



# Community Redevelopment Authority (CRA)

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

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## **Board Members:**

**Tom Gdowski - Chairman**  
**Jim Truell - Vice Chairman**  
**Sue Pirnie**  
**Bart Qualsett**  
**Krae Dutoit**

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**4:00 PM**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

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

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

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

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### **DIRECTOR COMMUNICATION**

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





# Community Redevelopment Authority (CRA)

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

## **Item A1**

**Agenda September 21, 2022 Meeting**

**Staff Contact:**



**AGENDA**  
**Wednesday, September 21, 2022**  
**4 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications

1. Call to Order  
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of August 10, 2022 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment CRA Area 33- – Legacy 34 2023 property proposed for platting as Legacy 34 Second Subdivision located north of Husker Highway and west of Prairieview Street -- Innate Development
  - a. Consideration of Resolution 403- Forward a Redevelopment Plan Amendment to the Grand Island City Council for Legacy 34 Second Subdivision located north of Husker Highway and west of Prairieview Street -- Innate Development
7. Redevelopment Plan Amendment CRA Area 1- – 124 W. 3<sup>rd</sup> Street–Living Waters LLC
  - a. Consideration of Resolution 404- Forward a Redevelopment Plan Amendment to the Grand Island City Council at 124 W. 3<sup>rd</sup> Street–Living Waters LLC
8. Redevelopment Plan Amendment CRA Area 34- – For property proposed for north of Faidley Avenue and east of Claude Road (Lot 1 of Crane Valley Ninth Subdivision) -- KER Enterprises LLC
  - a. Consideration of Resolution 405- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission KER Enterprises LLC.

- b. Consideration of Resolution 406 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council KER Enterprises LLC.
- 9. Redevelopment Plan Amendment CRA Area 16- – 2206 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
  - a. Consideration of Resolution 407- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission 2206 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
  - b. Consideration of Resolution 408 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council 2206 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
- 10. Director's Report
  - a. Façade Applications
  - b. CRA Area 28
  - c. Extremely Blighted Designation
- 11. Adjournment

Next Meeting October 12, 2022



# Community Redevelopment Authority (CRA)

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

## **Item B1**

**Minutes - August 10, 2022 Meeting**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 10, 2022

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on August 10, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the August 4, 2022 Grand Island Independent.

#### 1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Jim Truell, Chris Schwieger, Sue Pirnie and Brian Mustion. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Assistant Finance Director Brian Schultz and Finance Director Pat Brown.

#### 2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the July 13, 2022 meeting was made by Truell and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 5-0

#### 3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz. A motion for approval of financials for July 2022 was made by Pirnie and second by Truell. Upon roll call vote, all present voted aye. Motion carried 5-0.

#### 4. APPROVAL OF BILLS.

A motion was made by Truell and second by Schwieger to approve the bills for \$6,560.45. Upon roll call vote, all present voted aye. Motion carried 5-0

#### 5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

The committed projects and CRA projects were reviewed by Nabity.

Hope Harbor – Will not pay until they secure the property after closing.

Oberg project – Waiting on glass order. Will hold funds until project is complete.

Floodman Project – Will be done.

Take Flight – Will not be done this year.

Dave Parmley Project – should be done though Schwieger commented that she spoke with him and he indicated that he was no longer interested in pursuing the project. Chad will check on the status.

Life Safety Grants -

Hedde Building – Currently installing cabinets in 3 apartments.

Azure Apartments – may not be done until November.

Rawr Holdings – Nabity will reach out to Mr. Spiehs.

**6. Redevelopment Plan Amendment CRA Area 34 – Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited.**

- a. Consideration of Resolution 398 – Forward a Redevelopment Plan Amendment to the Grand Island City Council Subdivision property located in the E ½ of the SW ¼ of 12-11-10 Starostka Group Unlimited

Nabity stated the Starostka's are planning 120 units of single family housing in the proposed Millennial Estates Subdivision north of 13<sup>th</sup> Street west of the Moore's Creek Drainway along with an extension of Claude Road. They are anticipating 13-14 units a year over the next 9 years. The plan requests \$5,650,000 in tax increment financing along with associated interest on TIF bonds. The Planning Commission did hold a public hearing and did recommend approval.

A motion was made by Truell and second by Pirnie to approve Resolution 398. Upon roll call vote, all present voted aye. Motion carried 5-0

**7. Redevelopment Plan CRA Area 33- Innate Development LLC Legacy 34 2023.**

Nabity stated the redevelopment plan includes development for 154 units of housing and commercial and civic space in the proposed Legacy 34 Second Subdivision. The plan requests \$9,839,089 in tax increment financing along with associated interest on the TIF bonds.

A motion was made by Pirnie and second by Truell to approve Resolution 399 and Resolution 400. Upon roll call vote, all present voted aye. Motion carried 5-0.

**8. Redevelopment Plan CRA Area 1 – Living Waters 124 W. 3<sup>rd</sup> Street.**

- a. Consideration of Resolution 401 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission 124 w. 3<sup>rd</sup> Street – Living Waters LLC
- b. Consideration of Resolution 402 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council 124 W. 3<sup>rd</sup> Street – Living Waters

Nabity stated the redevelopment plan for CRA Area 1 is for development of 3 units of upper story residential. The plan requests \$123,400 in tax increment financing along with associated interest on TIF bonds.

A motion was by Pirnie and second by Truell to approve Resolution 401 and Resolution 402. Upon roll call vote, all present voted aye. Motion carried 5-0.

**9. Consideration of Other Projects Grant Request Grand Island Chamber of Commerce for funding for improvements to the Chamber of Commerce office at 309 W. 2<sup>nd</sup> Street.**

Nabity stated the Grand Island Chamber of Commerce is requesting funds for an exterior remodel of their building downtown at 309 W. 2<sup>nd</sup> Street. Nabity stated they are submitting the request for \$290,000 of other grant funds. Nabity suggested the CRA could approve \$165,000 from the current budget and budget additional funds for the remainder to be approved in October. Staff had suggested that the board could place a lien on the building with the grant of the funds.

A motion was made by Truell and second by Mustion to approve the application for grant request for \$165,000 without lien. Upon roll call vote, all present voted aye. Motion carried 5-0.

**10. 2022-2023 BUDGET DISCUSSION and Approval**

Nabity reviewed the budget.

Nabity stated the request for funding was kept the same as last year \$745,603. Based on the increase in property valuations this will reduce the CRA levy.

The three main areas that encompass most of our program spending: Land Purchases, Façade Improvement, and Other Projects.

Other projects - \$125,000 is committed to Chamber of Commerce project.

Façade improvements – \$277,000 worth of - applications have been turned in. \$50,000 was budgeted for land. \$250,000 was budgeted for other projects this would include the proposed additional \$125,000 for the Chamber project. \$370,000 was budgeted for the façade program.

A motion was made by Truell and second by Pirnie to approve the 2022-2023 Budget. Upon roll call vote, all present voted aye. Motion carried 5-0.

**11. Director's Report**

Blight Study – will potentially come forward toward the end of September.

Extremely Blighted Area – May be looking at extremely blighted areas- working with person who did the analysis for the City of Lincoln.

Micro TIF – still discussing the possibility of Micro TIF

**12. Adjournment 4:43 p.m.**

Respectfully Submitted,  
Norma Hernandez



# Community Redevelopment Authority (CRA)

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

## **Item C1**

### **CRA Financials August 2022**

**Staff Contact:**



**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022**

<b>CONSOLIDATED</b>	<b>MONTH ENDED</b> <u>August-22</u>	<b>2021-2022</b> <u>YEAR TO DATE</u>	<b>2022</b> <u>BUDGET</u>	<b>REMAINING</b> <u>BALANCE</u>	<b>% OF BUDGET</b> <u>USED</u>
Beginning Cash	809,008		548,785		
<b>REVENUE:</b>					
Property Taxes - CRA	10,404	403,665	524,191	120,526	77.01%
Property Taxes - Lincoln Pool	2,064	116,608	196,818	80,210	59.25%
Property Taxes -TIF's	19,076	2,991,424	5,400,000	3,287,854	55.40%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	178	1,574	10,000	8,426	15.74%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	-	216,911	200,000	-	108.46%
Other Revenue - TIF's	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>31,723</b>	<b>3,730,182</b>	<b>6,351,009</b>	<b>3,517,016</b>	<b>58.73%</b>
<b>TOTAL RESOURCES</b>	<b>840,730</b>	<b>3,730,182</b>	<b>6,899,794</b>	<b>3,517,016</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	60	3,000	2,940	2.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	6,193	69,463	75,000	5,537	92.62%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	350	10,742	16,000	5,258	67.14%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	250	250	0.00%
Legal Notices	17	212	500	288	42.41%
Travel & Training	-	35	4,000	3,965	0.88%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	
Bond Principal - Lincoln Pool	-	190,000	190,000	-	100.00%
Bond Interest	-	6,818	6,818	-	100.00%
Fiscal Agent Fees/Bond Costs	-	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	88,000	250,000	162,000	35.20%
Building Improvement	-	135,000	500,000	365,000	27.00%
Other Projects	-	10,000	200,000	190,000	5.00%
Bond Principal-TIF's	-	2,940,158	5,400,000	2,459,842	54.45%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>6,560</b>	<b>3,651,014</b>	<b>6,886,118</b>	<b>3,235,629</b>	<b>53.02%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>25,162</b>	<b>79,168</b>	<b>(535,109)</b>		
<b>ENDING CASH</b>	<b>834,170</b>	<b>79,168</b>	<b>13,677</b>	<b>-</b>	
<b>CRA CASH</b>	<b>713,869</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>68,459</b>				
<b>TIF CASH</b>	<b>51,842</b>				
<b>Total Cash</b>	<b>834,170</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	<u>MONTH ENDED</u> <u>August-22</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	10,404	403,665	524,191	120,526	77.01%
Property Taxes - Lincoln Pool	2,064	116,608	196,818	80,210	59.25%
Interest Income	178	1,574	10,000	8,426	15.74%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax		216,911	200,000	-	108.46%
<b>TOTAL</b>	<b>12,646</b>	<b>738,758</b>	<b>951,009</b>	<b>229,162</b>	<b>77.68%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes		11,300		-	
<b>TOTAL</b>	<b>-</b>	<b>11,300</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes		33,205		-	
<b>TOTAL</b>	<b>-</b>	<b>33,205</b>	<b>-</b>	<b>-</b>	
<b>SOUTHEAST CROSSING</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER</b>					
Property Taxes		13,199		-	
<b>TOTAL</b>	<b>-</b>	<b>13,199</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes		8,398		-	
<b>TOTAL</b>	<b>-</b>	<b>8,398</b>	<b>-</b>	<b>-</b>	
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes		47,032		-	
<b>TOTAL</b>	<b>-</b>	<b>47,032</b>	<b>-</b>	<b>-</b>	
<b>TOKEN PROPERTIES RUBY</b>					
Property Taxes		1,705		-	
<b>TOTAL</b>	<b>-</b>	<b>1,705</b>	<b>-</b>	<b>-</b>	
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes		85,161		-	
<b>TOTAL</b>	<b>-</b>	<b>85,161</b>	<b>-</b>	<b>-</b>	
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes		2,136		-	
<b>TOTAL</b>	<b>-</b>	<b>2,136</b>	<b>-</b>	<b>-</b>	
<b>STRATFORD PLAZA INC</b>					
Property Taxes		34,578		-	
<b>TOTAL</b>	<b>-</b>	<b>34,578</b>	<b>-</b>	<b>-</b>	
<b>COPPER CREEK 2013 HOUSES</b>					
Property Taxes	502	72,166		-	
<b>TOTAL</b>	<b>502</b>	<b>72,166</b>	<b>-</b>	<b>-</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	<u>MONTH ENDED</u> <u>August-22</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>FUTURE TIF'S</b>					
Property Taxes		-	5,400,000	5,400,000	
<b>TOTAL</b>	-	-	5,400,000	5,400,000	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Property Taxes		20,745		(20,745)	
<b>TOTAL</b>	-	20,745	-	(20,745)	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes		1,686		(1,686)	
<b>TOTAL</b>	-	1,686	-	(1,686)	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes		3,130		(3,130)	
<b>TOTAL</b>	-	3,130	-	(3,130)	
<b>AUTO ONE INC</b>					
Property Taxes		15,379		(15,379)	
<b>TOTAL</b>	-	15,379	-	(15,379)	
<b>EIG GRAND ISLAND</b>					
Property Taxes		41,442		(41,442)	
<b>TOTAL</b>	-	41,442	-	(41,442)	
<b>TOKEN PROPERTIES CARY ST</b>					
Property Taxes		4,437		(4,437)	
<b>TOTAL</b>	-	4,437	-	(4,437)	
<b>WENN HOUSING PROJECT</b>					
Property Taxes		2,936		(2,936)	
<b>TOTAL</b>	-	2,936	-	(2,936)	
<b>COPPER CREEK 2014 HOUSES</b>					
Property Taxes	5,647	275,152		(275,152)	
<b>TOTAL</b>	5,647	275,152	-	(275,152)	
<b>TC ENCK BUILDERS</b>					
Property Taxes		1,947		(1,947)	
<b>TOTAL</b>	-	1,947	-	(1,947)	
<b>SUPER MARKET DEVELOPERS</b>					
Property Taxes		17,190		(17,190)	
<b>TOTAL</b>	-	17,190	-	(17,190)	
<b>MAINSTAY SUITES</b>					
Property Taxes		36,384		(36,384)	
<b>TOTAL</b>	-	36,384	-	(36,384)	
<b>TOWER 217</b>					
Property Taxes		26,338		(26,338)	
<b>TOTAL</b>	-	26,338	-	(26,338)	
<b>COPPER CREEK 2015 HOUSES</b>					
Property Taxes	1,776	165,815		(165,815)	
<b>TOTAL</b>	1,776	165,815	-	(165,815)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	<u>MONTH ENDED</u> <u>August-22</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>NORTHWEST COMMONS</b>					
Property Taxes		214,293	-	(214,293)	
<b>TOTAL</b>	-	214,293	-	(214,293)	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Property Taxes		6,572		(6,572)	
<b>TOTAL</b>	-	6,572	-	(6,572)	
<b>KAUFMAN BUILDING</b>					
Property Taxes		6,644		(6,644)	
<b>TOTAL</b>	-	6,644	-	(6,644)	
<b>TALON APARTMENTS</b>					
Property Taxes		97,227		(97,227)	
<b>TOTAL</b>	-	97,227	-	(97,227)	
<b>VICTORY PLACE</b>					
Property Taxes		5,166		(5,166)	
<b>TOTAL</b>	-	5,166	-	(5,166)	
<b>THINK SMART</b>					
Property Taxes		6,652		(6,652)	
<b>TOTAL</b>	-	6,652	-	(6,652)	
<b>BOSSELMAN HQ</b>					
Property Taxes		77,291		(77,291)	
<b>TOTAL</b>	-	77,291	-	(77,291)	
<b>TALON APARTMENTS 2017</b>					
Property Taxes		109,377		(109,377)	
<b>TOTAL</b>	-	109,377	-	(109,377)	
<b>WEINRICH DEVELOPMENT</b>					
Property Taxes		3,488		(3,488)	
<b>TOTAL</b>	-	3,488	-	(3,488)	
<b>WING WILLIAMSONS</b>					
Property Taxes		2,152		(2,152)	
<b>TOTAL</b>	-	2,152	-	(2,152)	
<b>HATCHERY HOLDINGS</b>					
Property Taxes		87,855		(87,855)	
<b>TOTAL</b>	-	87,855	-	(87,855)	
<b>FEDERATION LABOR TEMPLE</b>					
Property Taxes		3,757		(3,757)	
<b>TOTAL</b>	-	3,757	-	(3,757)	
<b>MIDDLETON PROPERTIES II</b>					
Property Taxes		8,040		(8,040)	
<b>TOTAL</b>	-	8,040	-	(8,040)	
<b>COPPER CREEK 2016 HOUSES</b>					
Property Taxes		103,856		(103,856)	
<b>TOTAL</b>	-	103,856	-	(103,856)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	<u>MONTH ENDED</u> <u>August-22</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>EAST PARK ON STUHR</b>					
Property Taxes		54,155		(54,155)	
<b>TOTAL</b>	-	54,155	-	(54,155)	
<b>MENDEZ ENTERPRISES LLC PHASE 1</b>					
Property Taxes	2,145	3,098		(3,098)	
<b>TOTAL</b>	2,145	3,098	-	(3,098)	
<b>EAST PARK ON STUHR</b>					
Property Taxes		5,712		(5,712)	
<b>TOTAL</b>	-	5,712	-	(5,712)	
<b>TAKE FLIGHT INVESTMENTS</b>					
Property Taxes		8,552		(8,552)	
<b>TOTAL</b>	-	8,552	-	(8,552)	
<b>PRATARIA VENTURES HOSPITAL</b>					
Property Taxes		807,039		(807,039)	
<b>TOTAL</b>	-	807,039	-	(807,039)	
<b>AMMUNITION PLANT</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>URBAN ISLAND LLC</b>					
Property Taxes	3,343	7,037		(7,037)	
<b>TOTAL</b>	3,343	7,037	-	(7,037)	
<b>PEACEFUL ROOT</b>					
Property Taxes	4,974	10,152		(10,152)	
<b>TOTAL</b>	4,974	10,152	-	(10,152)	
<b>TALON 2019 LOOKBACK</b>					
Property Taxes		2,897		(2,897)	
<b>TOTAL</b>	-	2,897	-	(2,897)	
<b>COPPER CREEK PH2 2019 LOOKBACK</b>					
Property Taxes		15,228		(15,228)	
<b>TOTAL</b>	-	15,228	-	(15,228)	
<b>GRAND ISLAND HOTEL</b>					
Property Taxes		59,036		(59,036)	
<b>TOTAL</b>	-	59,036	-	(59,036)	
<b>PARAMOUNT OLD SEARS</b>					
Property Taxes		4,155		(4,155)	
<b>TOTAL</b>	-	4,155	-	(4,155)	
<b>CENTRAL NE TRUCK WASH</b>					
Property Taxes		41,442		(41,442)	
<b>TOTAL</b>	-	41,442	-	(41,442)	
<b>PRATARIA VENTURES MEDICAL OFFICE</b>					

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	MONTH ENDED <u>August-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Property Taxes		218,444		(218,444)	
<b>TOTAL</b>	-	218,444	-	(218,444)	
<b>TALON 2020 LOOKBACK PHASE 4</b>					
Property Taxes		31,006		(31,006)	
<b>TOTAL</b>	-	31,006	-	(31,006)	
<b>TAROSTKA 5TH ST LOOKBACK PHASE 1</b>					
Property Taxes		7,036		(7,036)	
<b>TOTAL</b>	-	7,036	-	(7,036)	
<b>TOPPER CREEK PHASE 2 2020 LOOKBACK</b>					
Property Taxes		15,360		(15,360)	
<b>TOTAL</b>	-	15,360	-	(15,360)	
<b>TOPPER CREEK PHASE 3 2020 LOOKBACK</b>					
Property Taxes	689	12,245		(12,245)	
<b>TOTAL</b>	689	12,245	-	(12,245)	
<b>HEDDE BUILDING 201 W 3RD</b>					
Property Taxes		521		(521)	
<b>TOTAL</b>	-	521	-	(521)	
<b>RAWR HOLDINGS LLC 110 W 2ND</b>					
Property Taxes		30		(30)	
<b>TOTAL</b>	-	30	-	(30)	
<b>ORCHARD REDEVELOPMENT PROJECT</b>					
Property Taxes		13,634		(13,634)	
<b>TOTAL</b>	-	13,634	-	(13,634)	
<b>AMUR REAL ESTATE OLD WELLS FARGO</b>					
Property Taxes		12,809		(12,809)	
<b>TOTAL</b>	-	12,809	-	(12,809)	
<b>WALD 12 PROPERTIES LLC</b>					
Property Taxes		683		(683)	
<b>TOTAL</b>	-	683	-	(683)	
<b>WING PROPERTIES 112 E 3RD ST</b>					
Property Taxes		82		(82)	
<b>TOTAL</b>	-	82	-	(82)	
<b>WEINRICH DEVELOPMENT 408 E 2ND ST</b>					
Property Taxes		3,234		(3,234)	
<b>TOTAL</b>	-	3,234	-	(3,234)	
<b>O'NEILL WOOD RESOURCES</b>					
Property Taxes		105		(105)	
<b>TOTAL</b>	-	105	-	(105)	
<b>SOUTHEAST COMMONS - FONNERVIEW</b>					
Property Taxes		2,372		(2,372)	
<b>TOTAL</b>	-	2,372	-	(2,372)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	<u>MONTH ENDED</u> <u>August-22</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>PARAMOUNT 824 E 9TH ST</b>					
Property Taxes		264		(264)	
<b>TOTAL</b>	-	264	-	(264)	
<b>J&amp;L WESTWARD ENTERPRISES CAAP</b>					
Property Taxes		1,090		(1,090)	
<b>TOTAL</b>	-	1,090	-	(1,090)	
<b>MILLER TIRE</b>					
Property Taxes		176		(176)	
<b>TOTAL</b>	-	176	-	(176)	
<b>TOTAL REVENUE</b>	31,723	3,730,182	6,351,009	2,946,617	58.73%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

EXPENSES	MONTH ENDED <u>August-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		60	3,000	2,940	2.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	6,193	69,463	75,000	5,537	92.62%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	350	10,742	16,000	5,258	67.14%
General Liability Insurance		-	250	250	0.00%
Postage		-	250	250	0.00%
Legal Notices	17	212	500	288	42.41%
Travel & Training		35	4,000	3,965	0.88%
Other Expenditures		-		-	
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		-	30,000	30,000	0.00%
Bond Principal - Lincoln Pool		190,000	190,000	-	100.00%
Bond Interest - Lincoln Pool		6,818	6,818	-	100.00%
Fiscal Agent Fees/Bond Costs		525		-	#DIV/0!
<b>PROJECTS</b>					
Husker Harvest Days		200,000	200,000	-	100.00%
Facade Improvement		88,000	250,000	162,000	35.20%
Building Improvement		135,000	500,000	365,000	0.00%
Other Projects		10,000	200,000	190,000	5.00%
<b>TOTAL CRA EXPENSES</b>	<b>6,560</b>	<b>710,855</b>	<b>1,486,118</b>	<b>775,787</b>	<b>47.83%</b>
<b>GIRARD VET CLINIC</b>					
Bond Principal		11,300	-	-	
<b>TOTAL</b>	<b>-</b>	<b>11,300</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal		32,374	-	-	
<b>TOTAL</b>	<b>-</b>	<b>32,374</b>	<b>-</b>	<b>-</b>	
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER</b>					
Bond Principal		13,199	-	-	
<b>TOTAL</b>	<b>-</b>	<b>13,199</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal		8,398	-	-	
<b>TOTAL</b>	<b>-</b>	<b>8,398</b>	<b>-</b>	<b>-</b>	
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal		47,032	-	-	
<b>TOTAL</b>	<b>-</b>	<b>47,032</b>	<b>-</b>	<b>-</b>	



COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	MONTH ENDED <u>August-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>TOKEN PROPERTIES RUBY</b>					
Bond Principal		1,705	-	-	
<b>TOTAL</b>	-	1,705	-	-	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal		85,161	-	-	
<b>TOTAL</b>	-	85,161	-	-	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal		2,136	-	-	
<b>TOTAL</b>	-	2,136	-	-	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal		34,578	-	-	
<b>TOTAL</b>	-	34,578	-	-	
<b>COPPER CREEK 2013 HOUSES</b>					
Bond Principal		68,482	-	-	
<b>TOTAL</b>	-	68,482	-	-	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Bond Principal		20,745	-	-	
<b>TOTAL</b>	-	20,745	-	-	
<b>TOKEN PROPERTIES KIMBALL STREET</b>					
Bond Principal		1,686	-	-	
<b>TOTAL</b>	-	1,686	-	-	
<b>GI HABITAT FOR HUMANITY</b>					
Bond Principal		3,130	-	-	
<b>TOTAL</b>	-	3,130	-	-	
<b>AUTO ONE INC</b>					
Bond Principal		14,994	-	-	
<b>TOTAL</b>	-	14,994	-	-	
<b>EIG GRAND ISLAND</b>					
Bond Principal		41,442	-	-	
<b>TOTAL</b>	-	41,442	-	-	
<b>TOKEN PROPERTIES CARY STREET</b>					
Bond Principal		4,437	-	-	
<b>TOTAL</b>	-	4,437	-	-	
<b>WENN HOUSING PROJECT</b>					
Bond Principal		2,936	-	-	
<b>TOTAL</b>	-	2,936	-	-	
<b>COPPER CREEK 2014 HOUSES</b>					
Bond Principal		266,162	-	-	
<b>TOTAL</b>	-	266,162	-	-	
<b>TC ENCK BUILDERS</b>					
Bond Principal		1,947	-	-	
<b>TOTAL</b>	-	1,947	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	<u>MONTH ENDED</u> <u>August-22</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>SUPER MARKET DEVELOPERS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>MAINSTAY SUITES</b>					
Bond Principal		36,384	-	-	
<b>TOTAL</b>	-	36,384	-	-	
<b>TOWER 217</b>					
Bond Principal		25,683	-	-	
<b>TOTAL</b>	-	25,683	-	-	
<b>COPPER CREEK 2015 HOUSES</b>					
Bond Principal		162,263	-	-	
<b>TOTAL</b>	-	162,263	-	-	
<b>NORTHWEST COMMONS</b>					
Bond Principal		214,293	-	-	
<b>TOTAL</b>	-	214,293	-	-	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Bond Principal		6,572	-	-	
<b>TOTAL</b>	-	6,572	-	-	
<b>KAUFMAN BUILDING</b>					
Bond Principal		6,644	-	-	
<b>TOTAL</b>	-	6,644	-	-	
<b>TALON APARTMENTS</b>					
Bond Principal		97,227	-	-	
<b>TOTAL</b>	-	97,227	-	-	
<b>VICTORY PLACE</b>					
Bond Principal		5,166	-	-	
<b>TOTAL</b>	-	5,166	-	-	
<b>FUTURE TIF'S</b>					
Bond Principal		-	5,400,000	5,400,000	
<b>TOTAL</b>	-	-	5,400,000	5,400,000	
<b>THINK SMART</b>					
Bond Principal		6,486	-	-	
<b>TOTAL</b>	-	6,486	-	-	
<b>BOSELMAN HQ</b>					
Bond Principal		77,291	-	-	
<b>TOTAL</b>	-	77,291	-	-	
<b>TALON APARTMENTS 2017</b>					
Bond Principal		112,198	-	-	
<b>TOTAL</b>	-	112,198	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	MONTH ENDED <u>August-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>WEINRICH DEVELOPMENT</b>					
Bond Principal		3,488	-	-	
<b>TOTAL</b>	-	3,488		-	
<b>WING WILLIAMSONS</b>					
Bond Principal		2,152	-	-	
<b>TOTAL</b>	-	2,152		-	
<b>HATCHERY HOLDINGS</b>					
Bond Principal		87,855	-	-	
<b>TOTAL</b>	-	87,855		-	
<b>FEDERATION LABOR TEMPLE</b>					
Bond Principal		3,757	-	-	
<b>TOTAL</b>	-	3,757		-	
<b>MIDDLETON PROPERTIES II</b>					
Bond Principal		8,040	-	-	
<b>TOTAL</b>	-	8,040		-	
<b>COPPER CREEK 2016 HOUSES</b>					
Bond Principal		103,856	-	-	
<b>TOTAL</b>	-	103,856		-	
<b>EAST PARK ON STUHR</b>					
Bond Principal		59,867	-	-	
<b>TOTAL</b>	-	59,867		-	
<b>TAKE FLIGHT INVESTMENTS</b>					
Bond Principal		8,408	-	-	
<b>TOTAL</b>	-	8,408		-	
<b>PRATARIA VENTURES HOSPITAL</b>					
Bond Principal		1,014,540	-	-	
<b>TOTAL</b>	-	1,014,540		-	
<b>AMMUNITION PLANT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>URBAN ISLAND LLC</b>					
Bond Principal		3,694	-	-	
<b>TOTAL</b>	-	3,694		-	
<b>PEACEFUL ROOT</b>					
Bond Principal		5,048	-	-	
<b>TOTAL</b>	-	5,048		-	
<b>TALON 2019 LOOKBACK</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>COPPER CREEK PH2 2019 LOOKBACK</b>					
Bond Principal		15,228	-	-	
<b>TOTAL</b>	-	15,228		-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	<u>MONTH ENDED</u> <u>August-22</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>GRAND ISLAND HOTEL</b>					
Bond Principal		59,036	-	-	
<b>TOTAL</b>	-	59,036		-	
<b>PARAMOUNT OLD SEARS</b>					
Bond Principal		4,155	-	-	
<b>TOTAL</b>	-	4,155		-	
<b>CENTRAL NE TRUCK WASH</b>					
Bond Principal		41,442	-	-	
<b>TOTAL</b>	-	41,442		-	
<b>PRATARIA VENTURES MEDICAL OFFICE</b>					
Bond Principal		10,942	-	-	
<b>TOTAL</b>	-	10,942		-	
<b>TALON 2020 LOOKBACK PHASE 4</b>					
Bond Principal		30,198	-	-	
<b>TOTAL</b>	-	30,198		-	
<b>TAROSTKA 5TH ST LOOKBACK PHASE 1</b>					
Bond Principal		7,036	-	-	
<b>TOTAL</b>	-	7,036		-	
<b>TOPPER CREEK PHASE 2 2020 LOOKBACK</b>					
Bond Principal		15,360	-	-	
<b>TOTAL</b>	-	15,360		-	
<b>TOPPER CREEK PHASE 3 2020 LOOKBACK</b>					
Bond Principal		10,867	-	-	
<b>TOTAL</b>	-	10,867		-	
<b>HEDDE BUILDING 201 W 3RD</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>RAWR HOLDINGS LLC 110 W 2ND ST</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>ORCHARD REDEVELOPMENT PROJECT</b>					
Bond Principal		13,634	-	-	
<b>TOTAL</b>	-	13,634		-	
<b>MUR REAL ESTATE OLD WELLS FARGO</b>					
Bond Principal		12,809	-	-	
<b>TOTAL</b>	-	12,809		-	
<b>WALD 12 PROPERTIES LLC OLD GREENB</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>WING PROPERTIES 112 2 3RD ST</b>					
Bond Principal		-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF AUGUST 2022

	<u>MONTH ENDED</u> <u>August-22</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TOTAL</b>	-	-		-	
<b>WEINRICH DEVELOPMENT 408 E 2ND ST</b>					
Bond Principal		3,234	-	-	
<b>TOTAL</b>	-	3,234		-	
<b>O'NEILL WOOD RESOURCES</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>SOUTHEAST COMMONS - FONNERVIEW</b>					
Bond Principal		2,372	-	-	
<b>TOTAL</b>	-	2,372		-	
<b>PARAMOUNT 824 E 9TH ST</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>J&amp;L WESTWARD ENTERPRISES CAAP</b>					
Bond Principal		1,090	-	-	
<b>TOTAL</b>	-	1,090		-	
<b>MILLER TIRE</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TOTAL EXPENSES</b>	6,560	3,651,014	6,886,118	6,175,787	53.02%



# Community Redevelopment Authority (CRA)

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

## **Item D1**

**Sept. 2022 Bills**

**Staff Contact:**



21-Sep-22

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island	Administration fees for Aug 2022	\$	4,040.60
Weinrich 408 E. 2nd	TIF Payment Pass Through	\$	2,925.75
Amur - Old Wells Fargo	TIF Payment Pass Through	\$	11,594.39
Orchard Redevelopmet #8541	TIF Payment Pass Through	\$	12,333.06
Hedde Building #8536	TIF Payment Pass Through	\$	10,468.50
Copper Creek Phase 3	TIF Payment Pass Through	\$	6,547.96
Copper Creek Phase 2	TIF Payment Pass Through	\$	9,481.03
Starostka 5th Street	TIF Payment Pass Through	\$	6,364.74
Paramount - Old Sears - 2nd Floor	TIF Payment Pass Through	\$	3,761.20
GI Hotel #8542	TIF Payment Pass Through	\$	53,403.95
Copper Creek Phase 2 2019	TIF Payment Pass Through	\$	12,996.93
Peaceful Root #8562	TIF Payment Pass Through	\$	5,104.14
Urband Island #8560	TIF Payment Pass Through	\$	3,343.42
Copper Creek Phase 4	TIF Payment Pass Through	\$	82,662.40
Middleton Electric	TIF Payment Pass Through	\$	7,273.10
Federal Labor Temple Project	TIF Payment Pass Through	\$	3,400.69
Hatchery Holdings Project	TIF Payment Pass Through	\$	79,472.79
Williamson Building	TIF Payment Pass Through	\$	1,948.36
Weinrich - Plum Street Project	TIF Payment Pass Through	\$	3,155.30

Victory Village #8575	TIF Payment Pass Through	\$ 4,672.92
Kaufam Building	TIF Payment Pass Through	\$ 6,013.96
GI Area Habitat For Humanity	TIF Payment Pass Through	\$ 5,944.56
Northwest Commons Project	TIF Payment Pass Through	\$ 11,097.21
Copper Creek Phase 3	TIF Payment Pass Through	\$ 130,689.80
Mainstay Suites	TIF Payment Pass Through	\$ 32,913.15
TC Enck Builders #8581	TIF Payment Pass Through	\$ 1,761.10
Copper Creek Phase 2	TIF Payment Pass Through	\$ 194,682.55
Wenn Housing Project	TIF Payment Pass Through	\$ 2,655.84
Todd Enck - Carey St Project	TIF Payment Pass Through	\$ 4,013.85
EIG Grand Island	TIF Payment Pass Through	\$ 25,644.24
GI Area Habitat For Humanity	TIF Payment Pass Through	\$ 2,831.64
Todd Enck - Kimball Project	TIF Payment Pass Through	\$ 1,525.02
Chief Industries - Aurora Coop	TIF Payment Pass Through	\$ 18,765.71
Copper Creek	TIF Payment Pass Through	\$ 44,544.56
Token Properties - 213-215 N. Ruby	TIF Payment Pass Through	\$ 1,542.47
South Pointe Hotel	TIF Payment Pass Through	\$ 42,455.84
Casey's Store - #2737 1814 N Eddy	TIF Payment Pass Through	\$ 7,596.63
Poplar St Water Line	TIF Payment Pass Through	\$ 9,799.65
Southeast Crossings	TIF Payment Pass Through	\$5,203.31
<b>TOTAL</b>		<b>\$ 874,632.32</b>





# Community Redevelopment Authority (CRA)

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

## **Item E1**

### **CRA August 2022 Committed Projects**

**Staff Contact:**

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2022 FISCAL YR	2023 FISCAL YR	2024 FISCAL YR	ESTIMATED COMP
Danny Oberg - 321 E 4th St (10/25/21)	\$ 43,810.00	\$ 43,810.00			Fall 2022
Brandon Flodman - 313 W 2nd St	\$ 59,783.00	\$ 59,783.00			Fall 2022
Take Flight - 213 W 3rd St (10/25/21)	\$ 49,000.00	\$ 49,000.00			Fall 2022
Chamber Exterior Remodel	\$ 165,000.00	\$ 165,000.00			Summer 2023
Hope Harbor	\$ 50,000.00	\$ 50,000.00			Fall 2022
<b>Total Committed</b>	<b>\$ 479,513.00</b>	<b>\$ 479,513.00</b>	<b>\$ -</b>	<b>\$ -</b>	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2021 FISCAL YR	2022 FISCAL YR	2023 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8-24-16)	\$ 260,000.00	\$ 260,000.00			Fall 2022
Azure Investment Group (5-12-21)	\$ 70,000.00	\$ 70,000.00			Spring 2022
Rawr Holdings 110 W 2nd (12/12/18)	\$ 35,000.00	\$ 35,000.00			Fall 2022
<b>Total Committed F&amp;L Safety Grant</b>	<b>\$ 365,000.00</b>	<b>\$ 365,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	

	BUDGET	2022	2022 LEFT
Façade Budgeted 2022	\$ 250,000.00	\$ 250,000.00	\$ -
Other Projects Budgeted 2022	\$ 200,000.00	\$ 200,000.00	\$ -
Land - Budgeted 2022	\$ 30,000.00	\$ 29,513.00	\$ 487.00
Land Sales Budgeted 2022	\$ -	\$ -	\$ -
<b>subtotal</b>		<b>\$ 479,513.00</b>	<b>\$ 487.00</b>
<b>Balance</b>		<b>\$ 479,513.00</b>	<b>\$ 487.00</b>

	BUDGET	PAID	LEFT
<b>Building Improvements *</b>	<b>\$ 500,000.00</b>	<b>\$ 135,000.00</b>	<b>\$ 365,000.00</b>

\*Includes Life Safety, Façade, Other grants made in previous fiscal years

**CRA PROPERTIES**

Address	Purchase Price	Purchase Date	Demo Cost	Status
3235 S Locust (Desert Rose)	\$450,000	4/2/2010	\$39,764	Surplus

August 31, 2022



# Community Redevelopment Authority (CRA)

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

## **Item I1**

**Redevelopment Plan Amendment CRA Area 33 - Legacy 34 2023  
property proposed for platting as Legacy 34 Second Subdivision**

Staff Contact:

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

**RESOLUTION NO. 403**

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

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

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

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

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

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

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

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

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

**Section 3.** In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of acquisition of property, preparation for redevelopment including site work, public utilities and streets, trails and sidewalks described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$9,839,089 which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

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

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

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

**PASSED AND APPROVED** this 21<sup>st</sup> day of September, 2022.

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

ATTEST:

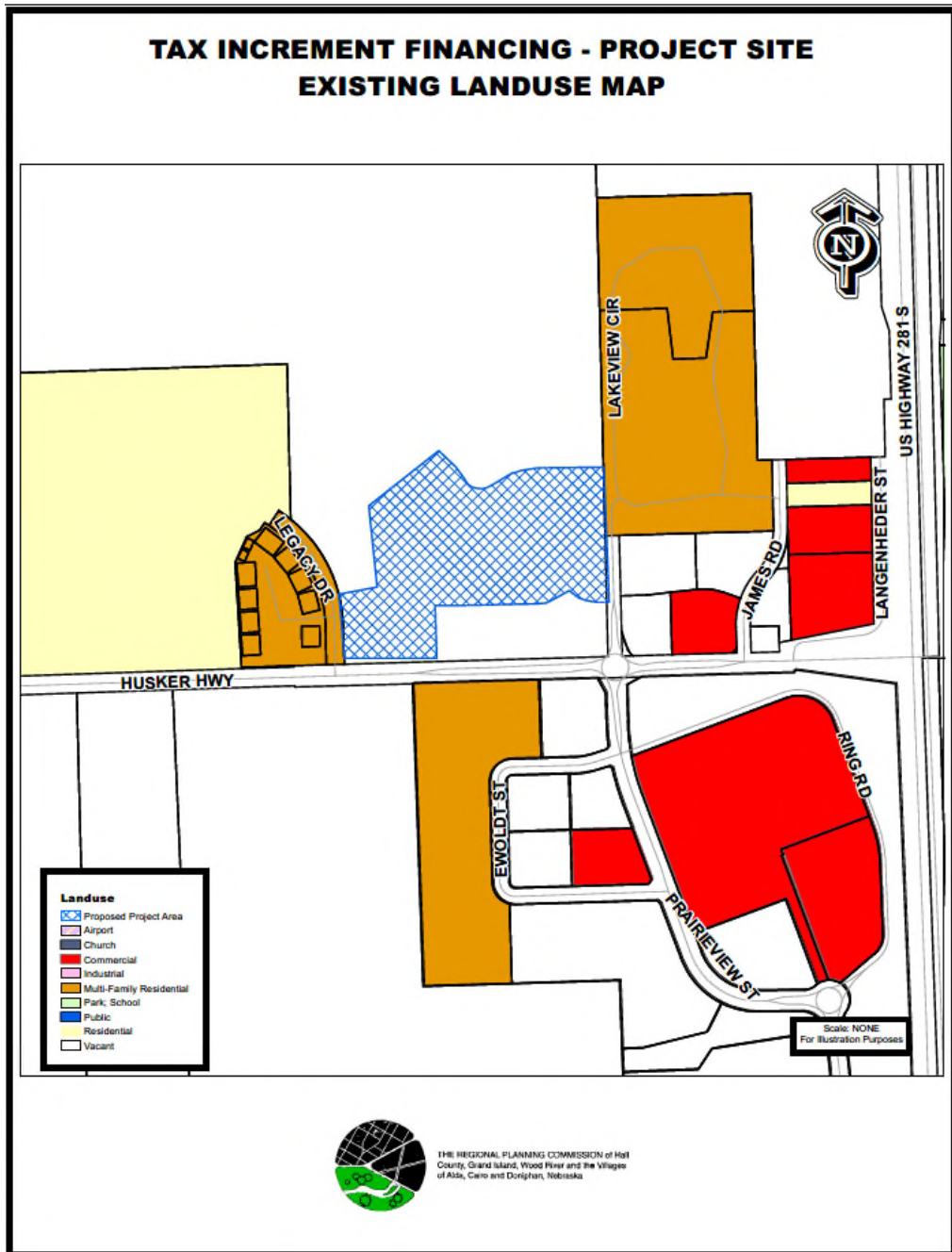
By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA**

**Legal Descriptions:** Property to be platted as Legacy 34 Second Subdivision in the SE ¼ of the NW ¼ and the E ½ of the SW ¼ and the W ½ of the SE ¼ of 25-11-10 (Parcels 400201089 and 400201097) in the City of Grand Island, Hall County, Nebraska.



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**EXHIBIT B**

**FORM OF REDEVELOPMENT PLAN**

**Redevelopment Plan Amendment  
Grand Island CRA Area 33  
Amended August 2022 for Legacy 34 2023**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 33 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 33.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT APPROXIMATELY 200 ACRES OF PROPERTY LOCATED WEST OF PRAIRIEVIEW STREET AND NORTH OF HUSKER HIGHWAY IN SOUTHWESTST GRAND ISLAND FOR THE DEVELOPMENT OF A WALKABLE MIXED USE COMMUNITY (DETACHED SINGLE FAMILY RESIDENTIAL, ATTACHED SINGLE FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL, NEIGHBORHOOD SCALE COMMERCIAL, AND RECREATIONAL USES) WHILE PROTECTING PRESERVING AND ENHANCING THE NATURAL WETLANDS ON THE PROPERTY. THIS WILL BE A MULTI-PHASE DEVELOPMENT WITH A REDEVELOPEMENT PLAN AMENDMENT FOR EACH PHASE OF THE DEVELOPMENT TO BE APPROVED SEPARATELY.

This is a site specific plan for 14.08 acres and the second phase of this development to be referred to as Legacy 34 2023. The Legacy 34 2023 project is located directly east of the Legacy 34 2022 project and will include civic, commercial multifamily residential single family residential and recreational uses. Amenities for the neighborhood and community including hike bike trail extensions, civic center building and green space will also be a part of the Legacy 34 2023 phase of this development.

The use of Tax Increment Financing to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sanitary sewer, water, and storm sewer) for the development of a 7000 square foot civic building, 150 units of apartments in 10 unit buildings, 4 carriage houses and about 11,000 square foot of commercial space planned for a sports bar, ice cream shop and coffee shop. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project feasible as presented this was anticipated with the approval of the general development plan for this property in 2022. The proposed development does not maximize the number of units that can be built on the property but maximizes the livability of the neighborhood by creating a walkable neighborhood with a mix of housing types and recreation features scattered throughout the development. It is anticipated that the Legacy 34 2023 phase of this development will take up to 6 years to complete and that the next phase will likely begin before the last of this one has been developed.

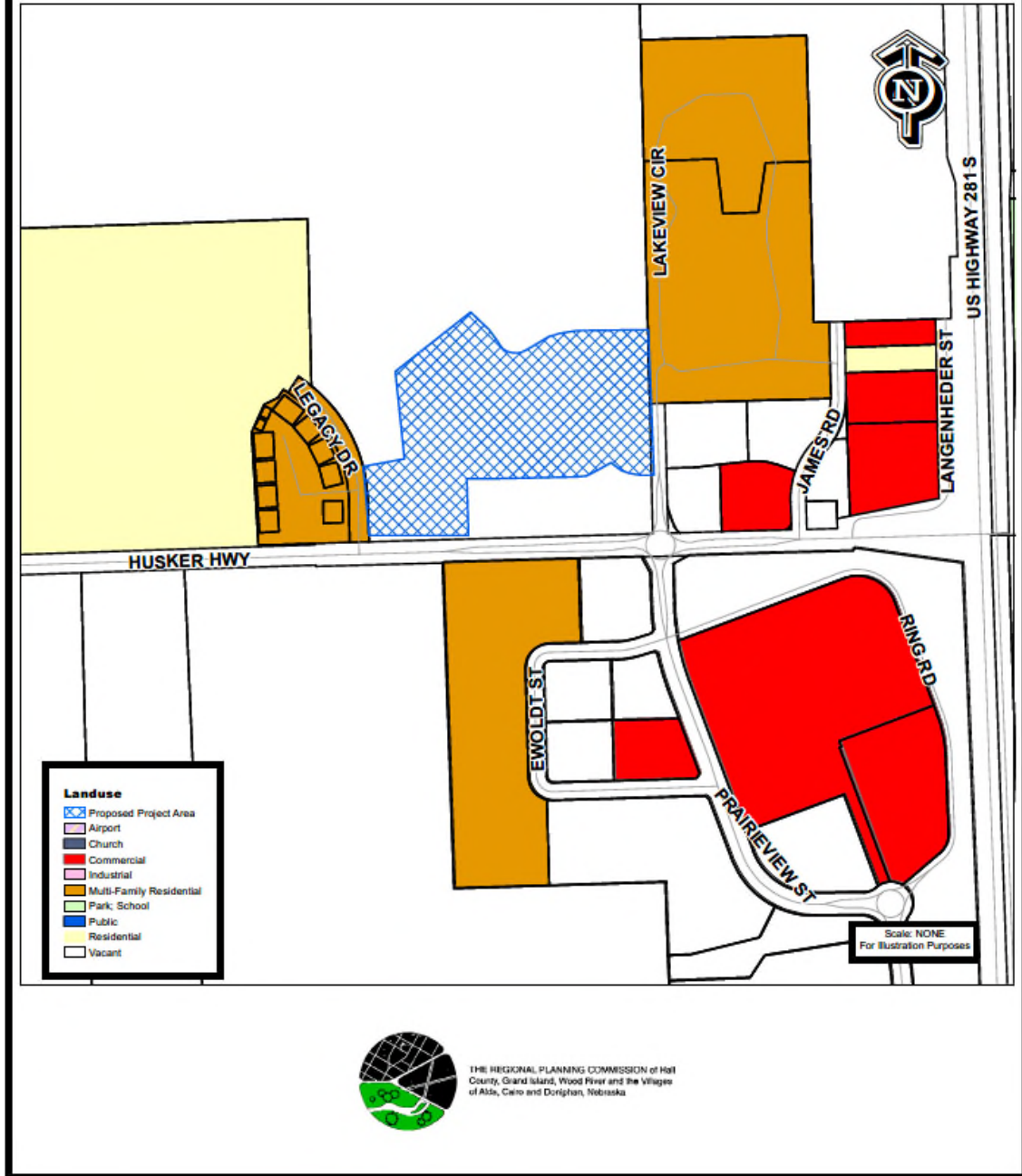


Innate Development 2, LLC has purchased the full 200 acres that will encompass this development. The property was annexed in 2011. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with this project. The Grand Island 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 redevelopment of this property.

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

**Legal Descriptions:** Property to be platted as Legacy 34 Second Subdivision in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  and the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of 25-11-10 (Parcels 400201089 and 400201097) 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 on Legacy 34 2023 will be captured for the tax years the payments for which become delinquent in years 2024 through 2046 inclusive. The TIF contract will be structured so it can be amended each year for up to six years to add the buildings to be completed during that year. No single building will be eligible for TIF for a period of more than 15 years.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of the property for a mix of residential and commercial uses in the project area to be permitted as the project progresses.**

**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 redevelopment contract amendment, consistent with this Redevelopment Plan. The general plan approved in 2021 anticipated that the whole 200 acre project will be developed in several phases with a redevelopment plan amendment specific to each phase of the development. This is the second of the proposed phases and should be referred to as Legacy 34 2023. The Legacy 34 2023 plan anticipates that buildings constructed each year of the development will constitute new effective date for the purposes of determining the period of fifteen years. Improvements for the overall development may be constructed prior to the development of later phases and eligible expenses from those improvements not covered by early phases may be applied to later phases for reimbursement by TIF funds generated in the later phases. 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 August 26, 2021.[§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 and has maintained and amended it since that time. Changes to future land use map in the Grand Island Comprehensive Plan for this project were approved in 2021 with Legacy 34 2022. This phase of the project including the multifamily, single family residential, commercial and civic space is consistent with the planned development for this area shown on the future landuse map as mixed use commercial. The Hall County Regional Planning Commission held a public hearing at their meeting on September 7, 2022 and passed Resolution 2022-13 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 33 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. The future land use map for the 2004 plan was amended in 2021 to show the southern portion of this 200 acres as planned for mixed use commercial. Legacy 34 2023 is within the portion planned for mixed use development. This property is in private ownership. [§18-2103(b) and §18-2111] The general plan approved in 2022 anticipated development of 278 single family detached lots, 25 duplex lots, 53 townhouse/condo lots, 300 units of apartments and 6.3 acres of retail and 9 acres of light industrial backing on to the industrial property to the north across the entire 200 acres. The development of this 14 acres is consistent with that original plan. [§18-2111(5)]

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

The area is zoned R-2 Low Density Residential zone and M-1 Light Manufacturing Zone. The property has historically been farmed a permitted use in both of those districts. The plan for a mixed use neighborhood at this location will require a mix of zoning changes. New streets and storm drainage are planned throughout the site as part of the development in a manner consistent with the existing development. It is anticipated that TIF revenues will offset the costs of those improvements and that some of these improvements may be built. No changes are anticipated in building codes or ordinances. [§18-2103(b) and §18-2111]

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

The proposed development will meet the coverage and intensity of use requirements for each phase of the development as it is approved. The overall planned density of the project is less than would be permitted with no changes. [§18-2103(b) and §18-2111]

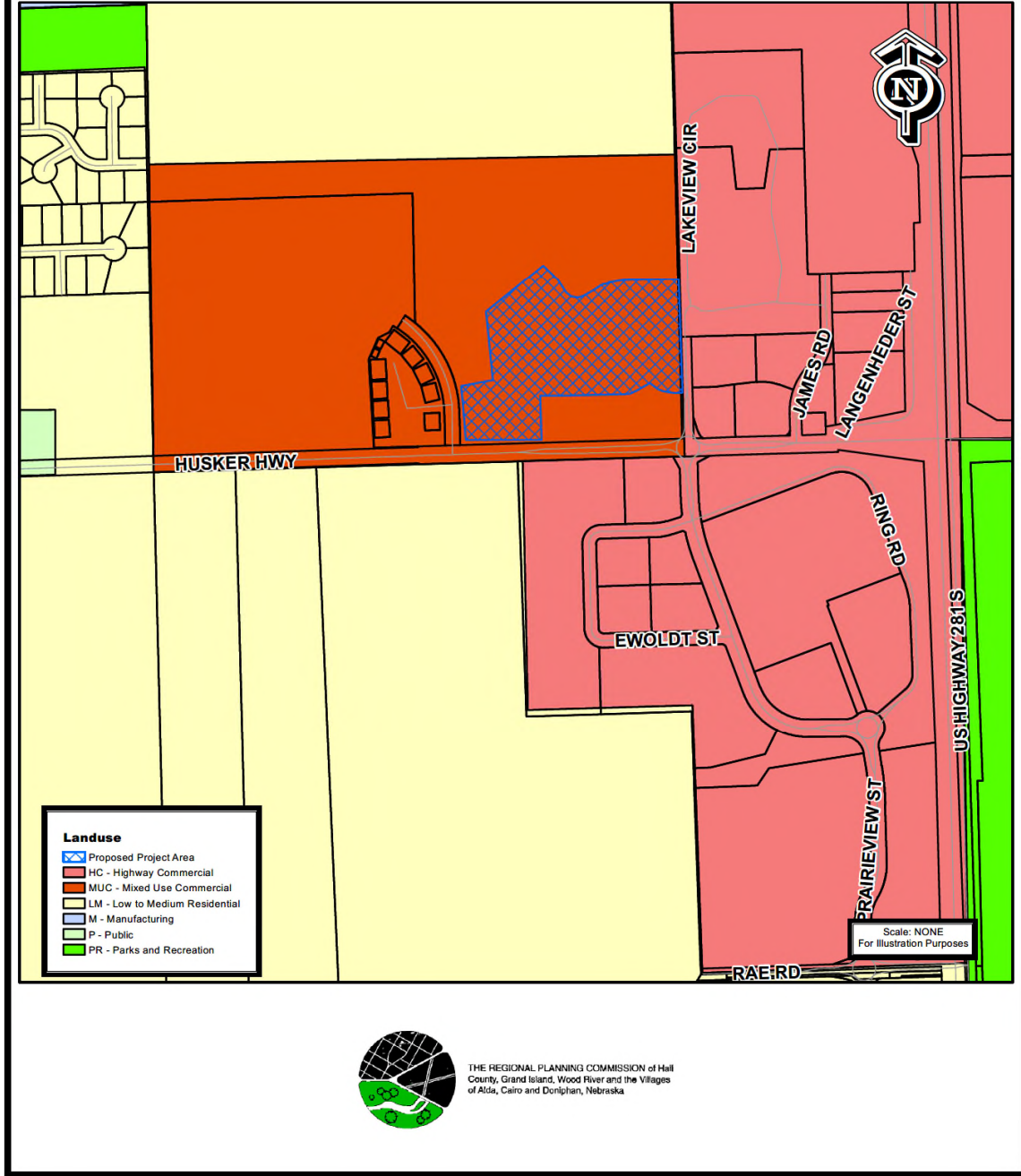
***f. Additional Public Facilities or Utilities***

Sanitary sewer and water are available to support this development. Both sanitary sewer and water will need to be extended throughout the site. TIF revenues will be used to offset the cost of these public utility improvements.

Electric utilities are sufficient for the proposed use of this property. Electric lines 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]

## TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



City of Grand Island Future Land Use Map



Proposed layout for Legacy 34 2023 Phase of the Proposed Development in blue located to the east of Legacy 34 2022 in red.

**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 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 developer has purchased this property and proposing to use \$220,000 of that purchase price as an eligible expense attributed to the Legacy 34 2023 project. For the Legacy 34 2023 phase the estimated costs of utilities including sanitary sewer, water, storm sewer, electric and gas is \$1,666,875. Site work and grading is expected to cost \$2,612,000. Total cost for paving of public and private streets, public parking, sidewalks and trails is \$3,940,214. It is anticipated that planning activities including design, engineering and architecture for the site will be at least \$1,300,000 and need to be included in Legacy 34 2022 project costs. Other eligible activities including government fees and expenses and legal and contract expenses are expected to be \$100,000. The total of the eligible expenses for this project is estimated by the developer at \$9,839,089.

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 Legacy 34 2022 project by granting the sum of \$9,839,089 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 2046.

***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, commercial development and recreational opportunities 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 Legacy 34 2023 phase will likely be built over a six year period between 2022 and 2028 based on market demand. Excess valuation should be available for the Legacy 34 2023 project for 15 years beginning with the 2024 tax year. Additional phases of development are anticipated for the remainder of the project. It is anticipated that the developers will be including TIF in the capital stack of future phases but each future phase will be evaluated with a site specific redevelopment plan prior to contract approval similar to this one.

## **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. Between January 1 of 2020 and June of 2022 permits for 547 new housing units had been issued leaving a need for more than 800 additional units in the next 2 years to meet the anticipated need. 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, maintenance of residential units and rents.

**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 \$9,839,089 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 \$20,332,911 in private sector financing; a private investment of \$2.06 for every TIF and grant dollar investment.

Use of Funds. Description	Source of Funds		
	TIF Funds	Private Funds	Total
Site Acquisition	\$ 220,000		\$ 220,000
Building Costs		\$ 20,332,911	\$ 20,332,911
Sewer	\$ 388,000		\$ 388,000
Water	\$ 528,875		\$ 528,875
Electric	\$ 725,000		\$ 725,000
Gas	\$ 25,000		\$ 25,000
Public Streets/Sidewalks/Plaza	\$ 1,629,814		\$ 1,629,814
Private Streets/Public Parking	\$ 2,010,400		\$ 2,010,400
Trails	\$ 300,000		\$ 300,000
Grading/Dirtwork/Fill	\$ 2,612,000		\$ 2,612,000
Demolition			\$ -
Other			\$ -
Architectural & Engineering Fees	\$ 1,300,000		\$ 1,300,000
Financing Fees	\$ 25,000		\$ 25,000
Legal	\$ 50,000		\$ 50,000
Developer Fees			\$ -
Audit Fees	\$ 25,000		\$ 25,000
Contingency Reserve			\$ -
Other			\$ -
<b>Total</b>	<b>\$ 9,839,089</b>	<b>\$ 20,332,911</b>	<b>\$ 30,172,000</b>

**Tax Revenue.** The 14.08 acres of this site to be redeveloped as Legacy 34 2022 is anticipated to have a January 1, 2022, valuation of approximately \$41,325 based on the per acre valuation of the current parcel. Based on the 2021 levy this would result in a real property tax of approximately \$853. It is anticipated that the assessed value will increase by \$30,172,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$655,939 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 2023 assessed value (14.08 acres):	\$ 41,235
Estimated value after completion	\$ 30,213,235
Increment value	\$ 30,172,000
Annual TIF generated (estimated)	\$ 655,939
TIF bond issue	\$ 9,839,089

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

The redevelopment project area currently has an estimated valuation of \$41,235. The proposed redevelopment will create additional valuation of \$30,172,000 over the course of the next six years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 154 additional housing units, neighborhood commercial space and recreational trail connections and opportunities. The tax shift from this project will be equal to the total of the bond principal of \$9,839,089 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 is likely to result in a larger number of students in the Gates 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.

Housing of the type proposed in Legacy 34 2023 (1 and 2 bedroom apartments) is less likely to attract families to the neighborhood than the single family detached housing proposed for later phases of this project. Overall there will be a net increase in the number of students attending the Grand Island Public School system as a result of 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 housing options for the residents of Grand Island. The National Homebuilders Association estimates that each new single family home is the equivalent of 2.5 full time equivalent jobs and each unit of multifamily housing results in an FTE of 1.16 job. An average of 25 apartments and 1 carriage house would produce about 31 FTE's per year for the next 6 years plus additional FTE's for the commercial space that is proposed.

***(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 both the elementary and secondary school levels.**

The average number of persons per household in Grand Island for 2015 to 2019 according to the American Community Survey is 2.61. 173 additional households would house 402 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 77 school age children generated by this development. Given the nature of the units (150- 1 and 2 bedroom apartments) proposed for Legacy 34 2023 these numbers are likely to be significantly less than for detached single family development. If this develops at a rate of 25 unit per year for 6 years approximately 13 children could be added to the school age population every year with this development. These 13 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics<sup>1</sup> 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 August 4, 2022 that the CRA would be considering this application at their August 10, 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 1300 new dwelling units by 2024. Based on the permits between January of 2020 and June of 2022 there are 547 units of housing that have been permitted. More than 750 units still need to be built before the end of 2024 to meet the projected need. 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 the Legacy 34 2023 project is anticipated to be completed during between the Spring of 2023 and the end of 2028. The base tax year should be calculated on the value of the property as of January 1, 2023 for the first phase with each phase based on the preceding year's valuation of the property included in the amendment for that year. 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 \$9,839,089 the projected amount of increment based upon the anticipated value of the project and current tax rate.

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<sup>1</sup> [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=3100016](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016)

This is the second phase of this development just over 42 acres of the full 200 acres will be subject to redevelopment contracts upon final approval of this plan and the associated contracts. It is anticipated that full development of the 200 acre site will take a minimum of 15 years though it could take as long as 30 or more based on average development in Grand Island. Each additional project will be brought forward as an amendment in a format similar to this amendment.



## 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 \_\_\_\_\_



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

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





# Legacy 34 Village Center Concept Sketch



**EXTERIOR MATERIALS KEY:**

- 1 GLENN 9/12 BRICK VENEER
- 2 BRICK VENEER SOLDIER-HEADER COURSE
- 3 BRICK VENEER SILL
- 4 BLOTTED WOOD CAB
- 5 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 6 FIBER CEMENT 1" EXPOSURE LAP SIDING
- 7 PAINTED 1/2" TRIM (SMOOTH FINISH) - SIZE AS NOTED
- 8 PAINTED 1/2" CAB OVER 3/4" BASE TRIM (SMOOTH FINISH)
- 9 PAINTED GARAGE DOOR JAMB & HEAD TRIM
- 10 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- 11 DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
- 12 SCREEN
- 13 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- 14 PRE-FINISHED ALUMINUM K-STYLE GUTTER
- 15 ROOF RIDGE VENT - REFER TO ROOF PLAN
- 16 PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINE, VALLEY FLASH AT ALL VALLEYS
- 17 COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- 18 PAINTED FIBERGLASS OR STEEL DOOR
- 19 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- 20 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 21 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- 22 RNOV BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECEIVED MODEL AT FABRICATOR & LOCATION OF RNOV BOX PRIOR TO INSTALLATION ON BUILDING
- 23 ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
- 24 PAINTED WOOD BRACKETS

**NOTES:**

1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO SHINGLE VENT "I".
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, COLORS AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNDO.
5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
6. FINISH & INSTALL PRE-FINISHED ALUMINUM Z-FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE.
7. BATHROOM & CLOSET DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 2x6 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED ON BUILDING ELEVATIONS.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A302 FOR WINDOW AND GLAZING NOTES.

**WINDOW SCHEDULE**

TYPE	SIZE	DESCRIPTION	GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	.....	
B	3'-0" x 3'-0"	FIXED	.....	
C	NOT USED			
D	2'-6" x 5'-4"	SINGLE HANG	YES	
E	(2) 2'-6" x 5'-4"	SINGLE HANG	YES	
F	2'-6" x 6'-0"	SINGLE HANG	.....	
G	NOT USED			
H	3'-0" x 5'-4"	SINGLE HANG	.....	
I	(2) 3'-0" x 5'-4"	SINGLE HANG	.....	
J	(2) 3'-0" x 2'-0" TRANSOM OVER (2) 3'-0" x 5'-4"	SINGLE HANG	.....	
K	3'-0" x 6'-0"	SINGLE HANG	.....	
L	(2) 3'-0" x 6'-0"	SINGLE HANG	.....	
M	3'-0" x 2'-0" TRANSOM OVER (2) 3'-0" x 6'-0"	SINGLE HANG	.....	
N	3'-0" x 2'-0" TRANSOM OVER (2) 3'-0" x 6'-0"	SINGLE HANG	.....	

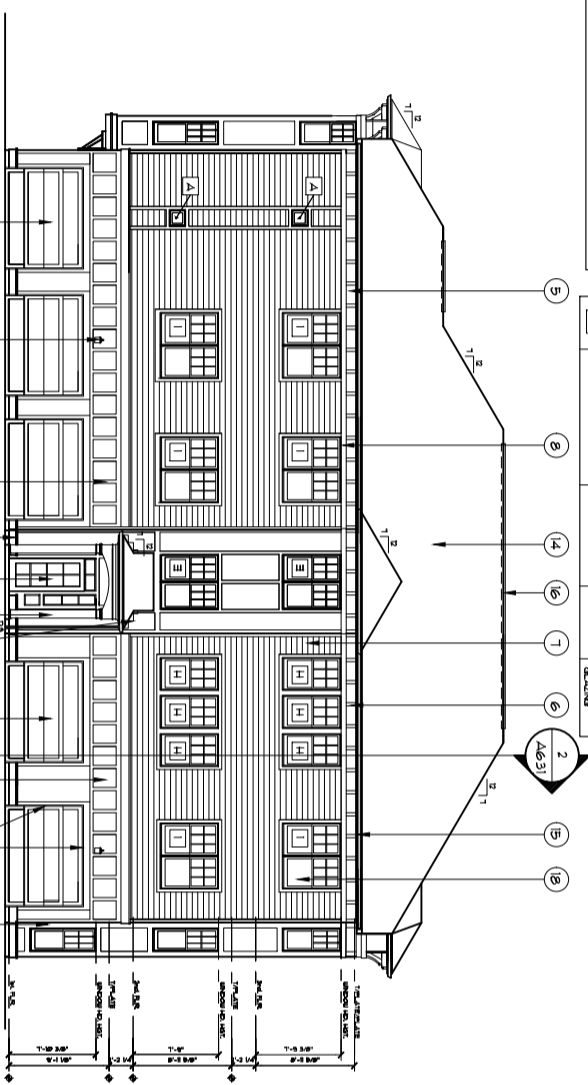
REFER TO SHEET A302 FOR WINDOW AND GLAZING NOTES

**BUILDING ELEVATIONS KEY:**

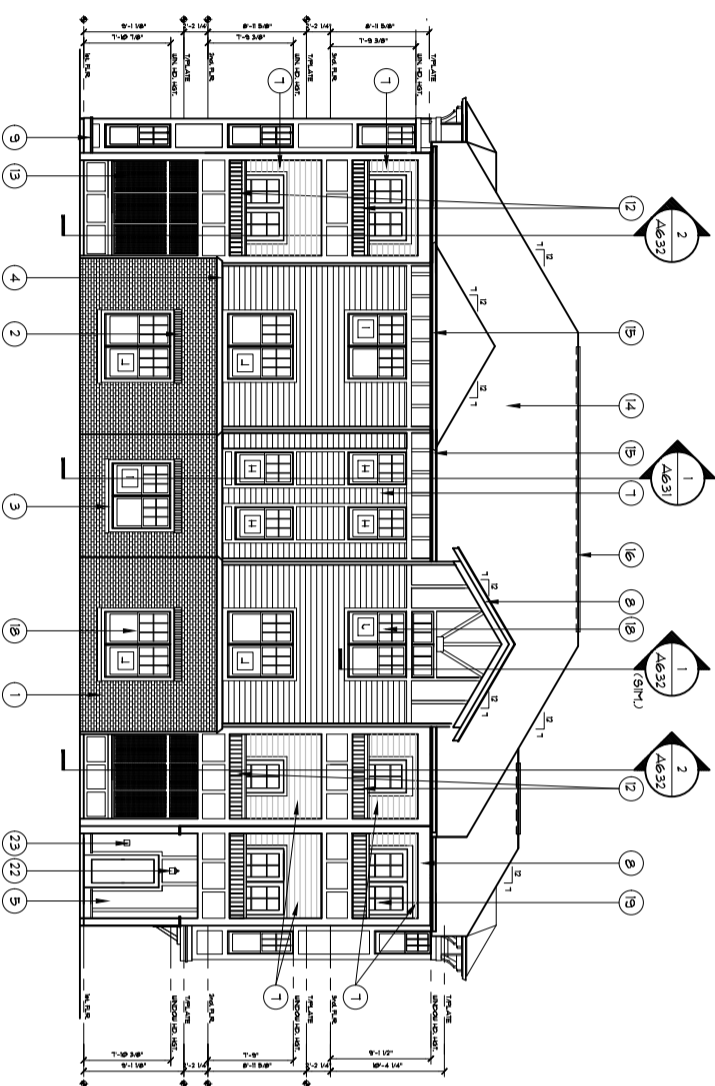
- 1 WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- 2 DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS
- 3 DENOTES PRESHEATHED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING MECHANISM CORRELATING WITH FLOOR PLANS FOR ADDITIONAL NOTATIONS.
- 4 DENOTES DRYER VENT ON EXTERIOR WALL. IF SHOWN ON BUILDING ELEVATIONS, ALIGN OR GROUP WITH TRIM VENTS - REFER TO TECHNICAL DATA.
- 5 DENOTES RIDGE VENT

**DOOR TRANSOM SCHEDULE**

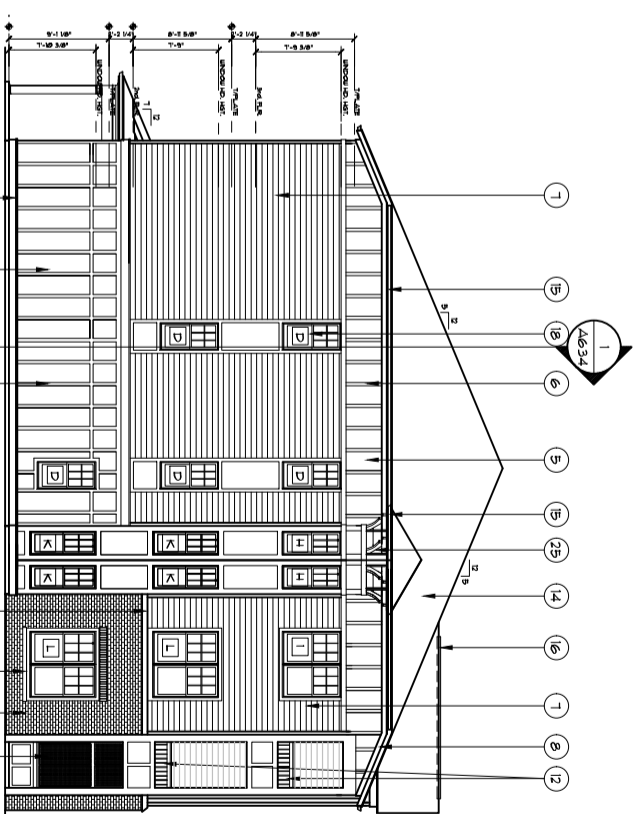
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
T1	3'-0" x 1'-0"	FIXED	YES	CLEAR NAIL GLAZING
T2	3'-0" x 2'-0"	FIXED	YES	CLEAR NAIL GLAZING
T3	(2) 3'-0" x 1'-0"	FIXED	YES	CLEAR NAIL GLAZING
T4	(2) 3'-0" x 2'-0"	FIXED	YES	CLEAR NAIL GLAZING
T5	3'-0" x 2'-0"	FIXED	YES	CLEAR NAIL GLAZING
T6	(2) 3'-0" x 2'-0"	FIXED	YES	CLEAR NAIL GLAZING



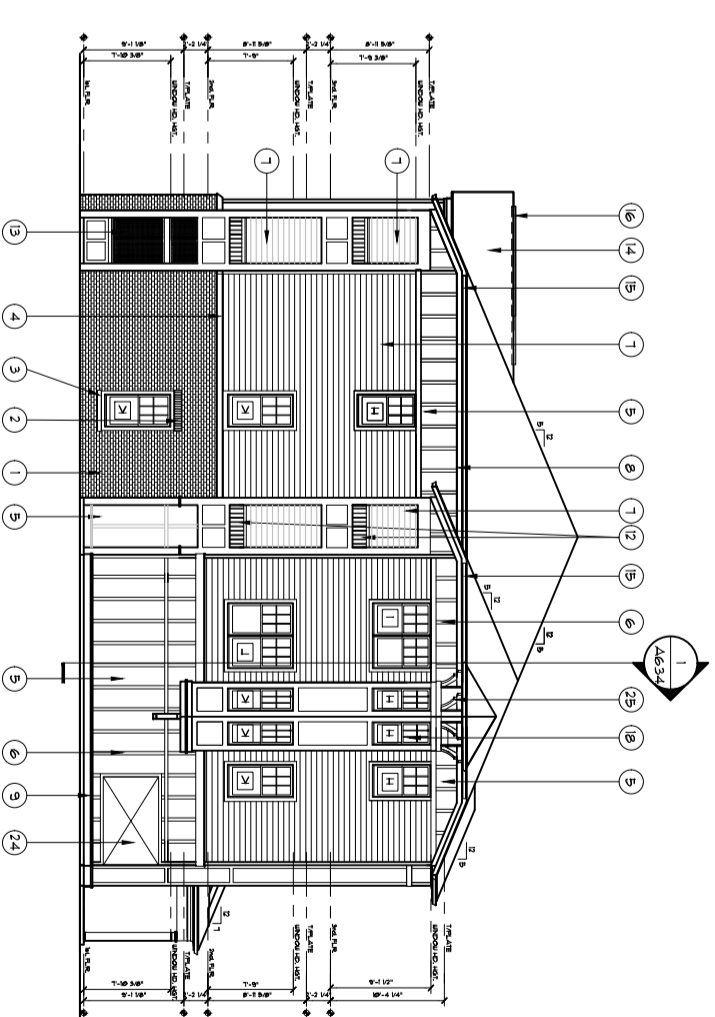
**BUILDING 'A-1' MIRROR - REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 'A-1' MIRROR - FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 'A-1' MIRROR - LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 'A-1' MIRROR - RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"

**LEGACY 34  
BUILDING 'A-1' MIRROR  
BUILDING ELEVATIONS/ NOTES**

**REVISIONS**

REVISION # 1  
12/1/21

**weaver sherman design**  
architects and land planners

6201 carrollton avenue  
Indianapolis, in 46220  
phone 317 202 0661  
fax 317 202 0662  
email office@weaversherman.com

DATE: 08/14/20

SHEET NO. A301M

**EXTERIOR MATERIALS KEY:**

- ① GREEN 9/12 BRICK VENEER
- ② BRICK VENEER SOLDIER-HEADER COURSE
- ③ BRICK VENEER SILL
- ④ BLOOMED WOOD CAB
- ⑤ PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- ⑥ FIBER CEMENT 1" EXPOSURE LAP SIDING
- ⑦ PAINTED 1/2" TRIM (SMOOTH FINISH) - SIZE AS NOTED
- ⑧ PAINTED 3/4" CAB OVER 5/16" BASE TRIM (SMOOTH FINISH)
- ⑨ PAINTED GARAGE DOOR JAMB & HEAD TRIM
- ⑩ PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- ⑪ DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
- ⑫ SCREEN
- ⑬ ARCHITECTURAL 1/8" DIMENSIONAL ROOF SHINGLES
- ⑭ PRE-FINISHED ALUMINUM K-STYLE GUTTER
- ⑮ ROOF RIDGE VENT - REFER TO ROOF PLAN
- ⑯ PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINE, VALLEY FLASH AT ALL VALLEYS
- ⑰ COPPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- ⑱ PAINTED FIBERCEMENT OR STEEL DOOR
- ⑲ PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- ⑳ OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- ㉑ LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- ㉒ KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECEIVED MODEL AT FABRICATOR & IDENTIFY LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
- ㉓ ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
- ㉔ PAINTED WOOD BRACKETS

**NOTES:**

1. ROOMING SHINGLES SHALL BE ARCHITECTURAL 1/8" DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO SHINGLE VENT !!!
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNPOUTS, COLORS AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNDO.
5. PATIO LIGHTING TYPICAL "1" IS NOT INDICATED ON THE BUILDING ELEVATION. REFER TO THE ELECTRICAL DRAWINGS.
6. FINISH & INSTALL PRE-FINISHED ALUMINUM Z-FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE
7. BATHROOM & CLOSET DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 2x6 INTERMEDIATE HEADERS w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A302 FOR WINDOW AND GLAZING NOTES.

**WINDOW SCHEDULE**

TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	.....	
B	3'-0" x 3'-0"	FIXED	.....	
C	NOT USED			
D	2'-6" x 5'-4"	SINGLE HUNG	YES	
E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	.....	
G	NOT USED			
H	3'-0" x 3'-4"	SINGLE HUNG	.....	EGRESS
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	.....	EGRESS
J	(2) 3'-0" x 2'-0" TRANSOM OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	.....	TRANSOM HEADERS EGRESS
K	3'-0" x 6'-0"	SINGLE HUNG	.....	EGRESS
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	.....	EGRESS
M	3'-0" x 2'-0" TRANSOM OVER 3'-0" x 6'-0"	SINGLE HUNG	.....	TRANSOM HEADERS EGRESS
N	3'-0" x 2'-0" TRANSOM OVER 3'-0" x 6'-0"	SINGLE HUNG	.....	TRANSOM HEADERS EGRESS

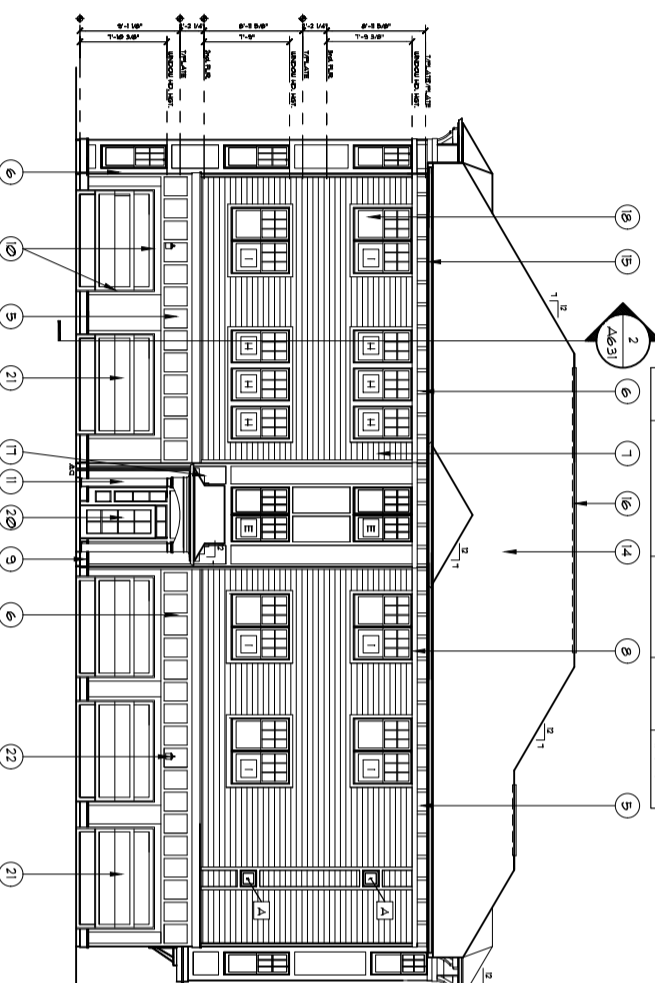
REFER TO SHEET A302 FOR WINDOW AND GLAZING NOTES

**BUILDING ELEVATIONS KEY:**

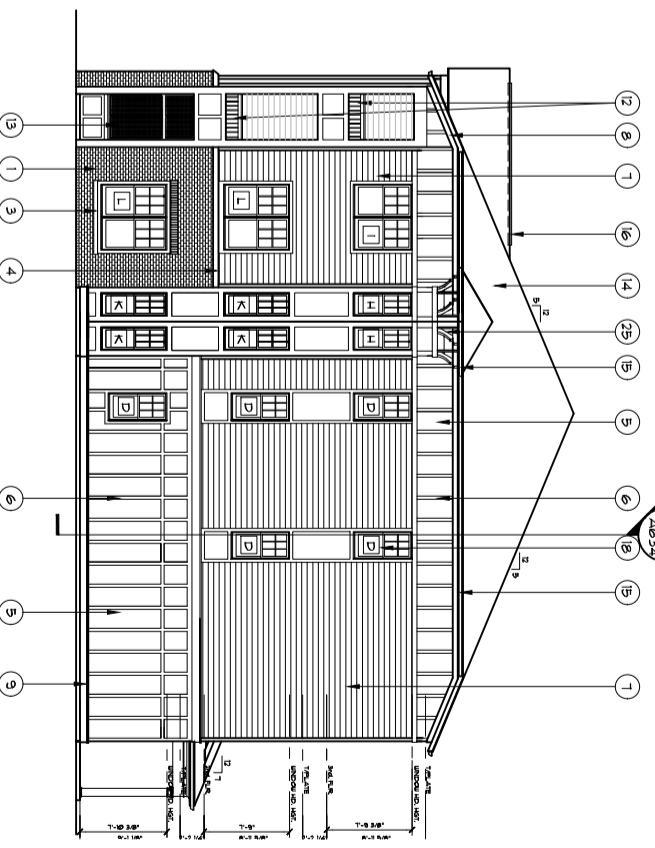
- A WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- 1 DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED ON BUILDING ELEVATIONS SHEETS AND FLOOR PLANS
- 2 DENOTES PRE-PANED WINDOW REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE CORRELATING WITH FLOOR PLANS FOR ADDITIONAL NOTATIONS
- 3 DENOTES DRYER VENT ON EXTERIOR WALL. IF SHOWN ON BUILDING ELEVATION, ALSO OR GROUP MULTIPLE VENTS - REFER TO MECHANICAL DATA.
- 4 DENOTES RIDGE VENT

**DOOR TRANSOM SCHEDULE**

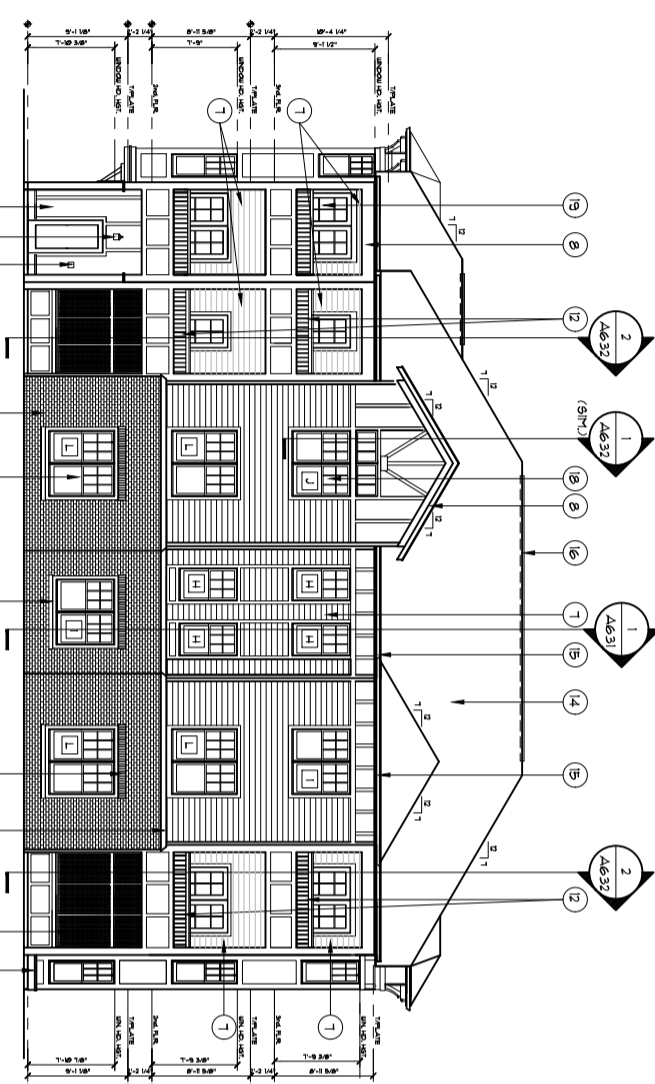
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
T1	3'-0" x 1'-0"	FIXED	YES	GLASS WALL GLAZING
T2	3'-0" x 2'-0"	FIXED	YES	GLASS WALL GLAZING
T3	(2) 3'-0" x 1'-0"	FIXED	YES	GLASS WALL GLAZING
T4	(2) 3'-0" x 2'-0"	FIXED	YES	GLASS WALL GLAZING
T5	3'-0" x 2'-0"	FIXED	YES	GLASS WALL GLAZING
T6	(2) 3'-0" x 2'-0"	FIXED	YES	GLASS WALL GLAZING



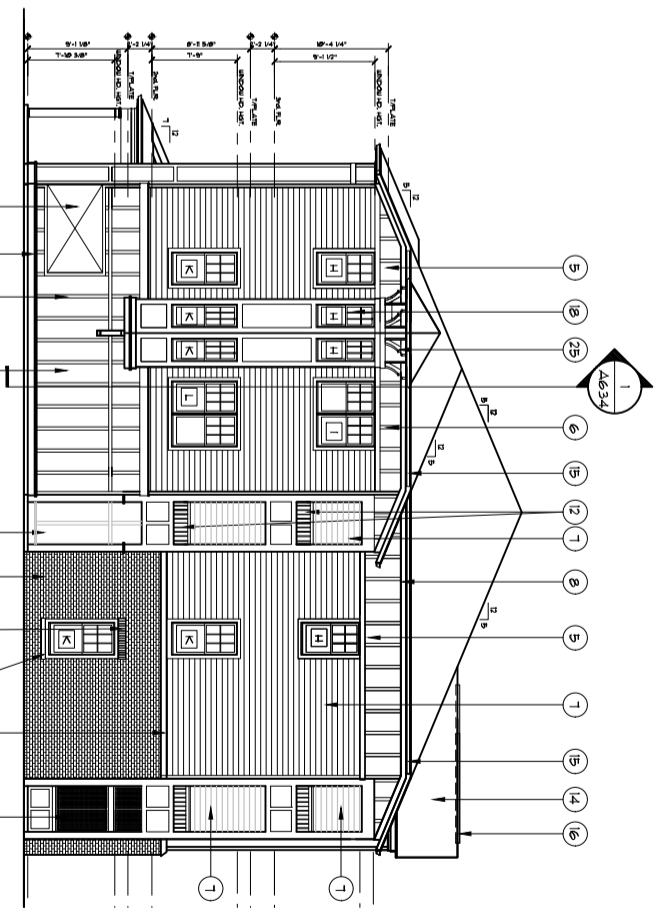
**BUILDING 'A-1' -REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 'A-1' -RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 'A-1' -FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 'A-1' -LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"

LEGACY 34  
BUILDING 'A-1'  
BUILDING ELEVATIONS/ NOTES

DATE: 06/14/20  
SHEET NO. A301

**REVISIONS**

REVISION # 1  
12/1/21

**weaver sherman design**  
architects and land planners  
6201 carrollton avenue  
Indianapolis, in 46220  
phone 317 202 0661  
fax 317 202 0662  
email office@weaversherman.com

**EXTERIOR MATERIALS KEY:**

- ① GREEN 9/12 BRICK VENEER
- ② BRICK VENEER SOLDIER-HEADER COURSE
- ③ BRICK VENEER SILL
- ④ BLOTTED WOOD CAP
- ⑤ PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- ⑥ 1/2" FIBER CEMENT BATTERS (PAINTED) SIZE AS NOTED
- ⑦ FIBER CEMENT 1" EXPOSURE LAP SIDING
- ⑧ PAINTED 1/2" TRIM (SMOOTH FINISH) - SIZE AS NOTED
- ⑨ PAINTED 3/4" CAB OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
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- ⑬ SCREEN
- ⑭ ARCHITECTURAL 1/4" DIMENSIONAL ROOF SHINGLES
- ⑮ PRE-FINISHED ALUMINUM K-STYLE GUTTER
- ⑯ ROOF RIDGE VENT - REFER TO ROOF PLAN
- ⑰ PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH AT ALL VALLEYS
- ⑱ COPPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- ⑲ PAINTED FIBERGLASS ONE STEEL DOOR
- ⑳ PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- ㉑ OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- ㉒ LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- ㉓ KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECEIVED MODEL AT FABRICATOR & IDENTIFY LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
- ㉔ ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
- ㉕ PAINTED WOOD BRACKETS

**NOTES:**

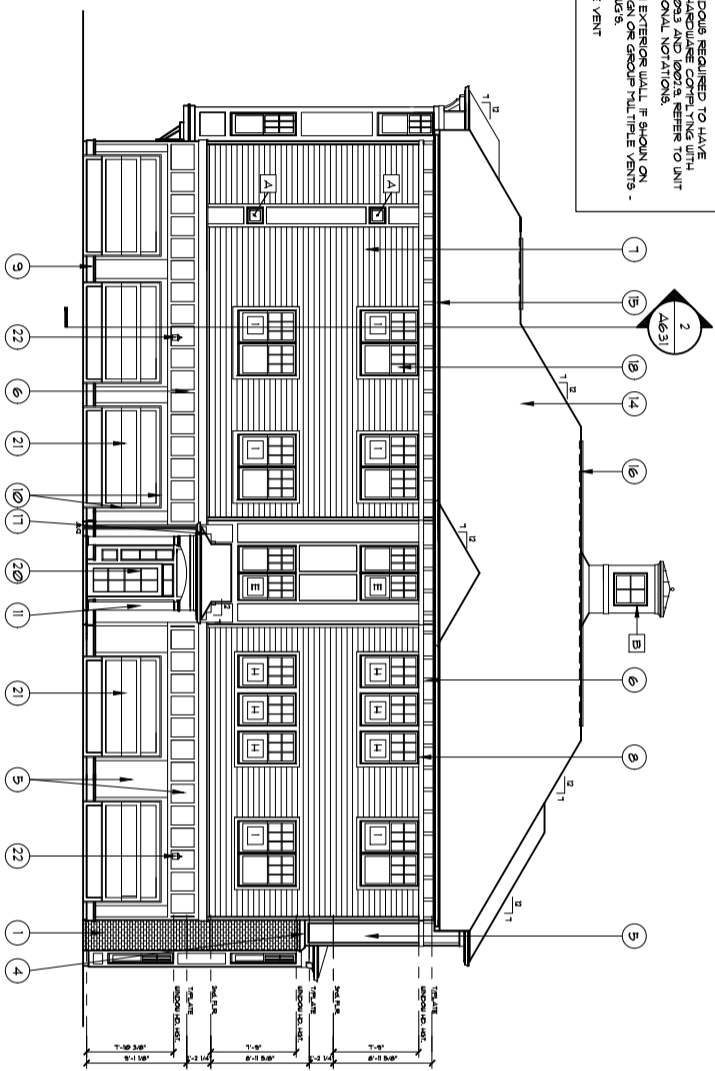
1. ROOFING SHINGLES SHALL BE ARCHITECTURAL 1/4" DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO SHINGLE VENT "I".
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9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A302 FOR WINDOW AND GLAZING NOTES.

**WINDOW SCHEDULE**

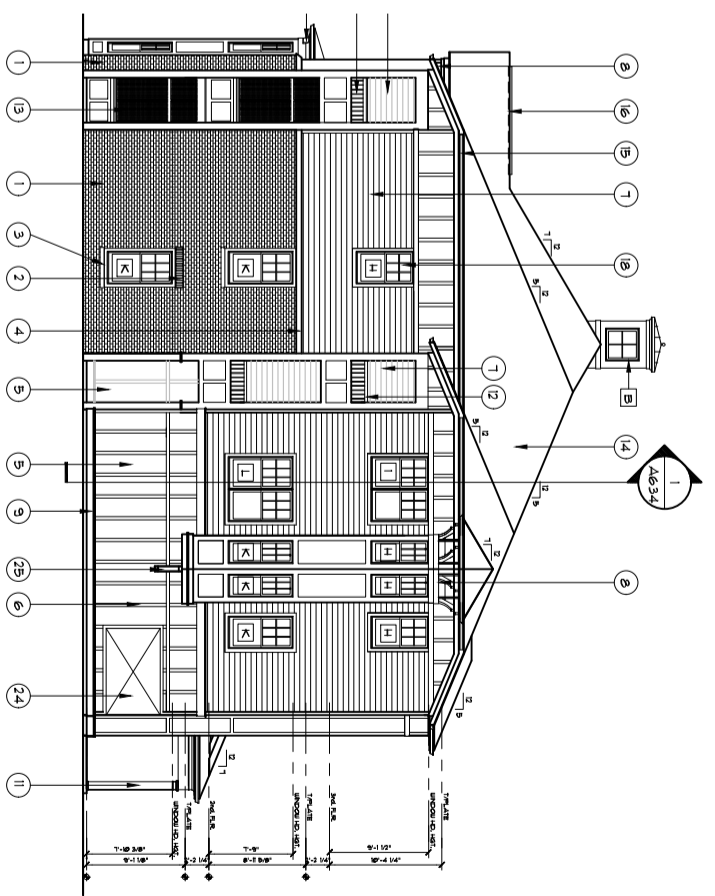
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	.....	
B	3'-0" x 3'-0"	FIXED	.....	
C	NOT USED			
D	2'-6" x 5'-4"	SINGLE HANG	YES	
E	(2) 2'-6" x 5'-4"	SINGLE HANG	YES	
F	2'-6" x 6'-0"	SINGLE HANG	.....	
G	NOT USED			
H	3'-0" x 5'-4"	SINGLE HANG	.....	EDGE66
I	(2) 3'-0" x 5'-4"	SINGLE HANG	.....	EDGE66
J	(2) 3'-0" x 3'-0" TRAIL OVER (2) 3'-0" x 5'-4"	SINGLE HANG	.....	2x6 INTERMEDIATE HEADER EDGE66
K	3'-0" x 6'-0"	SINGLE HANG	.....	EDGE66
L	(2) 3'-0" x 6'-0"	SINGLE HANG	.....	EDGE66
M	3'-0" x 2'-0" TRAIL OVER 3'-0" x 6'-0"	SINGLE HANG	.....	2x6 INTERMEDIATE HEADER EDGE66
N	3'-0" x 2'-0" TRAIL OVER 3'-0" x 6'-0"	SINGLE HANG	.....	2x6 INTERMEDIATE HEADER EDGE66

**BUILDING ELEVATIONS KEY:**

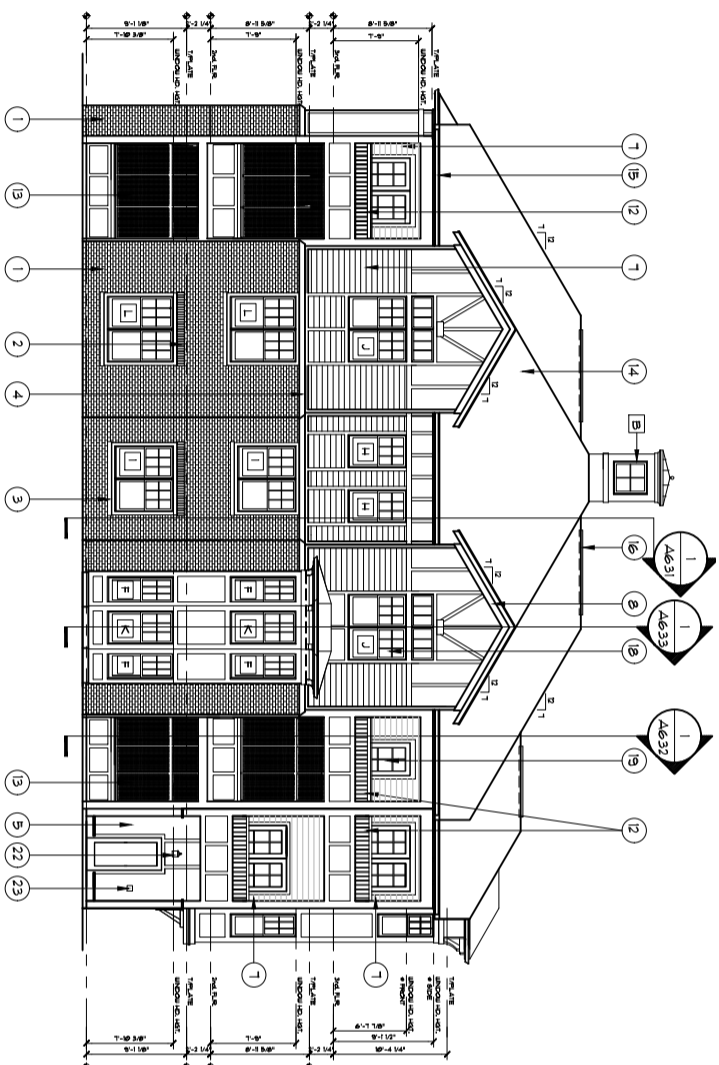
- A WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- T DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED
- \* DENOTES OPERATING HARDWARE REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE CORRELATING WITH FLOOR PLANS FOR ADDITIONAL NOTATIONS
- DENOTES DRYER VENT ON EXTERIOR WALL. IF SHOWN ON BUILDING ELEVATION, ALWAYS GROUP MULTIPLE VENTS TO THE SAME WALL.
- DENOTES RIDGE VENT



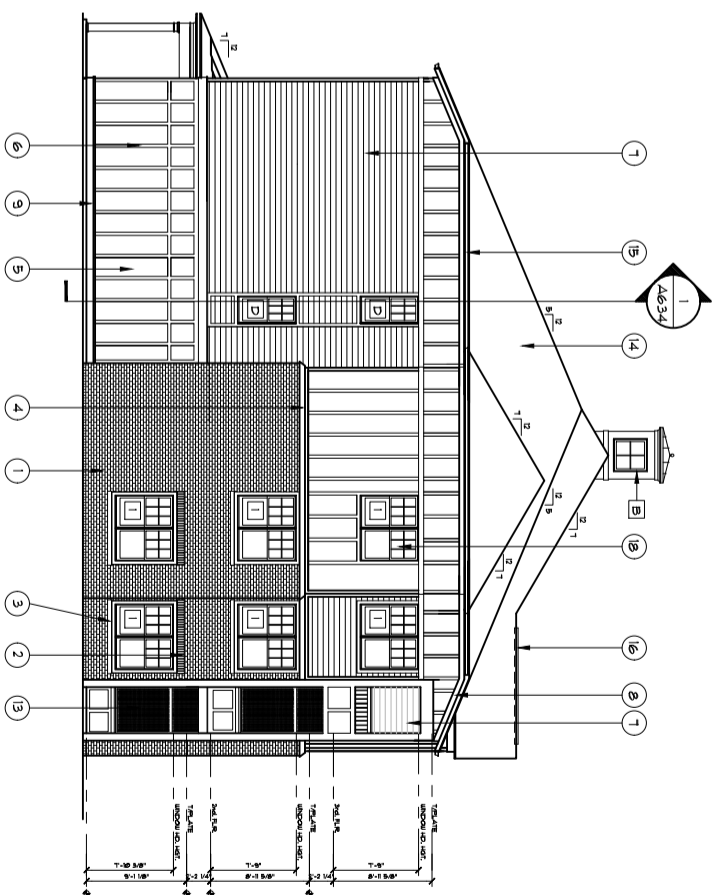
**BUILDING 'A-2'**  
-REAR ELEVATION  
SCALE: 1/8"=1'-0"



**BUILDING 'A-2'**  
-RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



**BUILDING 'A-2'**  
-FRONT ELEVATION  
SCALE: 1/8"=1'-0"



**BUILDING 'A-2'**  
-LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

LEGACY 34  
BUILDING 'A-2'  
BUILDING ELEVATIONS/ NOTES

**REVISIONS**

REVISION #  
12/1/21

**weaver sherman design**  
architects and land planners  
6201 carrollton avenue  
Indianapolis, IN 46220  
phone 317 202 0661  
fax 317 202 0662  
email office@weaversherman.com

DATE: 11/05/21

SHEET NO.  
A302

**EXTERIOR MATERIALS KEY:**

- ① GREEN SIZED BRICK VENEER
- ② BRICK VENEER SOLDIER HEADER COURSE
- ③ BRICK VENEER SILL
- ④ SLOPED WOOD CAP
- ⑤ PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- ⑥ VERTICAL BATTENS (PAINTED) SIZE AS NOTED
- ⑦ FIBER CEMENT "I" EXPOSURE LAP SIDING
- ⑧ PAINTED "K" TRIM (SMOOTH FINISH) - SIZE AS NOTED
- ⑨ PAINTED 3/4" CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
- ⑩ PAINTED GARAGE DOOR LAMB & HEAD TRIM
- ⑪ PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- ⑫ DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
- ⑬ SCREEN
- ⑭ ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- ⑮ PRE-FINISHED ALUMINUM K-STYLE GUTTER
- ⑯ ROOF RIDGE VENT - REFER TO ROOF PLAN
- ⑰ PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINE& VALLEY FLASH AT ALL VALLEYS
- ⑱ COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- ⑲ PAINTED FIBERGLASS OR STEEL DOOR
- ⑳ PAINTED ENTRY DOOR w/ THERMOPLASTIC OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- ㉑ LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- ㉒ HAND SAW VENTS: NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT PROVIDE RECEIVED MODEL AT TRASKER & SURFACE MOUNT MODEL AT OTHER AREAS COVER EXACT INSTALLATION ON BUILDING
- ㉓ ELECTRIC TRIM BASE - REFER TO ELECTRICAL DRAWINGS
- ㉔ PAINTED WOOD BRACKETS

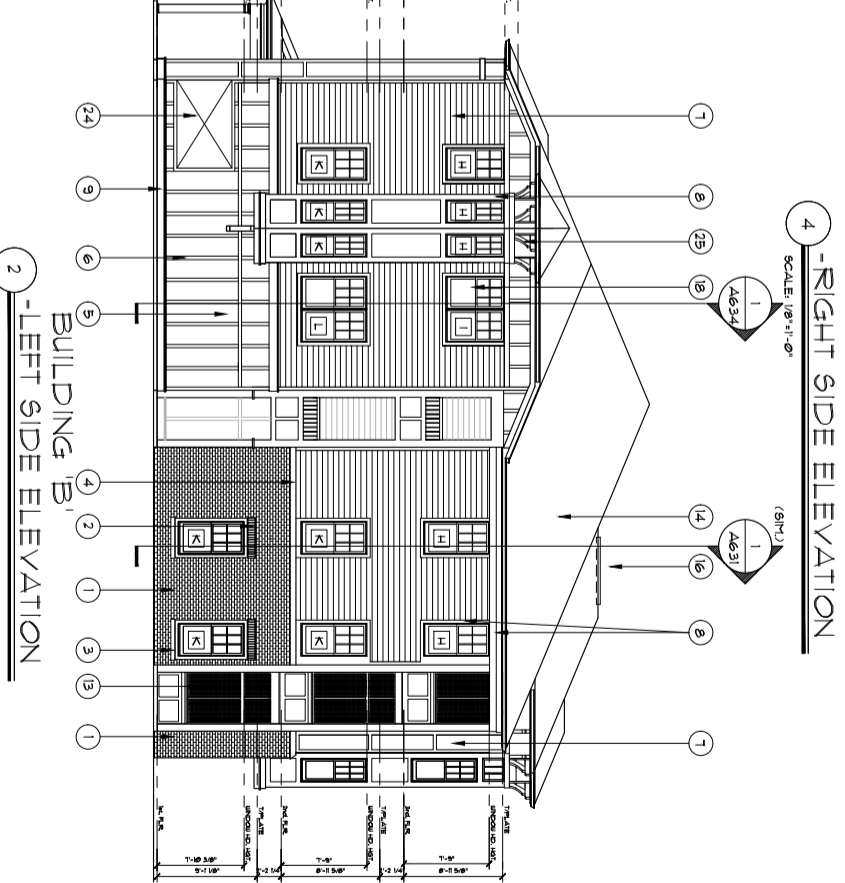
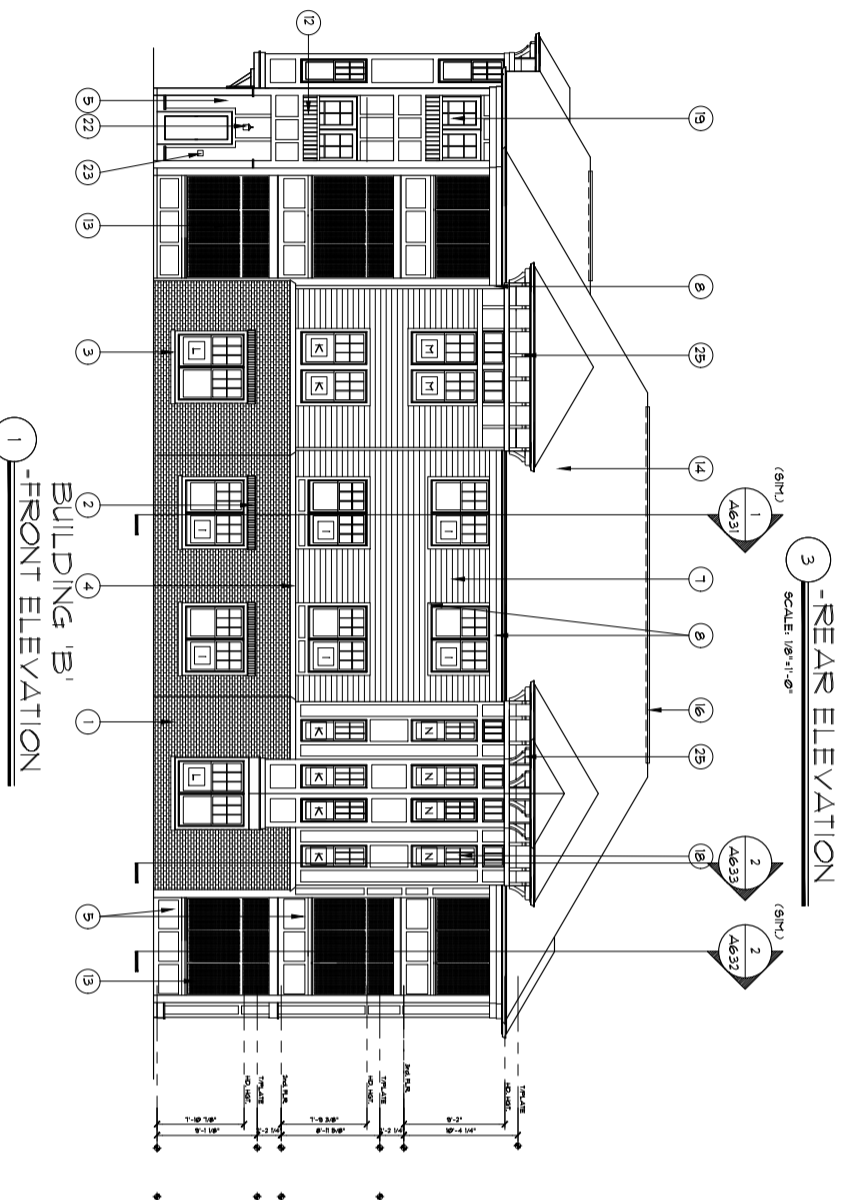
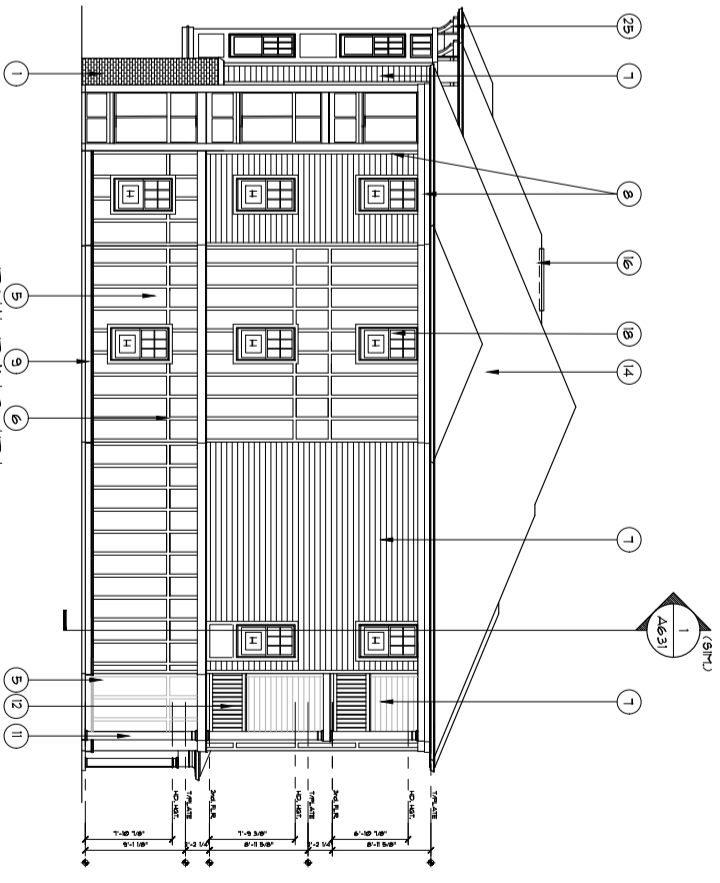
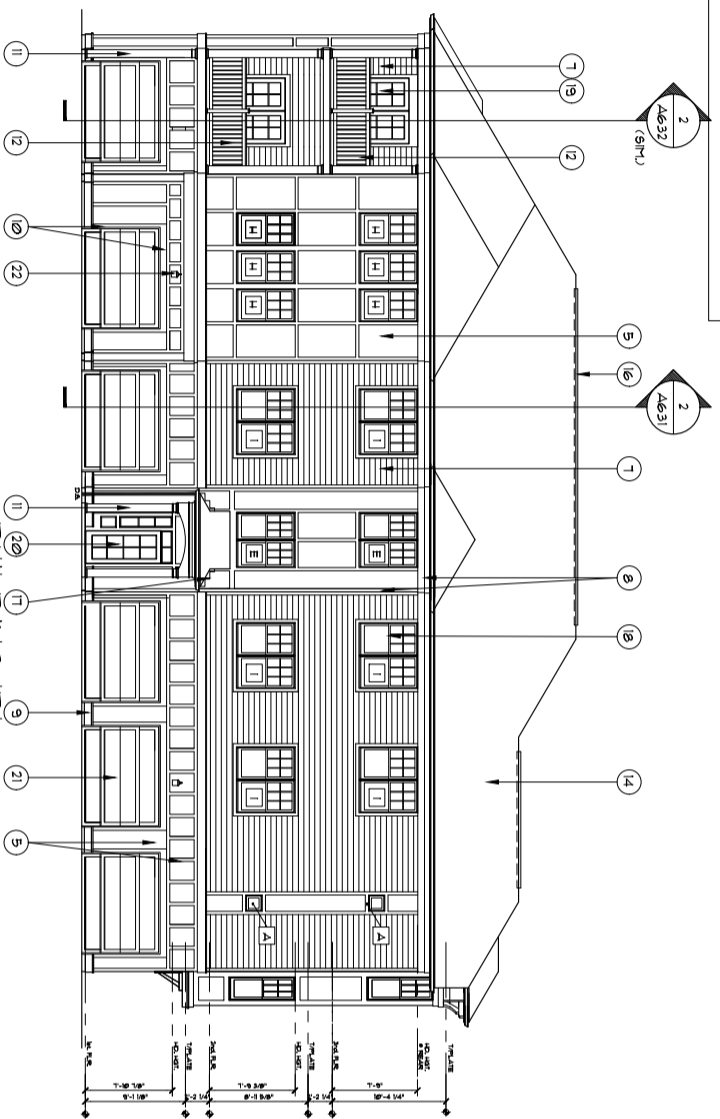
**NOTES:**

1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO SINGLE VENT "I".
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLORS AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNDO.
5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS REFER TO THE ELECTRICAL DRAWINGS.
6. FINISH & INSTALL PRE-FINISHED ALUMINUM Z-FINISHING AT BATHROOM & CLOSET DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 5 FEET FROM ANY DOOR OR WINDOW OPENING.
7. BATHROOM & CLOSET DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 5 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 3/4" INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A301 FOR WINDOW AND GLAZING NOTES.

WINDOW SCHEDULE				
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	.....	
B	3'-0" x 3'-0"	FIXED	.....	
C	NOT USED			
D	2'-6" x 3'-4"	SINGLE HUNG	YES	
E	(2) 2'-6" x 3'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	.....	
G	NOT USED			
H	3'-0" x 5'-4"	SINGLE HUNG	.....	EGRESS
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	.....	EGRESS
J	(2) 3'-0" x 2'-0" TRIM OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	.....	2x6 SUB EGRESS
K	3'-0" x 6'-0"	SINGLE HUNG	.....	EGRESS
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	.....	EGRESS
M	3'-0" x 2'-0" TRIM OVER 3'-0" x 6'-0"	SINGLE HUNG	.....	2x6 SUB EGRESS
N	3'-0" x 2'-0" TRIM OVER 3'-0" x 6'-0"	SINGLE HUNG	.....	2x6 SUB EGRESS

**BUILDING ELEVATIONS KEY:**

- A WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- ① DENOTES THERMOPLASTIC GLAZING ON WINDOW UNITS WHERE INDICATED
- ② DENOTES VENTS TO BE INSTALLED ON EXTERIOR WALLS OF THE BUILDING ELEVATIONS
- \* DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE INSULATION (MINIMUM R-VALUE) AND AIR SEALS (REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTATIONS).
- DENOTES DRYER VENT ON EXTERIOR WALL. IF SHOWN ON BUILDING ELEVATIONS, ALIGN OR GROUP MULTIPLE VENTS - REFER TO MECHANICAL DIAGS.
- ◆ DENOTES RIDGE VENT



LEGACY 34  
BUILDING 'B'  
BUILDING ELEVATIONS/ NOTES

DATE: 1/09/21  
SHEET NO.  
A303

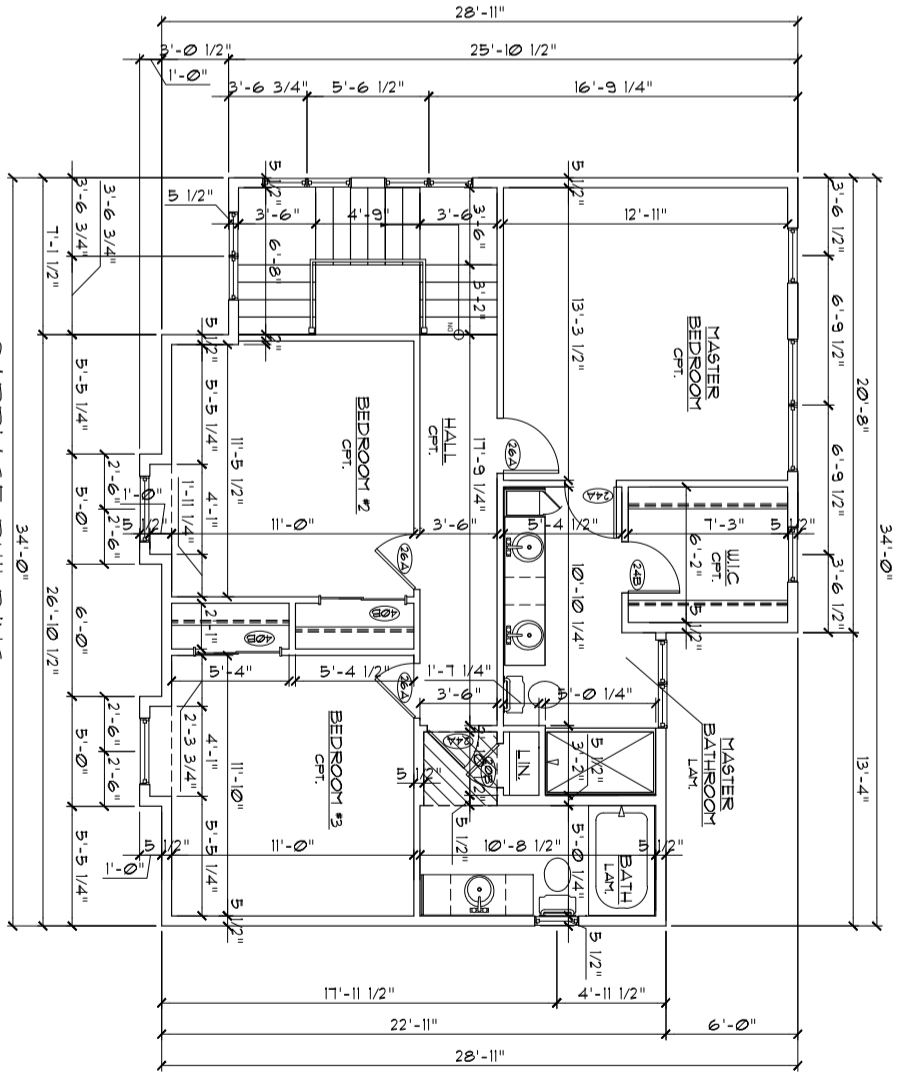
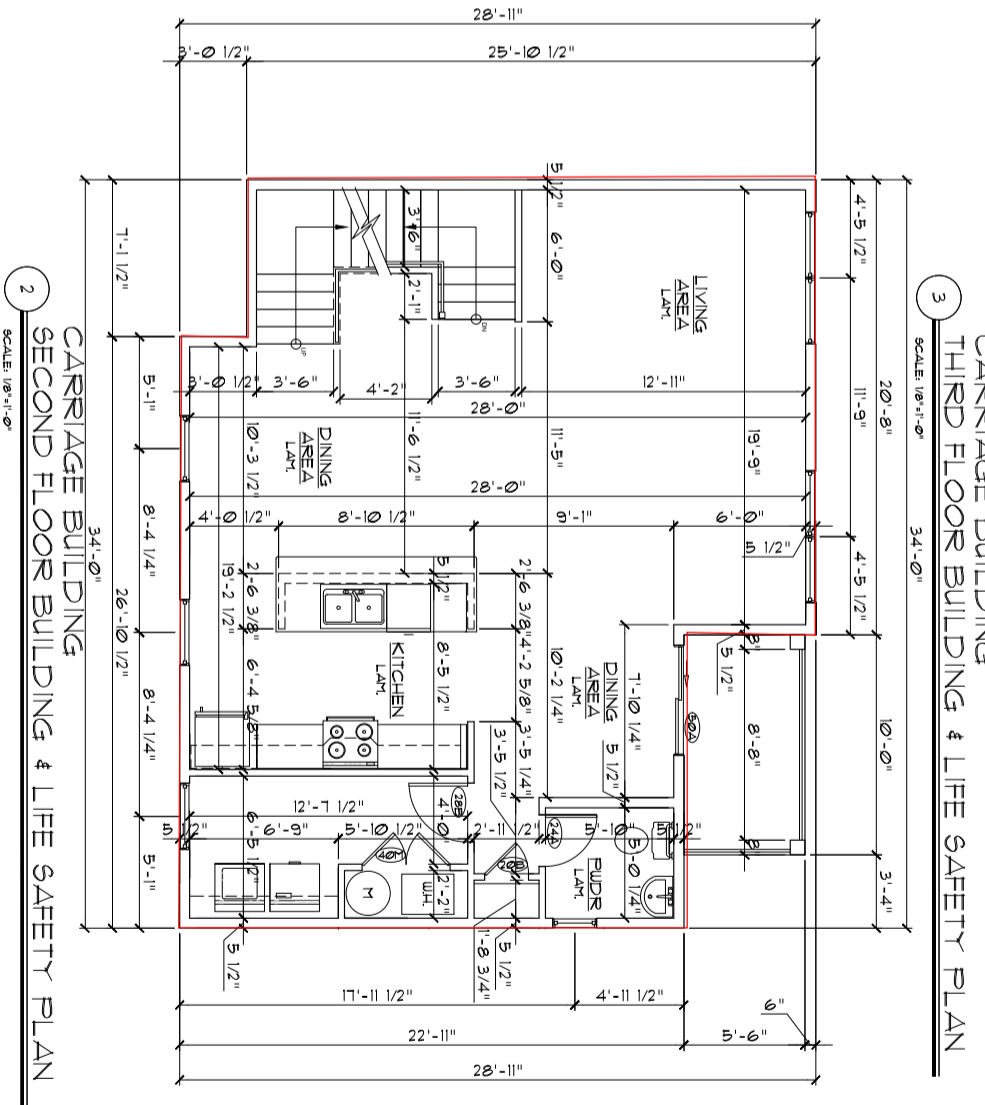
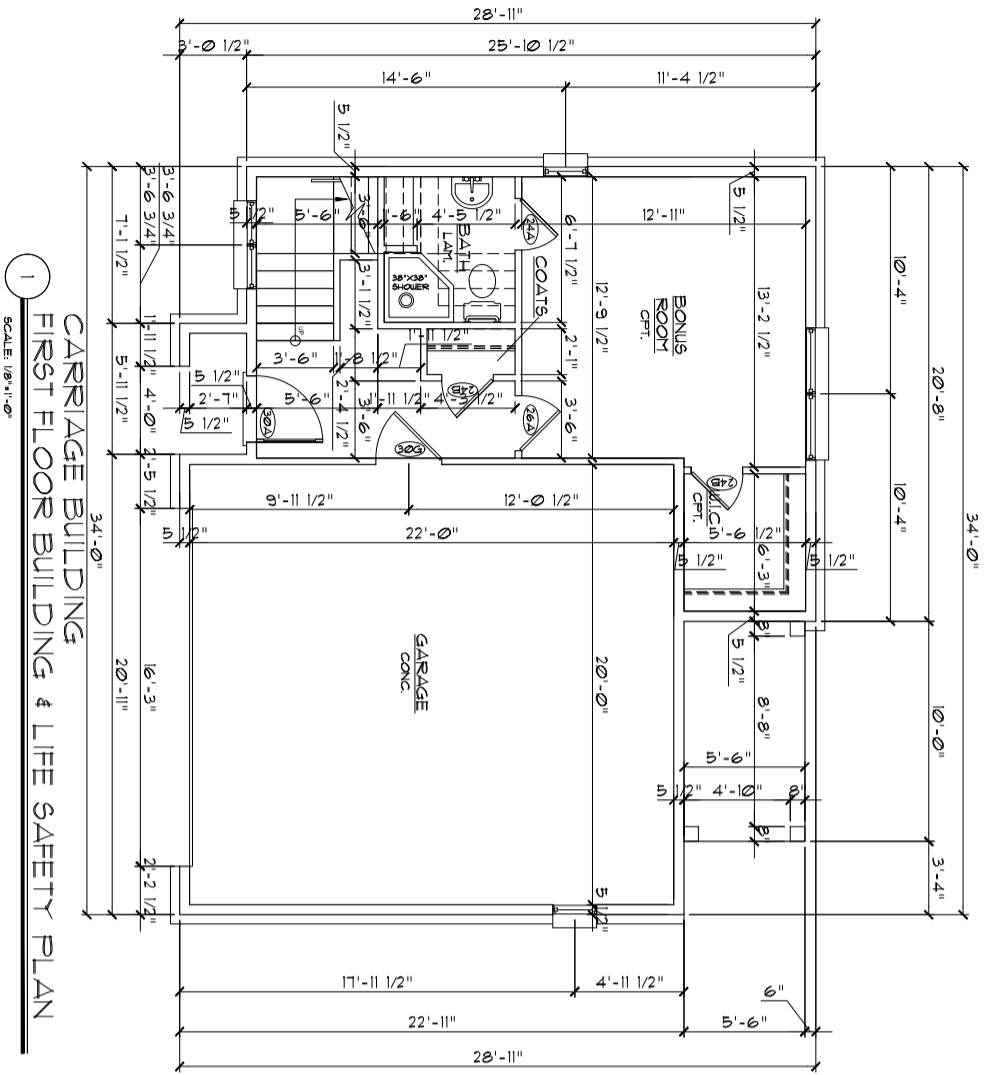
REVISIONS
1/21/21

**weaver sherman design**  
architects and land planners

6201 carrollton avenue  
Indianapolis, in 46220

phone 317 202 0661  
fax 317 202 0662  
email office@weaversherman.com





LEGACY 34 CARRIAGE BUILDING COMPLEX PLAN / NOTES	
DATE: 11/09/21	SHEET NO. A101

REVISIONS
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Indianapolis, IN 46220

phone 317 202 0661  
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**EXTERIOR MATERIALS KEY:**

- 1 QUEEN SIZE BRICK VENEER
- 2 BRICK VENEER SOLDIER-HEADER COURSE
- 3 BRICK VENEER SILL
- 4 SLOPED WOOD CAPE
- 5 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 6 PAINTED BATTERS (PAINTED) SIZE AS NOTED
- 7 FIBER CEMENT "T" EXPOSURE LAP SIDING
- 8 PAINTED 1/2 TRIM (SMOOTH FINISH) - SIZE AS NOTED
- 9 PAINTED 3/4 CAP OVER 5/8" BASE TRIM (SMOOTH FINISH)
- 10 PAINTED GARAGE DOOR JAMB 1 HEAD TRIM
- 11 PAINTED WOOD BRACKETS
- 12 PAINTED DECK COLUMN - SIZE AS NOTED
- 13 DECK GAMBREL SYSTEM - REFER TO WALL SECTIONS
- 14 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- 15 PRE-FINISHED ALUMINUM K-STYLE GUTTER
- 16 ROOF RIDGE VENT - REFER TO ROOF PLAN
- 17 COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- 18 PAINTED ENTRY DOOR W/ TEMPERED GLAZING
- 19 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 20 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- 21 KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT PROVIDE RECESSIBLE FEET AT MINIMUM 4" PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
- 22 ELECTRICAL VETER BASE - REFER TO ELECTRICAL DRAWINGS

**NOTES:**

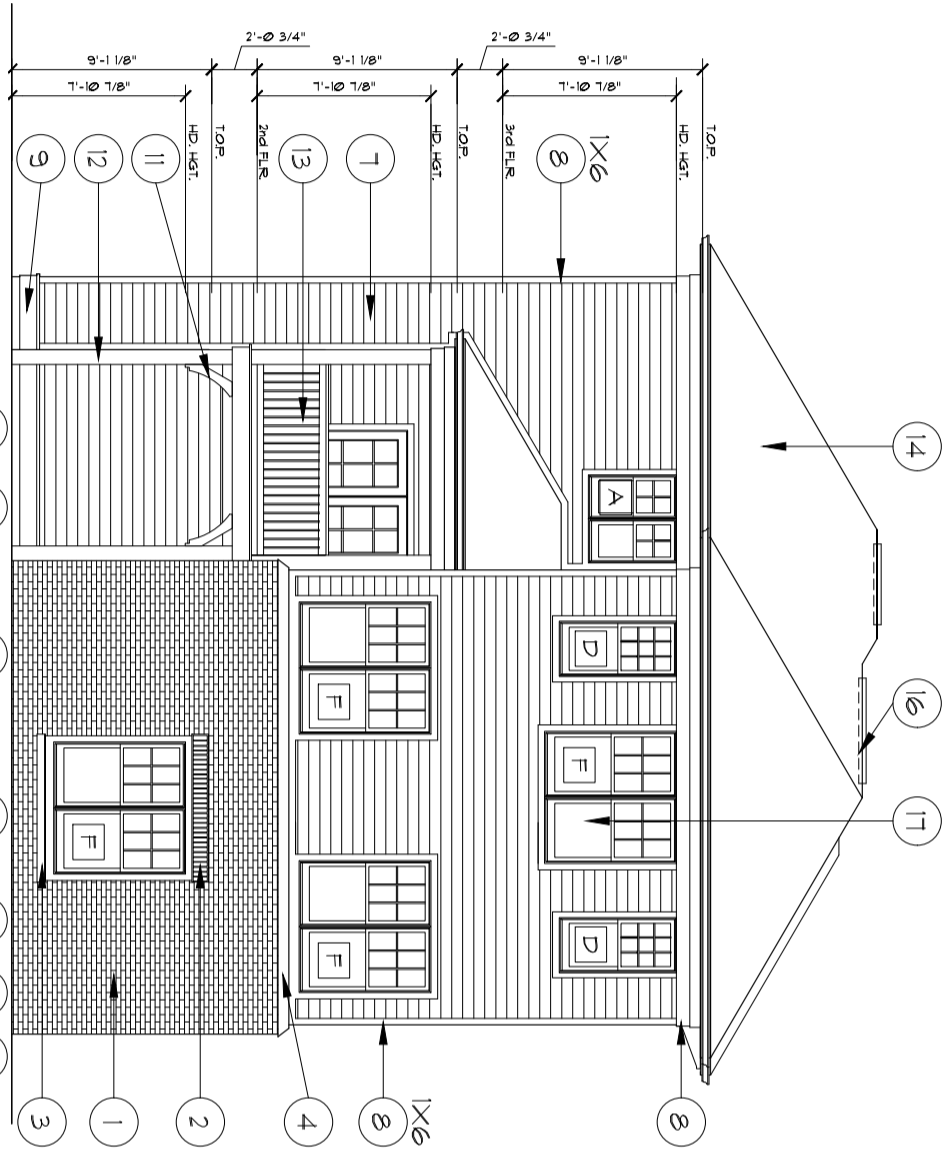
1. SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO SHINGLE VENT "I".
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNPOUTS SIZES AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNO.
5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
6. FINISH 4" NAT'L. PRE-FINISHED ALUMINUM ZEBRASSING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE.
7. BATHROOM 1 CORNER GREY BRICK VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 3/4" INTERMEDIATE LEADER W/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A353 FOR WINDOW AND GLAZING NOTES.

**BUILDING ELEVATIONS KEY:**

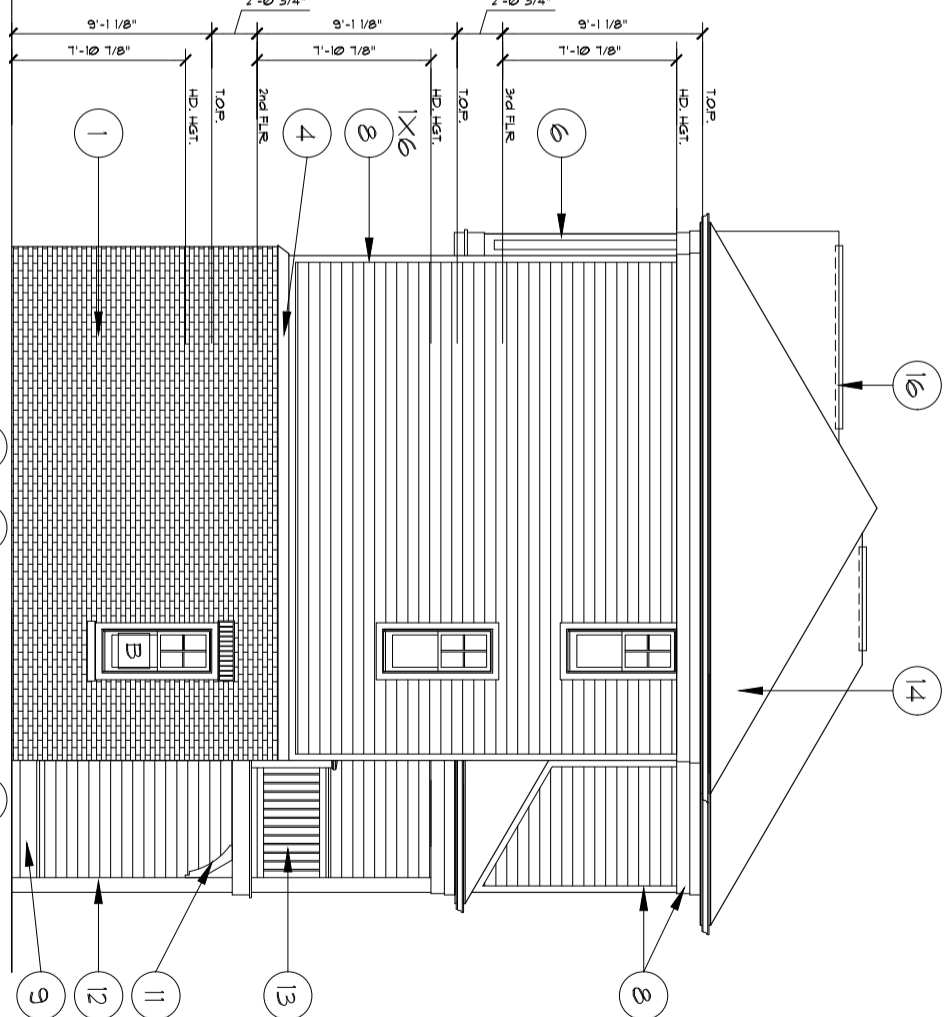
- A WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING SHEET (REFER TO CORNER FLOOR PLAN WHERE INDICATED)
- B DEVOTEDS TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS
- C DEVOTEDS DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS. REFER TO MECHANICAL DIVISION FOR TECHNICAL DATA.
- D DEVOTEDS ENTRY VENT ON EXTERIOR WALL. REFER TO MECHANICAL DIVISION FOR TECHNICAL DATA.
- E DEVOTEDS RIDGE VENT

TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	(2) 2'-0" x 4'-0"	SINGLE HANG	*****	
B	2'-0" x 5'-0"	SINGLE HANG	WHERE INDICATED	
C	(2) 2'-0" x 5'-0"	SINGLE HANG	YES	
D	2'-6" x 5'-4"	SINGLE HANG	*****	
E	3'-0" x 6'-0"	SINGLE HANG	*****	EXPRESS
F	(2) 3'-0" x 6'-0"	SINGLE HANG	*****	EXPRESS

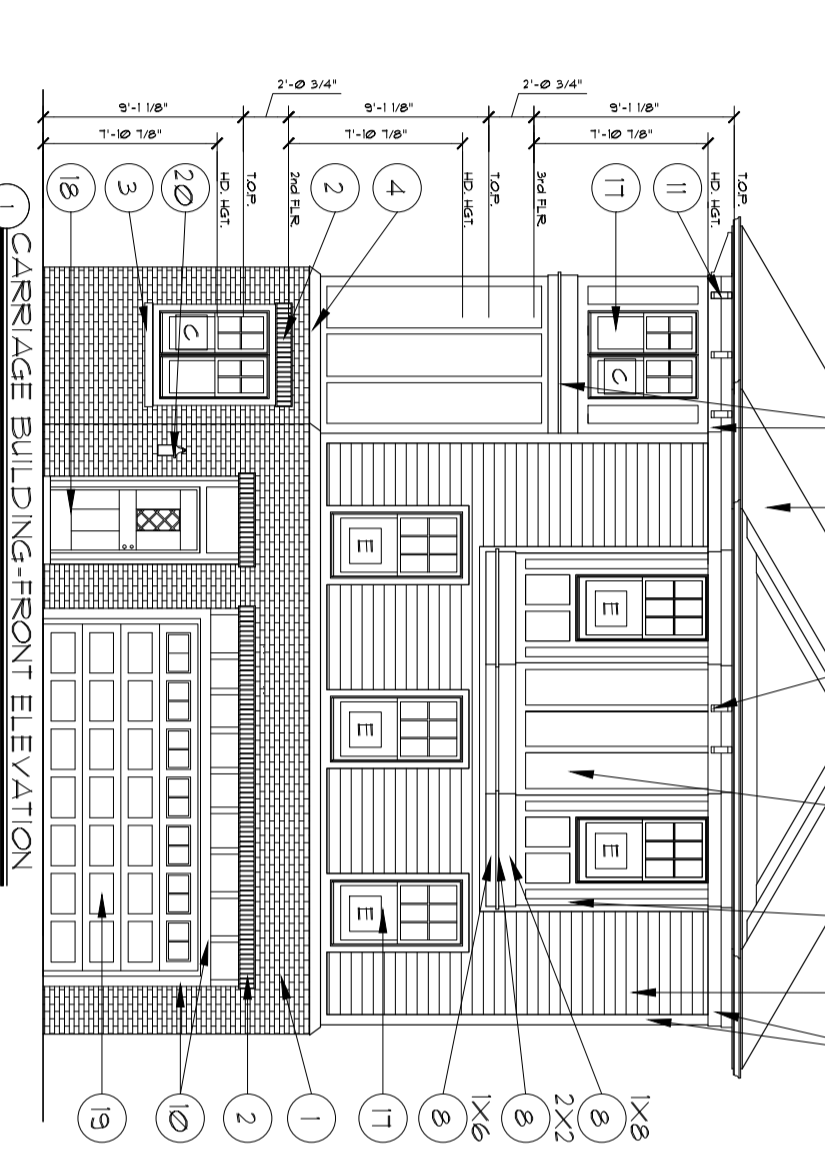
REFER TO SHEET A353 FOR WINDOW AND GLAZING NOTES



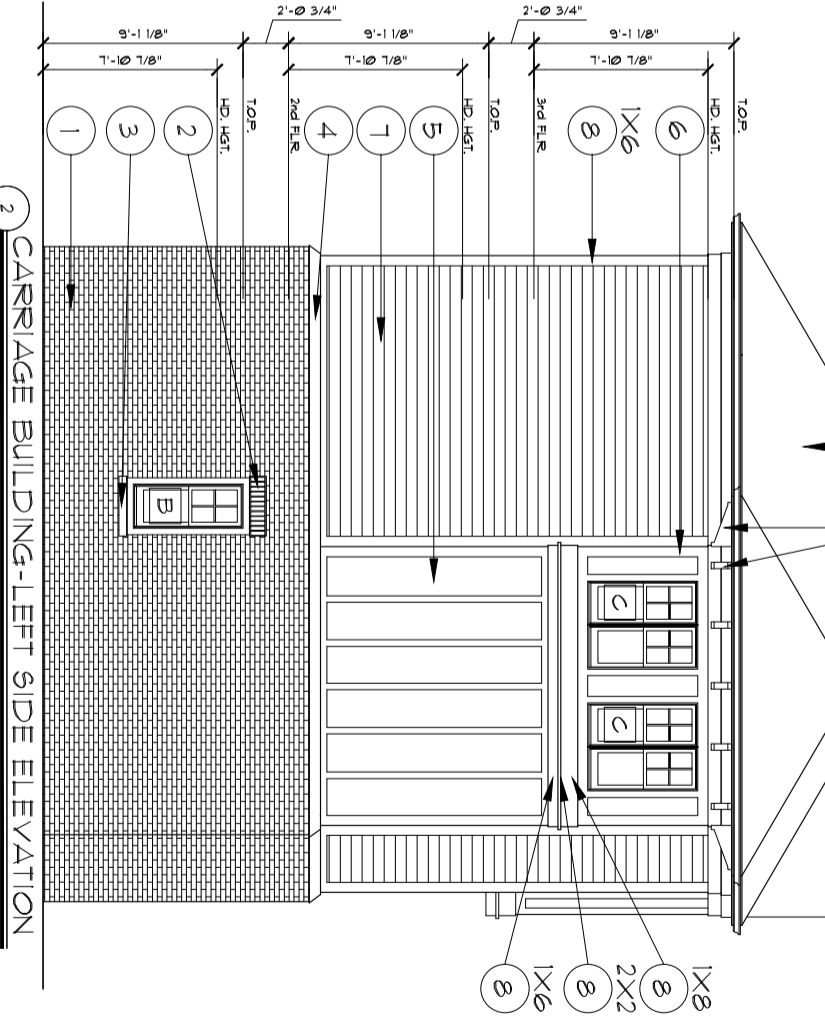
**3 - REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**4 - RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**1 - FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**2 - LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"

<p>LEGACY 34 CARRIAGE BUILDING</p> <p><b>BUILDING ELEVATIONS/ NOTES</b></p>	<p>DATE: 08/14/20</p> <p>SHEET NO. A301</p>	<p><b>weaver sherman design</b> architects and land planners</p> <p>6201 carrollton avenue Indianapolis, in 46220</p> <p>phone 317 202 0661 fax 317 202 0662 email office@weaversherman.com</p>	<p>REVISIONS</p>
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Resolution Number 2022-12

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 33 requested by Innate Development LLC** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission held a public hearing on the proposed plan on September 7, 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 August 20<sup>th</sup> and Saturday 27<sup>th</sup>, 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:** September 7, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By:   
Chair

By:   
Secretary

Secretary



# Community Redevelopment Authority (CRA)

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

## **Item I2**

**Redevelopment Plan Amendment CRA Area 1 - 124 W. 3rd Street  
- Living Waters LLC**

Staff Contact:



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

**RESOLUTION NO. 404**

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

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

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

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

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

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

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

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

efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

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

**Section 3.** In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of acquisition of property, preparation for redevelopment including acquisition and rehabilitation described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$123,400 which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

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

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

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

**PASSED AND APPROVED** this 21<sup>st</sup> day of September, 2022.

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

ATTEST:

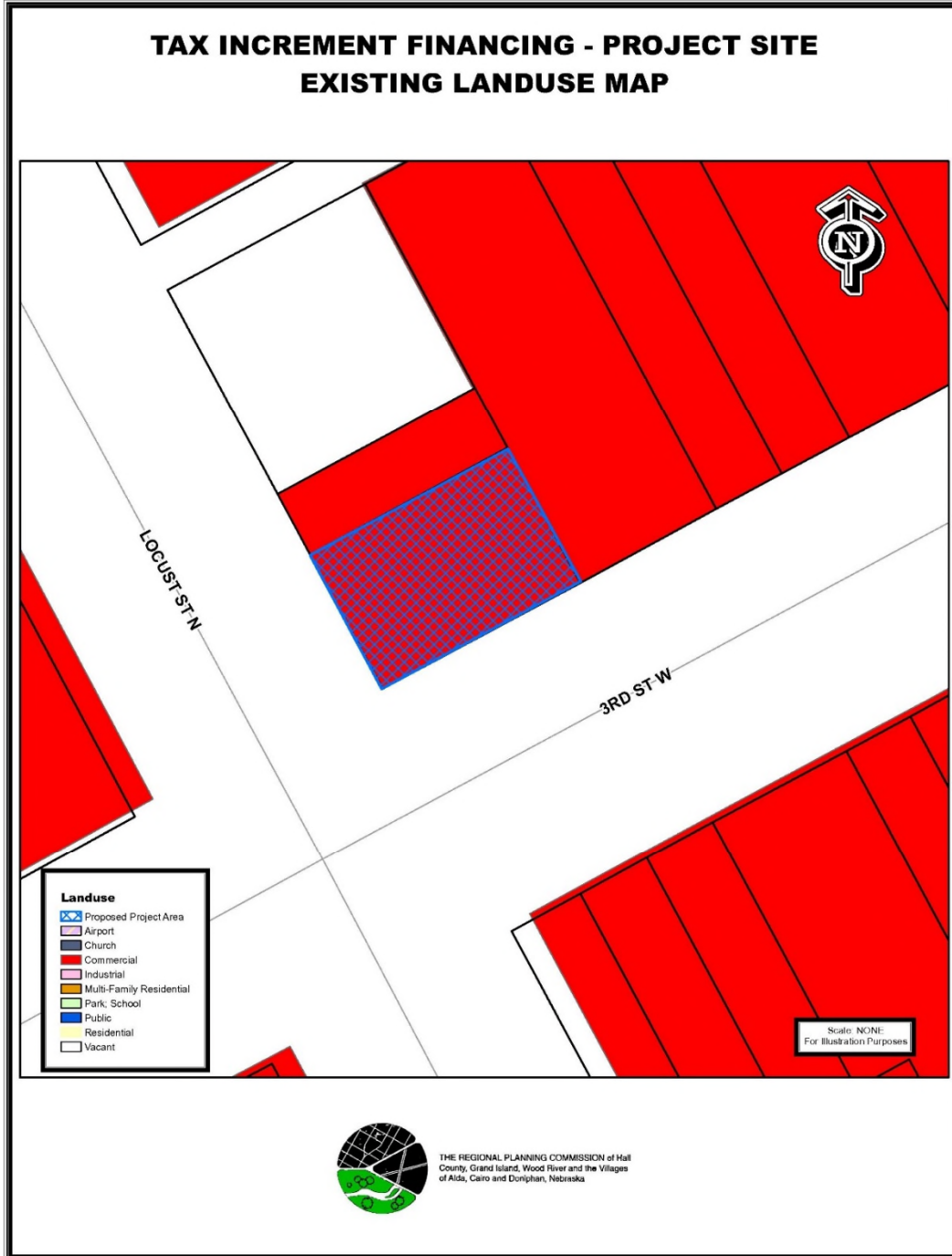
By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA**

**Legal Descriptions:** The South 44.5 feet of Lot Five (5) in Block Fifty-Five (55) in the Original Town, now City of Grand Island, Hall County, Nebraska.



\*\*\*\*\*

**EXHIBIT B**

**FORM OF REDEVELOPMENT PLAN**



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

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 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 1.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 124 W 3<sup>RD</sup> STREET FOR RESIDENTIAL AND COMMERCIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the entire building located at 124 W. 3<sup>rd</sup> Street. The developer is proposing to a mixed used project with commercial retail space on the first floor and upper story residential at this location. This project would not be feasible without the use of TIF.

LIVING WATERS, LLC purchased the property for \$390,000. The purchase price is included as an eligible TIF activity. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building.

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

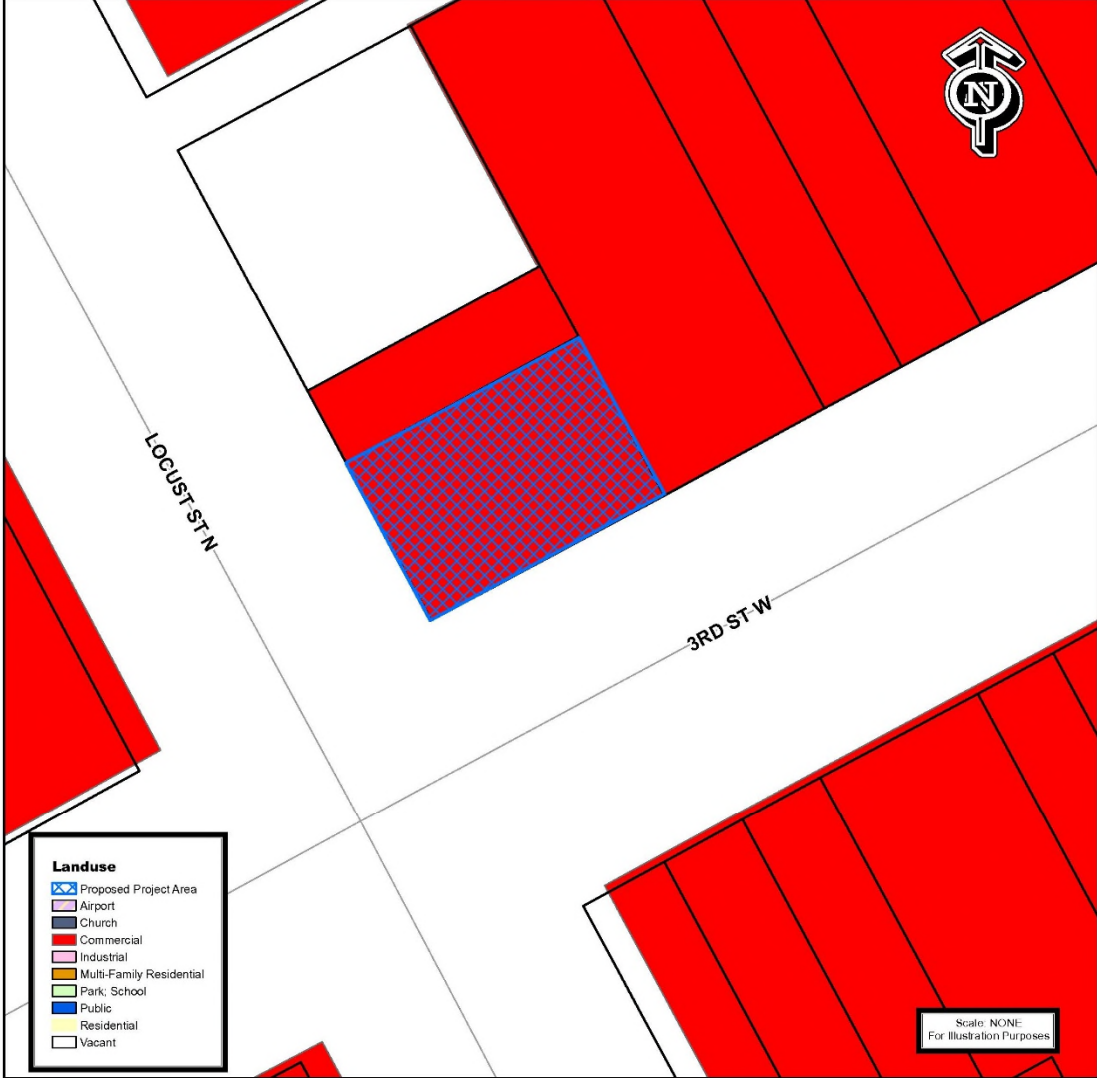
TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

The property is located at 124 W. 3<sup>rd</sup> Street in Grand Island Nebraska, the attached map identifies the subject property and the surrounding land uses.

**Legal Descriptions:** The South 44.5 feet of Lot Five (5) in Block Fifty-Five (55) in the Original Town, now City of Grand Island, Hall County, Nebraska.

**TAX INCREMENT FINANCING - PROJECT SITE  
EXISTING LANDUSE MAP**



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

Existing Land Use and Subject Property

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

**Statutory Pledge of Taxes.**

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hall County Regional Planning Commission held a public hearing at their meeting on September 7, 2022 and passed Resolution 2022-13 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 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

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

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

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

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

# TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Aida, 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 B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

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

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

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

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

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

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

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

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

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

The developer purchased the property for \$390,000. The estimated costs of rehabilitation of this property is \$401,573. Other construction and soft costs are \$39,792. Legal, Developer and Audit Fees of \$13,500 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 \$844,465.

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 \$123,400 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 of both the Railside Business Improvement District and the Grand Island City Council of refurbishing street level commercial space and increasing the number of residential units available in the Downtown area that has been underutilized for several years.

**8. Time Frame for Development**

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

**9. Justification of Project**

This building in downtown Grand Island was built in 1915 and will be preserved with this project. The mixed use of commercial space and residential units is consistent with the long term development plans for Downtown.

**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 \$123,400 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 \$721,465 in private sector financing; a private investment of \$5.84 for every TIF dollar invested.

Use of Funds Description	Source of Funds		
	TIF Funds	Private Funds	Total
Site Acquisition	\$123,400	\$266,600	\$390,000
Renovation Costs		\$401,573	\$401,573
Contingency		\$20,079	\$20,079
Architectural & Engineering		\$7,900	\$7,900
Financing fees/ audit		\$11,813	\$11,813
Legal/ TIF contract		\$13,500	\$13,500
Total	\$123,400	\$721,465	\$844,365

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$219,769. Based on the 2021 levy this would result in a real property tax of approximately \$4,765. It is anticipated that the assessed value will increase by \$331,326 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$ 7,184 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2021 assessed value:	\$219,769
Estimated value after completion	\$551,095
Increment value	\$331,326
Annual TIF generated (estimated)	\$7,184
TIF bond issue	\$123,400

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

The redevelopment project area currently has an estimated valuation of \$219,769. The proposed redevelopment will create additional valuation of \$331,326. No tax shifts are anticipated from the project outside of the use of TIF to support the redevelopment. It is not anticipate 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. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

This will provide additional residential and commercial space options in the downtown area consistent with the planned development in Downtown Grand Island.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide refurbish Downtown residential and commercial space options for residents and business owners who wish to relocate to the Downtown 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 majority of the units to be developed with this project is a two bedroom unit and unlikely to be a family unit, especially for families with school age children.

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it would be expected that there would be a maximum of one school age child generated by this development though that is mitigated by the fact that there are 2 small 2 bedroom units and a single 1 bedroom unit..

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

This project is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional upgraded residential and commercial spaces within downtown Grand Island.

### **Time Frame for Development**

Development of this project is anticipated to be completed October 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 \$123,400 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 \$721,465.on TIF eligible activities in excess of other grants given.



## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

Business Name:

Living Waters LLC

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Address:

320 Sunflower Circle, Grand Island NE 68803

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Telephone No.: 308-390-5925 Fax No.: \_\_\_\_\_

Email: m3joslyn@gmail.com

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Contact:

Michaela Goosic

---

Application Submission Date: 7/1/22

Brief Description of Applicant's Business:

Real-estate developer

Legal Description/Address of Proposed Project

ORIGINAL TOWN S 44.5' LT 5 BLK 55

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Community Redevelopment Area Number

1

Present Ownership Proposed Project Site:  
Living Waters LLC

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.  
Commercial/residential mixed use building, see attached

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ _____
B. Building	\$ <u>390,000</u>

Construction Costs:

A. Renovation or Building Costs:	\$ <u>401,573</u>
B. On-Site Improvements:	
Sewer	\$ _____
Water	\$ _____
Electric	\$ _____
Gas	\$ _____
Public Streets/Sidewalks	\$ _____
Private Streets	\$ _____
Trails	\$ _____
Grading/Dirtwork/Fill	\$ _____
Demolition	\$ _____

Other	\$ _____
<b>Total</b>	\$ <u>401,573</u>
<u>Soft Costs:</u>	
A. Architectural & Engineering Fees:	\$ <u>7,900</u>
B. Financing Fees:	\$ <u>11,813</u>
C. Legal	\$ <u>13,500</u>
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ <u>20,079</u>
G. Other (Please Specify)	\$ _____
TOTAL	\$ <u>53,291</u>

Total Estimated Market Value at Completion: \$ \_\_\_\_\_

Source for Estimated Market Value Empire Development/Current Appraisals

Source of Financing:

A. Developer Equity:	\$ <u>157,090</u>
B. Commercial Bank Loan:	\$ <u>687,774</u>
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 \$ 844,864

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:  
 Living Waters LLC, 320 Sunflower Circle, Grand Island NE 68803  
 Mike Spilinek, Olsson Associates 201 E. Second Street Grand Island, NE 68801  
 Architect: Toby Gay, Gay and Associates, 1470 31<sup>st</sup> ave. Columbus Ne 68601

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

Project Construction Schedule:

Construction Start Date:

Oct 22

Construction Completion Date:

Oct 23

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:

Living Waters LLC is asking for \$123,400 worth of tax increment financing. The TIF funds will be used to make the project a success.

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

As the attached proforma's show, given the risk of today's markets, without TIF the project does not have a high enough return (see the DSCR on the attached proforma) for the risk that is being taken.

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:

N/A

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



**PROFORMA 124 W 3rd With TIF**

**USE OF FUNDS**

	TOTAL
PURCHASE OF BUILDING	\$390,000
CONSTRUCTION	\$401,573
CONTINGENCY	\$20,079
TENANT ALLOWANCE	\$0
ARCHITECT/ENGINEER	\$7,900
SOFT COSTS	\$25,313
 TOTAL	 \$844,864

**SOURCE OF FUNDS**

BANK	\$687,774
Façade Grant	\$0
X	\$0
X	\$0
X	\$0
OWNER EQUITY (20% of appraised value)	\$157,090
 TOTAL	 \$844,864

**OPERATING PROFORMA**

ANNUAL RENTAL INCOME			Annual	Monthly
	s.f.	\$/s.f.		
Commercial	2946	15	\$44,190	\$3,683
Basement	2946	3	\$8,838	\$737
Residential	2970	15	\$44,550	\$3,713
<hr/>				
GROSS INCOME			\$97,578	

<b>DSCR</b>	<b>1.20</b>	<b>VACANCY</b>	\$2,927	3.0%
		<b>EXPENSES</b>	\$12,179	12.5%
			<u>\$15,106</u>	
		<b>NET OPERATING INCOME</b>	\$82,472	
		<b>DEBT SERVICE</b>	\$68,536	
		<b>CASH FLOW</b>	<u>\$13,936</u>	

**EXPENSES**

Property Taxes	\$3,862
BID Taxes	\$432
Parking Taxes	\$330
Insurance	\$1,700
Utilities	\$0
Management	\$2,927
Maintnance	\$2,927
 Total	 \$12,179

**Debt Service**

Loan amount	\$ 687,774
Annual interest rate	5.750%
Loan period in years	15
 Monthly payment	 \$ 5,711

**Soft costs**

TIF fee	\$7,000
Consultant	\$3,500
Interest	\$11,813
Misc	\$3,000
	<u>\$25,313</u>

**Construction**

S.F.	\$/S.F.	
2970	\$135	\$401,573

<b>Cap Rate</b>	10.5%
<b>NOI</b>	\$82,472
<b>Appraisal</b>	\$785,449
<b>LTV 20%</b>	\$157,090
<b>Equity</b>	\$97,675
<b>Cash</b>	\$59,415

**PROFORMA 124 W 3rd Without TIF**

**USE OF FUNDS**

	TOTAL
PURCHASE OF BUILDING	\$390,000
CONSTRUCTION	\$401,573
CONTINGENCY	\$20,079
TENANT ALLOWANCE	\$0
ARCHITECT/ENGINEER	\$7,900
SOFT COSTS	\$25,313
 TOTAL	 \$844,864

**SOURCE OF FUNDS**

BANK	\$703,444
Façade Grant	\$0
X	\$0
X	\$0
X	\$0
OWNER EQUITY (20% of appraised value)	\$141,420
 TOTAL	 \$844,864

**OPERATING PROFORMA**

ANNUAL RENTAL INCOME				Annual	Monthly
	s.f.	\$/s.f.			
Commercial	2946	15	\$44,190		\$3,683
Basement	2946	3	\$8,838		\$737
Residential	2970	15	\$44,550		\$3,713
<hr/>					
GROSS INCOME			\$97,578		
				<b>VACANCY</b>	\$2,927      3.0%
				<b>EXPENSES</b>	\$20,405      20.9%
					<u>\$23,333</u>
				<b>NET OPERATING INCOME</b>	\$74,245
				<b>DEBT SERVICE</b>	\$70,098
				<b>CASH FLOW</b>	\$4,148

**DSCR      1.06**

**EXPENSES**

Property Taxes	\$12,089
BID Taxes	\$432
Parking Taxes	\$330
Insurance	\$1,700
Utilities	\$0
Management	\$2,927
Maintnance	\$2,927
 Total	 \$20,405

**Debt Service**

Loan amount	\$703,444
Annual interest rate	5.750%
Loan period in years	15
 Monthly payment	 \$ 5,841

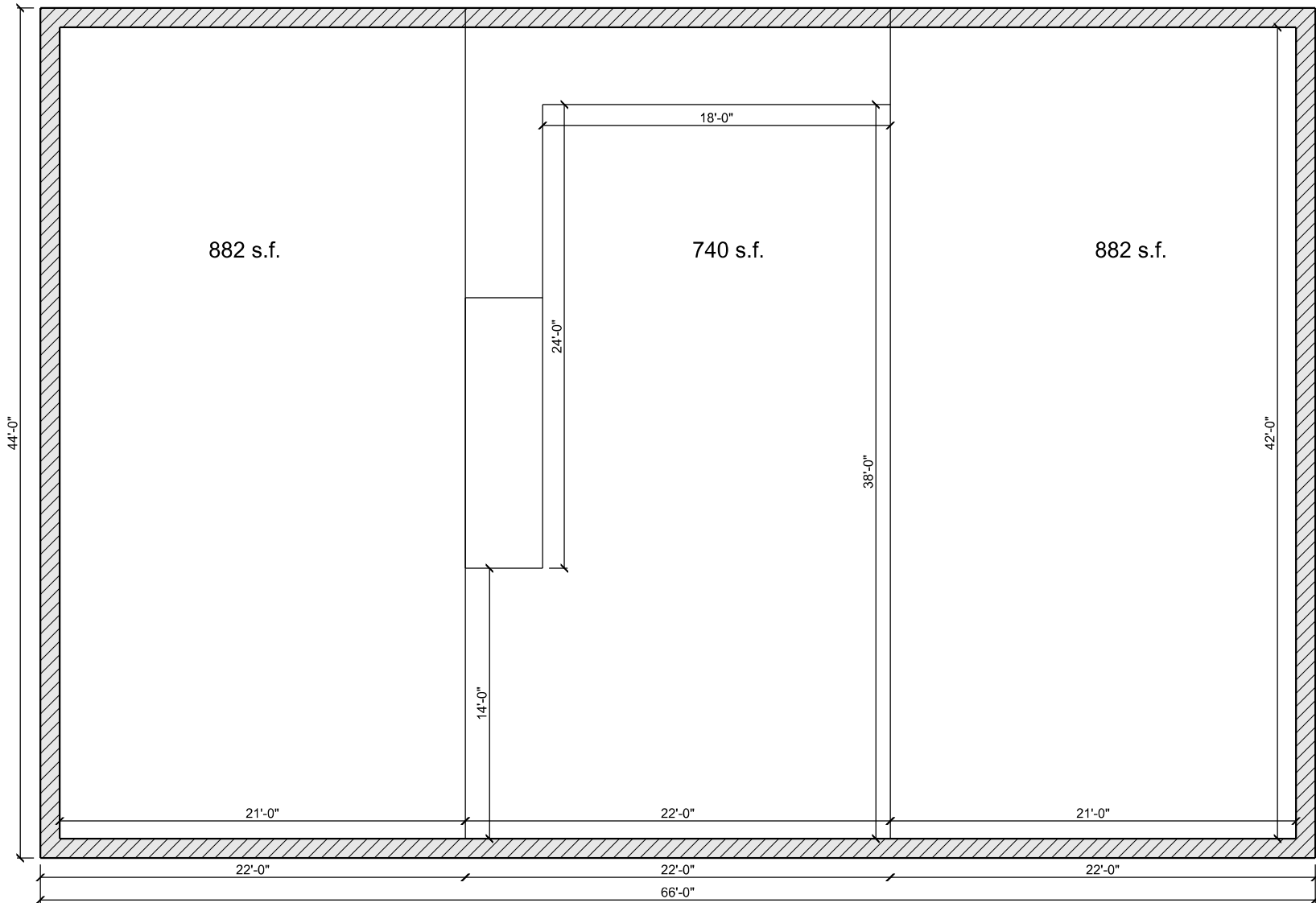
**Soft costs**

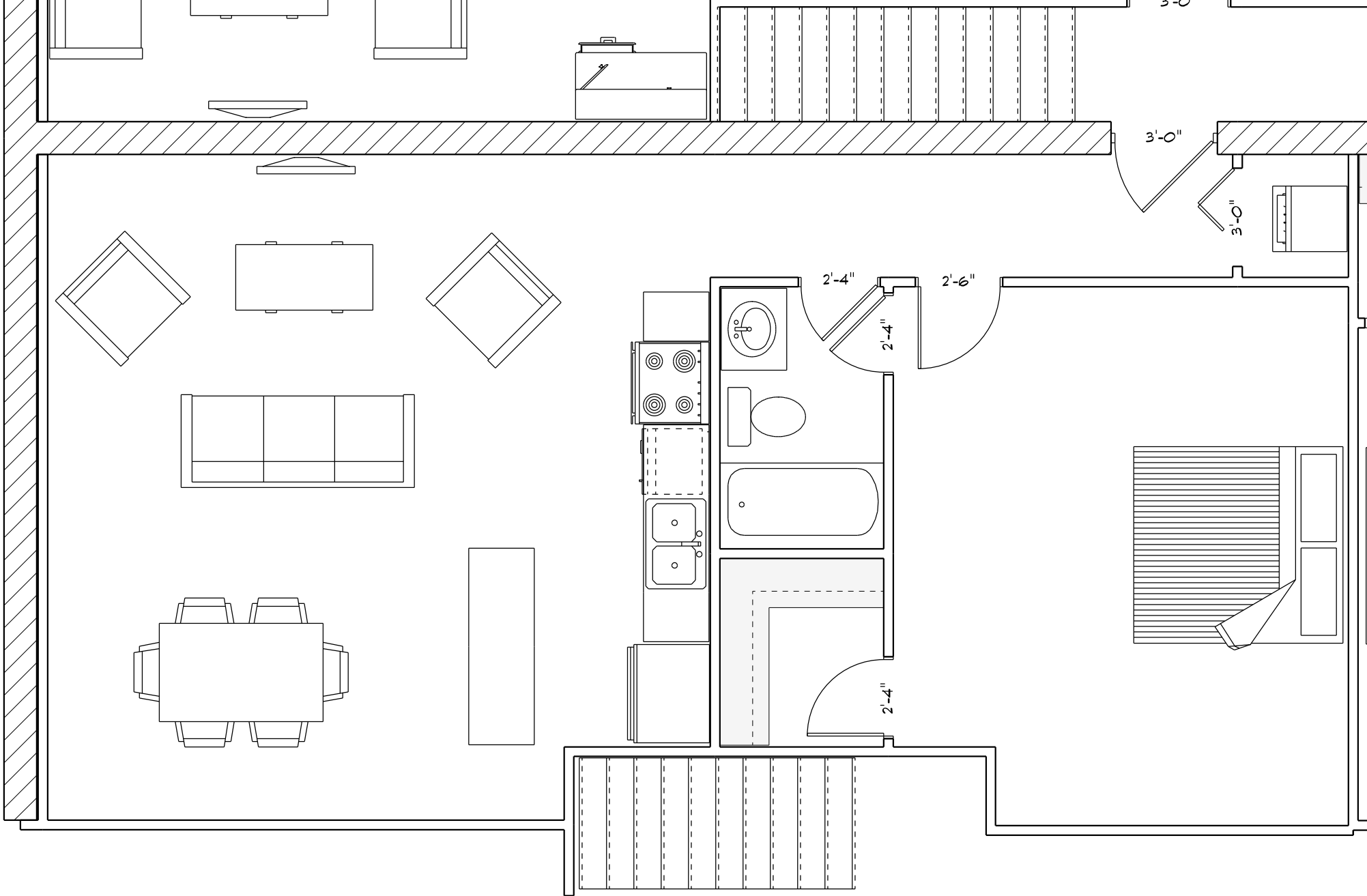
TIF fee	\$7,000
Consultant	\$3,500
Interest	\$11,813
Misc	\$3,000
	\$25,313

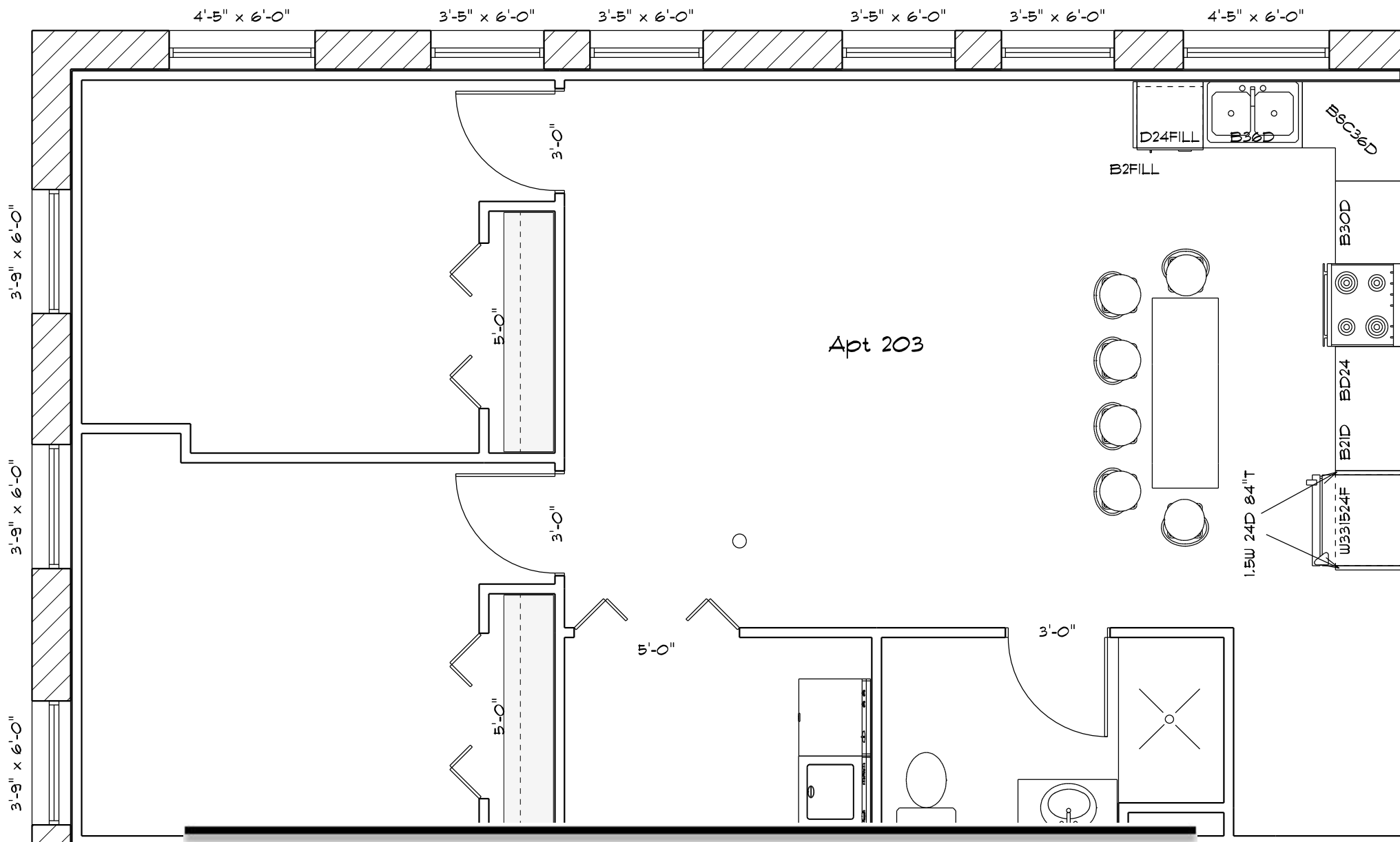
**Construction**

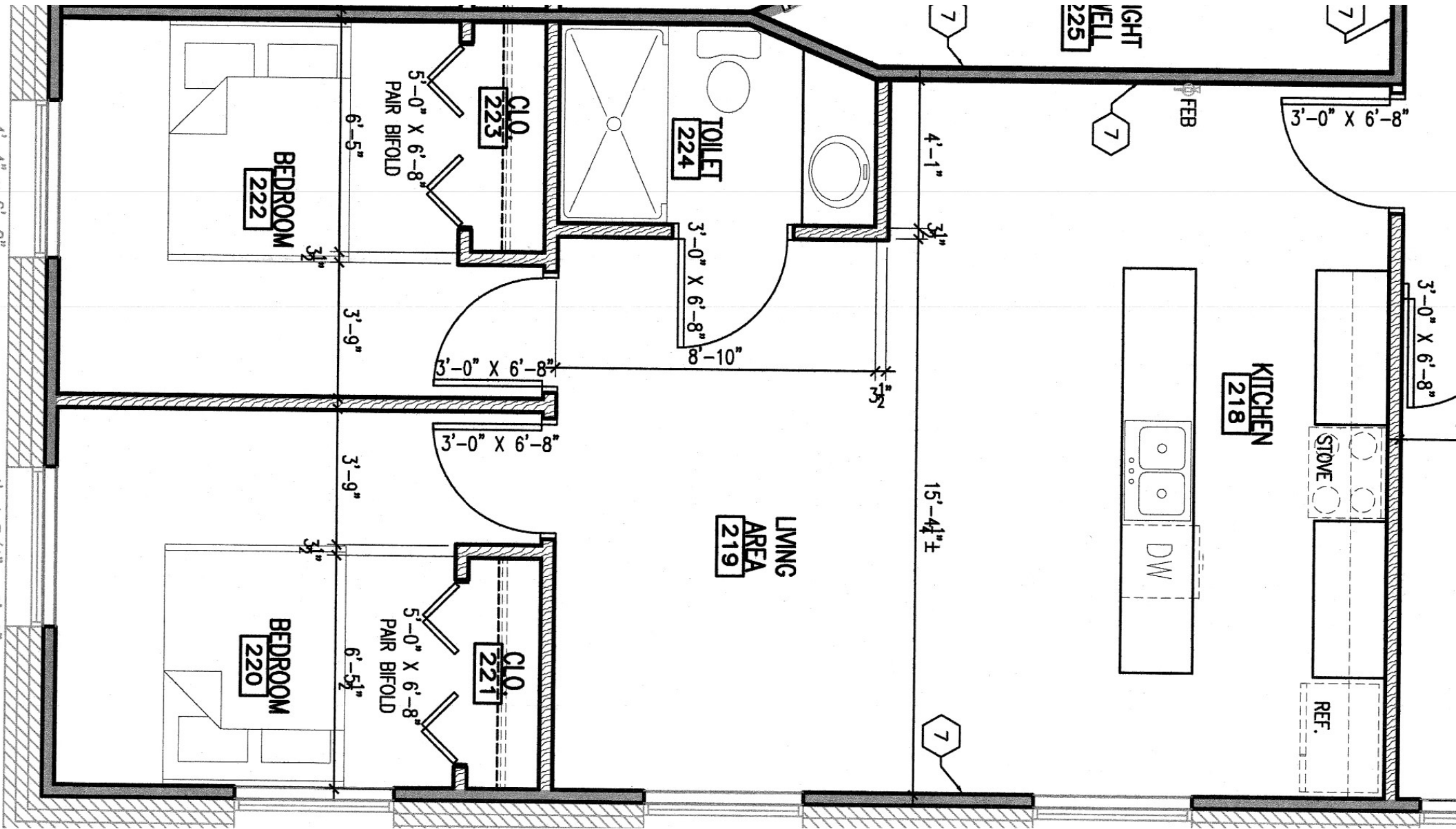
S.F.	\$/S.F.	
2970	\$135	\$401,573

<b>Cap Rate</b>	10.5%
<b>NOI</b>	\$74,245
<b>Appraisal</b>	\$707,100
<b>LTV 20%</b>	\$141,420
<b>Equity</b>	\$3,656
<b>Cash</b>	\$137,764









Estimated Project Costs:

Acquisition Costs:

A. Land	\$0
<b>B. Building</b>	<b>\$390,000</b>

Construction Costs:

A. Renovation or Building Costs:	\$401,573
B. On-Site Improvements:	
Sewer	\$0
Water	\$0
Electric	\$0
Gas	\$0
Public Streets/Sidewalks	\$0
Private Streets	\$0
Trails	\$0
Grading/Dirtwork/Fill	\$0
Demolition	\$0
Other: Parks/Public Space	\$0
Total	\$401,573

Soft Costs:

A. Architectural & Engineering Fees:	\$7,900	
B. Financing Fees: Construction	\$11,813	
C. Legal	\$13,500	
D. Developer Fees:	\$0	
E. Audit Fees	\$0	
F. Contingency Reserves:	\$20,079	
G. Other: TIF fees/Misc fees	\$0	
	TOTAL	\$53,291

Total Estimated Market Value at Completion: \$785,449

Source of Financing:

A. Developer Equity:	\$	157,090
B. Commercial Bank Loan:	\$	687,774
E. Tax Increment Assistance:	\$	-
H. Other: Façade grant	\$	-
Total	\$	844,864

**Resolution Number 2022-13**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

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

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), referred the amendment of the Redevelopment Plan for CRA Area 1 requested by Living Waters LLC to the Hall County Regional Planning Commission, (the "Commission") for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"); and

**WHEREAS**, the Commission held a public hearing on the proposed plan on September 7, 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 August 20<sup>th</sup> and Saturday 27<sup>th</sup>, 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:** September 7, 2022

**HALL COUNTY REGIONAL PLANNING COMMISSION**

ATTEST:

By:   
Chair

By:   
Secretary

Secretary





# Community Redevelopment Authority (CRA)

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

## **Item I3**

**Redevelopment Plan Amendment CRA Area 34 - KER Enterprises  
LLC**

Staff Contact:

**Redevelopment Plan Amendment  
Grand Island CRA Area 34  
September 2022**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 34 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific commercial project in Area 34.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT OF LOT 1 OF CRANE VALLEY NINTHS SUBDIVISION, APPROXIMATELY 5.6 ACRES OF PROPERTY LOCATED FAIDLEY AVENUE AND EAST OF CLAUDE ROAD IN GRAND ISLAND FOR A COMMERCIAL PURPOSES INCLUDING A FAMILY ENTERTAINMENT CENTER.

The use of Tax Increment Financing to aid in redevelopment expenses associated with acquisition, site work and planning for the development of a family entertainment center offering miniature golf, axe throwing, duck-pin bowling, laser tag, a redemption arcade and party rooms. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable.

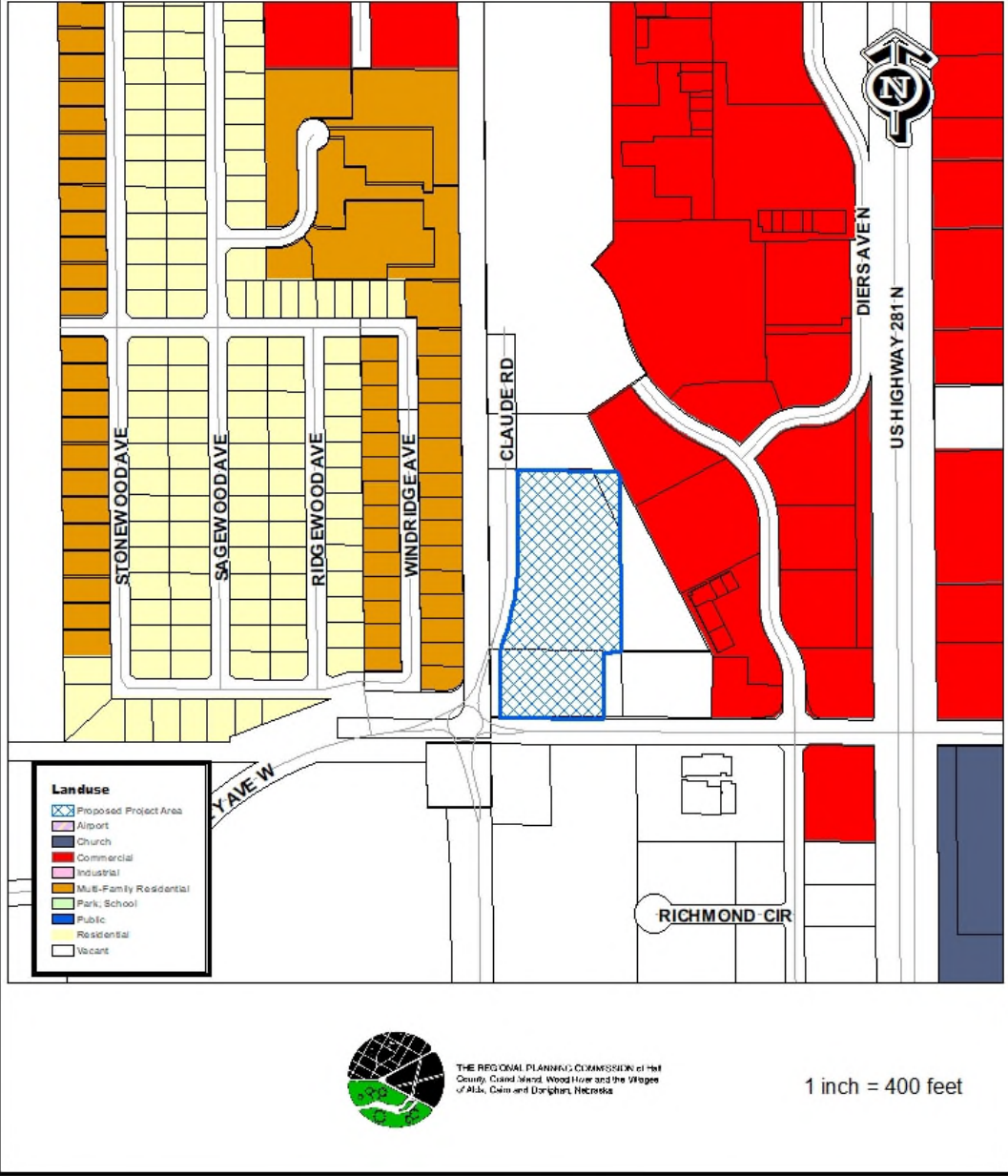
KER Enterprises LLC has purchased this property with the intent to develop it for the stated purpose. This project is in CRA Area 34 and a portion of the tax increment generated will be retained by the CRA to aid in the construction of Claude Road between Faidley Avenue and State Street. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with this project. 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:** Lot 1 of Crane Valley Ninth Subdivision in the City of Grand Island, Nebraska (PID 400416174)

**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 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 development of the property for 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. The plan anticipates that each phase of the development will constitute new effective date for the purposes of determining the period of fifteen years. 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 September 28, 2021.[§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 redevelop the property 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 2023-02 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:***

This Redevelopment Plan for Area 34 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

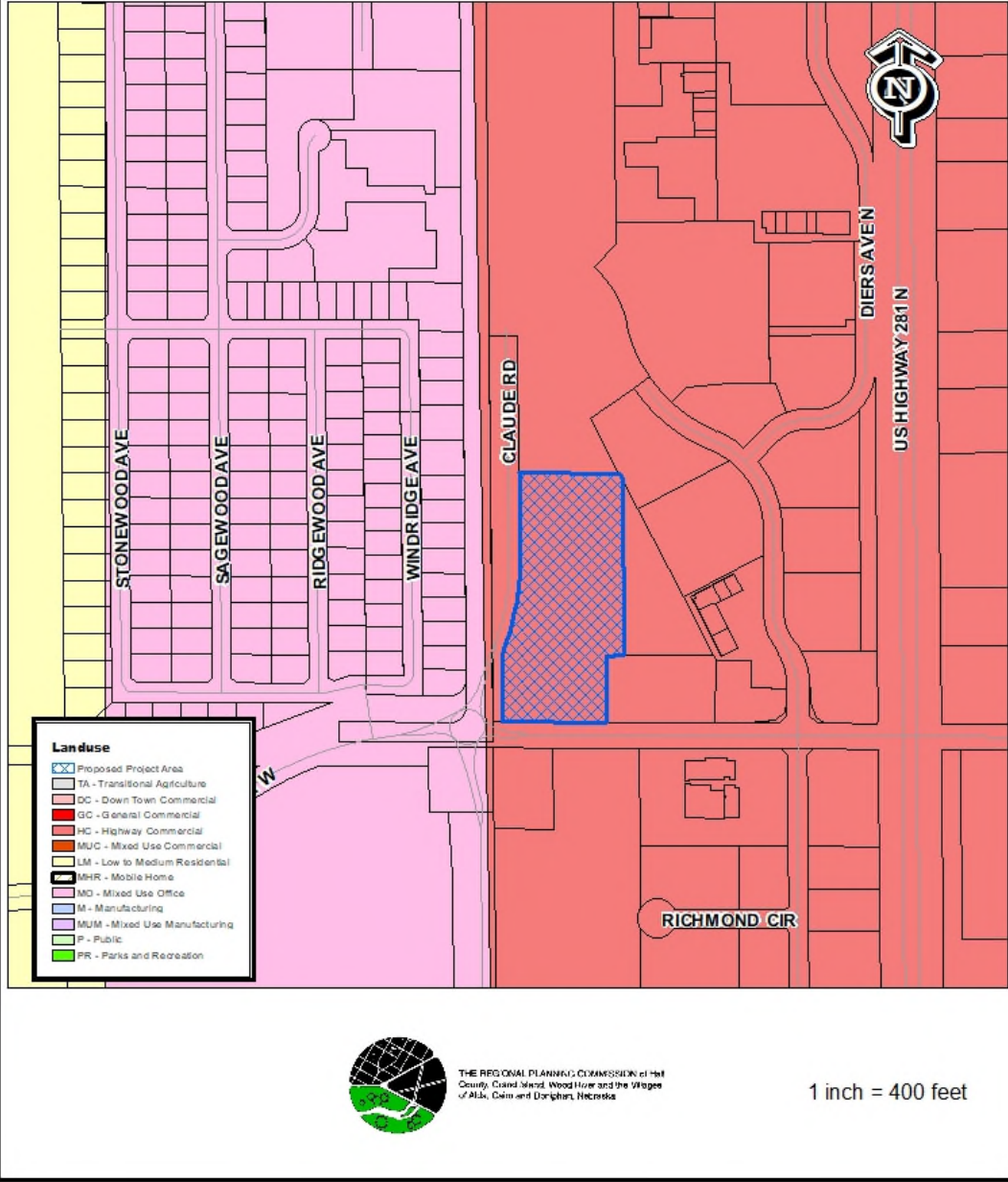
***b. Demolition and Removal of Structures:***

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 commercial development. 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)]

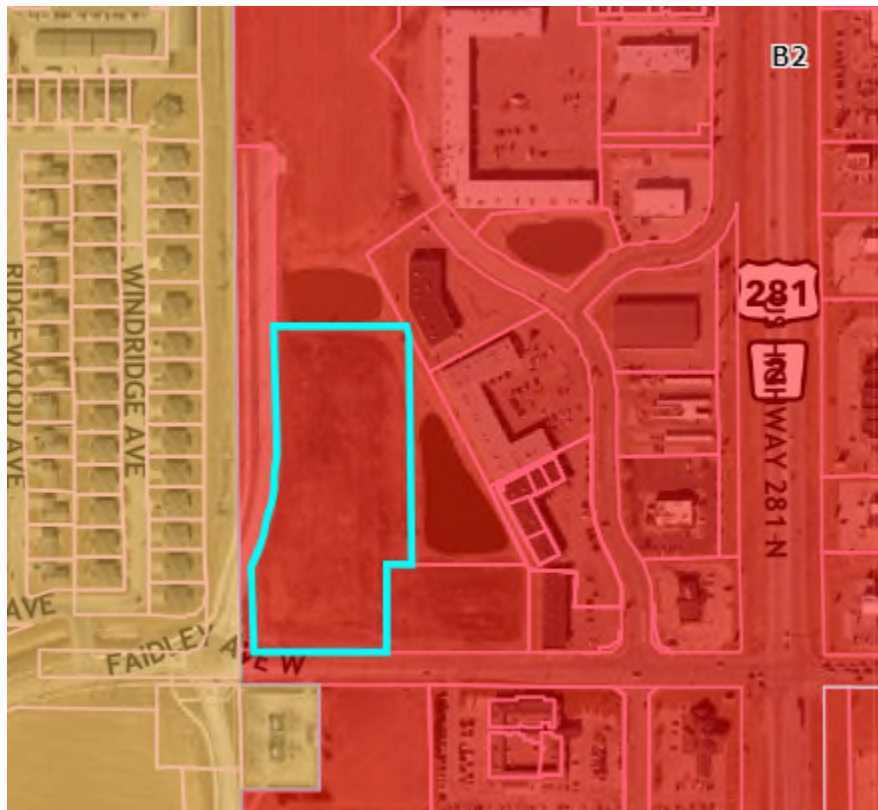
**TAX INCREMENT FINANCING - PROJECT SITE  
FUTURE LANDUSE MAP**



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 B2 General Business. The future land use map calls for commercial uses at this location. No new utilities are anticipated and needed to support this project. This project will be used in part to fund portions of Claude Road north of this location up to State Street. Up to 25% of the total tax increment generated by this project will be dedicated to paying for those improvements. No changes are anticipated in building codes or other ordinances. No other planning changes contemplated. [§18-2103(b) and §18-2111]



Current Zoning on the Site

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

The B2 zoning district allows for a wide variety of commercial uses including entertainment centers like the one proposed. The minimum lot size in the B2 zone is 3000 square feet and the maximum ground coverage is 100%. *Appendix A of this plan includes the developer's vision for the development.* [§18-2103(b) and §18-2111]



*f. Additional Public Facilities or Utilities*

Sanitary sewer and water are available to support this development. Both sanitary sewer and water will need to be extended throughout the site. TIF revenues will be used to offset the cost of these public utility improvements.

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 \$1,253,335 as an eligible expense. The estimated costs of utilities including sewer and water is \$400,295. Streets and drainage are estimated at \$299,760. Sitework and grading are estimated at \$397,490. Planning activities including engineering, architecture, legal fees and government fees are estimated at \$186,461. The total of the eligible expenses for this project is estimated by the developer at \$2,537,341.

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 \$1,420,596 from the proceeds of the TIF. The project will include the project as describe in this plan and costs associated with building Claude Road between this property and State Street. The revenues shall be split with 75% dedicated to the entertainment center project paid to the developer and 25% dedicated to Claude Road and paid to the city for those expenses. 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. 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 providing for the development of Claude Road and reducing congestion along Diers Avenue 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 commercial build out will occur before the end of 2023. Claude Road will be extended as is feasible and budget permits. Excess valuation should be available 15 years beginning with the 2024 tax year.

**9. Justification of Project**

Family entertainment options are somewhat limited in Grand Island and this has been exacerbated with the loss of Skate Island and the entertainment options at that facility. This is an opportunity to encourage new uses that will increase tourism opportunities and capture local entertainment dollars.

**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 \$1,420,596 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. The project should generate an additional \$473,532 that will be available to the City for improvements in the Claude Road corridor. This investment by the Authority will leverage \$5,917,138 in private sector financing and investment; a private investment of \$4.17 for every TIF dollar invested. In addition, over \$440,000 will be generated for Claude Road.

Use of Funds Description	Source of funds		
	TIF Funds	Private Funds	Total
Site Acquisition	\$1,253,335		\$1,253,335
Building Costs		\$4,434,755	\$4,434,755
Sewer		\$10,370	\$10,370
Water		\$316,315	\$316,315
Electric		\$73,610	\$73,610
Public Streets/ sidewalks		\$299,760	\$299,760
Site prep/ Dirt work	\$167,261	\$230,229	\$397,490
Planning (Arch. & Eng.)		\$167,500	\$167,500
Financing fees/ audit		\$365,638	\$365,638
Legal/ TIF contract		\$11,461	\$11,461
Other		\$7,500	\$7,500
25% for Claude Road	\$473,532		
<b>Total</b>	<b>\$1,894,128</b>	<b>\$5,917,138</b>	<b>\$7,337,734</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2023 valuation of approximately \$375,297. Based on the 2021 levy this would result in a real property tax of approximately \$8,138. It is anticipated that the assessed value will increase by \$5,823,482 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$126,275 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 2023 assessed value:	\$	375,297
Estimated value after completion	\$	6,198,779
Increment value	\$	5,823,482
Annual TIF generated (estimated)	\$	126,275
TIF bond issue	\$	1,894,128

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

The redevelopment project area currently has an estimated valuation of \$375,297. The proposed redevelopment will create additional valuation of \$5,823,482. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing provide for the development and construction of Claude Road. The tax shift from this project will be equal to the total of the bond principal of \$1,894,128 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 not result additional students for Grand Island Public Schools. 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 development is expected to result in 9 full time staff and 55-60 part time employees to staff the facility.

***(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.

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

This development is not expected to have any direct impact on student populations as it does not involve residential uses.

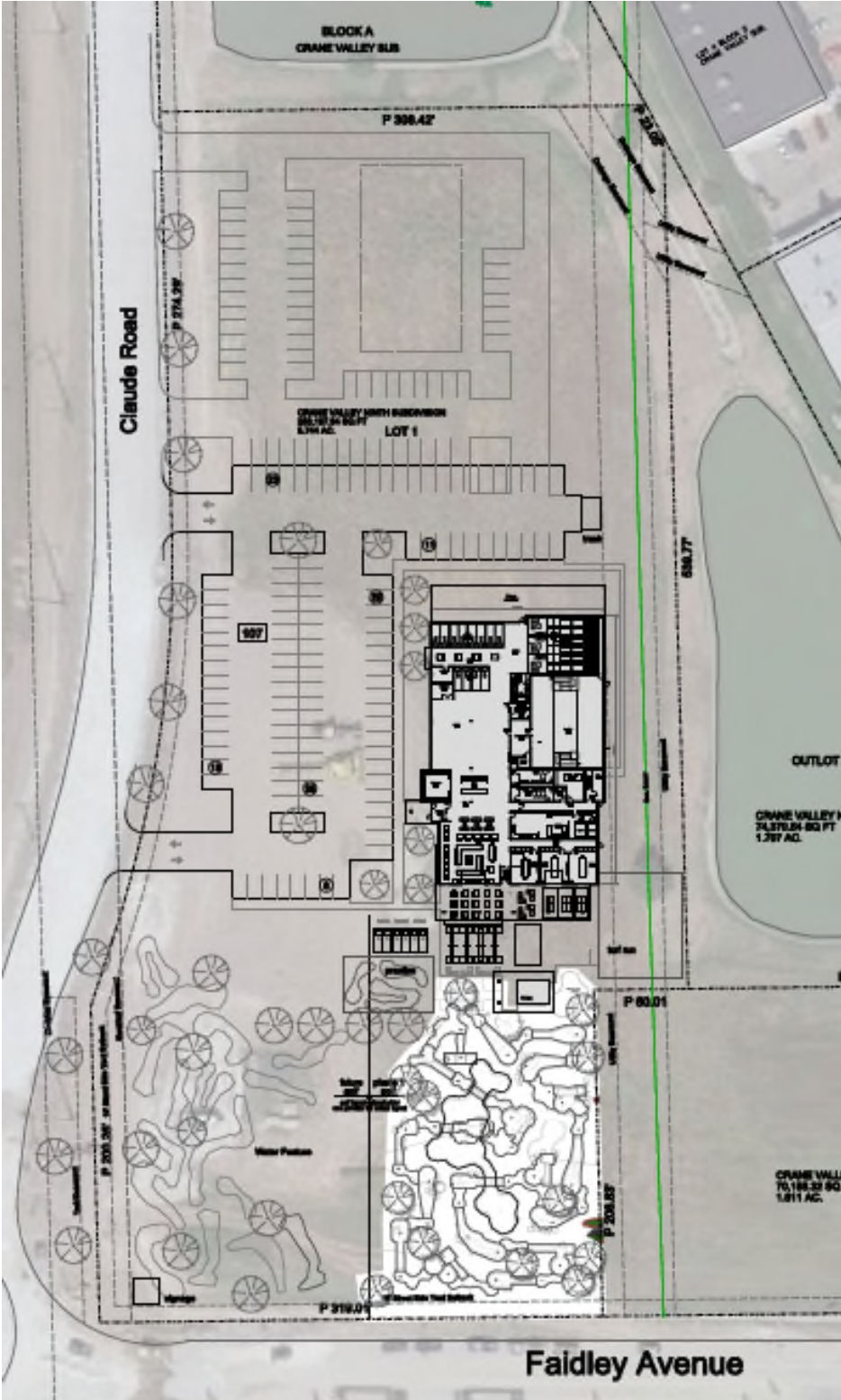
*(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.*

Twenty Five percent of the increment generated approximately \$440,000 will be made available to the City of Grand Island for the development of Claude Road to the north and west of this property.

### **Time Frame for Development**

Development of this project is anticipated to be completed 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 or a base amount of \$1,894,128 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 \$2,500,000 on TIF eligible activities without including City expenditures on Claude Road.

Appendix A  
Site Plan for Development





## **BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST**

### **Project Redeveloper Information**

Business Name:

**KER ENTERPRISES, LLC**

Address:

**605 SANDALWOOD DR, GRAND ISLAND, NE 68803**

Telephone No.: **308-379-5125**

Fax No.: \_\_\_\_\_

Email: **KISSLER.BRAD@GMAIL.COM**

Contact:

**BRAD KISSLER**

Application Submission Date: \_\_\_\_\_

### **Brief Description of Applicant's Business:**

KER Enterprises, LLC is organized as a Nebraska LLC. Subsequent to the project's completion, which is pending this Tax Increment Financing application (TIF) approval, the company and affiliates will operate Castaways Entertainment Center, a family fun center. The facility will include a restaurant/bar area, miniature golf, axe throwing, duck-pin bowling, laser tag, redemption arcade, and party rooms.

### **Legal Description/Address of Proposed Project**

**Crane Valley Ninth Sub Lot 1, Hall County Nebraska (Parcel 0400416174)**

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

Present Ownership Proposed Project Site:  
KER Enterprises, LLC

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.

Building square footage will be approximately 20,000 square feet

Parking square footage will be approximately 35,781 square feet for 111 parking stalls

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 1,253,335
B. Building	\$ _____

Construction Costs:

A. Renovation or Building Costs:	\$ 4,434,755
B. On-Site Improvements:	
Sewer	\$ 10,370
Water	\$ 316,315
Electric	\$ 73,610
Gas	\$ _____
Public Streets/Sidewalks	\$ _____

Private Streets	\$ 299,760
Trails	\$ _____
Grading/Dirtwork/Fill	\$ 397,490
Demolition	\$ _____
Other	\$ _____
<b>Total</b>	<b>\$ 6,785,635</b>

**Soft Costs:**

A. Architectural & Engineering Fees:	\$ 167,500
B. Financing Fees:	\$ 365,638
C. Legal	\$ 11,461
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)      Accounting	\$ 7,500
<b>TOTAL</b>	<b>\$ 7,337,734</b>

Total Estimated Market Value at Completion: \$ 6,737,800

Source for Estimated Market Value Market value arrived at using the lesser of cost or estimated assessed value provided by Hall County Assessor

**Source of Financing:**

A. Developer Equity:	\$ 603,400
B. Commercial Bank Loan:	\$ 4,840,206
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:      See Note 1	\$ 1,894,128
F. Enhanced Employment Area	\$ _____

Form Updated 7-25-2019cn Note 1: TIF requested at zero percent lending rate is \$1,894,128. After applying a 5.5% lending rate on a 15-year term note with monthly payments the principal amount is \$1,287,865 (interest component is \$606,263).



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

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

Peace Studio Architects  
 1835 Kings Hwy, Suite B  
 Lincoln, NE 68502

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

\$126,275 - See Exhibit B

**Project Construction Schedule:**

Construction Start Date:  
November 1, 2022

Construction Completion Date:  
March 31, 2024

**If Phased Project:**

<u>N/A</u>	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma    See Exhibit C

XIII. Please Attach Annual Income & Expense Pro Forma    See Exhibit D

(With Appropriate Schedules)

### **TAX INCREMENT FINANCING REQUEST INFORMATION**

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

\$1,894,128 of tax increment financing (based on a 0% lending rate) is being requested to assist in the construction of the Castaways Entertainment Center located in the Crane Valley Subdivision of Hall County, which is intended to provide entertainment for the entire family. The project involves the construction of one large building, as well as concrete work for foundations and access areas, appropriate sewer and electrical hookups to the city water and electric facilities. Further significant costs will be incurred in setting up individual sections of the overall facility for the differing entertainment activities

The TIF funds will enable the project to be undertaken and will result in vast improvements to the current location and localized area in Grand Island, NE, affording family entertainment for both the community and outside-community visitors.

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

Tax increment financing is an integral and essential component to the project completion, which is contingent upon receipt of the expected tax increment assistance. Feasibility is dependent on TIF funds that will enable the creation of adequate economics in operating the new development at a competitive rate in the specified area (See Exhibit E for the capitalization rate analysis.)

**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:**

Home Federal Bank  
221 S Locust St  
Grand Island, NE 68801  
308-382-4000

CMBA Architects  
208 N Pine St #301  
Grand Island, NE 68801  
308-384-4444

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

**KER Enterprises, LLC  
Tax Increment Financing Request  
Estimated Real Estate Taxes on Project Site Upon Completion of Project**

**Existing Assessed Value and Real Estate Tax on Project Site**

Parcel Number	Assessed Value (2022)			Taxes	Sq Feet	Mil Rate
	Improvements	Land	Total			
400416174	-	375,297	375,297	8,137.86	250,198	2.1683786%

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

	<u>2022 Assessment</u>	<u>Note 1 Limitation</u>
2022 taxes assessed on site prior to project commencement	8,138	
Divided by base assessed value	<u>375,297</u>	
Estimated tax rate	2.168380%	
Projected costs increasing taxable value	5,823,482	
Less base assessed on demolished building(s)	-	
Projected increase in taxable value (TIF Increment)	<u>5,823,482</u>	
Base assessed value	<u>375,297</u>	
Proposed assessed value	<u>6,198,779</u>	
Estimated annual real estate tax after project completion	134,413	
Less existing annual real estate tax	<u>(8,138)</u>	
Estimated increase in annual real estate tax	126,275	157,989
	<u>15</u>	<u>15</u>
Requested TIF assistance at zero percent lending rate	1,894,128	2,369,841
Principal debt service at indicated rate	<u>Rate</u>	<u>Principal</u>
With annual note payments	PVA 5.50%	<u>1,267,498</u>
With monthly note payments	PVA 5.50%	<u>1,287,865</u>
		<u>1,585,831</u>
		<u>1,611,314</u>

**Notes:**

- 1.) This column represents requested financing in the event the tax increment over 15 years exceeds actual qualified TIF costs. Requested TIF assistance is limited to qualified costs.

**Exhibit B**

**KER Enterprises, LLC  
Project Cost Summary**

Description	Total	TIF Qualified (Q) Non-Qualified (NQ)
TIF non-qualified general conditions	2,160,585	NQ
TIF qualified sitework	397,490	Q
TIF non-qualified sitework	108,680	NQ
Subtotal	<u>506,170</u>	
TIF qualified concrete	299,760	Q
TIF non-qualified concrete	314,600	NQ
Subtotal	<u>614,360</u>	
Metals	444,000	NQ
Overhead doors	18,700	NQ
Hollow metal door	112,050	NQ
Drywall	303,000	NQ
Painting	93,000	NQ
TIF qualified plumbing	326,685	Q
TIF non-qualified plumbing	226,920	NQ
Subtotal	<u>553,605</u>	
TIF qualified electrical	73,610	Q
TIF non-qualified electrical	820,720	NQ
Subtotal	<u>894,330</u>	
Total project costs per construction pro-forma	<u>5,699,800</u>	
Other costs:		
Land	1,253,335	Q
Financing	365,638	NQ
Legal & accounting	18,961	Q
Total project costs	<u>7,337,734</u>	
Total TIF qualified costs (Q)	2,369,841	
Total TIF non-qualified costs (NQ)	4,967,893	
Total project costs	<u>7,337,734</u>	

**Exhibit C**

**KER Enterprises, LLC  
Tax Increment Financing Application  
Capitalization Rate Analysis**

	<u>With Tax Increment Financing</u>	<u>Without Tax Increment Financing</u>
Net cash receipts (disbursements)	(330,423)	(456,698)
Add back: debt service	<u>575,862</u>	<u>575,862</u>
Net operating income	245,439	119,164
 Divided by fair market value	 6,737,803	 6,737,803
Equals capitalization rate	3.64%	1.77%

**Exhibit E**

**KER Enterprises, LLC**

**PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER VARIOUS TAX INCREMENT FINANCING  
SCENARIOS DETAILED IN NOTE A – CASH BASIS**

**Twelve Months Ending After Project Completion**

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PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER VARIOUS TAX INCREMENT FINANCING SCENARIOS DETAILED IN NOTE A – CASH BASIS	5
SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS	6



## INTRODUCTION

The projection in this illustration presents the entity's, KER Enterprises, LLC's, projected receipts and disbursements under the hypothetical assumptions in Note A on the cash basis for the twelve months ending after project completion.

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To Management of  
KER Enterprises, LLC  
Grand Island, NE

Management is responsible for the accompanying projection of KER Enterprises, LLC, which comprise projected statements of receipts and disbursements under various tax increment financing scenarios detailed in Note A – cash basis of KER Enterprises, LLC (see introduction), for the twelve months ending after project completion, and the related summaries of significant assumptions in accordance with guidelines for the presentation of a projection established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the projection nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this projection.

Even if the tax increment financing (TIF) scenarios outlined occurs, the projected results may not be achieved, as there will usually be differences between the projection and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Management has elected to omit substantially all disclosures and the summary of significant accounting policies required by the guidelines for presentation of a projection established by the AICPA other than those related to the significant assumptions. If the omitted disclosures and accounting policies were included in the projection, they might influence the user's conclusions about KER Enterprises, LLC's net cash receipts and disbursements for the projection period. Accordingly, this projection is not designed for those who are not informed about such matters.

The accompanying projection and this report are intended solely for the information and use of KER Enterprises, LLC, the Grand Island Community Redevelopment Authority, the Grand Island City Council, and certain individuals and organizations involved in the tax increment financing application process and are not intended to be and should not be used by anyone other than these specified parties.

Grand Island, NE  
September 1, 2022

## KER Enterprises, LLC

### PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER VARIOUS TAX INCREMENT FINANCING SCENARIOS DETAILED IN NOTE A - CASH BASIS

#### Twelve Months Ending After Project Completion

	With Tax Increment Financing	Without Tax Increment Financing
<b>Gross Taxable Income:</b>		
Gross Revenue	\$ 954,861	\$ 954,861
Tax increment financing (TIF) revenue	126,275	-
	1,081,136	954,861
<b>Tax Deductions:</b>		
Interest expense - TIF debt	69,413	-
Interest expense - Non-TIF debt	295,715	365,128
Real estate tax (existing)	8,138	8,138
Real estate tax (TIF increment)	126,275	126,275
Real estate tax (increment in excess of allowed TIF qualified costs)	-	-
Cost of Goods Sold	104,741	104,741
Utilities	18,700	18,700
Insurance	24,000	24,000
Professional Services	4,500	4,500
Wages	173,485	173,485
Other cash expenses	375,858	375,858
Depreciation and amortization	140,059	140,059
	1,340,884	1,340,884
Taxable loss	(259,748)	(386,023)
<b>Adjustments to Arrive at Net Cash Receipts (Disbursements)</b>		
Depreciation & amortization	140,059	140,059
Principal debt service - TIF	(56,862)	-
Principal debt service - Non-TIF	(153,872)	(210,734)
	(70,675)	(70,675)
Net cash receipts	\$ (330,423)	\$ (456,698)

See the summary of significant projection  
assumptions and the independent accountants' compilation report.  
Schroeder & Schreiner, P.C.

## **KER Enterprises, LLC**

### **SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS**

#### **Twelve Months Ending After Project Completion**

##### **NOTE A – NATURE AND LIMITATION OF PROJECTIONS**

The accompanying projection presents, to the best of KER Enterprises, LLC's knowledge and belief, cash receipts and disbursements for the twelve months ending after project completion to be generated by and entertainment establishment located in Grand Island, Nebraska. Stated cash receipts and disbursements are intended to convey results of operations after the anticipated 2024 completion of phase 1 of the project, assuming funding of the estimated construction and acquisition costs of \$7,337,734 both with, and in the absence of, tax increment financing assistance. The projection reflects their judgment as of September 1, 2022, the date of this projection, of the expected conditions and their expected course of action. Actual results are likely to differ from the projected results because events and circumstances frequently do not occur as expected. Those differences may be material. The assumptions disclosed herein are those that management believes are significant to the projections. The projected information was prepared for use in a tax increment financing request to the Grand Island Community Redevelopment Authority.

##### **NOTE B – BASIS OF ACCOUNTING**

The presentations of cash receipts and disbursements for the projection period and the twelve months ending after project completion portray results using the cash basis of accounting. The results of this basis differ from those using generally accepted accounting principles primarily because the cash basis does not recognize assets other than cash and the debt principal outstanding under the tax increment financing or construction or building loan(s).

##### **NOTE C – CASH RECEIPTS**

KER Enterprises, LLC and its affiliates will be the owner and operating entity for Cataways Entertainment Center, a family fun center. This projection considers only expected operating results from the first year of operation of building completion. Revenue has been determined based on the knowledge and experience of the owners of KER Enterprises, LLC (and related parties) in the operation of similar facilities in the same locale.

The projection includes two scenarios dependent on whether or not the tax increment financing (TIF) request is approved. In the event of TIF approval, KER Enterprises, LLC will receive additional TIF revenue from the County based on the anticipated increase in the assessed value generated by the proposed project and the additional real estate tax that increase will generate. Both the TIF financing and real estate taxes are subject to the final determination of assessed value.

##### **NOTE D – CASH DISBURSEMENTS**

Interest expense and principal debt service are based on the assumption that with the exception of any TIF financing assistance, the entire construction project will be financed through \$603,400 of capital contributions from the owners of KER Enterprises, LLC with additional debt incurred to cover the remaining anticipated construction and improvement costs.

See independent accountants' compilation report  
Schroeder & Schreiner, P.C.

## KER Enterprises, LLC

### SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS, Continued

#### Twelve Months Ending After Project Completion

##### NOTE D – CASH DISBURSEMENTS, Continued

TIF debt is based on an initial \$1,287,865 principal balance that can be serviced with the anticipated incremental real estate tax generated by the project. The loan is expected to have a 15-year term with scheduled monthly payments of \$10,523 (annual \$126,275) and an interest rate of approximately 5.5%. This debt reflects only that incurred to cover the first year after completion of the project.

The remaining construction and land acquisition costs, not funded through tax increment financing, will be satisfied with \$603,400 of capital contributions for land already owned and \$5,446,469 of bank debt for the residual obligation. All remaining non-TIF construction debt will have a 20-year term. All loans will have an annual interest rate of approximately 5.5%. Scenarios contemplating the denial of tax increment financing will assume bank debt replacing TIF financing at the same 15-year term and 5.5% annual interest rate as the equivalent TIF financing.

Projected real estate tax is expected to equal the current tax (for the 2022 year) plus additional tax generated by applying the current levy rate to the anticipated increase in assessed value to be generated by the construction project.

Projected costs for area water, sewer and utilities; insurance; repairs and maintenance; professional fees; and other costs are all based on the experience of KER Enterprises, LLC's members.

This projection estimates a taxable loss under all reporting scenarios. Accordingly, in anticipation of passive activity loss limitations restricting the use of said losses, no member distributions to cover estimated individual income tax (or contributions to reflect estimated income tax benefits) based on tax law provisions expected to be in effect during the projection period have been considered. Although not a cash expenditure, estimated depreciation has been calculated and included in the projection to arrive at net taxable income. Estimated capitalized costs are depreciated under the straight-line method for 39-year life building components.

See independent accountants' compilation report  
Schroeder & Schreiner, P.C.

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

**RESOLUTION NO. 405**

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

KER ENTERPRISES LLC-Castaways-Area 34

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

**RESOLUTION NO. 406**

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 34, from KER Enterprises LLC, (The "Developer") for redevelopment located in the Lot 1 of Crane Valley Ninth 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

KER ENTERPRISES LLC-Castaways-Area 34

**Exhibit 1**

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

KER ENTERPRISES LLC-Castaways-Area 34





# 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.

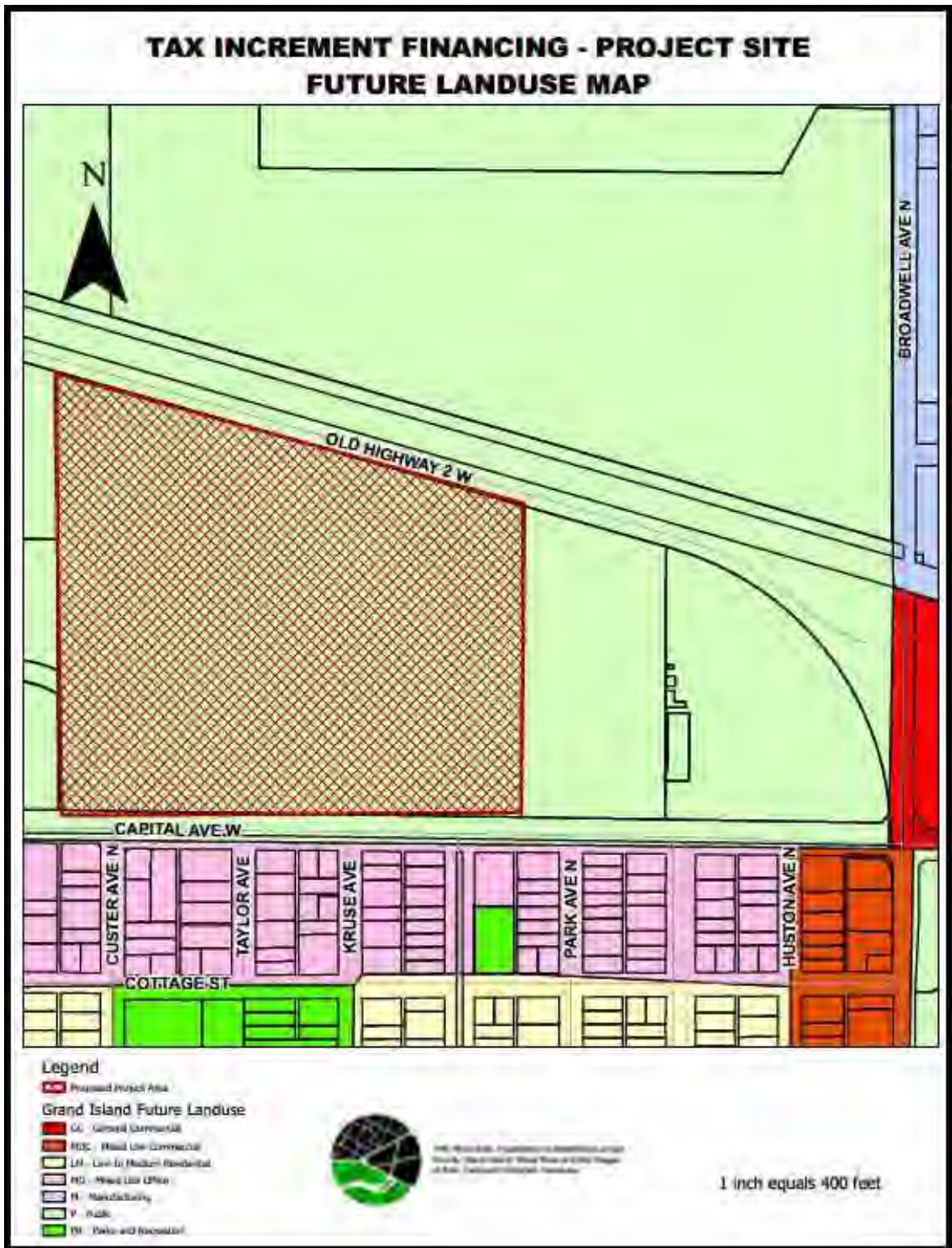
***b. Demolition and Removal of Structures:***

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	\$ _____



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

- o 1 Bed 1 Bath = 25
- o 2 Bed 1 Bath = 5
- o 2 Bed 2 Bath = 1
- o 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



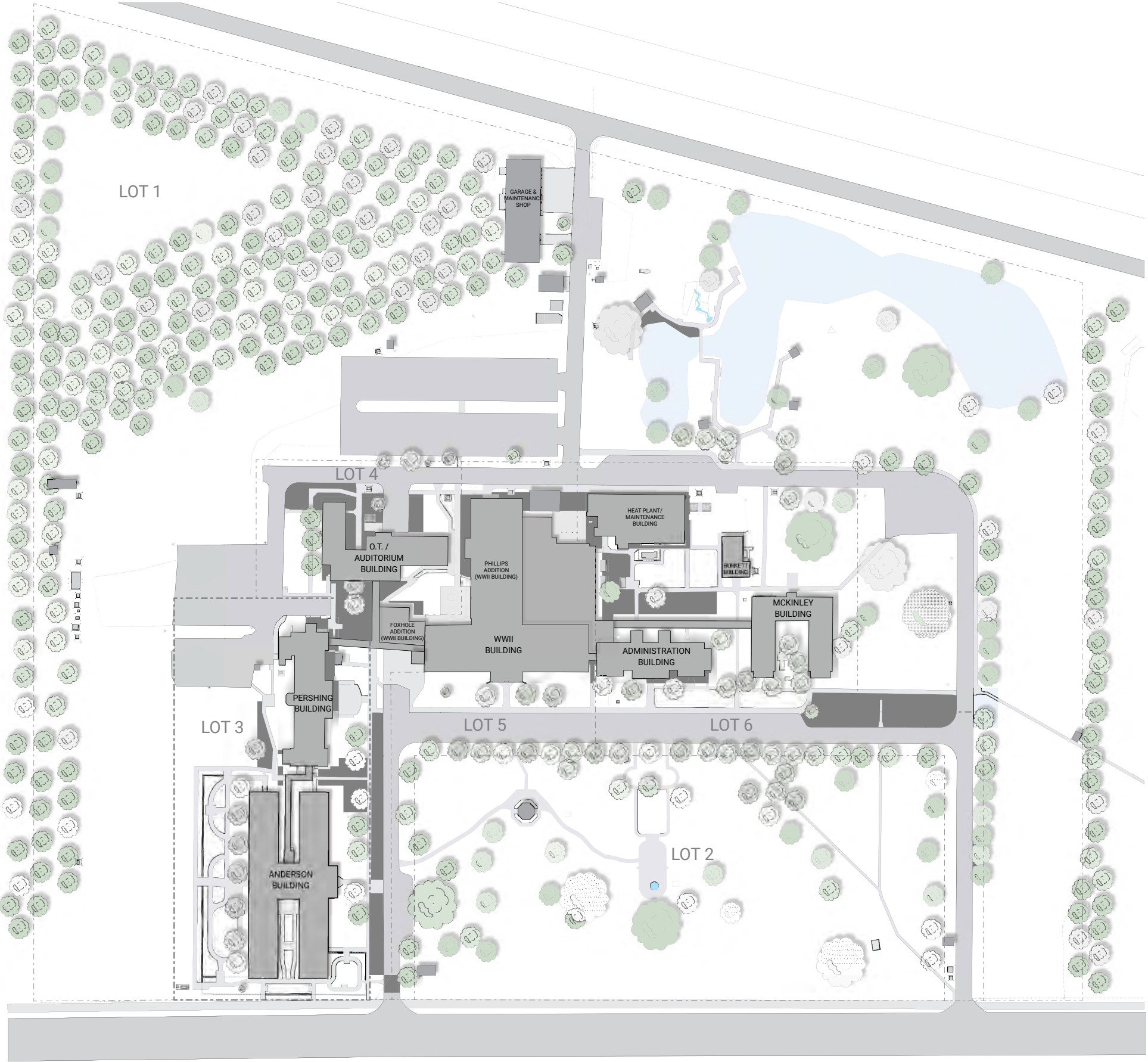
Pre-Design | 18 February 2022  
10-20202-00

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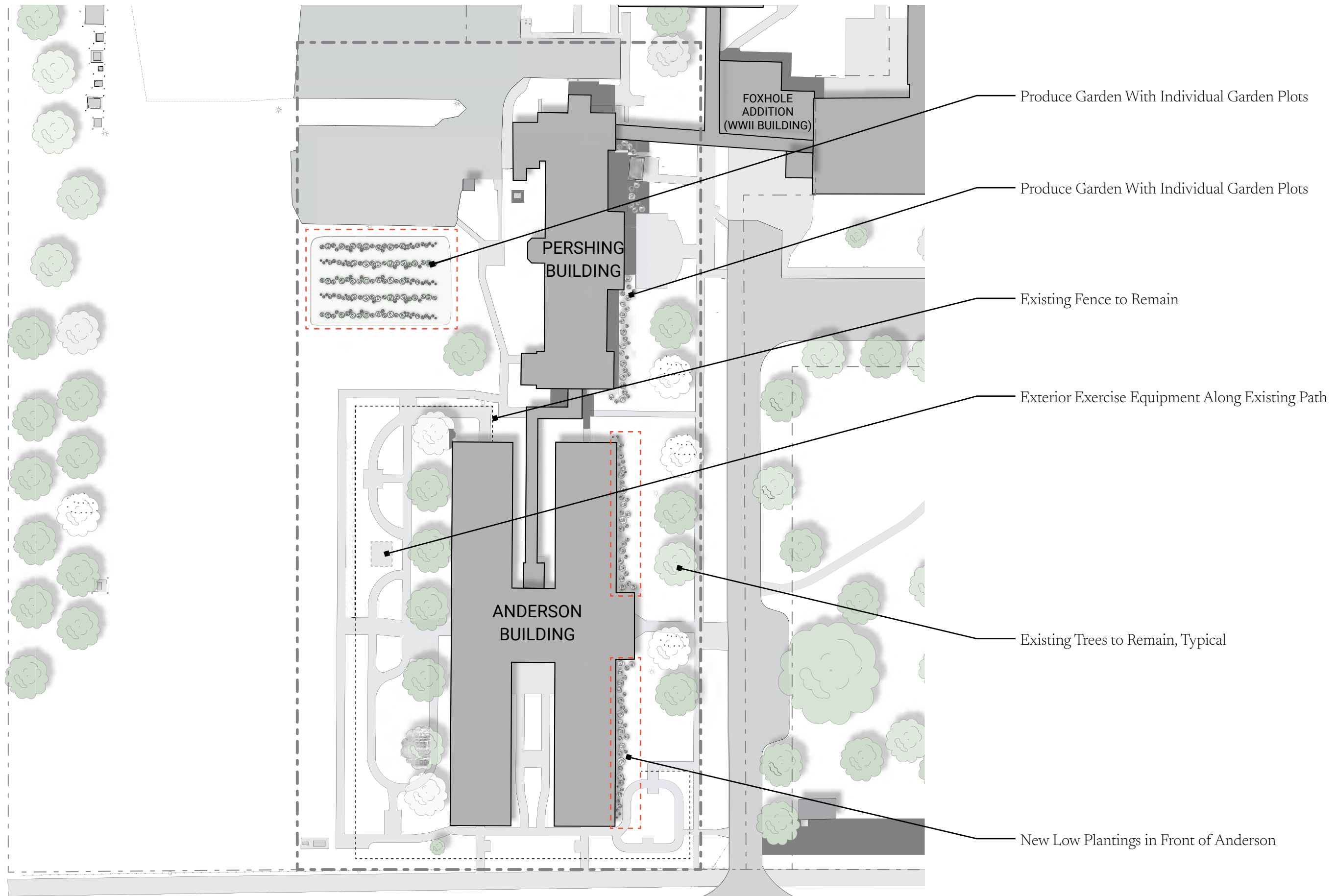


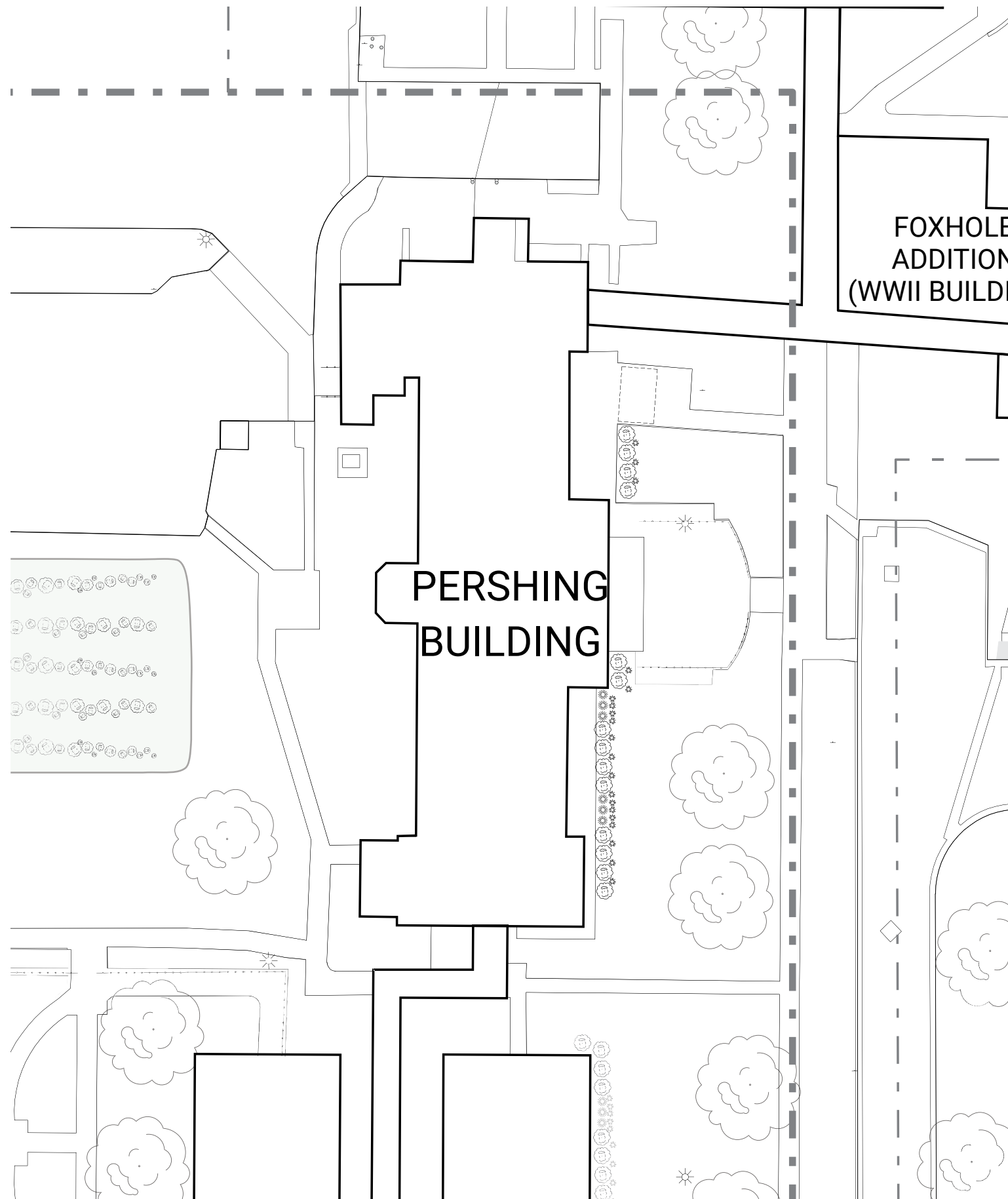
# Liberty Campus Grand Island







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





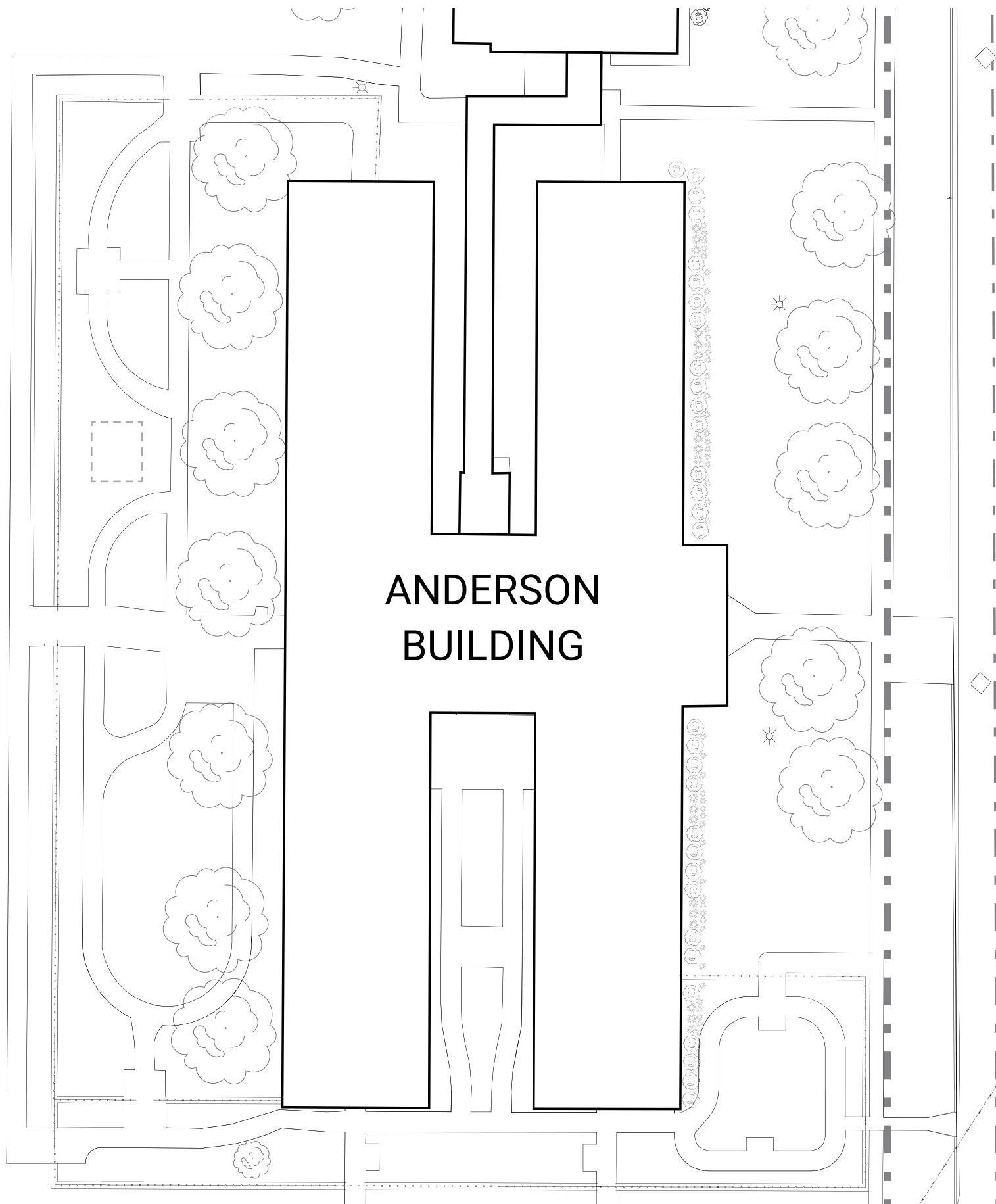
## Plant Legend

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

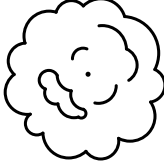



## Plant Schedule

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



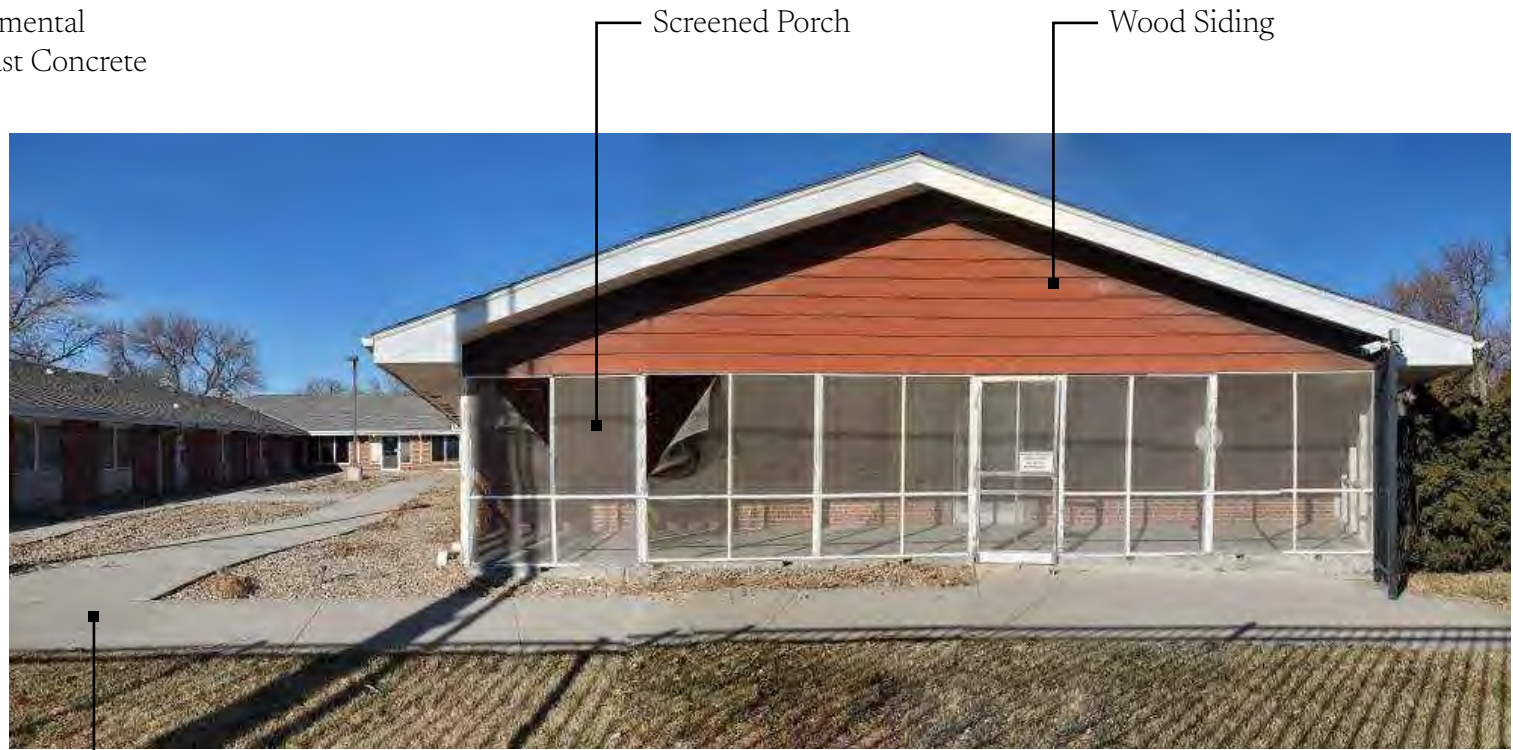
Concrete Path

\*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.





Decorative  
Precast Band



Shingle Roof

Painted Wood,  
Decorative Porch Detailing

Decorative  
Railings

Concrete Steps



Masonry

Decorative  
Precast Lintel

Limestone

\*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.



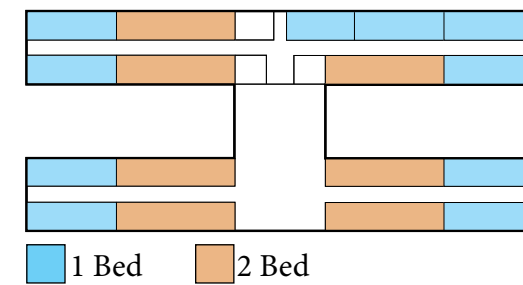
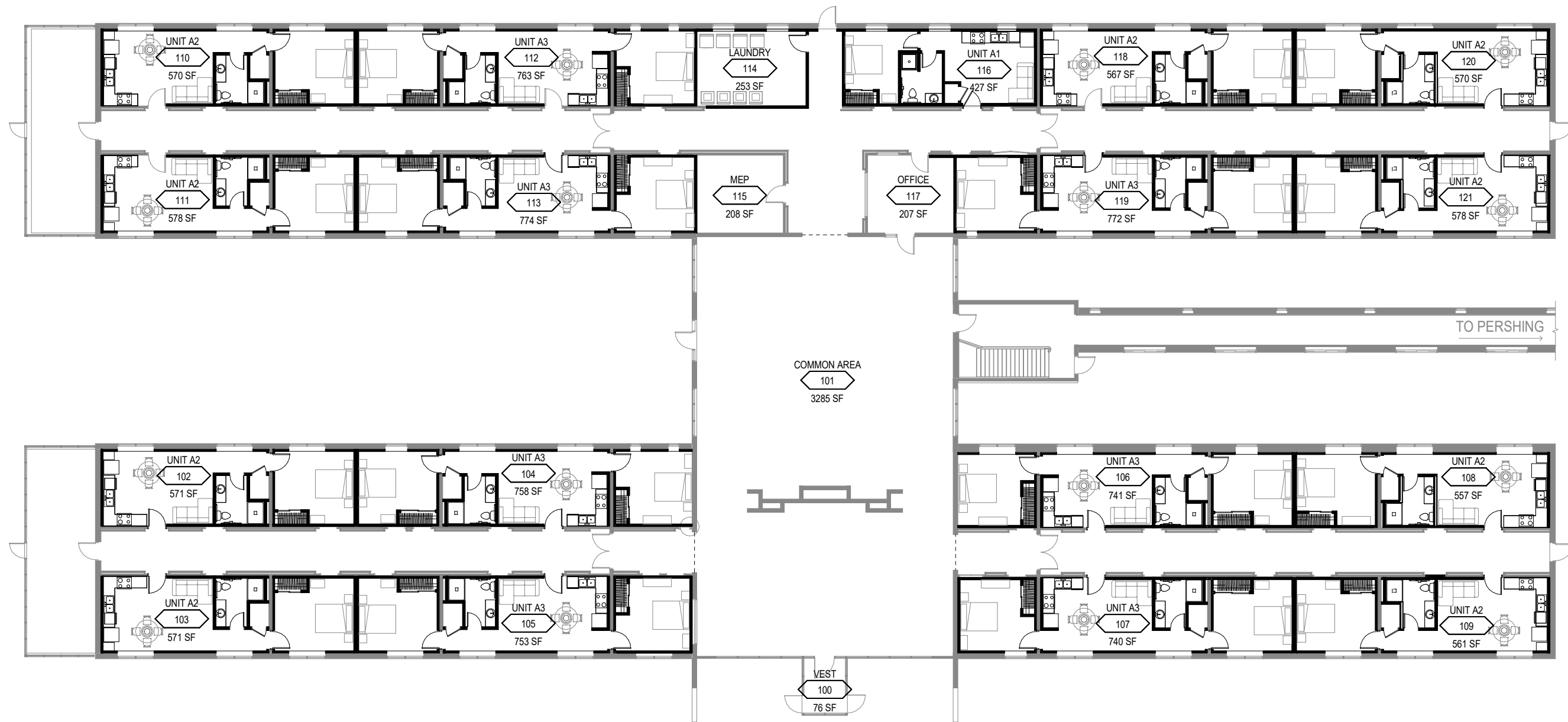


\*Material notation notes existing materials. All existing facade materials and elements to remain unless noted otherwise.

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.

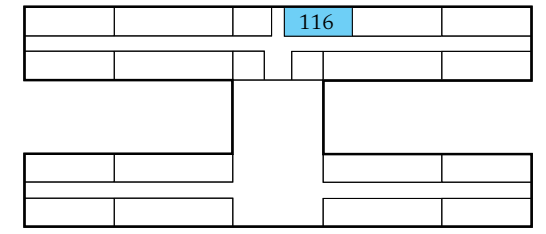


## Unit Type A1 - One Bed One Bath

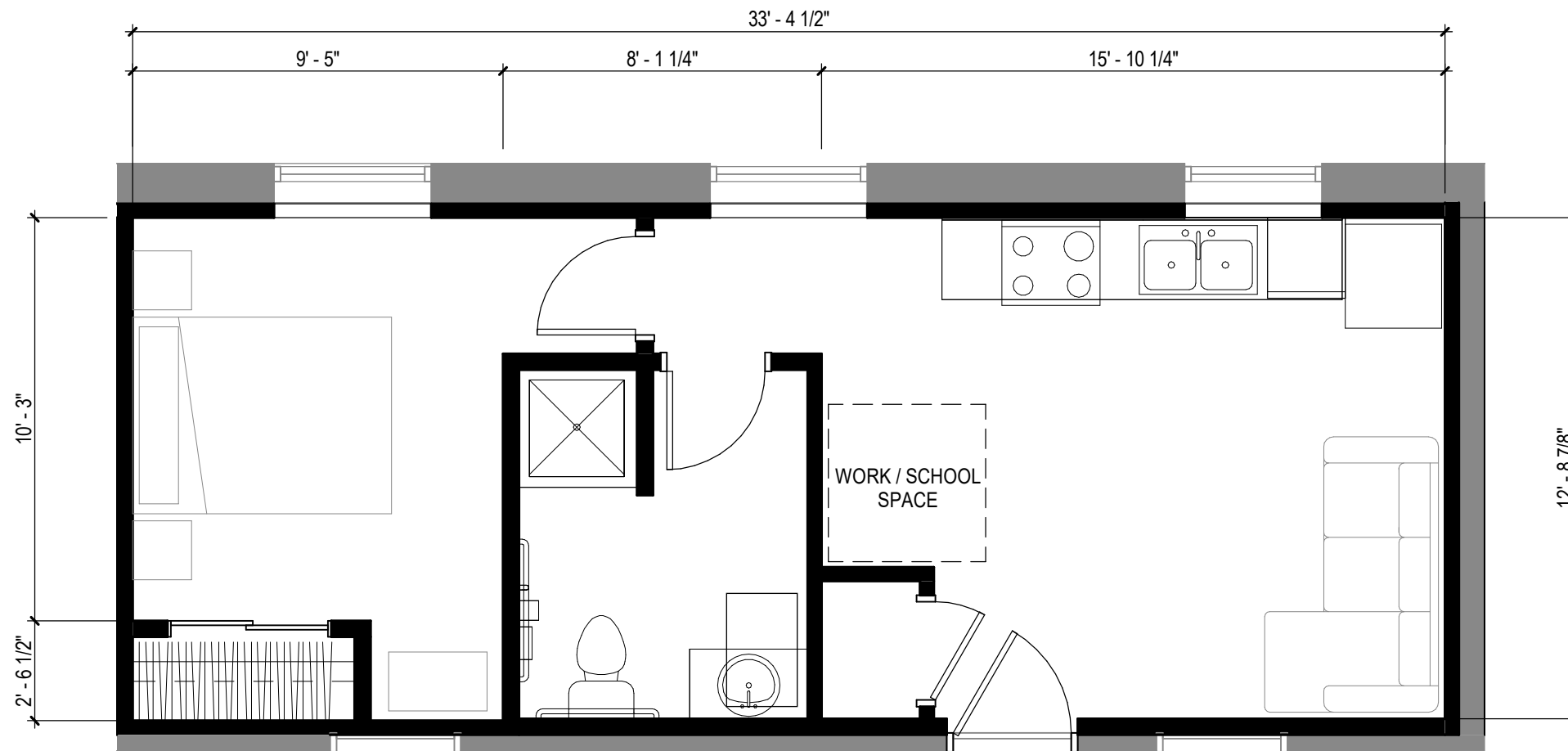
Number of units 1 Unit

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.

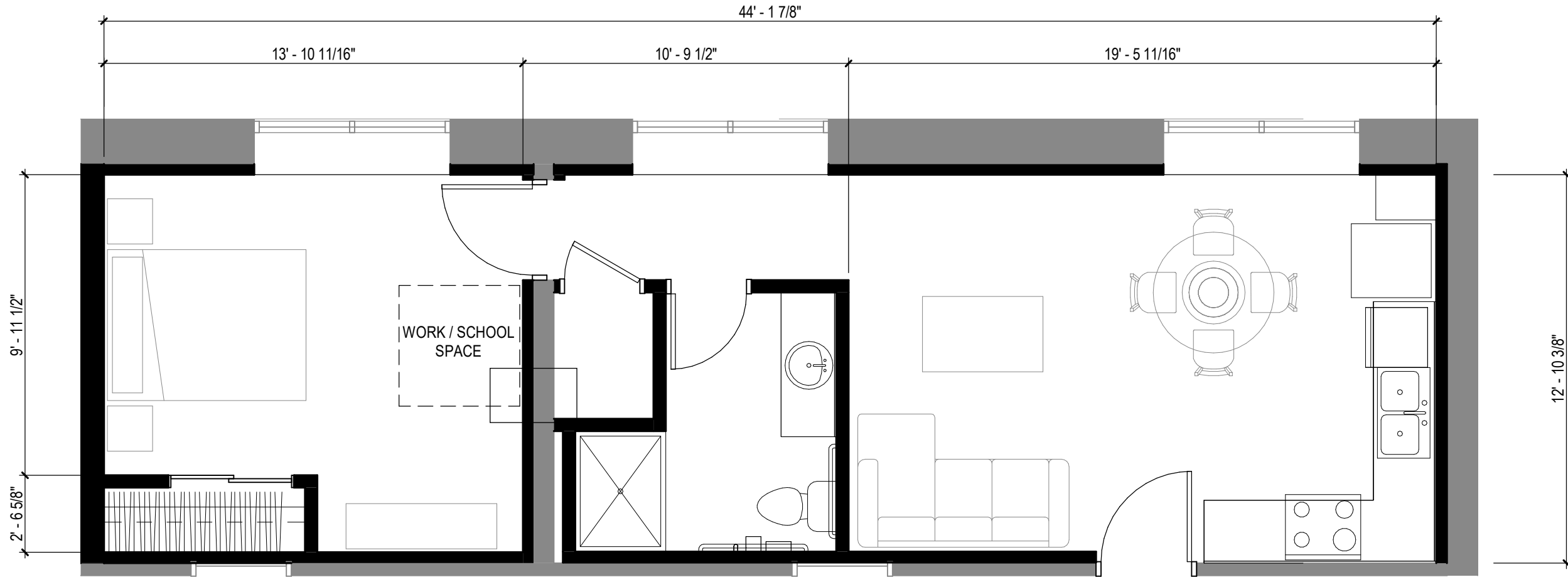
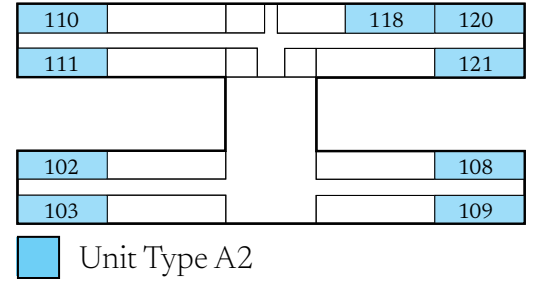
Page 16



## 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"

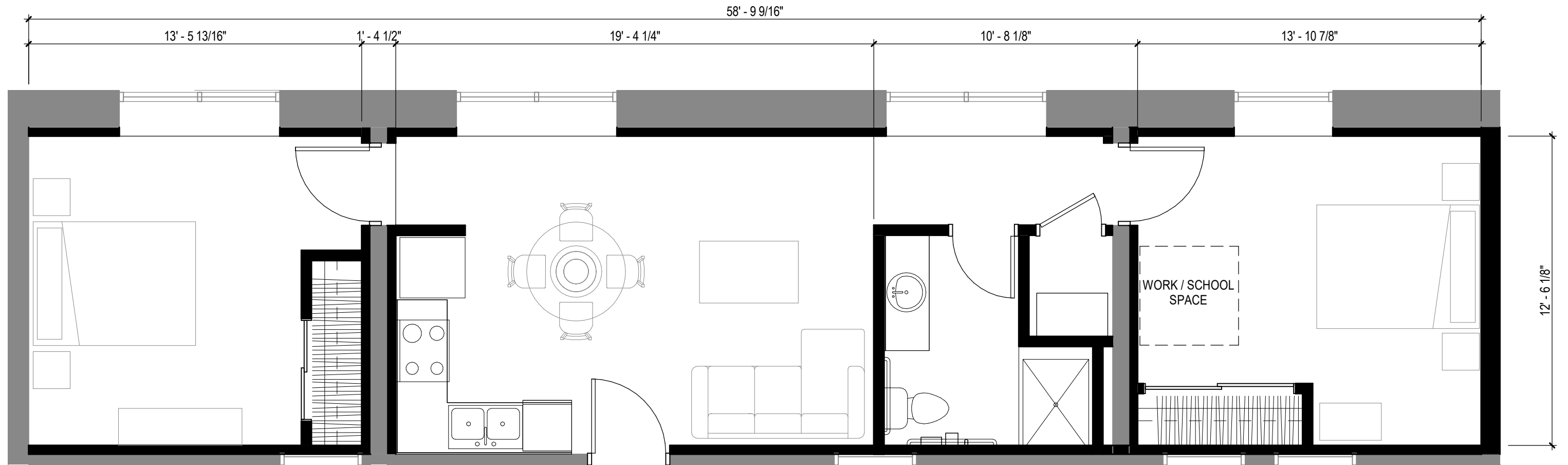
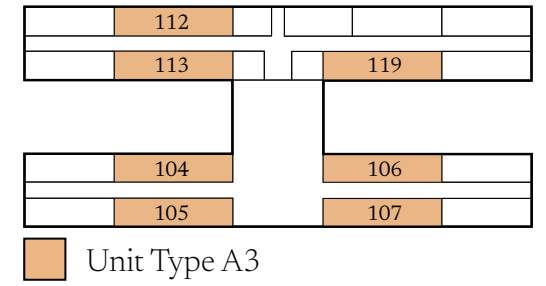
### Liberty Campus GI, LLC | Anderson - Unit Type A2

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"

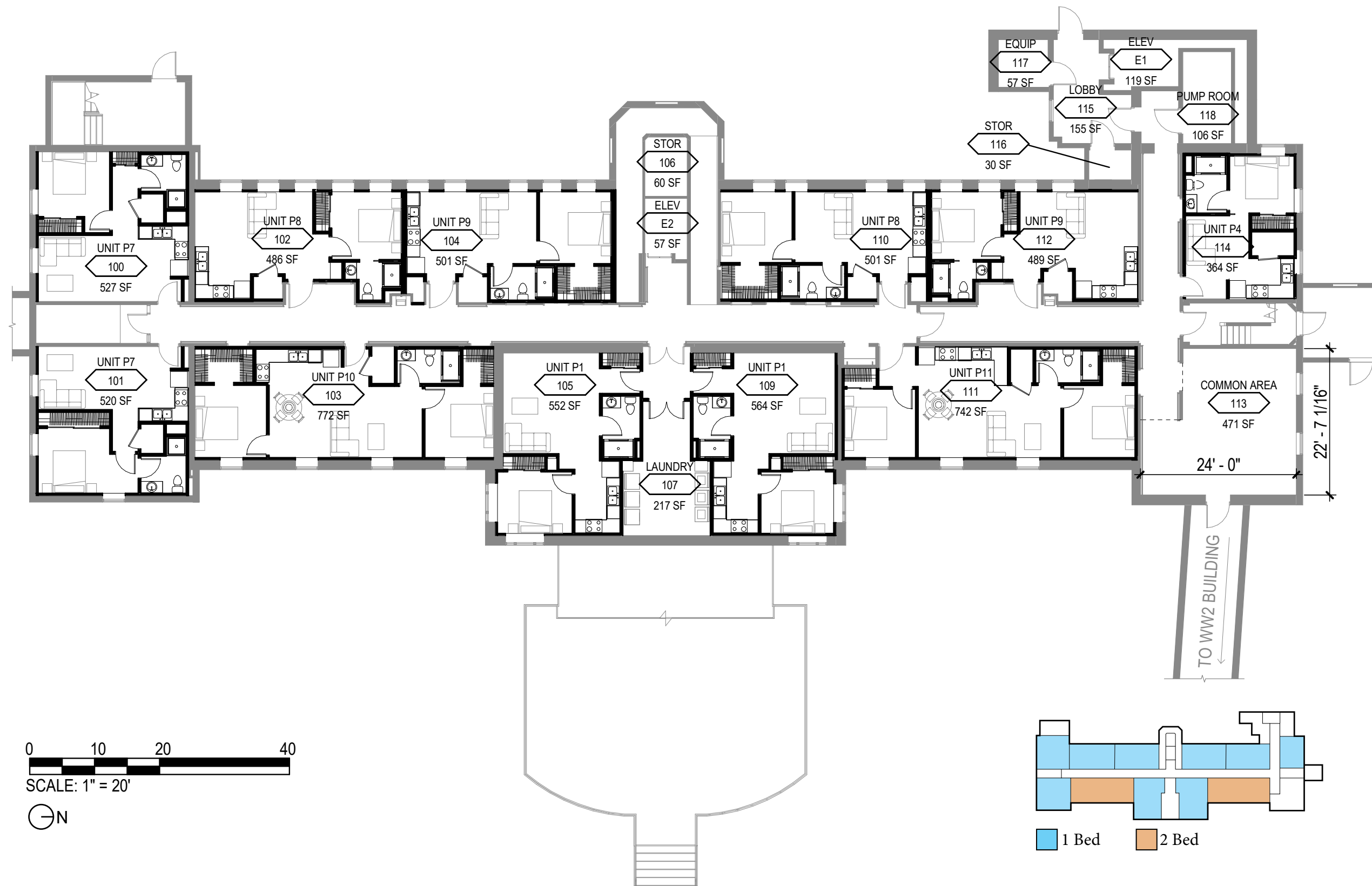
### Liberty Campus GI, LLC | Anderson - Unit Type A3

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

Page 18



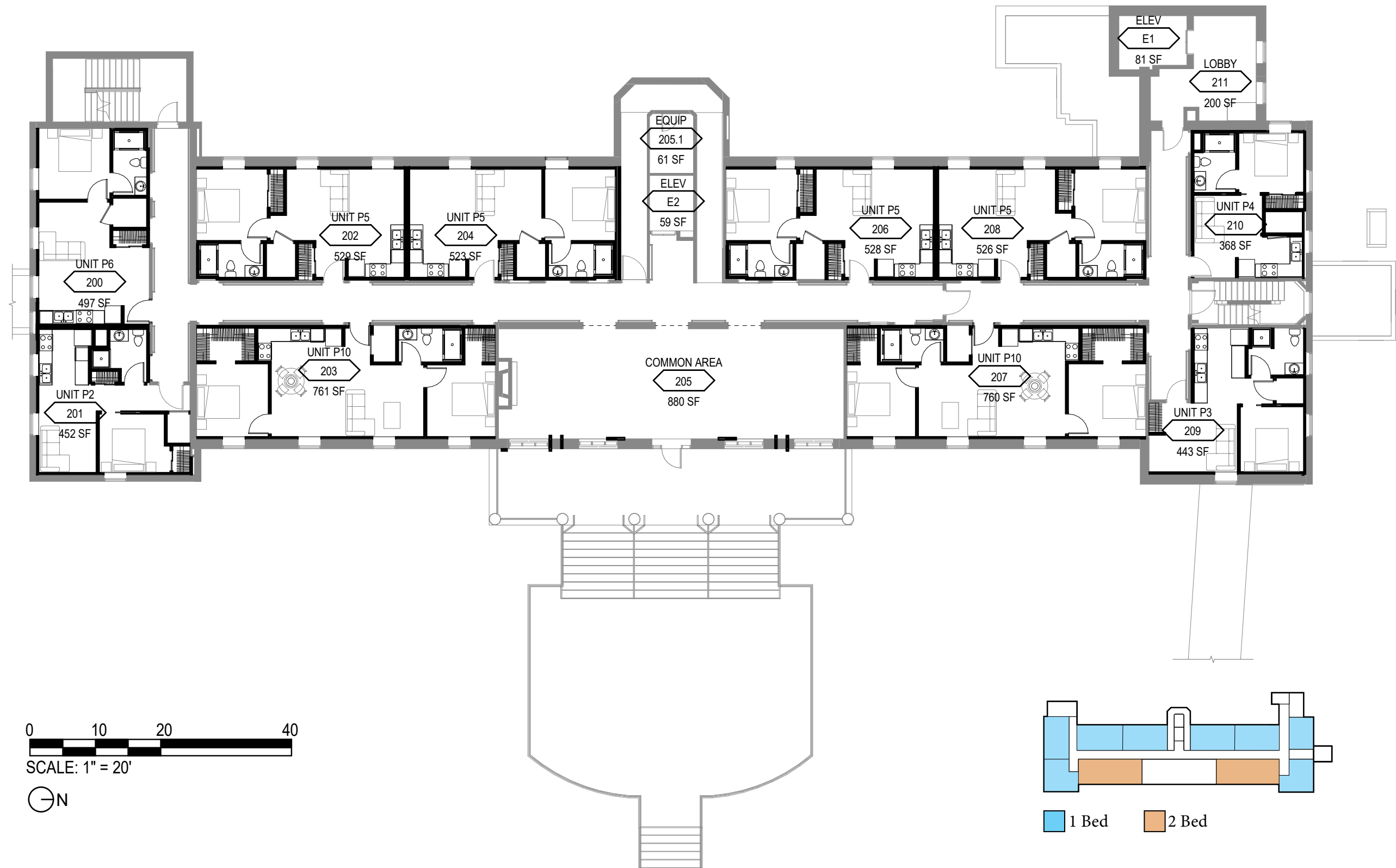




**Liberty Campus GI, LLC** | First Floor - Pershing

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



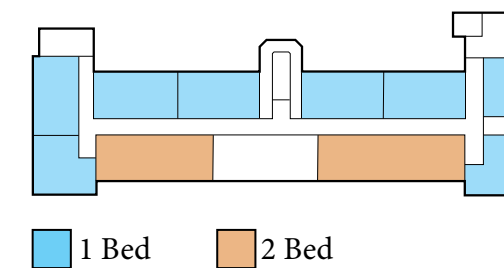
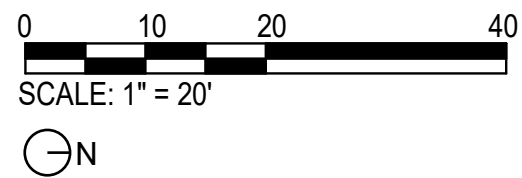
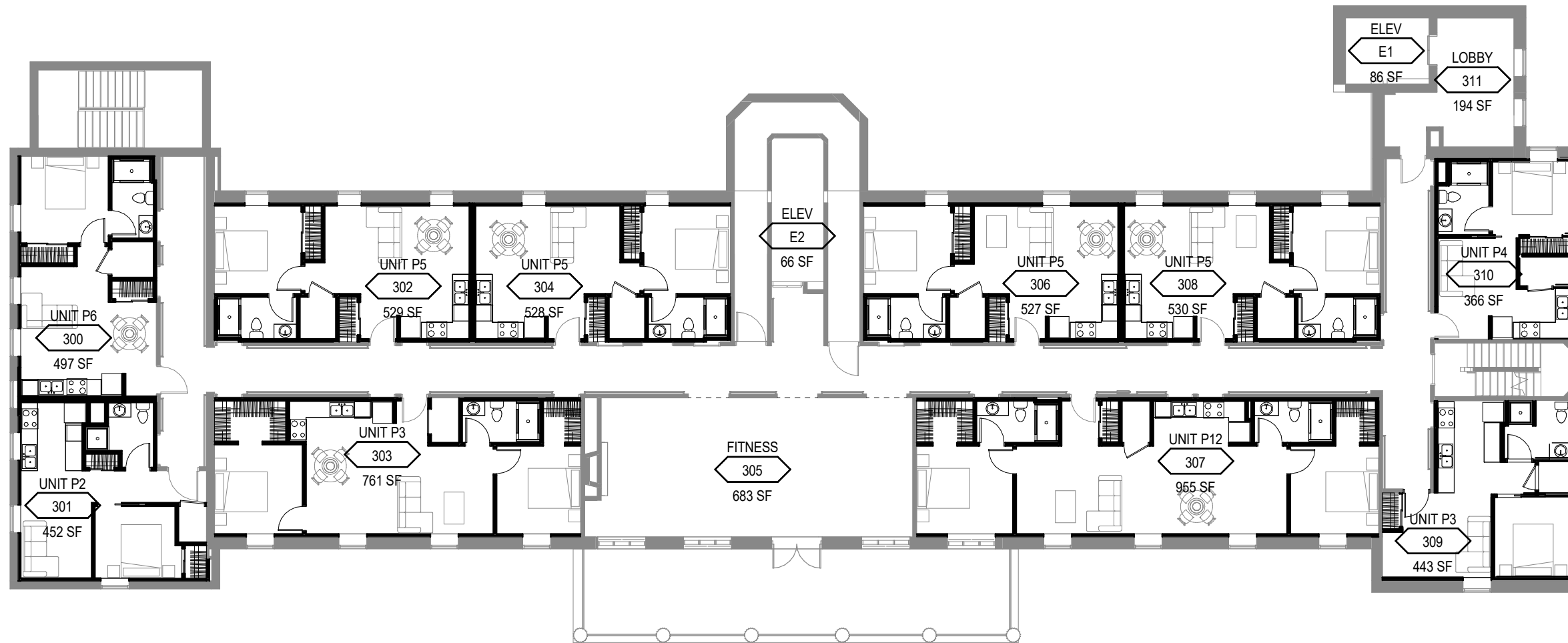


**Liberty Campus GI, LLC** | Second Floor - Pershing

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

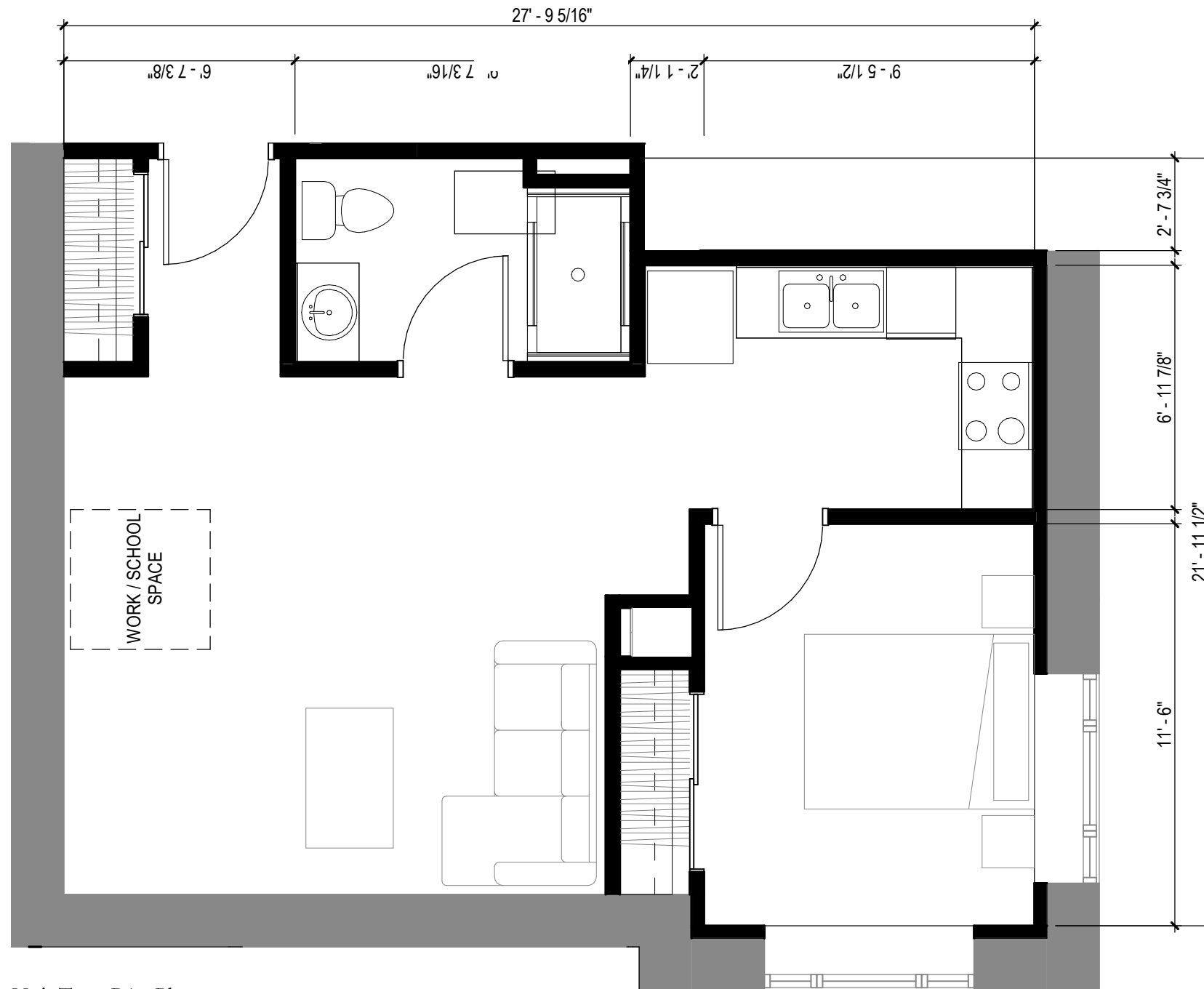
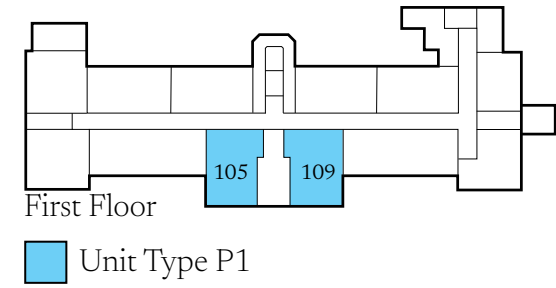
Number of units 2 Units

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

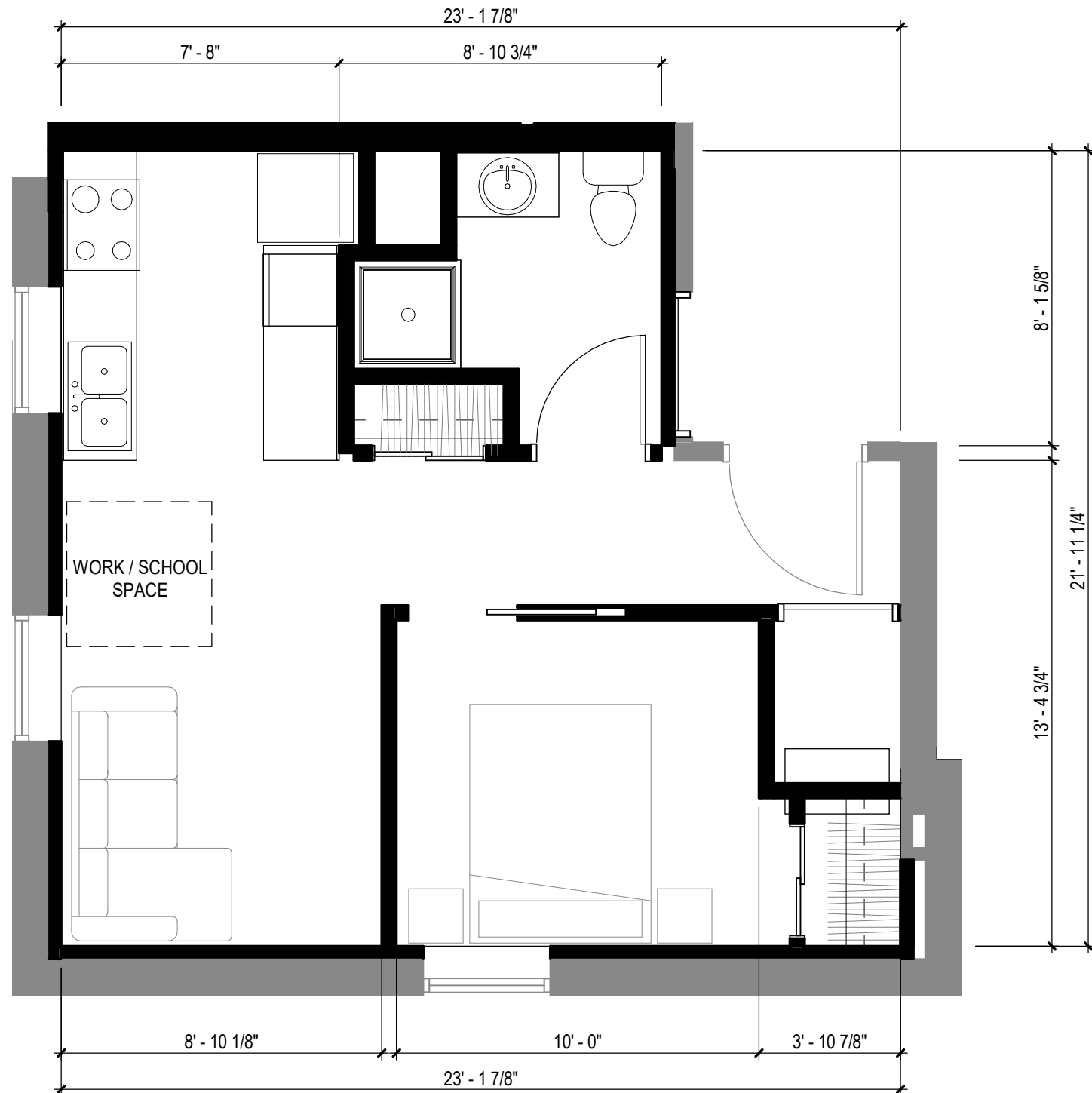
Number of units 2 Units

Unit 201

• Residential Living Space 452 sf Total Square Footage 452 sf

Unit 301

• Residential Living Space 452 sf Total Square Footage 452 sf

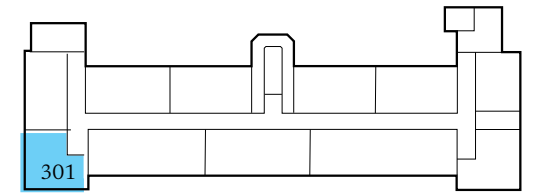


Unit Type P2 - Plan

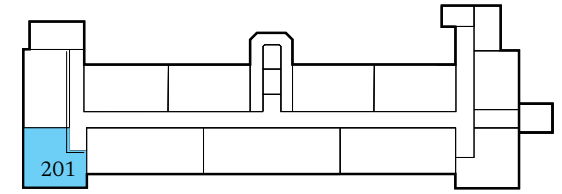
Scale 1/4"=1'-0"

### 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

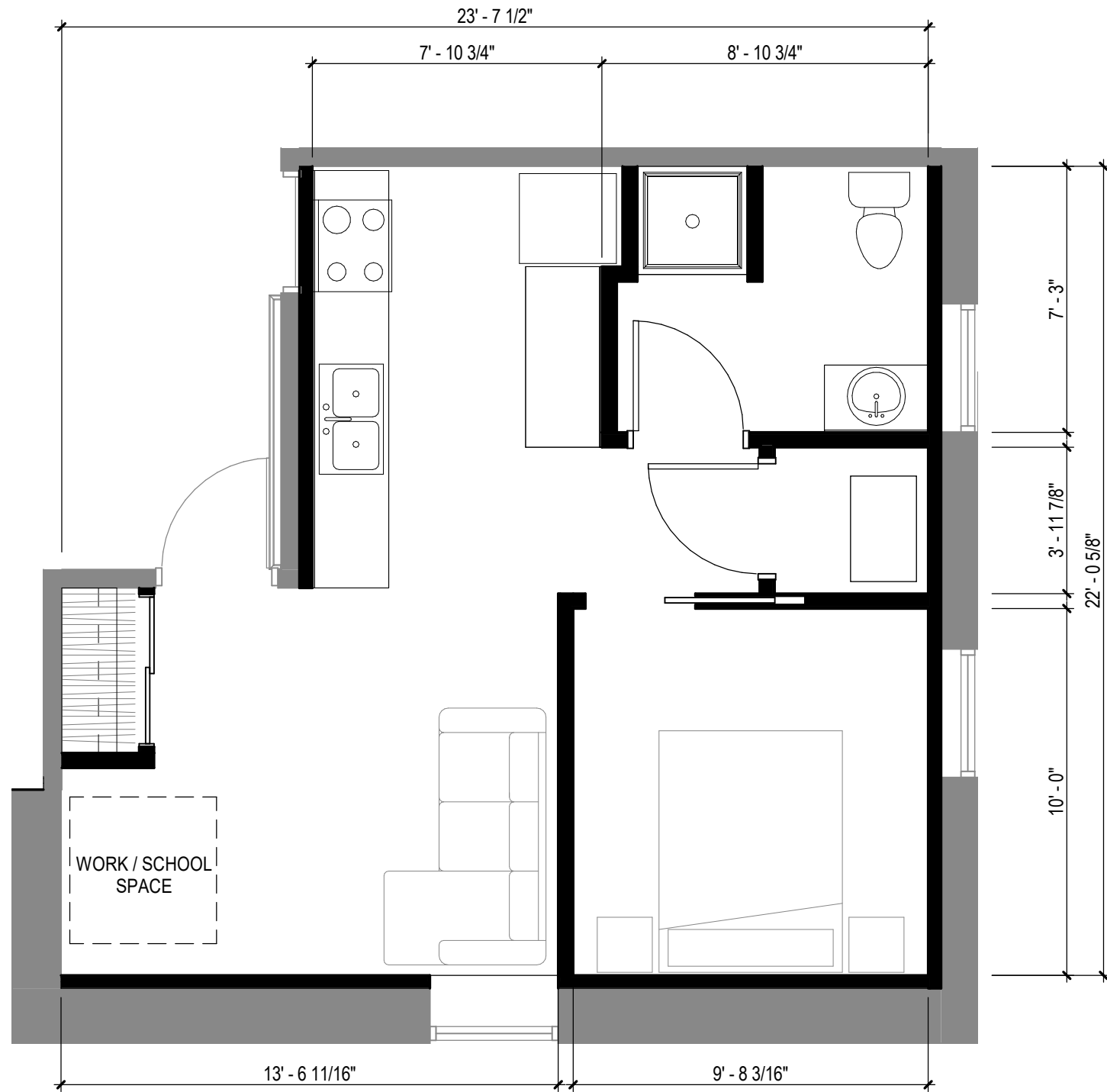
Number of units 2 Units

Unit 209

• Residential Living Space 443 sf Total Square Footage 443 sf

Unit 309

• Residential Living Space 443 sf Total Square Footage 443 sf

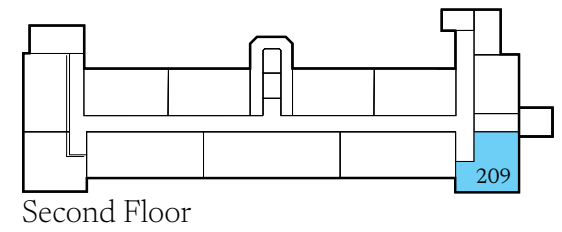
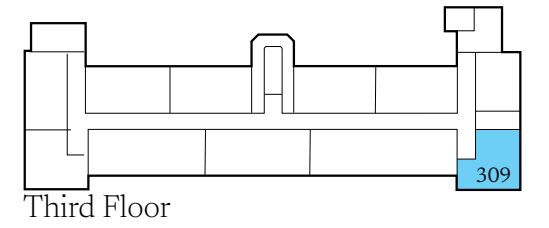


Unit Type P3 - Plan

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.



Unit Type P3

## Unit Type P4 - One Bed One Bath

Number of units 3 Units

Unit 114

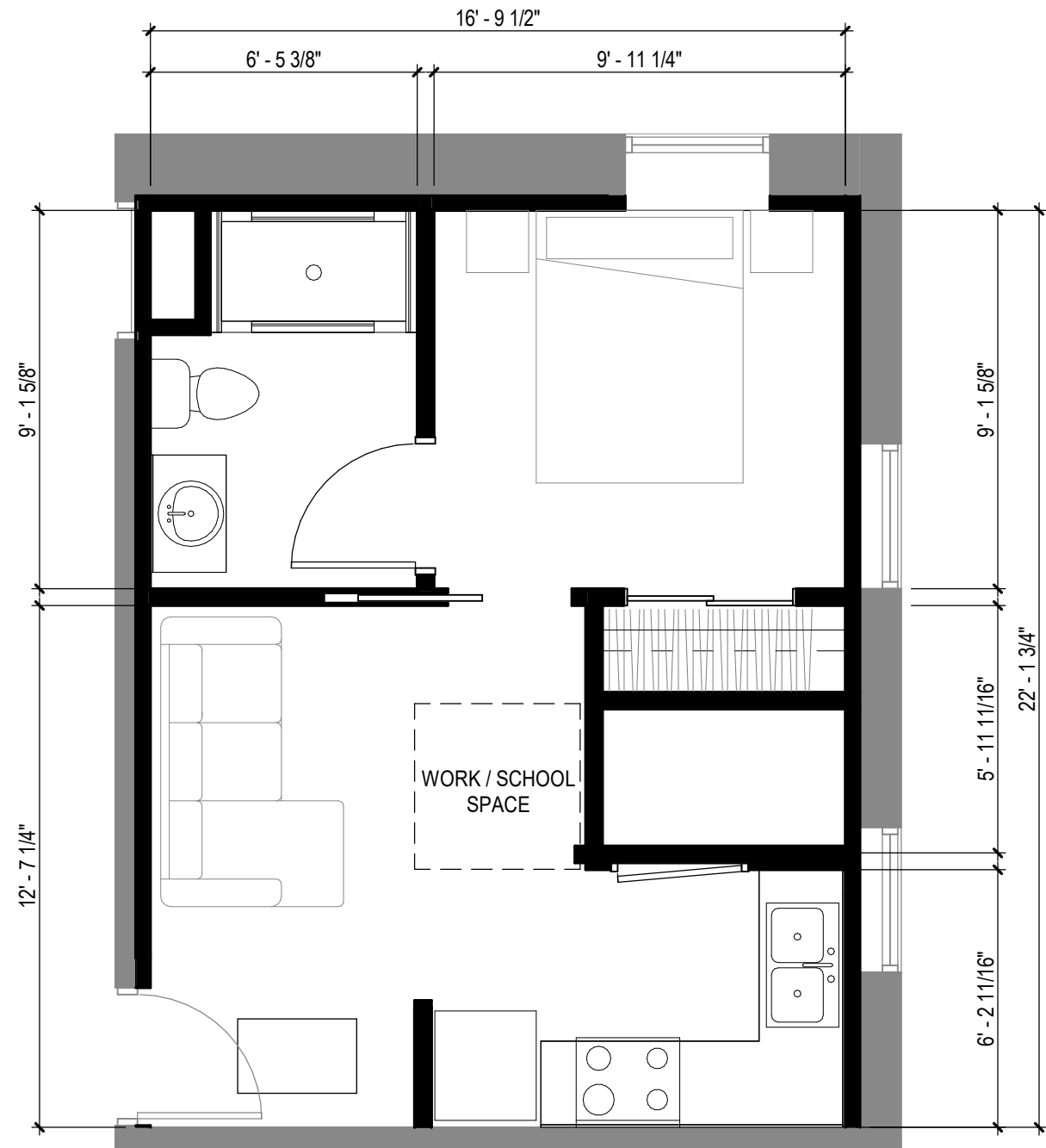
• Residential Living Space 364 sf Total Square Footage 364 sf

Unit 210

• Residential Living Space 368 sf Total Square Footage 368 sf

Unit 310

• Residential Living Space 366 sf Total Square Footage 366 sf



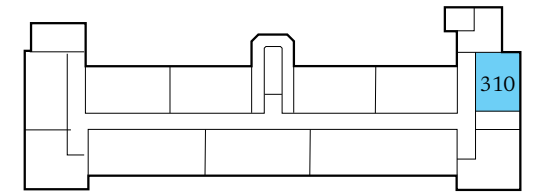
Unit Type P4 - Plan

Scale 1/4"=1'-0"

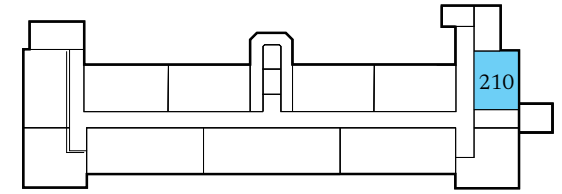
## Liberty Campus GI, LLC | Pershing - Unit Type P4

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

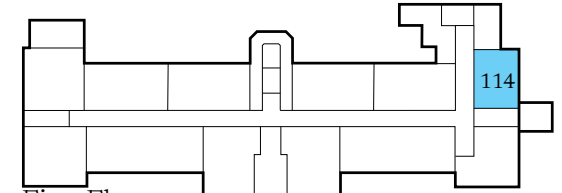
Page 25



Third Floor



Second Floor



First Floor

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

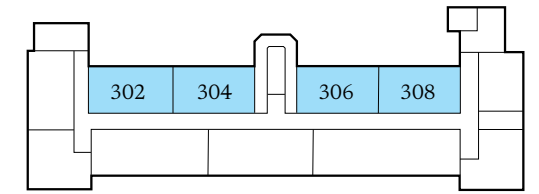
• Residential Living Space 528 sf Total Square Footage 528sf

Unit 306

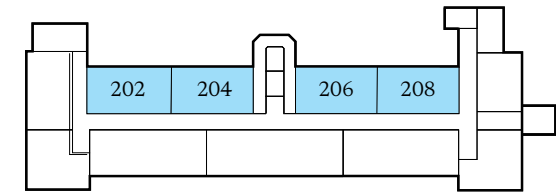
• Residential Living Space 527 sf Total Square Footage 527 sf

Unit 308

• Residential Living Space 530 sf Total Square Footage 530 sf

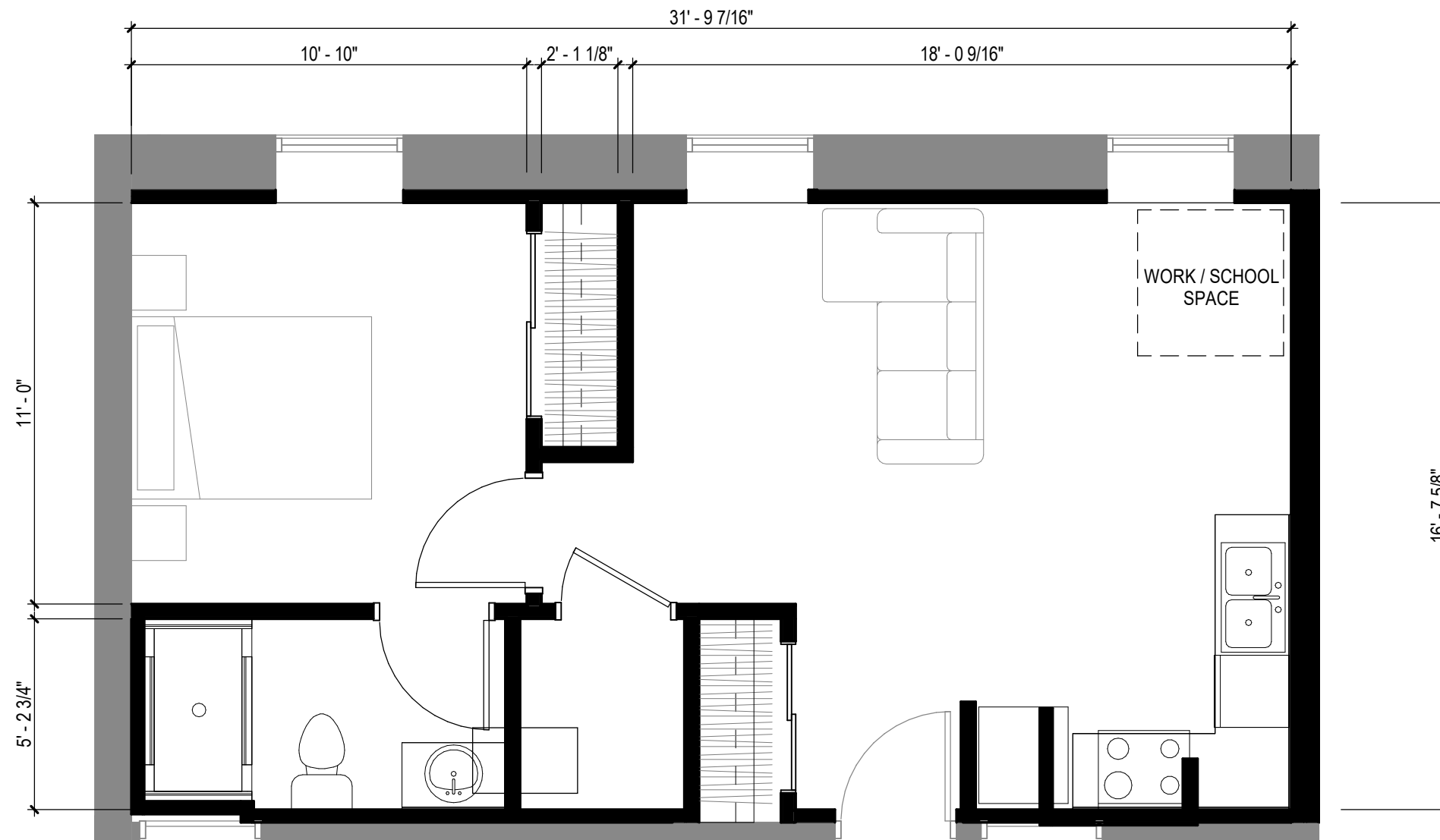


Third Floor



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

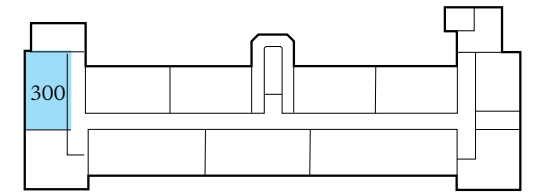
Number of units 2 Units

Unit 300

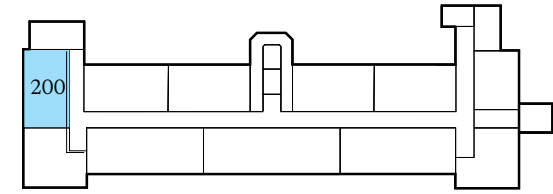
• Residential Living Space 497 sf Total Square Footage 497 sf

Unit 200

• Residential Living Space 497 sf Total Square Footage 497 sf

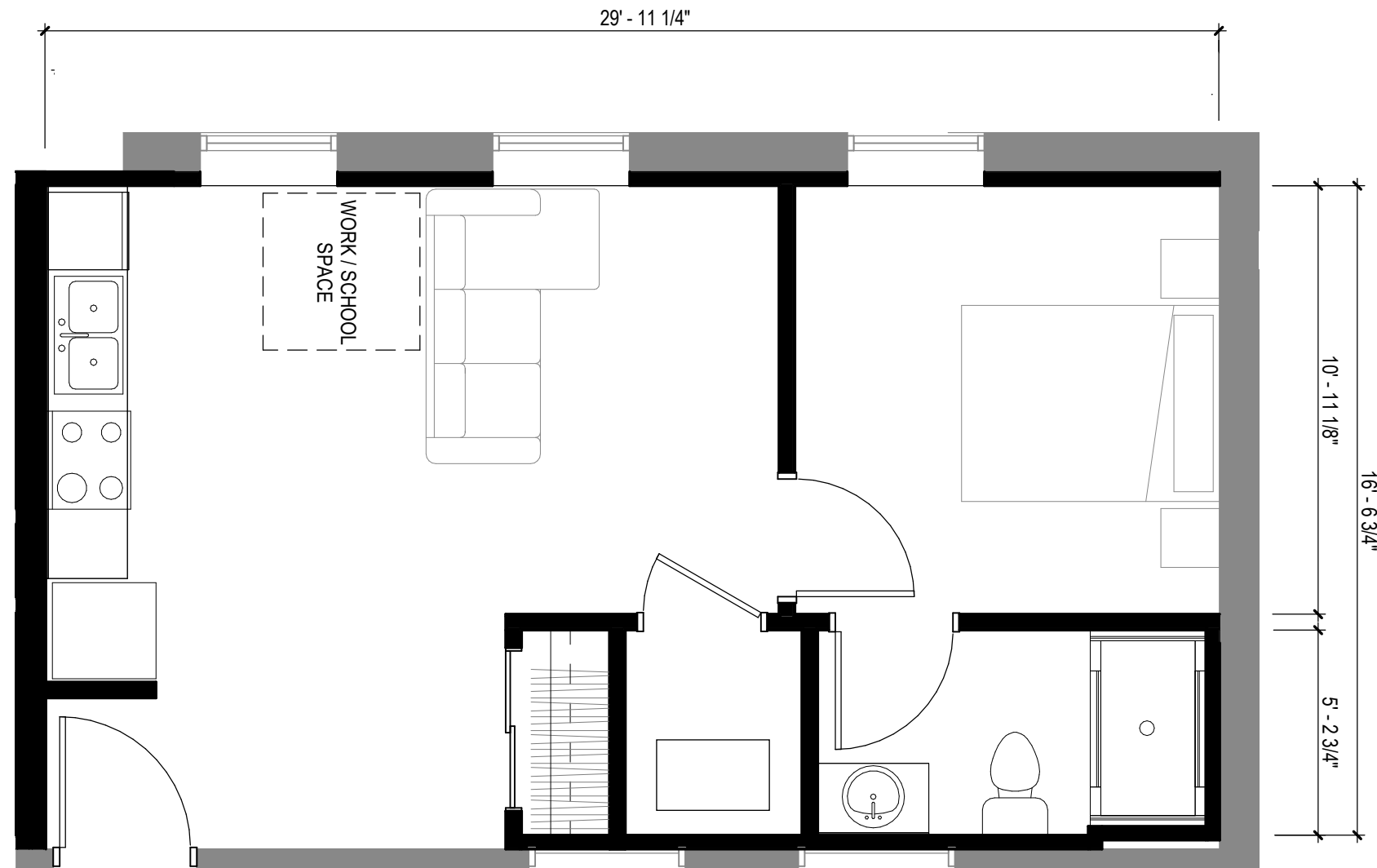


Third Floor



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.

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## Unit Type P7 - One Bed One Bath

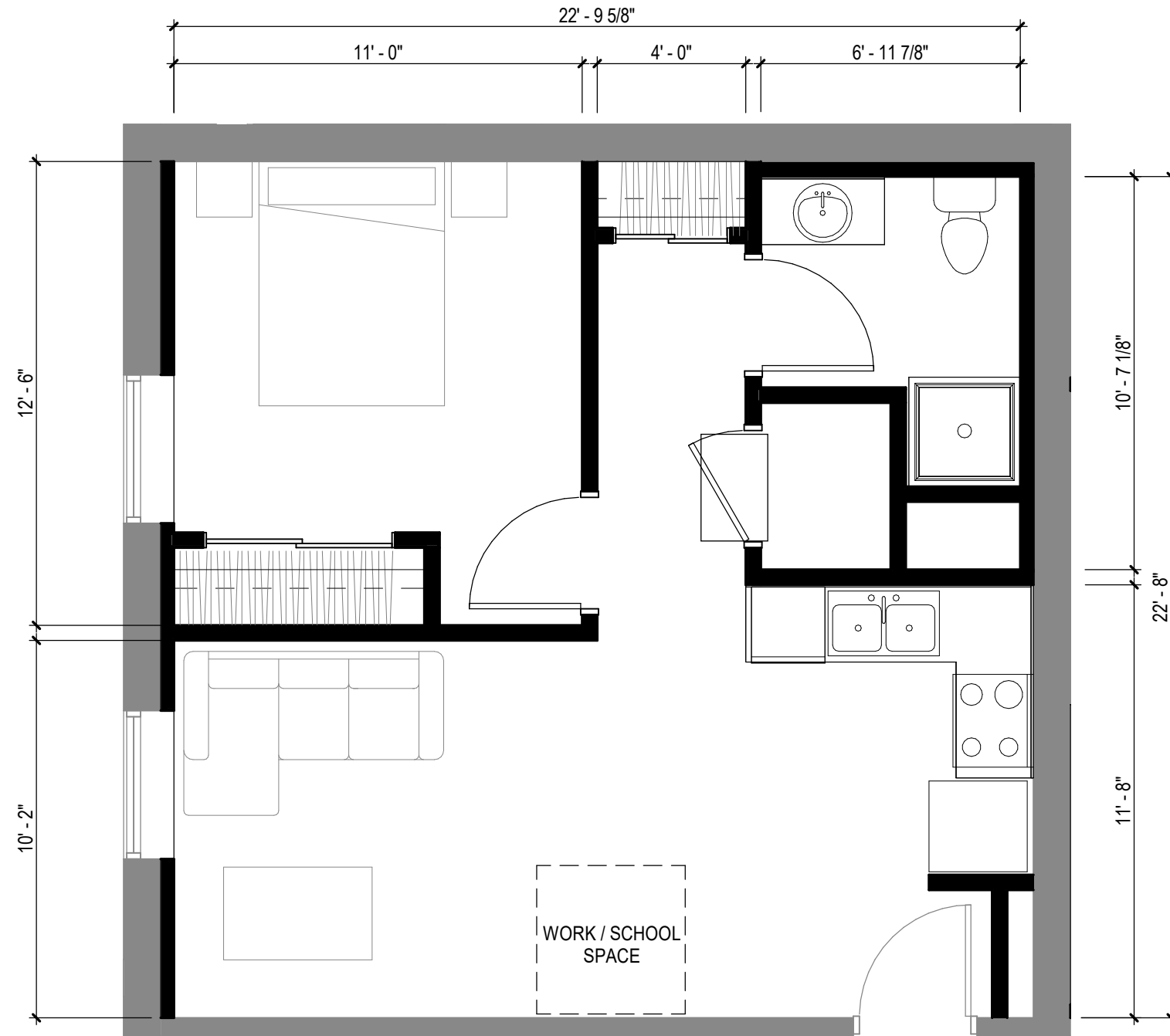
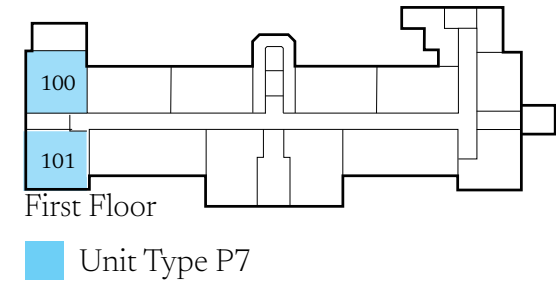
Total number of units 2 Units

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

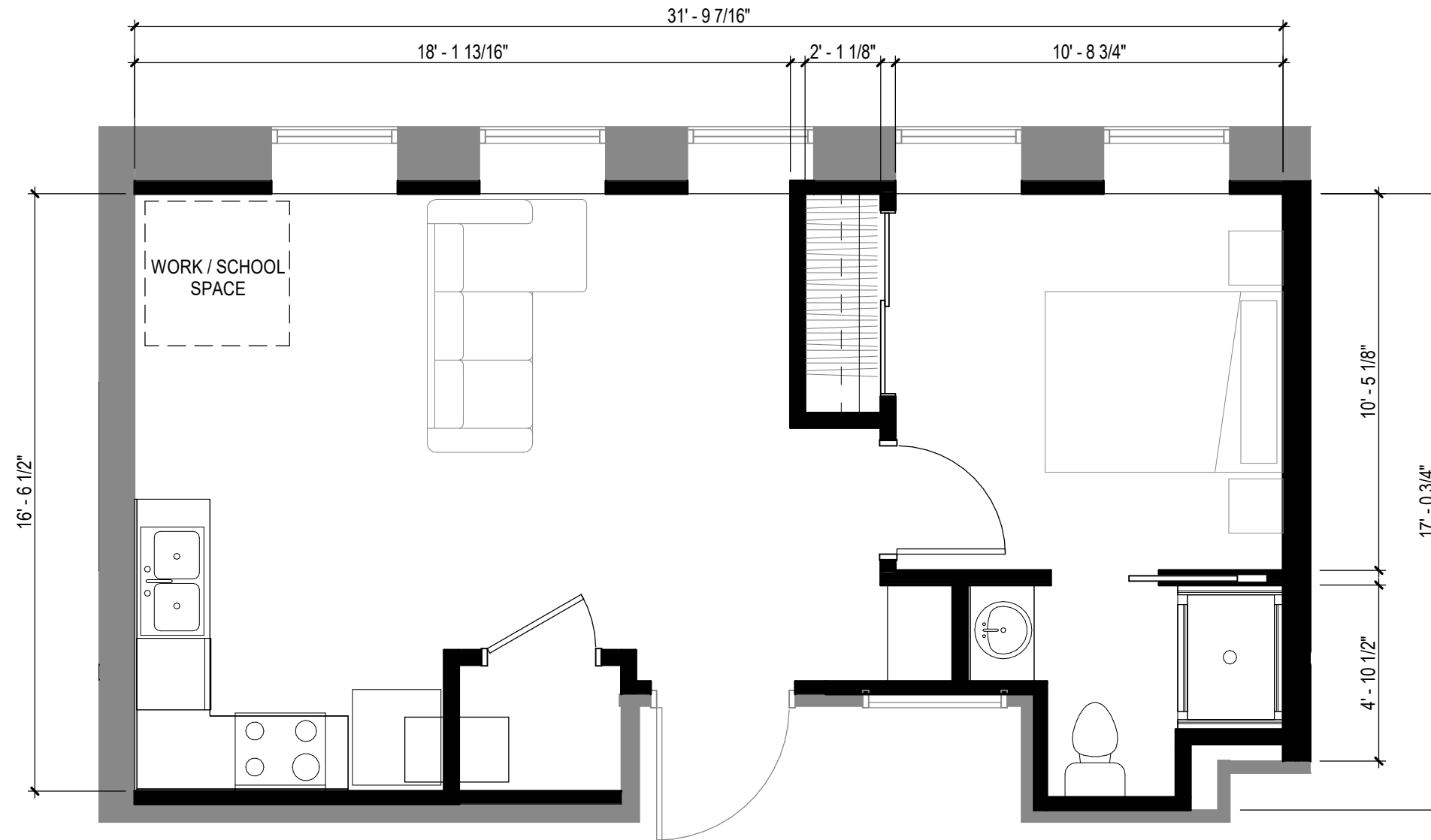
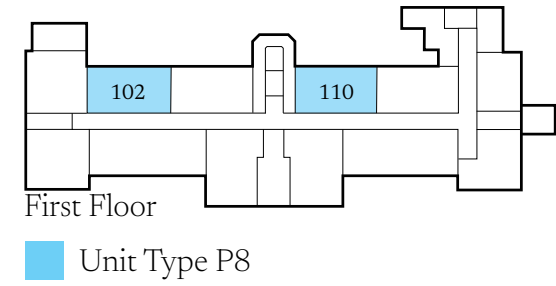
Number of units 2 Units

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

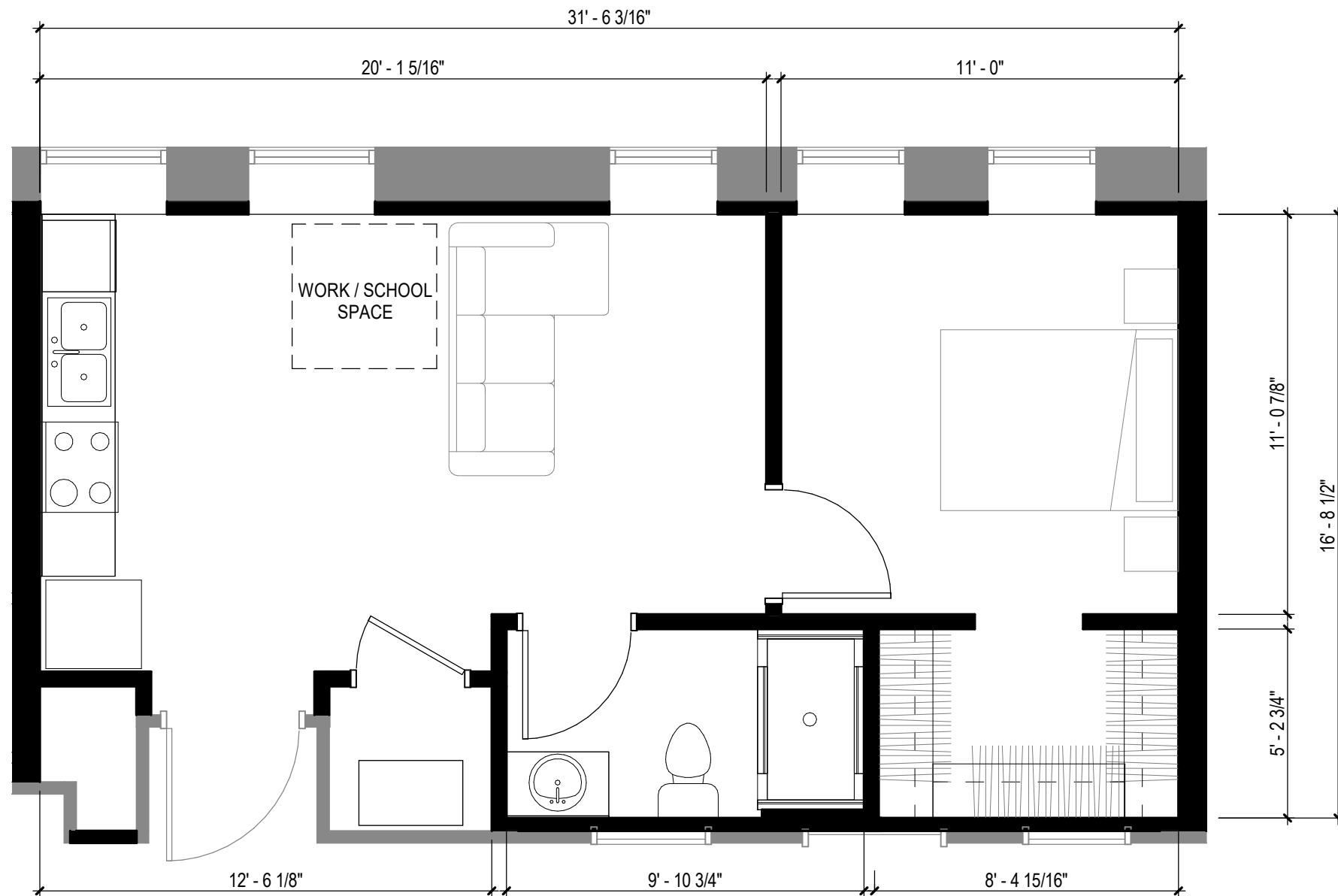
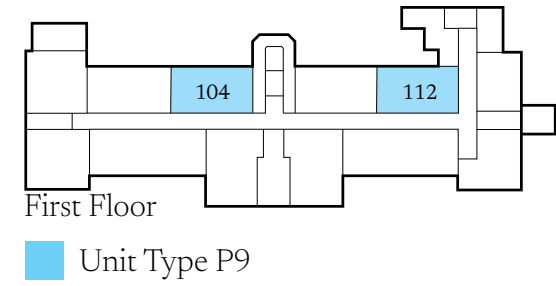
Number of units 2 Units

### 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

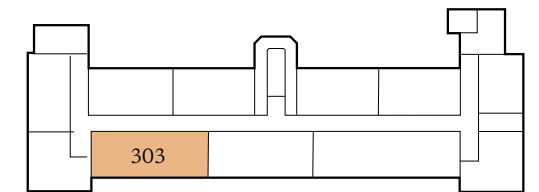
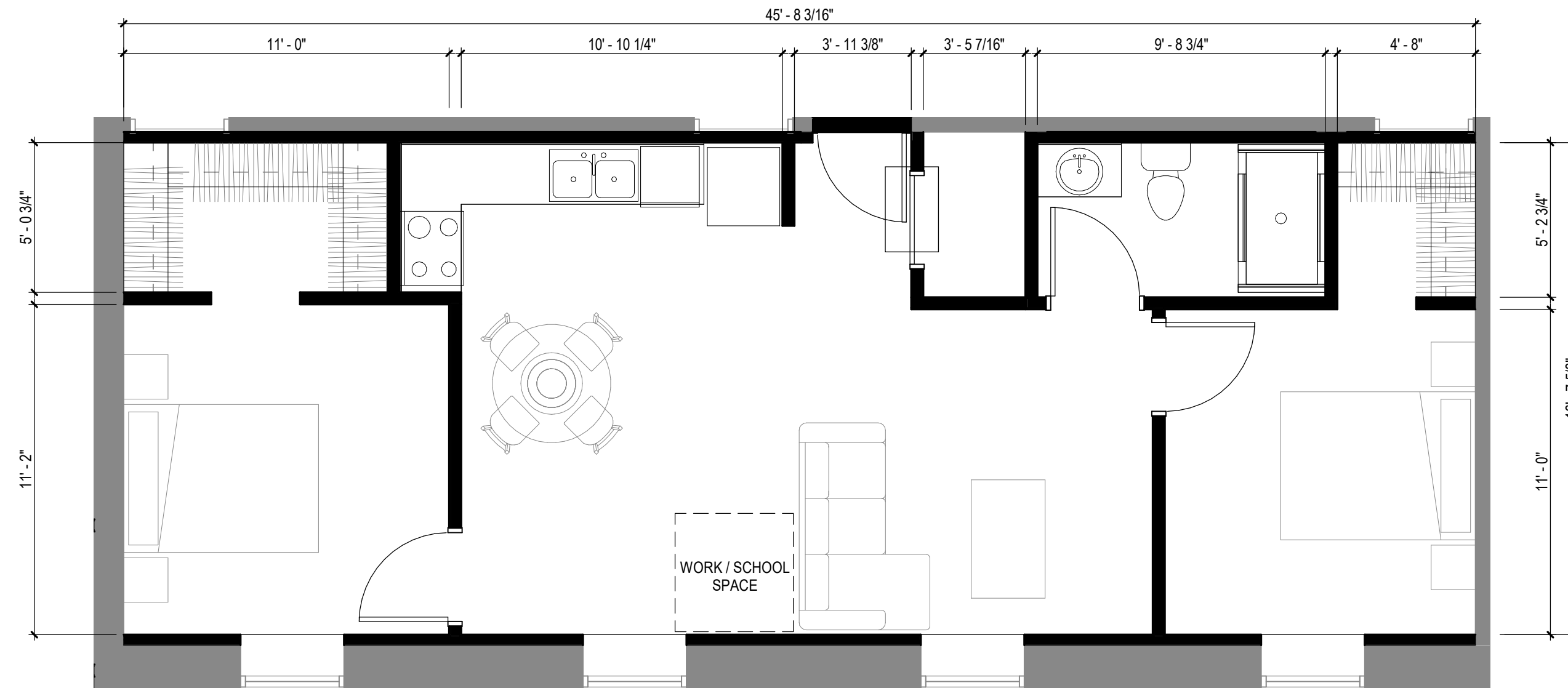
• Residential Living Space 761 sf Total Square Footage 761 sf

Unit 207

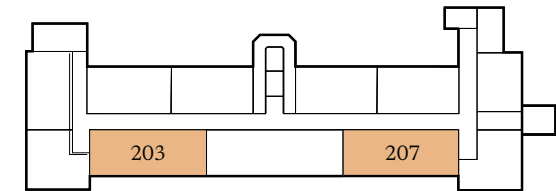
• Residential Living Space 760 sf Total Square Footage 760 sf

Unit 303

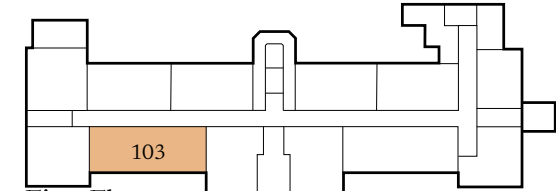
• Residential Living Space 761 sf Total Square Footage 761 sf



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

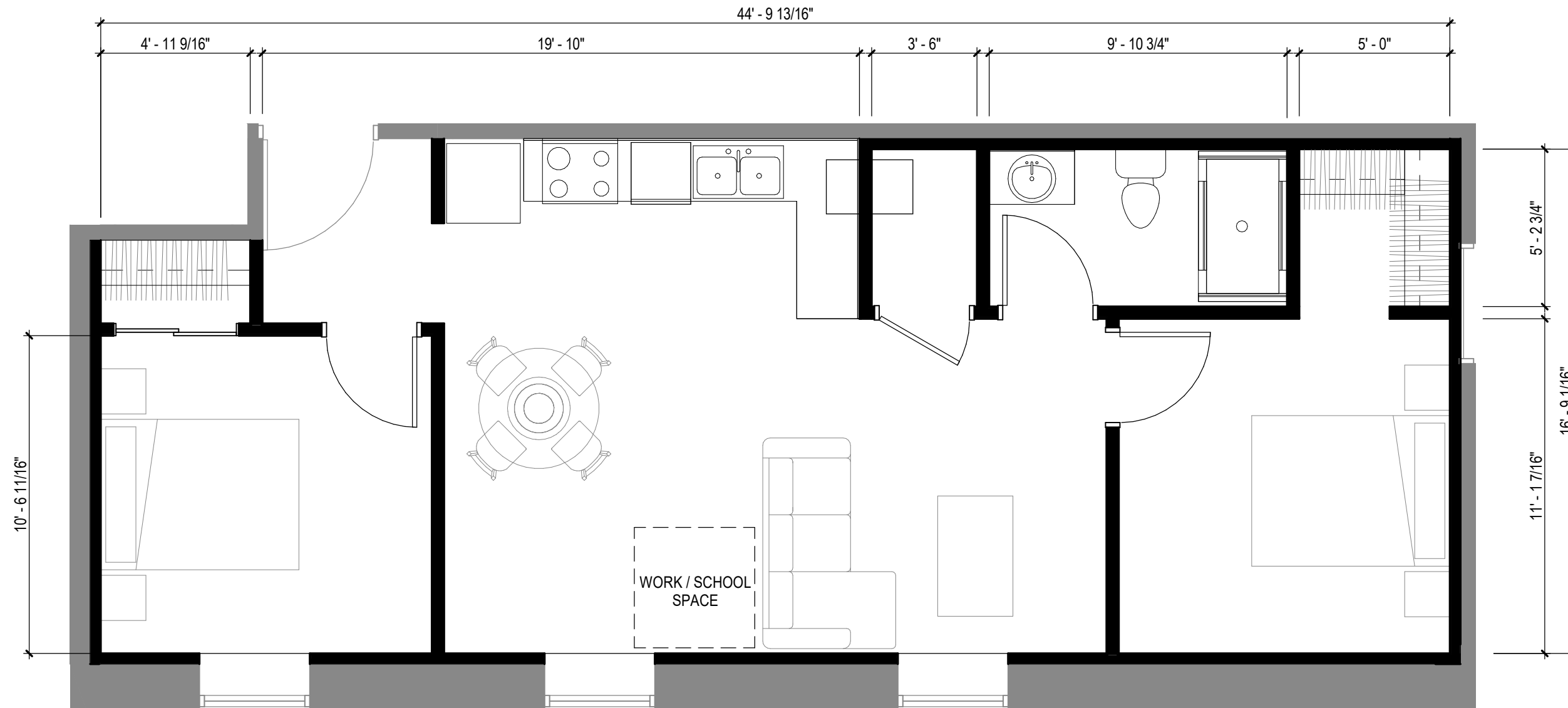
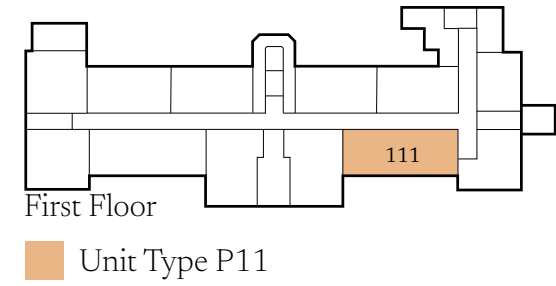
18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.



## 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

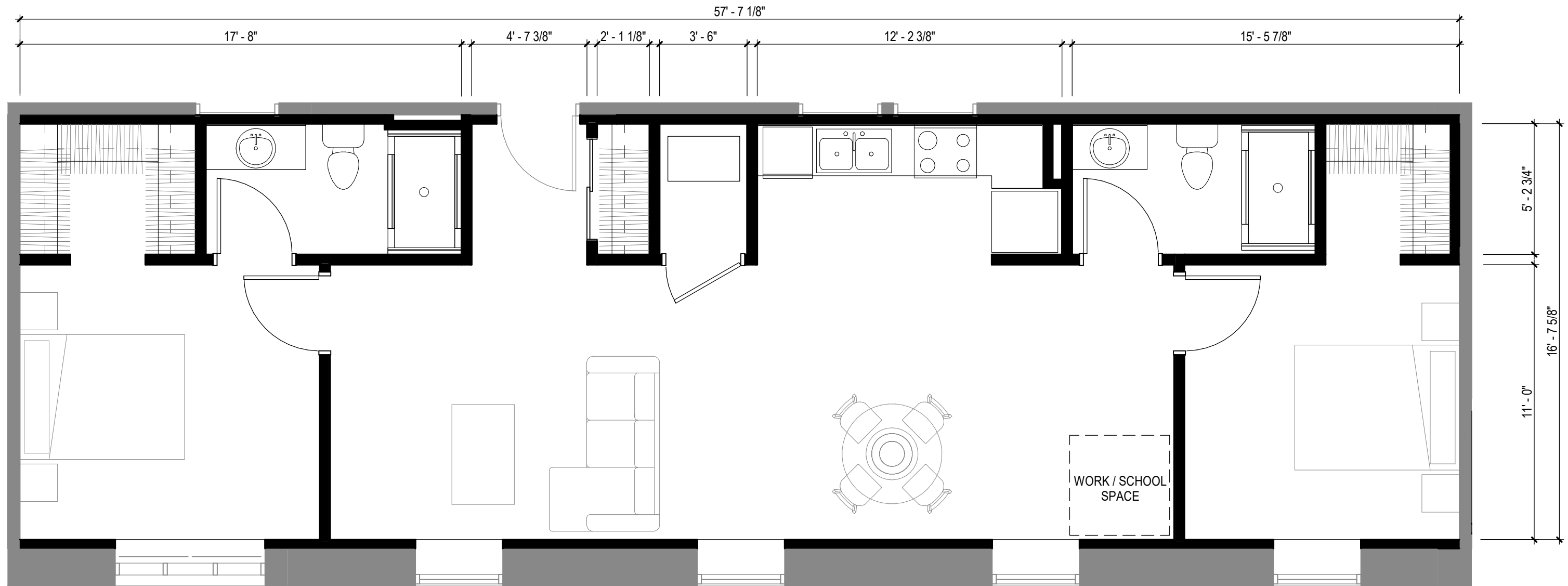
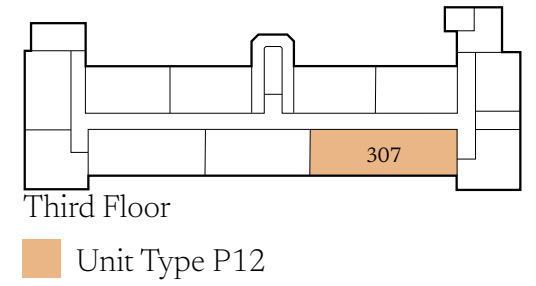
18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.



**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>





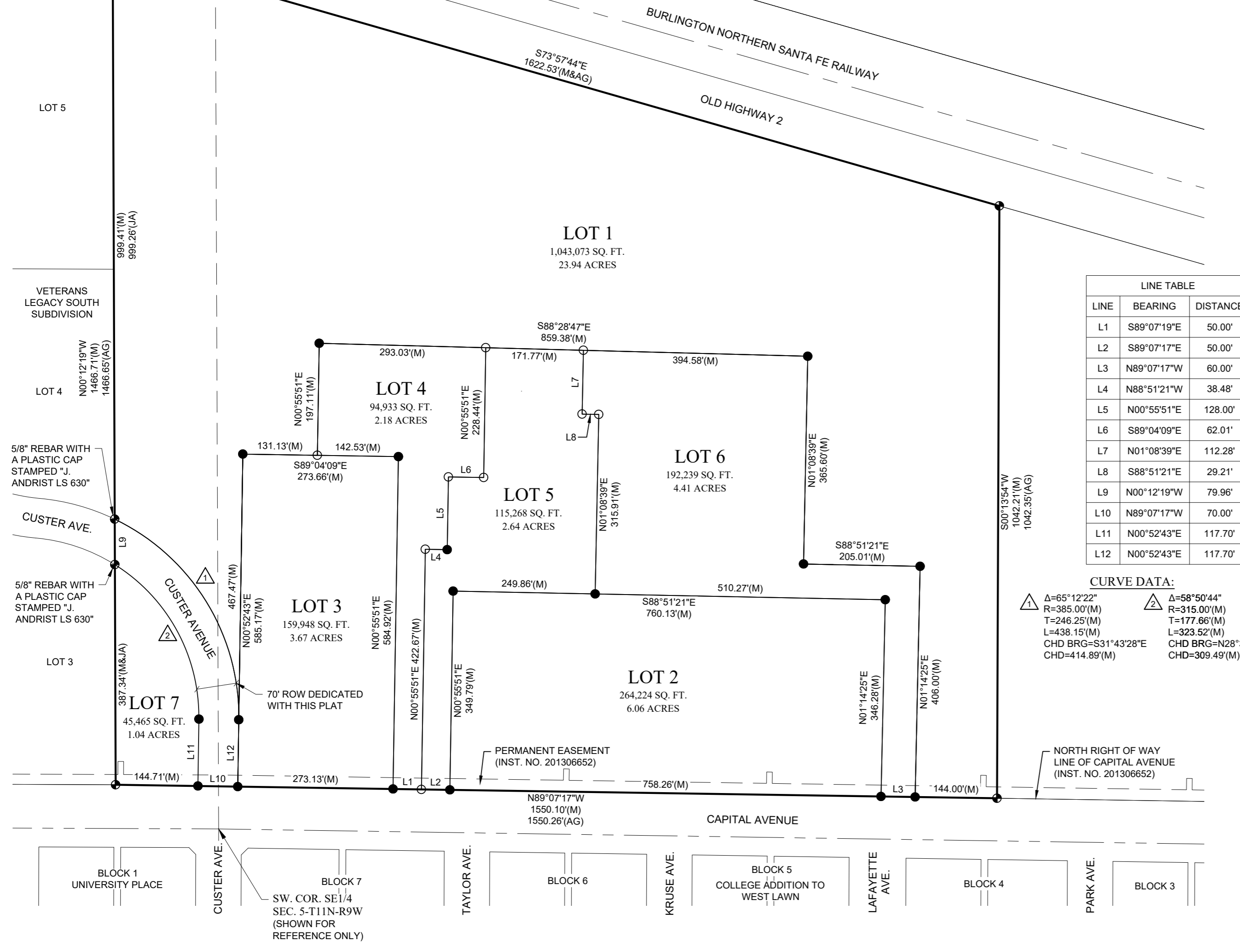
Operating Proforma

<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

**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

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'

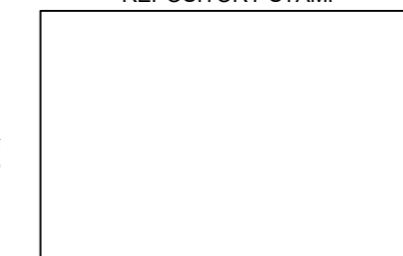
**CURVE DATA:**

<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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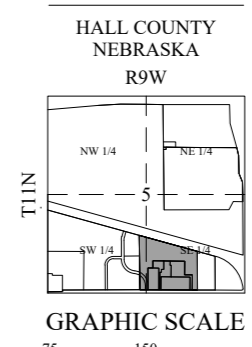
**LEGEND**

- 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

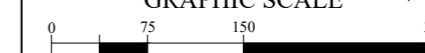
**REPOSITORY STAMP**



**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