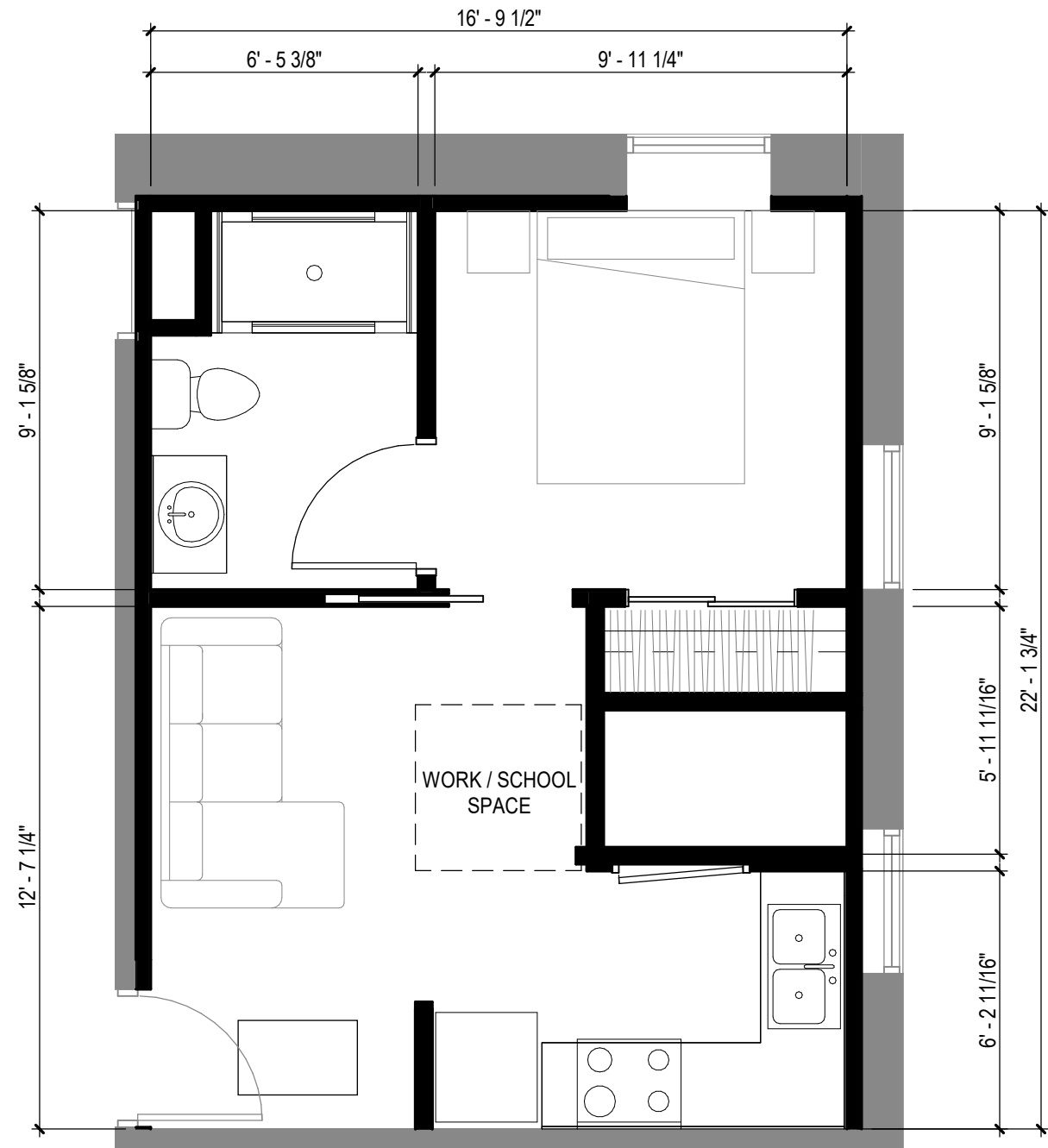
• Residential Living Space 364 sf Total Square Footage 364 sf

Unit 210

• Residential Living Space 368 sf Total Square Footage 368 sf

Unit 310

• Residential Living Space 366 sf Total Square Footage 366 sf

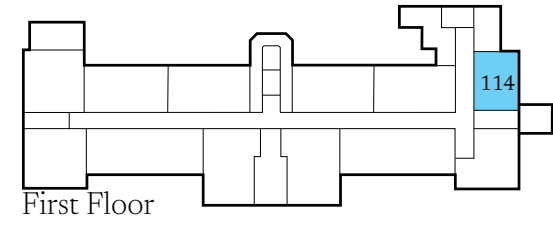
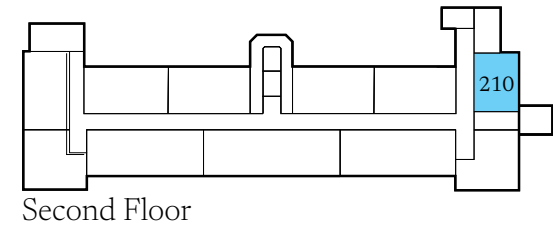
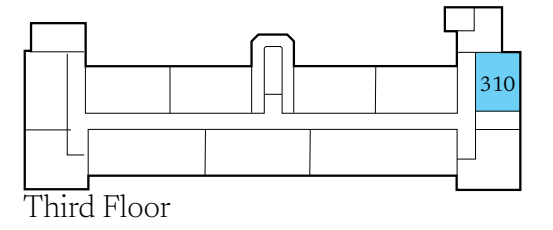


Unit Type P4 - Plan

Scale 1/4"=1'-0"

## Liberty Campus GI, LLC | Pershing - Unit Type P4

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



Unit Type P4

## Unit Type P5 - Typical One Bed One Bath

Number of units 8 Units

Unit 202

• Residential Living Space 529 sf Total Square Footage 529 sf

Unit 204

• Residential Living Space 523 sf Total Square Footage 523 sf

Unit 206

• Residential Living Space 528 sf Total Square Footage 528 sf

Unit 208

• Residential Living Space 526 sf Total Square Footage 526 sf

Unit 302

• Residential Living Space 529 sf Total Square Footage 529sf

Unit 304

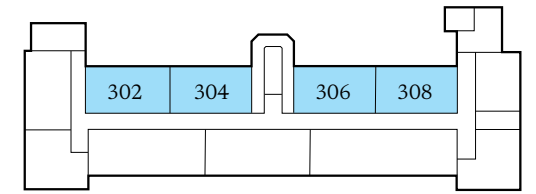
• Residential Living Space 528 sf Total Square Footage 528sf

Unit 306

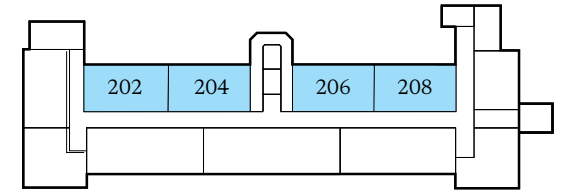
• Residential Living Space 527 sf Total Square Footage 527 sf

Unit 308

• Residential Living Space 530 sf Total Square Footage 530 sf

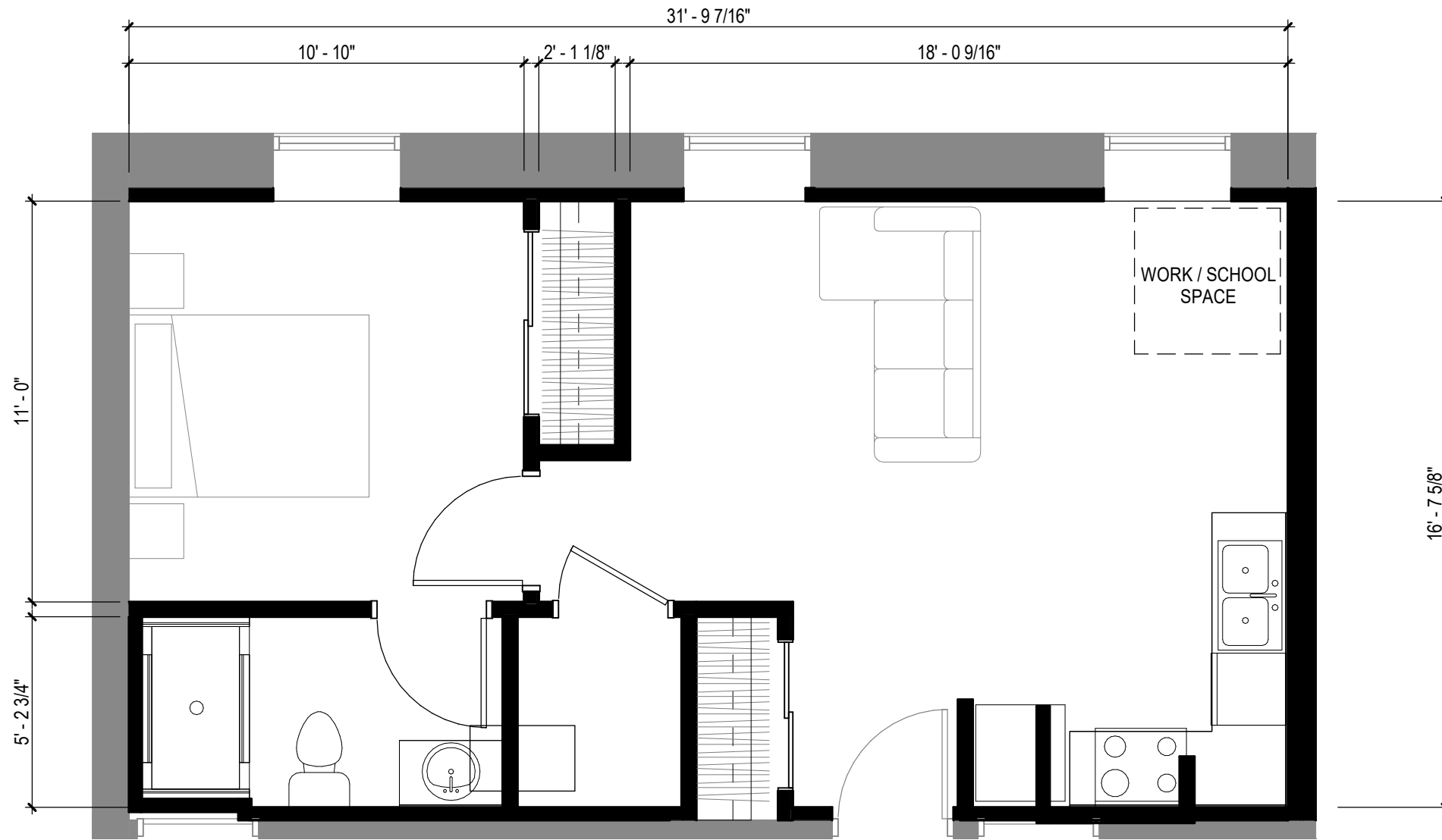


Third Floor



Second Floor

■ Unit Type P5



Unit Type P5 - Plan

Scale 1/4"=1'-0"

### Liberty Campus GI, LLC | Pershing - Unit Type P5

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

## Unit Type P6 - One Bed One Bath

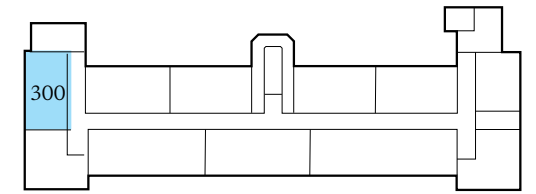
Number of units 2 Units

Unit 300

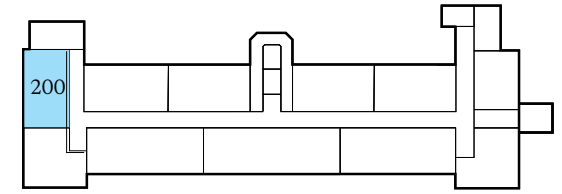
• Residential Living Space 497 sf Total Square Footage 497 sf

Unit 200

• Residential Living Space 497 sf Total Square Footage 497 sf

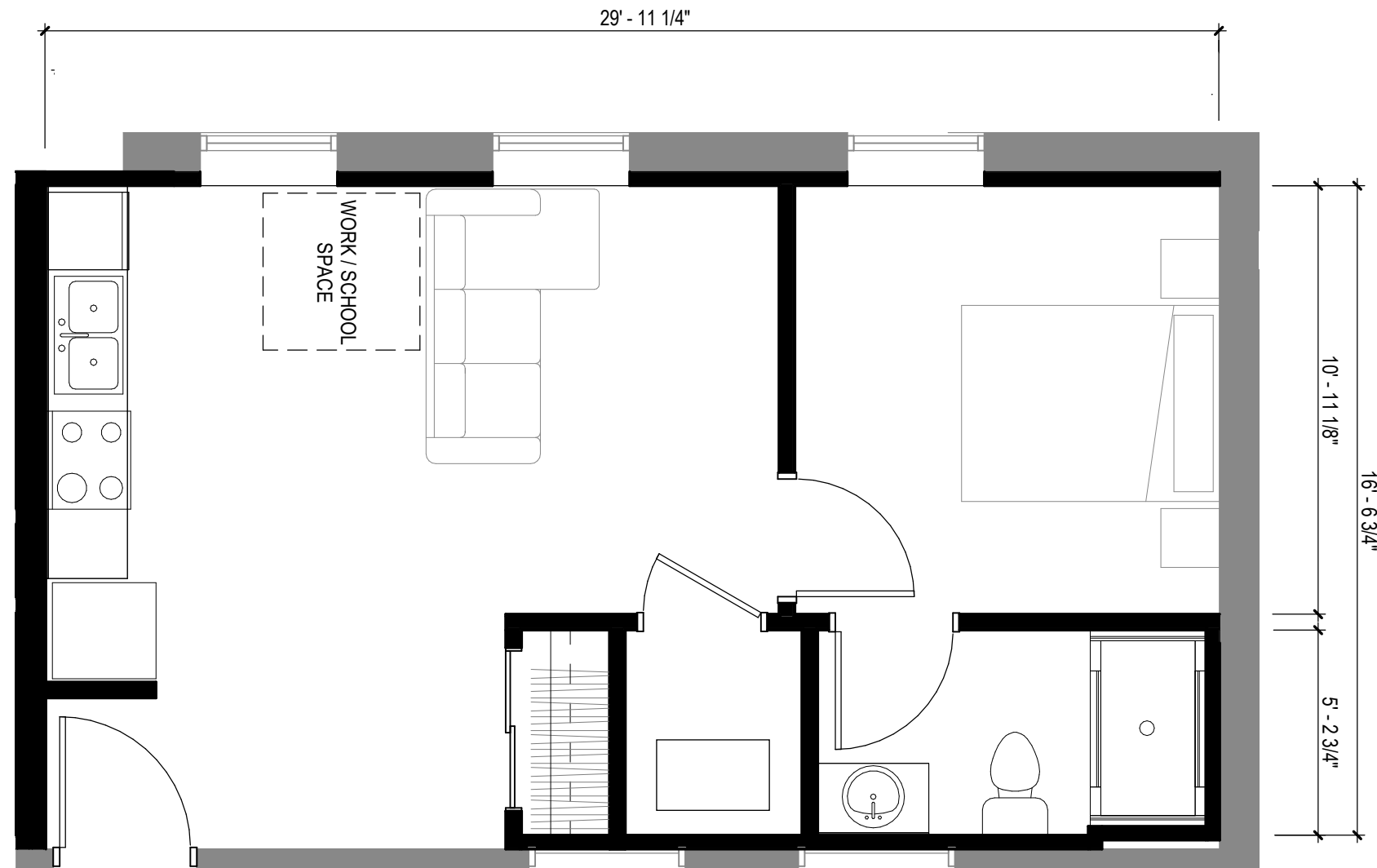


Third Floor



Second Floor

Unit Type P6



Unit Type P6 - Plan

Scale 1/4" = 1'-0"

### Liberty Campus GI, LLC | Pershing - Unit Type P6

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

## Unit Type P7 - One Bed One Bath

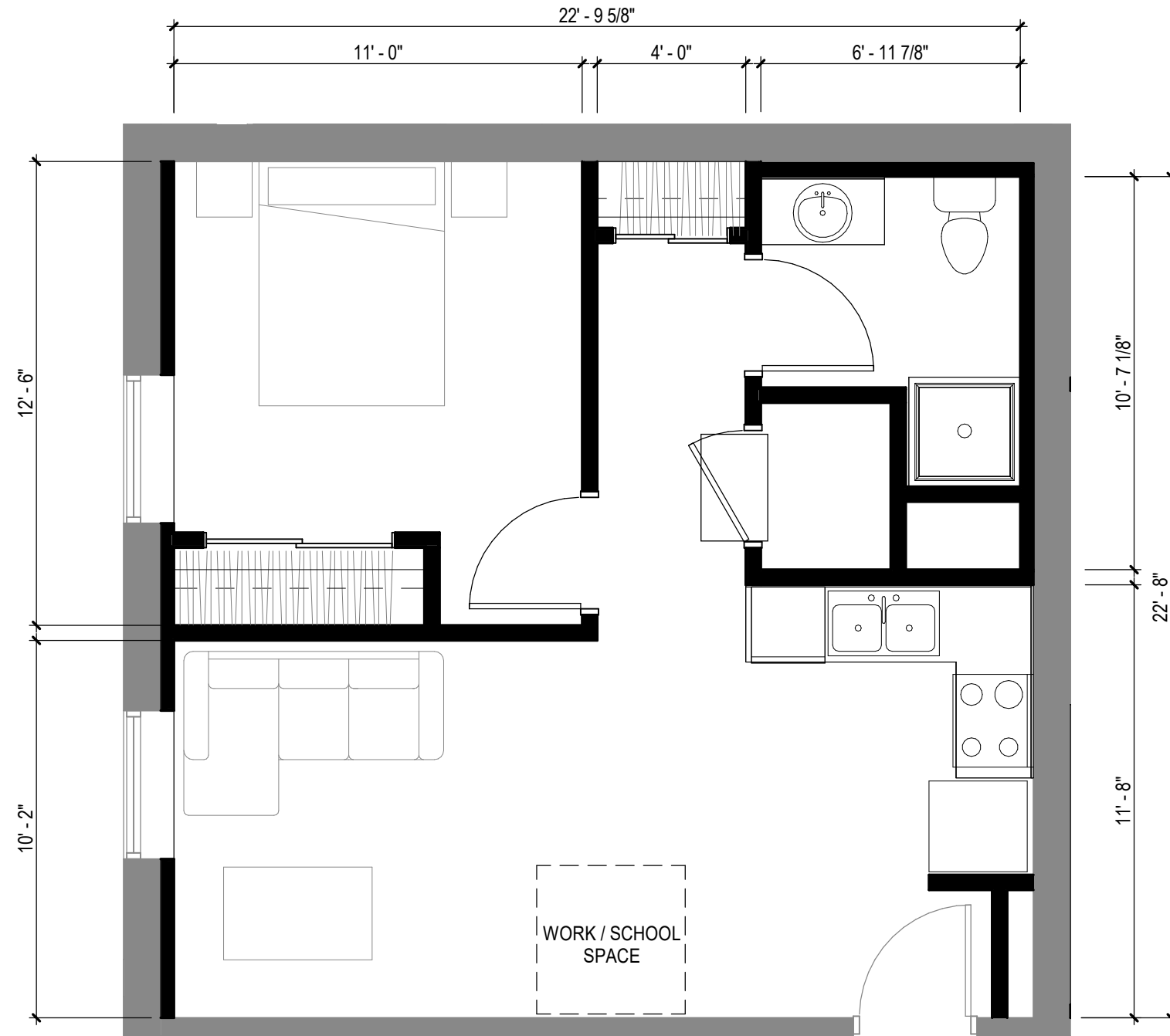
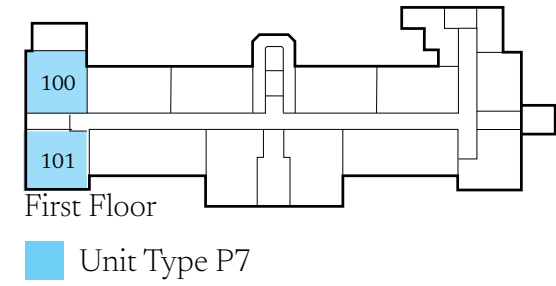
Total number of units 2 Units

Unit 100

• Residential Living Space 527 sf Total Square Footage 527 sf

Unit 101

• Residential Living Space 520 sf Total Square Footage 520 sf



Unit Type P7 - Plan

Scale 1/4"=1'-0"

## Liberty Campus GI, LLC | Pershing - Unit Type P7

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

## Unit Type P8 - One Bed One Bath

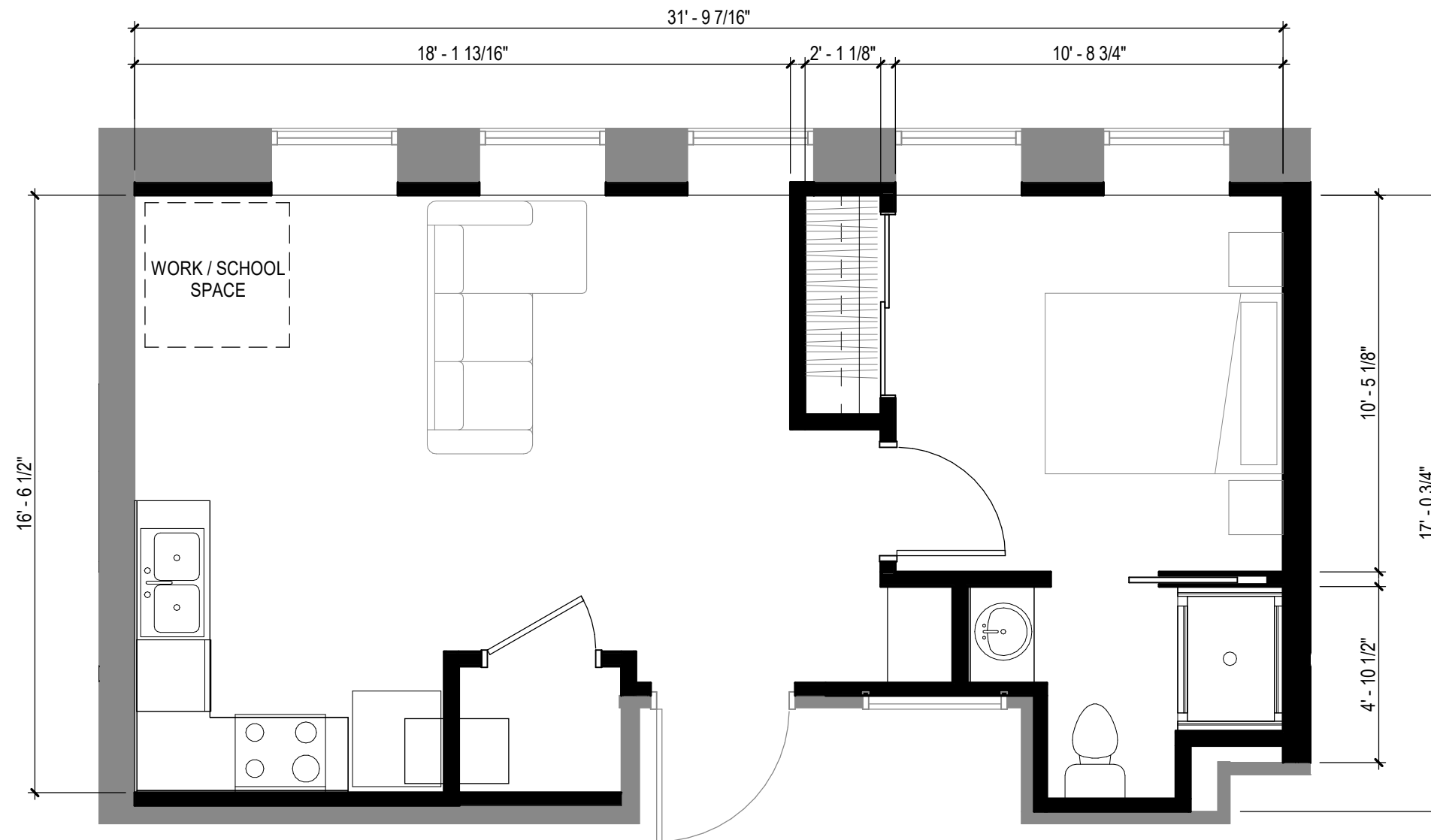
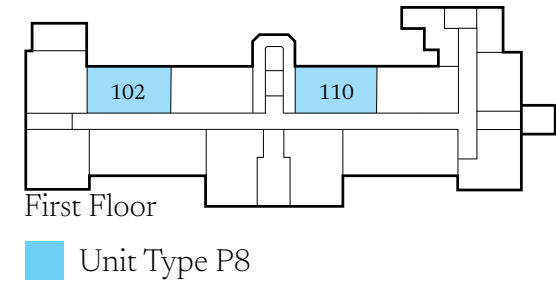
Number of units 2 Units

Unit 202

• Residential Living Space 486 sf Total Square Footage 486 sf

Unit 204

• Residential Living Space 501 sf Total Square Footage 501 sf



Unit Type P8 - Plan

Scale 1/4" = 1'-0"

### Liberty Campus GI, LLC | Pershing - Unit Type P8

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



## Unit Type P9 - Typical One Bed One Bath

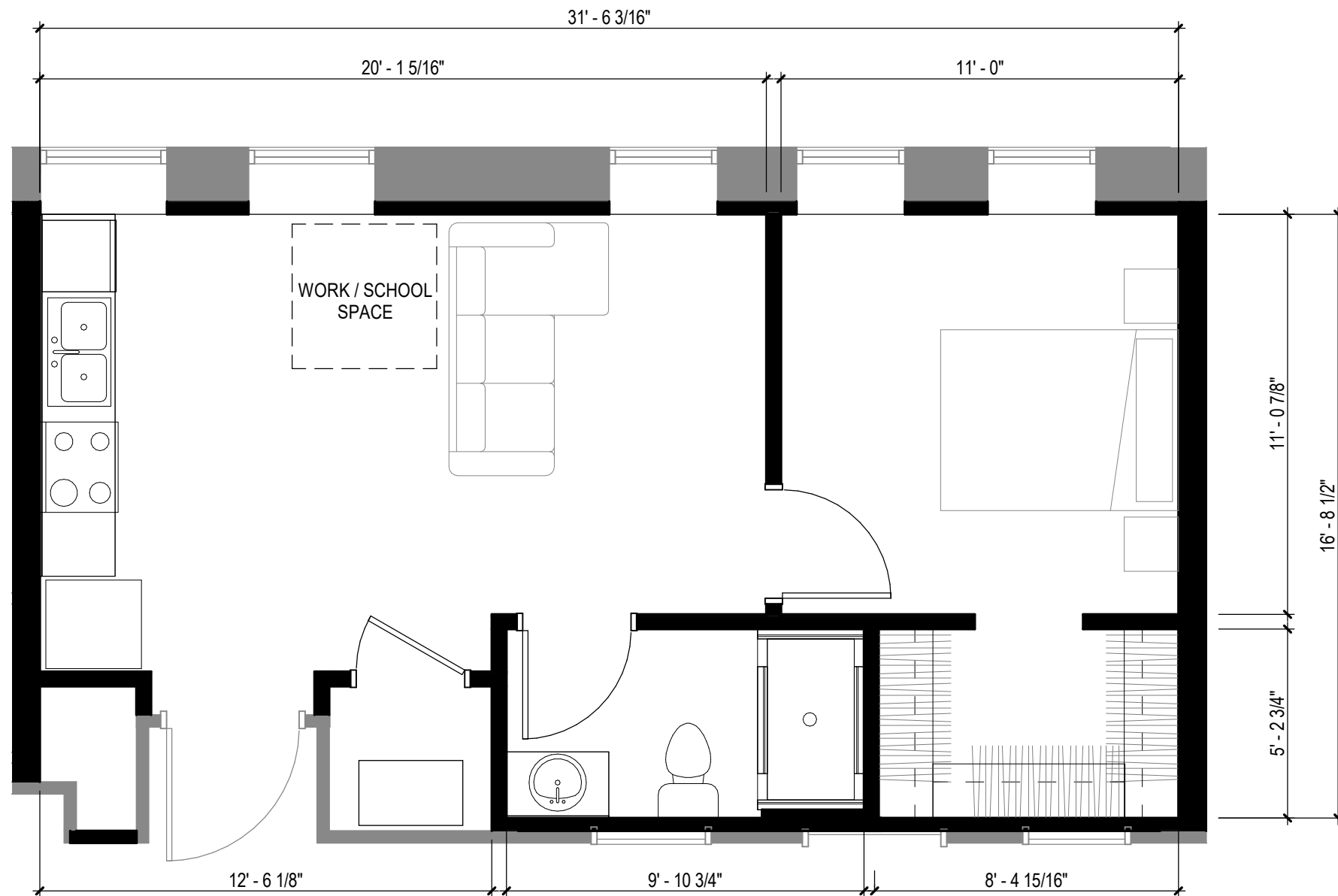
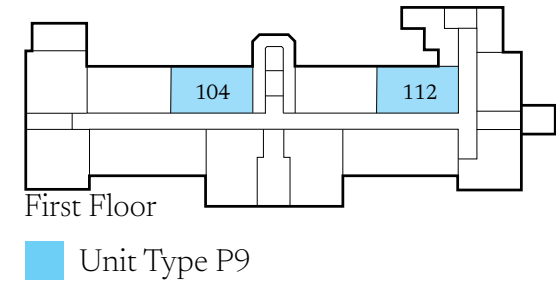
Number of units 2 Units

### Unit 104

• Residential Living Space 501 sf Total Square Footage 501 sf

### Unit 112

• Residential Living Space 489 sf Total Square Footage 489 sf



Unit Type P9 - Plan

Scale 1/4"=1'-0"

## Liberty Campus GI, LLC | Pershing - Unit Type P9

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

Page 30



## Unit Type P10 - Typical Two Bed One Bath

Number of units 4 Units

Unit 103

• Residential Living Space 772 sf Total Square Footage 772 sf

Unit 203

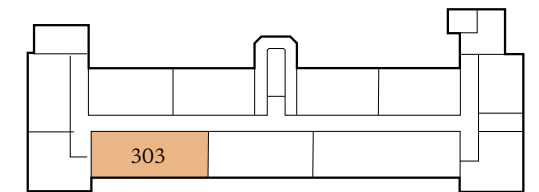
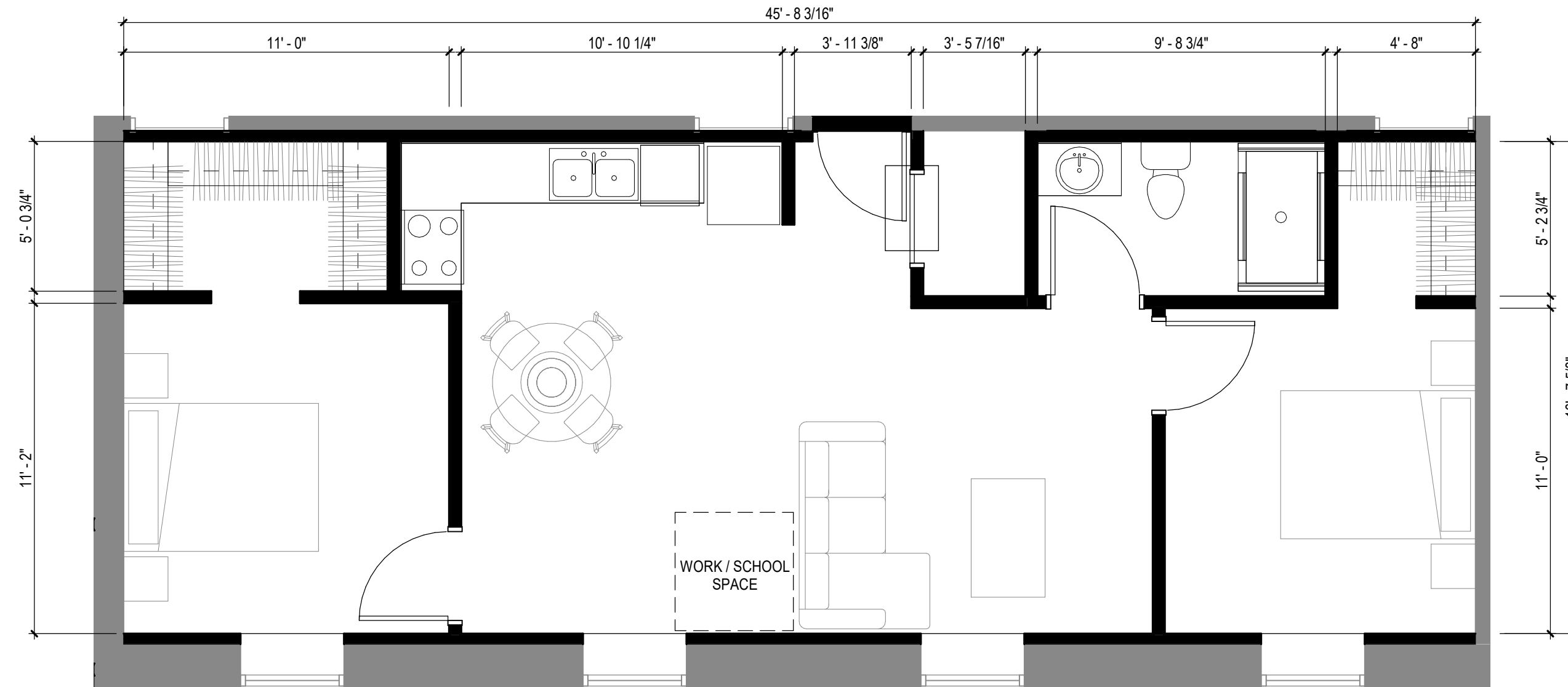
• Residential Living Space 761 sf Total Square Footage 761 sf

Unit 207

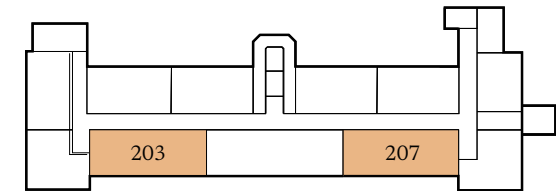
• Residential Living Space 760 sf Total Square Footage 760 sf

Unit 303

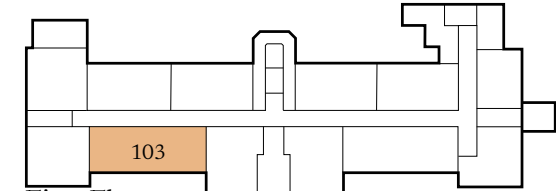
• Residential Living Space 761 sf Total Square Footage 761 sf



Third Floor



Second Floor



First Floor

Unit Type P10

Unit Type P10 - Plan

Scale 1/4"=1'-0"

### Liberty Campus GI, LLC | Pershing - Unit Type P10

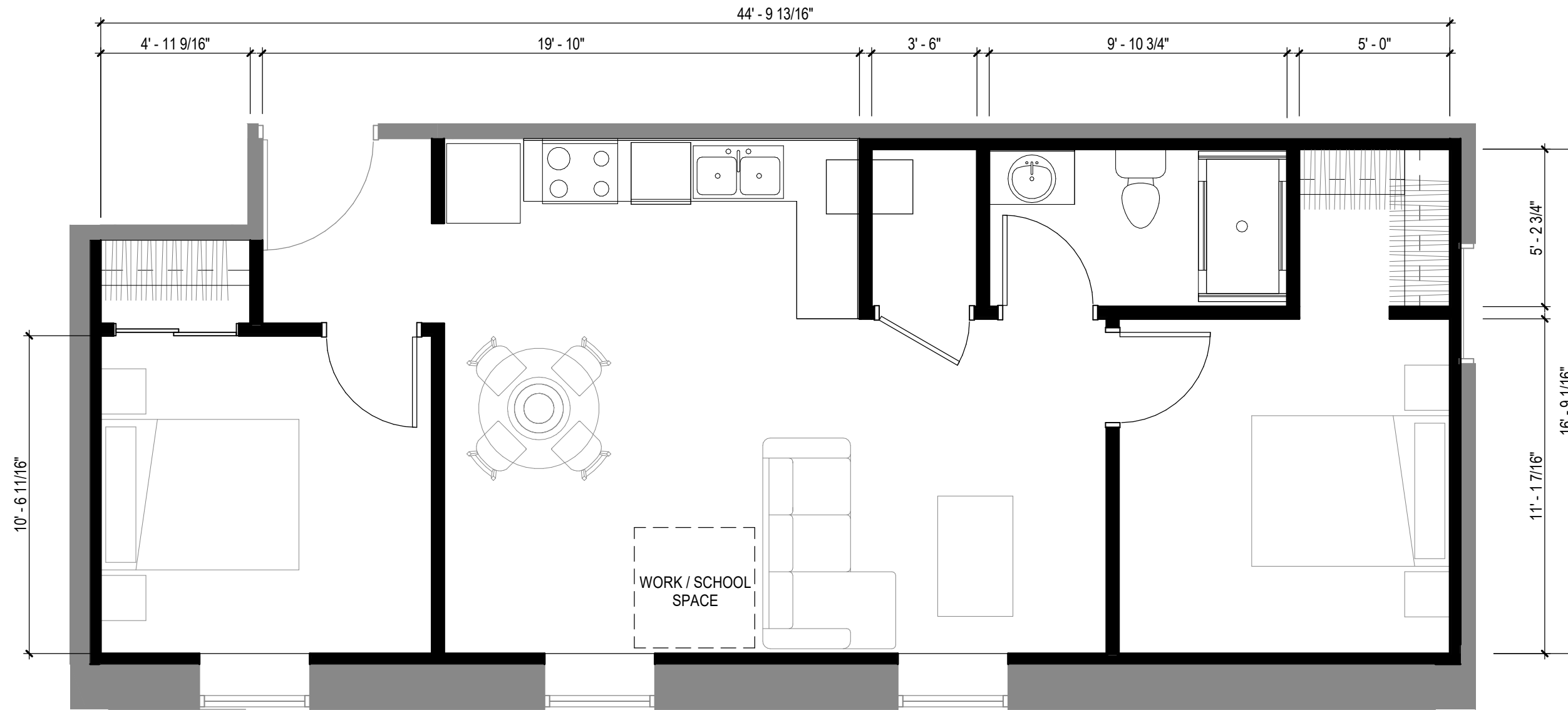
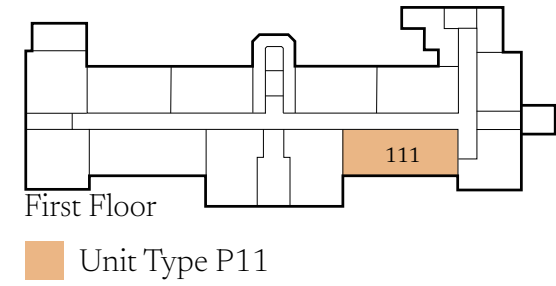
18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.



**Unit Type P11 - Two Bed One Bath**

Number of units 1 Unit  
 Unit 111

• Residential Living Space 742 sf Total Square Footage 742 sf



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

**Liberty Campus GI, LLC | Pershing - Unit Type P11**

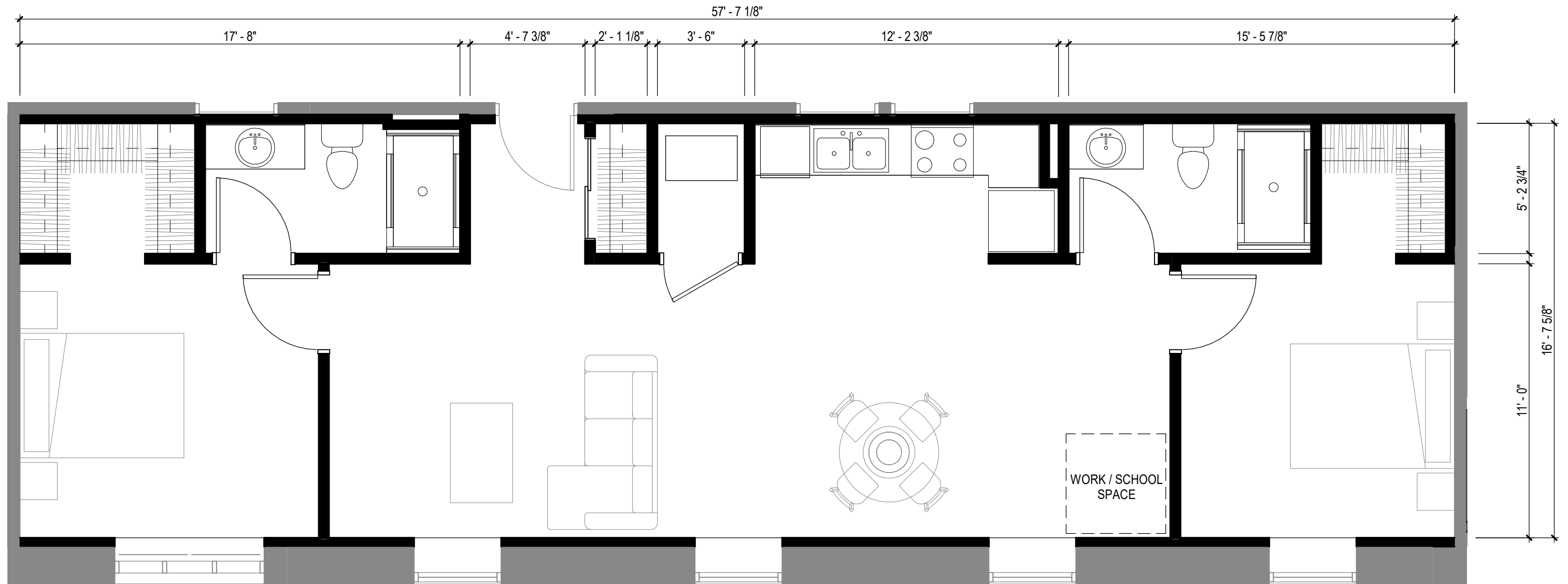
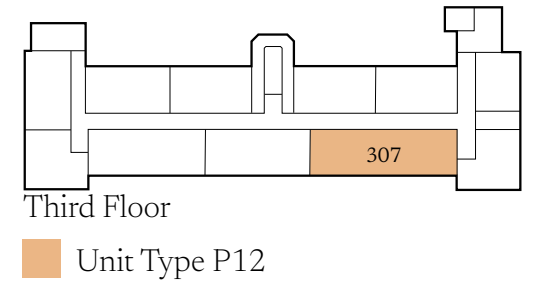
18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.



**Unit Type P12 - Typical Two Bed Two Bath**

Number of units 1 Unit  
 Unit 307

• Residential Living Space 955 sf Total Square Footage 955 sf



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

**Liberty Campus GI, LLC | Pershing - Unit Type P12**

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



### Pershing Preliminary Area Calculations

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

### Anderson Preliminary Area Calculations

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

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

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

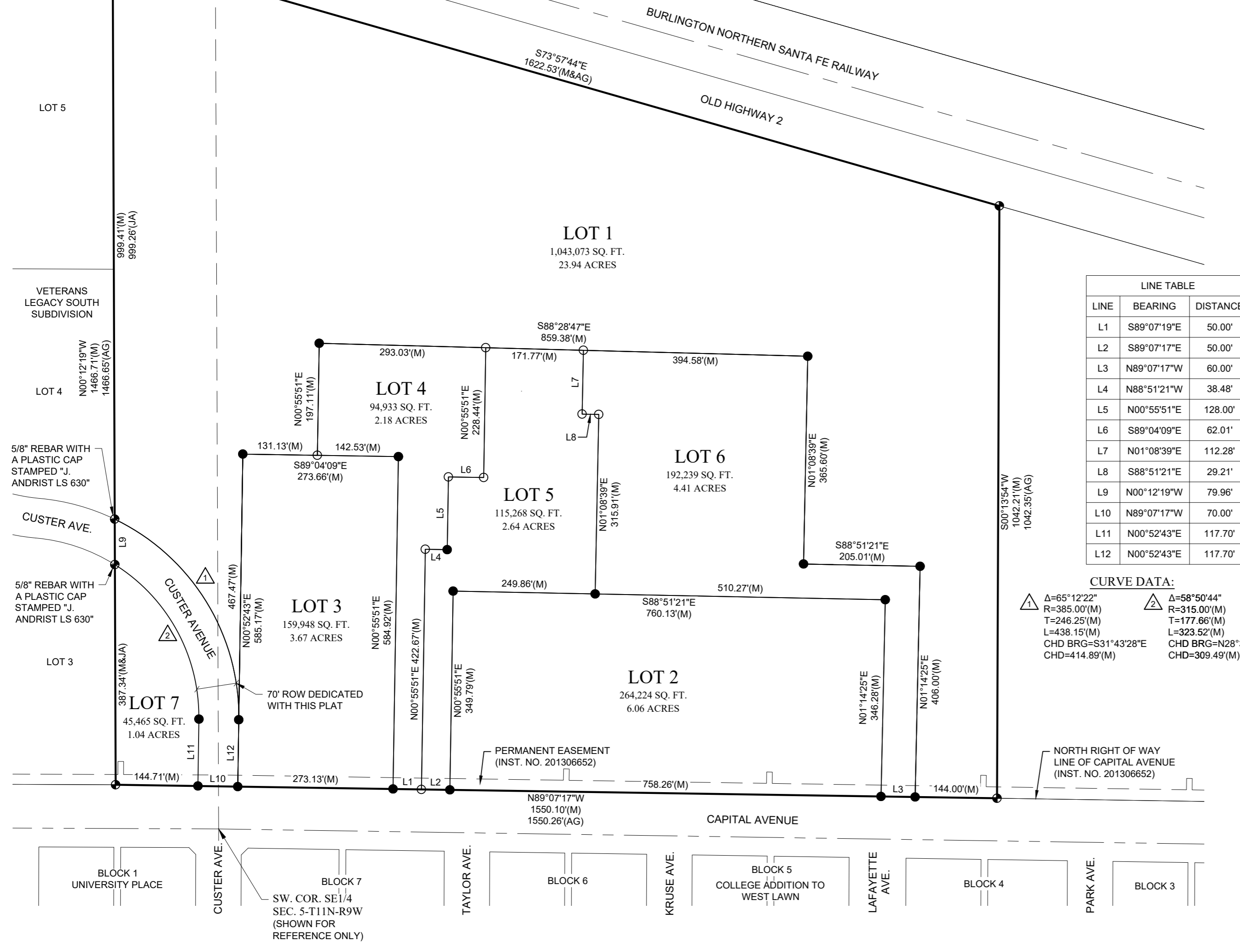
Operating Proforma

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

# LIBERTY CAMPUS SUBDIVISION

## A PART OF THE SE1/4 AND SW1/4 OF SECTION 5-T11N-R9W IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT



**LEGAL DESCRIPTION:** (INST. NO. 202004942)

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

**DEDICATION:**

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

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ARUN AGARWAL, CEO

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVAL:**

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	S89°07'19"E	50.00'
L2	S89°07'17"E	50.00'
L3	N89°07'17"W	60.00'
L4	N88°51'21"W	38.48'
L5	N00°55'51"E	128.00'
L6	S89°04'09"E	62.01'
L7	N01°08'39"E	112.28'
L8	S88°51'21"E	29.21'
L9	N00°12'19"W	79.96'
L10	N89°07'17"W	70.00'
L11	N00°52'43"E	117.70'
L12	N00°52'43"E	117.70'

**CURVE DATA:**

<p>△ Δ=65°12'22" R=385.00'(M) T=246.25'(M) L=438.15'(M) CHD BRG=S31°43'28"E CHD=414.89'(M)</p>	<p>△ Δ=58°50'44" R=315.00'(M) T=177.66'(M) L=323.52'(M) CHD BRG=N28°32'39"W CHD=309.49'(M)</p>
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**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT ON FEBRUARY 21ST, 2022, I COMPLETED AN ACCURATE SURVEY OF "LIBERTY CAMPUS SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS OF EACH LOT ARE AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

ADAM J. GOERTZEN L.S. 704

**SURVEYOR'S REPORT:**

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

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

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

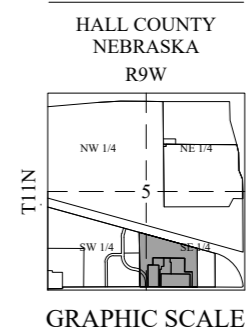
OWNER: H.E.L.P. FOUNDATION OF OMAHA, INC.  
LAND SURVEYOR: JEQ CONSULTING GROUP

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

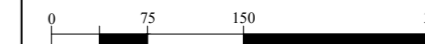
**REPOSITORY STAMP**



**VICINITY SKETCH**



**GRAPHIC SCALE**



800.723.8567  
Grand Island, NE 308.381.7428  
www.jeq.com

PROJECT NO.	R211674
DATE	8/1/2022
DRAWN BY	AG
FILE NAME	21074 Survey.dwg
FIELD BOOK	GRAND ISLAND #9
FIELD CREW	BS
SURVEY FILE NO.	2021-246

P:\Working\211674.L00 - Grand Island Liberty Campus Survey\Drawings\211674\_Survey.dwg, on 8/1/2022 2:30 PM





COMMUNITY REDEVELOPMENT AUTHORITY

September 13, 2022

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

Dear Dr. Schroeder,

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

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

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

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

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

Sincerely,

Chad Nabity, AICP  
Director

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

**RESOLUTION NO. 407**

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 21<sup>st</sup> day of September, 2022

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

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

ATTEST:

\_\_\_\_\_  
Secretary

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

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

**RESOLUTION NO. 408**

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 16, from Liberty Campus GI, LLC, (The "Developer") for redevelopment located at 2206 W. Capital Avenue to be platted as Liberty Campus Subdivision, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 1;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this 21<sup>st</sup> day of September, 2022.

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

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

ATTEST:

\_\_\_\_\_  
Secretary

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

**Exhibit 1**

**Draft Redevelopment Plan Forwarded to the Planning Commission**

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