

Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting Packet

Board Members:

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

2:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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

DIRECTOR COMMUNICATION

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



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item A1

Agenda - October 19, 2022 Meeting

Staff Contact:



AGENDA Wednesday, October 19, 2022 2 p.m. Grand Island City Hall

Open Meetings Notifications (Virtual Meeting Info Attached)

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 September 19, 2022 Meeting.
- 3. Review of Financials.
- 4. Approval of Bills.
- 5. Review of Committed Projects and CRA Properties.
- 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 409- Forward a Redevelopment Plan Amendment to the Grand Island City Council for Castaways Fun Center -- KER Enterprises LLC.
- 7. Redevelopment Plan Amendment CRA Area 16- 2206 and 2300 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings Liberty Campus GI, LLC
 - a. Consideration of Resolution 410- Forward a Redevelopment Plan Amendment to the Grand Island City Council for 2206 and 2300 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
- 8. Proposed Change of Ownership and Transfer of TIF Bond and project for Hatchery Holding LLC 2325 W. Schimmer Drive
- 9. Other Projects Grant Grand Island Chamber of Commerce Exterior Remodel
- 10. Façade Improvement Grant3231 Ramada Road- \$100,000

11. Façade Improvement Grant	118 W. 2nd Street- \$100,000
12. Façade Improvement Grant	1150 S. Locust Street- \$77.635.41
13. Façade Improvement Grant	106 N. Locust Street - \$100,000
14. Façade Improvement Grant	313-315 N. Locust Street- \$100,000
15 Director's Report	

- a. Mall Redevelopment
- 16. Adjournment

Next Meeting November 9, 2022

Join Zoom Meeting https://us02web.zoom.us/j/88374752321?pwd=U2drN1pmbVVLVHQvVVI2S09LWnY2QT09

Meeting ID: 883 7475 2321 Passcode: 147037 One tap mobile +17209289299,,88374752321#,,,,*147037# US (Denver) +12532158782,,88374752321#,,,,*147037# US (Tacoma)

Dial by your location +1 720 928 9299 US (Denver) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 602 753 0140 US (Phoenix) +1 669 219 2599 US (San Jose) +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) +1 651 372 8299 US (Minnesota) 888 788 0099 US Toll-free 833 548 0276 US Toll-free 833 548 0282 US Toll-free 877 853 5247 US Toll-free Meeting ID: 883 7475 2321 Passcode: 147037 Find your local number: https://us02web.zoom.us/u/kb0iR39GYd

COMMUNITY REDEVELOPMENT AUTHORITY AGENDA MEMORANDUM 2 p.m. Wednesday, October 19, 2022

- 2. <u>APPROVAL OF MINUTES.</u> The minutes of the Community Redevelopment Authority meeting September 21, 2022 are submitted for approval. A MOTION is in order.
- 3. <u>APPROVAL OF FINANCIAL REPORTS</u>. Financial reports for September 1-30 are included in the packet for review and approval.
- 4. <u>APPROVAL OF BILLS.</u> Payment of bills in the amount of \$250,100.91
- 5. <u>REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.</u>

6. <u>REDEVELOPMENT CONTRACT AND BOND RESOLUTION CRA AREA 34-</u> <u>STAROSTKA GROUP UNLIMITED MILLENNIAL ESTATES SUBDIVISION</u>

The Grand Island City Council approved a redevelopment plan for CRA Area No. 34 CRA Area No. 34 for development of 120 housing units in the proposed Millennial Estates Subdivision north of 13th Street west of the Moore's Creek Drainway along with an extension of Claude Road between 13th Street and the north edge of the Millennial Estates project. The plan requests \$5,650,000 in tax increment financing along with associated interest on the TIF bonds. The CRA may approve the contract and bond resolution. A MOTION to approve Resolution 409 is in order.

7. <u>REDEVELOPMENT PLAN CRA AREA 34- KER ENTERPRISES LLC</u> <u>CLAUDE ROAD AND FAIDLEY AVENUE</u>

Concerning a redevelopment plan for CRA Area No. 34 for development of a family entertainment center at Faidley Avenue and Claude Road. The plan requests \$1,894,128 in tax increment financing along with associated interest on the TIF bonds. Twenty Five percent of that (\$473,532) will be retained by the CRA to help the City fund the Claude Road extension. The CRA may forward the plan to the Grand Island City Council for consideration. A MOTION to approve Resolution 410 is in order.

8. <u>REDEVELOPMENT PLAN CRA AREA 16- LIBERTY CAMPUS, GI LLC</u>

Concerning a redevelopment plan for CRA Area No. 16 for development 48 one and two bedroom apartments at the former Veterans' Home 2206 W. Capital Avenue. The plan requests \$715,000 in tax increment financing along with associated interest on

the TIF bonds. The CRA may forward the plan to the Grand Island City Council for consideration. A MOTION to approve Resolution 411 is in order.

9. <u>PROPOSED CHANGE OF OWNERSHIP AND TRANSFER OF TIF BOND AND</u> <u>PROJECT FOR HATCHERY HOLDINGS LLC 2325 W. SCHIMMER DRIVE</u>

Hendrix Genetics the parent company of Hatchery Holdings is consolidating properties between subsidiary components and wishes to sell this project to Hendrix-ISA LLC another wholly owned subsidiary and the company actually running the Hatchery Operation. The redevelopment contract requires that the CRA approve and authorize the sale.

10. <u>OTHER PROJECTS GRANT GRAND ISLAND CHAMBER OF COMMERCE</u> <u>EXTERIOR REMODEL</u>

In August of 2022 the CRA awarded an other projects grant to the Grand Island Chamber of Commerce for \$165,000 of a \$290,000 request for exterior improvements. At that time the CRA indicated that they would consider approval of the remaining \$125,000 at their October meeting. This is a request to approve the remaining funds.

11. FAÇADE IMPROVEMENT GRANT 3231 RAMADA ROAD- \$100,000

The owner of 3211 Ramada Rod, BnB Real Estate LLC, Brad Laub, is requesting a façade improvement grant of \$100,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$105,464 with additional construction costs of \$27,460 and building purchase of \$304,000. A CRA Façade committee met on October 8, 2021 to review the applications. The committee is recommending that this application be funded.*

12. FAÇADE IMPROVEMENT GRANT 118 W. 2ND STREET- \$100,000

The owners of 118 W. Second Street, Artisans' Alley LLC, Catheryn Sack and Gabe Coin, are requesting a façade improvement grant of \$100,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$315,000 with additional construction costs of \$1,002,800 and building purchase of \$550,000. A CRA Façade committee met on October 8, 2021 to review the applications. The committee is recommending that this application be funded.*

13. FAÇADE IMPROVEMENT GRANT 1150 S. LOCUST STREET- \$77.635.41

The owner of 1150 S. Locust, (Long John Silvers) Dee Jays QSR of Nebraska Inc. is requesting a façade improvement grant of \$77,635.41 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$258,784.68. A CRA Façade committee met on October 8, 2021 to review the

applications. The committee is recommending that this application be funded.*

14. FAÇADE IMPROVEMENT GRANT 106 N. LOCUST STREET - \$100,000

The owner of 106 N. Locust, BZ, LLC. is requesting a façade improvement grant of \$100,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$294,100 with additional construction costs of \$39,810 and building purchase of \$190,000. A CRA Façade committee met on October 8, 2021 to review the applications. The committee is recommending that this application be funded.*

15. FAÇADE IMPROVEMENT GRANT 313-315 N. LOCUST STREET- \$100,000

The owner of 313-315 N. Locust, EBMT Properties LLC. is requesting a façade improvement grant of \$100,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$189,446 with additional construction costs of \$1,518,000 and building purchase of \$25,000. A CRA Façade committee met on October 8, 2021 to review the applications. The committee is recommending that this application be funded.*

16. <u>DIRECTOR'S REPORT.</u>

17. ADJOURNMENT

Chad Nabity Director

* The 2023 budget has \$370,000 budgeted for façade. There are total of \$477,635.41 in requests. The CRA has \$125,000 in other projects funds that could be redirected to façade. In addition there is \$15,000 from the 2022 Parmely grant that was turned back in September that could be redirected to these projects. All of the projects can be funded this year but it would leave very little room for other projects during the year. The committee was supporting of all of these projects. If you do not want to expend the other projects funds or want to delay committing those funds the committee suggestion is to fund the 4 projects that are asking for \$100,000 and defer the request from Long John Silvers until a later date.



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item B1

Meeting Minutes - September 21, 2022 Meeting Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 21, 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 September 21, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the September 14, 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, and Brian Mustion. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, City Administrator Jerry Janulewicz, City Attorney Laura McAloon, Assistant Finance Director Brian Schultz and Finance Director Pat Brown.

2. <u>APPROVAL OF MINUTES.</u>

A motion for approval of the Minutes for the August 10, 2022 meeting was made by Truell and second by Mustion. Upon roll call vote, all present voted aye. Motion carried 4-0 (Pirnie was absent)

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz. A motion for approval of financials for August 2022 was made by Mustion and second by Schwieger. Upon roll call vote, all present voted aye. Motion carried 4-0. (Pirnie was absent)

Sue Pirnie joined the meeting at 4:04 p.m.

4. <u>APPROVAL OF BILLS.</u>

A motion was made by Truell and second by Schwieger to approve the bills for \$874,714.52. Upon roll call vote, all present voted aye. Motion carried 5-0

5. <u>REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.</u>

The committed projects and CRA projects were reviewed by Nabity.

Dave Parmely project will not move forward

Hope Harbor – Negotiation for the purchase of 3 homes was successful. No closing date yet.

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. Life Safety Grants -Hedde Building – Currently installing cabinets in 3 apartments. Azure Apartments – may not be done until November. Rawr Holdings – Mr. Spiehs has a plan laid out- will have a building permit by February 2023 to move forward or he will sell the building.

6. <u>Redevelopment Plan Amendment CRA Area 33 – Legacy 34 2023 property</u> 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 property located north of Husker Highway and west of Prairieview Street – Innate Development

Nabity stated Regional Planning Commission found the project is consistent with the Comprehensive Plan and recommended approval. This is the second phase of this development to include 154 units of apartments and commercial development.

A motion was made by Truell and second by Mustion to approve Resolution 403. Upon roll call vote, all present voted aye. Motion carried 5-0

7. <u>Redevelopment Plan CRA Area 1- 124 W. 3rd Street – Living Waters LLC.</u>

 a. Consideration of Resolution 404 – Forward a Redevelopment Plan Amendment to the Grand Island City Council at 124 W. 3rd Street – Living Waters

Nabity stated the property is located downtown on 3rd Street and Locust Street. The developer is proposing 3 - second story apartments and redeveloping and improvements to the commercial space on the first floor. Regional Planning Commission did review and passed a resolution stating the redevelopment plan is consistent with the Comprehensive Plan.

A motion was made by Truell and second by Pirnie to approve Resolution 404. Upon roll call vote, all present voted aye. Motion carried. 5-0

8. <u>Redevelopment Plan CRA Area 34 – For property proposed for north of</u> <u>Faidley Avenue and east of Claude Road (Lot 1 of Crane Valley Ninth</u> <u>Subdivision) – KER Enterprises.</u>

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.

Nabity stated the project the development of a family entertainment center located at the northeast corner of Claude Rd and Faidley Ave. The developer is requesting \$1,894,128 in Tax Increment Financing. Twenty Five percent of the TIF Revenue will be allocated to Claude Road. This redevelopment project includes two components. The first component supports the private project development of the entertainment center. The second project CRA will enter a contract with the City of Grand Island for development of Claude Road between Faidley Avenue and State Street. The City will be reimbursed for the project by assignment of the TIF Note.

A motion was by Truell and second by Pirnie to approve Resolution 405. Upon roll call vote, all present voted aye. Motion carried 5-0.

A motion was by Truell and second by Pirnie to approve Resolution 406. Upon roll call vote, all present voted aye. Motion carried 5-0.

9. <u>Redevelopment Plan Amendment CRA Area 16 – 2206 W. Capital Avenue</u> (Veteran's Home) Pershing and Anderson Buildings – Liberty Campus GI, <u>LLC</u>

- a. Consideration of Resolution 407 Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission 2206
 W. Captial Avenue (Veteran's 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 (Veteran's Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC

Nabity stated the project is the redevelopment of the Anderson and Pershing buildings on the former Grand Island Veteran's Home Campus. The developer is proposing to reuse these existing buildings and create 48 units of apartments geared toward 55 plus, Veteran's preference, Gold Star families and Veteran's spouses. Liberty Campus GI, LLC is requesting \$715,000 in Tax Increment Financing. Development of the project is anticipated to be completed by December 2023.

A motion was made by Mustion and second by Pirnie to approve Resolution 407 and Resolution 408. Upon roll call vote, all present voted aye. Motion carried. 5-0.

10. Director's Report

- a. Façade Applications Staff
- b. CRA Area 28
- c. Extremely Blighted Designation This is being considered as part of the Mall project but would impact other areas in Grand Island. A study has been conducted to identify areas that can qualify as extremely. The study was done using the same methodology that the City of Lincoln used in their declaration. Areas that qualify as extremely blighted and are declared such are eligible for a 20 year TIF term, have Nebraska income tax benefits for first time home buyers who purchase in the area, and extremely blighted areas do not count against the city's 35% maximum blight area.

Façade Committee – 5 façade applications First week of October Will set up times and do in a 2 hour block

CRA Area #28 - Conestoga Mall

City Council Meeting September 13, 2028

Woodsonia Acquisitions, LLC – has a contract to purchase the mall contingent on a number of things one of them being the area be declared blighted and substandard. City Council did forward to the Planning Commission to consider approval. Will possibly have a TIF application coming forward. This development is contingent on a specific anchor stores agreeing to locate at the mall.

Extremely Blighted Designation

This is being considered as part of the Mall project but would impact other areas in Grand Island. A study has been conducted to identify areas that can qualify as extremely. The study was done using the same methodology that the City of Lincoln used in their declaration. Areas that qualify as extremely blighted and are declared such are eligible for a 20 year TIF term, have Nebraska income tax benefits for first time home buyers who purchase in the area, and extremely blighted areas do not count against the city's 35% maximum blight area.

11. Adjournment 4:41 p.m.

Next Meeting October 12, 2022

Respectfully Submitted, Norma Hernandez



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item C1

CRA September 2022 Financials

Staff Contact:

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	834,170		548,785		
REVENUE:					
Property Taxes - CRA	154,903	558,569	524,191		106.56%
Property Taxes - CicA Property Taxes - Lincoln Pool	57,121	173,730	196,818	23,088	88.27%
Property Taxes - TIF's	845,901	3,837,325	5,400,000	2,678,810	71.06%
Loan Income (Poplar Street Water Line)	545,701	-	20,000	20,000	0.00%
Interest Income - CRA	263	1,837	10,000	8,163	18.37%
Interest Income - TIF'S	- 203	-	10,000	- 0,105	10.3770
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	16,226	233,137	200,000	-	#D17/0! 116.57%
Other Revenue - TIF's	10,220	255,157	200,000	-	110.3770
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	1,074,415	4,804,597	6,351,009	2,730,062	75.65%
TOTAL RESOURCES	1,908,585	4,804,597	6,899,794	2,730,062	-
					-
EXPENSES			2 000	2 000	0.000/
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	4,041	73,504	75,000	1,496	98.01%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	10,742	16,000	5,258	67.14%
General Liability Insurance	-	-	250	250	0.00%
Postage	82	82	250	168	32.88%
Legal Notices	-	212	500	288	42.41%
Travel & Training	-	35	4,000	3,965	0.88%
Other Expenditures	-	-	-	-	0.000/
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	100.000/
Bond Principal - Lincoln Pool	-	190,000	190,000	-	100.00%
Bond Interest	-	6,818	6,818	-	100.00%
Fiscal Agent Fees/Bond Costs	-	525	-	-	100.000/
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	870,681	3,810,839	5,400,000	1,589,161	70.57%
Bond Interest-TIF's Interest Expense	-	-	-	-	
Interest Expense					
TOTAL EXPENSES	874,804	4,525,817	6,886,118	2,360,825	65.72%
INCREASE(DECREASE) IN CASH	199,612	278,780	(535,109)		
ENDING CASH	1,033,781	278,780	13,677	-	-
CRA CASH	881,138				
Lincoln Pool Tax Income Balance	125,580				
TIF CASH	27,063	_			
Total Cash	1,033,781	=			

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	154,903	558,569	524,191	-	106.56%
Property Taxes - Lincoln Pool	57,121	173,730	196,818	23,088	88.27%
Interest Income	263	1,837	10,000	8,163	18.37%
Loan Income (Poplar Street Water Line) Land Sales		-	20,000	20,000	0.00% #DIV/0!
Other Revenue & Motor Vehicle Tax	16,226	233,137	200,000	-	#D17/0! 116.57%
Sther Revenue & Wotor Venicle Tax	10,220	255,157	200,000		110.5770
TOTAL	228,514	967,272	951,009	51,251	101.71%
GIRARD VET CLINIC					
Property Taxes		11,300		-	
TOTAL	-	11,300	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		33,205		-	<u> </u>
TOTAL	-	33,205	-	-	
SOUTHEAST CROSSING					
Property Taxes	5,203	5,203		-	
TOTAL	5,203	5,203	-	-	
POPLAR STREET WATER	0.000	22 000			
Property Taxes TOTAL	9,800	22,998 22,998		-	<u> </u>
IOTAL	9,800	22,998	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes	7,597	15,994		-	
TOTAL	7,597	15,994	-	-	
SOUTH POINTE HOTEL PROJECT	10 5 1 5	00.575			
Property Taxes TOTAL	42,545	<u>89,577</u> 89,577	-	-	
IOTAL	42,545	89,377	-	-	
TOKEN PROPERTIES RUBY					
Property Taxes	1,542	3,248		-	
TOTAL	1,542	3,248	-	-	
GORDMAN GRAND ISLAND Property Taxes		85,161			
TOTAL		85,161		-	
		00,101			
BAKER DEVELOPMENT INC					
Property Taxes		2,136		-	
TOTAL	-	2,136	-	-	
OTRATEORR DIAZA INC					
STRATFORD PLAZA INC		34,578			
Property Taxes TOTAL		34,578	-	-	<u> </u>
		J7,J/0	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	40,861	113,027		-	
TOTAL	40,861	113,027	-	-	

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
FUTURE TIF'S			5 400 000	5 400 000	
Property Taxes TOTAL		-	5,400,000 5,400,000	5,400,000 5,400,000	
IOTAL	-	-	3,400,000	3,400,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	18,766	39,511		(39,511)	
TOTAL	18,766	39,511	-	(39,511)	
		,		())	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	1,525	3,211		(3,211)	
TOTAL	1,525	3,211	-	(3,211)	
GI HABITAT OF HUMANITY	2 922	5.0(2		(5.0(2))	
Property Taxes TOTAL	2,832	5,962 5,962	_	(5,962) (5,962)	
TOTAL	2,652	5,702		(5,702)	
AUTO ONE INC					
Property Taxes		15,379		(15,379)	
TOTAL	-	15,379	-	(15,379)	
EIG GRAND ISLAND					
Property Taxes	25,644	67,087		(67,087)	
TOTAL	25,644	67,087	-	(67,087)	
TOKEN PROPERTIES CARY ST	4.014	0 451		(0.451)	
Property Taxes TOTAL	4,014	8,451 8,451	_	(8,451) (8,451)	
TOTAL	4,014	0,401	-	(8,451)	
WENN HOUSING PROJECT					
Property Taxes	2,656	5,592		(5,592)	
TOTAL	2,656	5,592	-	(5,592)	
COPPER CREEK 2014 HOUSES					
Property Taxes	185,693	460,845		(460,845)	
TOTAL	185,693	460,845	-	(460,845)	
TC ENCK BUILDERS	1.7(1	2 709		(2,708)	
Property Taxes TOTAL	1,761	3,708 3,708		(3,708) (3,708)	
TOTAL	1,701	5,700		(3,700)	
SUPER MARKET DEVELOPERS					
Property Taxes		17,190		(17,190)	
TOTAL	-	17,190	-	(17,190)	
MAINSTAY SUITES					
Property Taxes	32,913	69,298		(69,298)	
TOTAL	32,913	69,298	-	(69,298)	
TOWER 217		26.220		(26.220)	
Property Taxes TOTAL		26,338 26,338		(26,338) (26,338)	
IUIAL	-	20,338	-	(20,338)	
COPPER CREEK 2015 HOUSES					
Property Taxes	127,138	292,953	-	(292,953)	
TOTAL	127,138	292,953	-	(292,953)	
	,			(

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
NORTHWEST COMMONS	11.007	225 200		(225, 200)	
Property Taxes TOTAL	<u> </u>	225,390 225,390	-	(225,390) (225,390)	
IUIAL	11,097	225,570		(223,370)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	5,945	12,516		(12,516)	
TOTAL	5,945	12,516	-	(12,516)	
KAUFMAN BUILDING Property Taxes	6,014	12,658		(12,658)	
TOTAL	6,014	12,658	-	(12,658)	
		12,000		(12,000)	
TALON APARTMENTS					
Property Taxes		97,227		(97,227)	
TOTAL	-	97,227	-	(97,227)	
VICTORY PLACE					
Property Taxes	4,673	9,839		(9,839)	
TOTAL	4,673	9,839	-	(9,839)	
THINK SMART		6.650		((()))	
Property Taxes TOTAL		<u>6,652</u> 6,652		(6,652) (6,652)	
IUIAL		0,052	-	(0,032)	
BOSSELMAN HQ					
Property Taxes		77,291		(77,291)	
TOTAL	-	77,291	-	(77,291)	
TALON APARTMENTS 2017					
Property Taxes		109,377		(109,377)	
TOTAL		109,377	-	(109,377)	
		,		())	
WEINRICH DEVELOPMENT					
Property Taxes	3,155	6,643		(6,643)	
TOTAL	3,155	6,643	-	(6,643)	
WING WILLIAMSONS					
Property Taxes	1,948	4,101		(4,101)	
TOTAL	1,948	4,101	-	(4,101)	
HATCHERY HOLDINGS	70 472	167 227		(1(7.207)	
Property Taxes TOTAL	79,473	<u>167,327</u> 167,327	_	(167,327) (167,327)	
IUIAL	17,475	107,527	-	(107,527)	
FEDERATION LABOR TEMPLE					
Property Taxes	3,401	7,158		(7,158)	
TOTAL	3,401	7,158	-	(7,158)	
MIDDLETON PROPERTIES II					
Property Taxes	7,273	15,313		(15,313)	
TOTAL	7,273	15,313	-	(15,313)	
		-)		(-,)	
COPPER CREEK 2016 HOUSES					
Property Taxes	82,662	186,518		(186,518)	
TOTAL	82,662	186,518	-	(186,518)	

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
EAST PARK ON STUHR					
Property Taxes		54,155		(54,155)	
TOTAL	-	54,155	-	(54,155)	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes	461	3,559		(3,559)	
TOTAL	461	3,559	-	(3,559)	
EAST PARK ON STUHR					
Property Taxes		5,712		(5,712)	
TOTAL	-	5,712	-	(5,712)	
TAKE FLIGHT INVESTMENTS					
Property Taxes		8,552		(8,552)	
TOTAL	-	8,552	-	(8,552)	
PRATARIA VENTURES HOSPITAL					
Property Taxes		807,039		(807,039)	
TOTAL	-	807,039	-	(807,039)	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		7,037		(7,037)	
TOTAL	-	7,037	-	(7,037)	
PEACEFUL ROOT					
Property Taxes		10,152		(10,152)	
TOTAL	-	10,152	-	(10,152)	
TALON 2019 LOOKBACK					
Property Taxes		2,897		(2,897)	
TOTAL	-	2,897	-	(2,897)	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes	12,997	28,225		(28,225)	
TOTAL	12,997	28,225	-	(28,225)	
GRAND ISLAND HOTEL					
Property Taxes	53,404	112,440		(112,440)	
TOTAL	53,404	112,440	-	(112,440)	
PARAMOUNT OLD SEARS					
Property Taxes	3,761	7,916		(7,916)	
TOTAL	3,761	7,916	-	(7,916)	
CENTRAL NE TRUCK WASH					
Property Taxes		41,442		(41,442)	
TOTAL	-	41,442	-	(41,442)	

PRATARIA VENTURES MEDICAL OFFICE

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	BALANCE	% OF BUDGET <u>USED</u>
Property Taxes TOTAL	-	218,444 218,444		(218,444) (218,444)	
TALON 2020 LOOKBACK PHASE 4					
Property Taxes		31,006		(31,006)	
TOTAL	-	31,006	-	(31,006)	
TAROSTKA 5TH ST LOOKBACK PHASE	L				
Property Taxes	6,365	13,401		(13,401)	
TOTAL	6,365	13,401	-	(13,401)	
OPPER CREEK PHASE 2 2020 LOOKBACH	K				
Property Taxes	9,481	24,841		(24,841)	
TOTAL	9,481	24,841	-	(24,841)	
OPPER CREEK PHASE 3 2020 LOOKBACH	ζ.				
Property Taxes	5,169	17,415		(17,415)	
TOTAL	5,169	17,415	-	(17,415)	
HEDDE BUILDING 201 W 3RD					
Property Taxes	9,948	10,469		(10,469)	
TOTAL	9,948	10,469	-	(10,469)	
RAWR HOLDINGS LLC 110 W 2ND					
Property Taxes		30		(30)	
TOTAL	-	30	-	(30)	
ORCHARD REDEVELOPMENT PROJECT					
Property Taxes	12,333	25,967		(25,967)	
TOTAL	12,333	25,967	-	(25,967)	
MUR REAL ESTATE OLD WELLS FARGO)				
Property Taxes	11,594	24,403		(24,403)	
TOTAL	11,594	24,403	-	(24,403)	
WALD 12 PROPERTIES LLC					
Property Taxes		683		(683)	
TOTAL	-	683	-	(683)	
WING PROPERTIES 112 E 3RD ST					
Property Taxes	74	156		(156)	
TOTAL	74	156	-	(156)	
WEINRICH DEVELOPMENT 408 E 2ND ST					
Property Taxes	2,926	6,160		(6,160)	
TOTAL	2,926	6,160	-	(6,160)	
O'NEILL WOOD RESOURCES					
Property Taxes		105		(105)	
TOTAL	-	105	-	(105)	
SOUTHEAST COMMONS - FONNERVIEW					_
Property Taxes	860	3,232		(3,232)	
TOTAL	860	3,232	-	(3,232)	
-		<i>.</i>		/	

	MONTH ENDED September-22	2021-2022 YEAR TO DATE	2022 BUDGET	REMAINING BALANCE	% OF BUDGET USED
PARAMOUNT 824 E 9TH ST					
Property Taxes	238	502		(502)	
TOTAL	238	502	-	(502)	
J&L WESTWARD ENTERPRISES CAAP					
Property Taxes		1,090		(1,090)	
TOTAL	-	1,090	-	(1,090)	
MILLER TIRE					
Property Taxes	159	335		(335)	
TOTAL	159	335	-	(335)	
TOTAL REVENUE	1,074,415	4,804,597	6,351,009	2,030,353	75.65%

	MONTH ENDED September-22	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING BALANCE	% OF BUDGET <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
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	4,041	73,504	75,000	1,496	98.01%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		10,742	16,000	5,258	67.14%
General Liability Insurance		-	250	250	0.00%
Postage	82	82	250	168	32.88%
Legal Notices		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!
PROJECTS					
		200,000	200.000		100.00%
Husker Harvest Days		200,000 88,000	200,000	- 162,000	35.20%
Façade Improvement			250,000		
Building Improvement		135,000	500,000	365,000	0.00%
Other Projects		10,000	200,000	190,000	5.00%
TOTAL CRA EXPENSES	4,123	714,978	1,486,118	771,664	48.11%
GIRARD VET CLINIC					
Bond Principal		11,300	-	-	
TOTAL	-	11,300	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		32,374	-	-	
TOTAL	-	32,374	_	-	
		02,071			
SOUTHEAST CROSSINGS					
Bond Principal	5,203	5,203	-	-	
TOTAL	5,203	5,203	-	-	
POPLAR STREET WATER					
Bond Principal	9,800	22,998	-	-	
TOTAL	9,800	22,998	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal	7,597	15,994	_	_	
TOTAL	7,597	15,994		-	
IVIAL	1,391	15,774	-	-	
SOUTH POINTE HOTEL PROJECT					
Bond Principal	42,545	89,577			
TOTAL	42,545	89,577	-		
IVIAL	-2,545	07,577	-	-	

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TOKEN PROPERTIES RUBY	1.542	2 249			
Bond Principal TOTAL	1,542	3,248 3,248	-	-	<u> </u>
IOTAL	1,342	5,240			
GORDMAN GRAND ISLAND					
Bond Principal		85,161	-	-	
TOTAL	-	85,161	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		2,136	-	-	
TOTAL	-	2,136	-	-	
STRATFORD PLAZA LLC		24.579			
Bond Principal TOTAL		34,578 34,578	-	-	
IOIAL		54,578	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	44,545	113,027	-	-	
TOTAL	44,545	113,027	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	18,766	39,511	_	-	
TOTAL	18,766	39,511	-	-	<u> </u>
		<i>,</i>			
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,525	3,211	-	-	
TOTAL	1,525	3,211	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal	2,832	5,962	-	-	
TOTAL	2,832	5,962	-	-	
AUTO ONE INC Bond Principal		14,994			
TOTAL		14,994		-	
)			
EIG GRAND ISLAND					
Bond Principal	25,644	67,087	-	-	
TOTAL	25,644	67,087	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal	4,014	8,451	-	-	
TOTAL	4,014	8,451	-	-	
WENN HOUSING PROJECT Bond Principal	2,656	5 502			
TOTAL	2,656	<u>5,592</u> 5,592	-	-	
	2,000	5,572			
COPPER CREEK 2014 HOUSES					
Bond Principal	194,683	460,845	-	-	
TOTAL	194,683	460,845	-	-	
TC ENCK BUILDERS					
Bond Principal	1,761	3,708	-	-	
TOTAL	1,761	3,708	-	-	
	· · · ·				

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
SUPER MARKET DEVELOPERS Bond Principal					
TOTAL			-	-	
MAINSTAY SUITES					
Bond Principal	32,913	69,298	-	-	
TOTAL	32,913	69,298	-	-	
TOWER 217					
Bond Principal		25,683	-	-	
TOTAL	-	25,683	-	-	
COPPER CREEK 2015 HOUSES	120 (00	202.052			
Bond Principal TOTAL	<u> </u>	<u> </u>	-	-	
NORTHWEST COMMONS					
Bond Principal	11,097	225,390	-	-	
TOTAL	11,097	225,390		-	
HABITAT - 8TH & SUPERIOR					
Bond Principal	5,945	12,516	-	-	
TOTAL	5,945	12,516		-	
KAUFMAN BUILDING	6.014	12 (59			
Bond Principal TOTAL	6,014	12,658 12,658	-	-	
		12,000			
TALON APARTMENTS					
Bond Principal		97,227	-	-	
TOTAL	-	97,227		-	
VICTORY PLACE					
Bond Principal	4,673	9,839	-	-	
TOTAL	4,673	9,839		-	
FUTURE TIF'S Bond Principal			5,400,000	5,400,000	
TOTAL	-	-	5,400,000		
			-,,	- , ,	
THINK SMART					
Bond Principal		6,486	-	-	
TOTAL	-	6,486		-	
BOSSELMAN HQ					
Bond Principal		77,291	-	-	
TOTAL	-	77,291		-	
TALON ADADTREDUTO 4017					
TALON APARTMENTS 2017 Bond Principal		112,198	_	_	
TOTAL		112,198	-		
		, 0			

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WEINRICH DEVELOPMENT Bond Principal	3,155	6,643	_	_	
TOTAL	3,155	6,643	-	-	
		<i>,</i>			
WING WILLIAMSONS					
Bond Principal	1,948	4,101	-	-	
TOTAL	1,948	4,101		-	
HATCHERY HOLDINGS					
Bond Principal	79,473	167,327	-	-	
TOTAL	79,473	167,327		-	
FEDERATION LABOR TEMPLE Bond Principal	3,401	7,158	_	_	
TOTAL	3,401	7,158		-	
	,	,			
MIDDLETON PROPERTIES II					
Bond Principal TOTAL	7,273	15,313	-	-	
IOIAL	1,213	15,313		-	
COPPER CREEK 2016 HOUSES					
Bond Principal	82,662	186,518	-	-	
TOTAL	82,662	186,518		-	
EAST PARK ON STUHR Bond Principal		59,867	_	_	
TOTAL		59,867	-		
		,			
TAKE FLIGHT INVESTMENTS					
Bond Principal		8,408	-	-	
TOTAL	-	8,408		-	
PRATARIA VENTURES HOSPITAL					
Bond Principal		1,014,540	-	-	
TOTAL	-	1,014,540		-	
AMMUNITION PLANT Bond Principal		-	-	-	
TOTAL		-		-	
URBAN ISLAND LLC					
Bond Principal TOTAL	3,343	7,037	-	-	
IOIAL	3,343	7,037		-	
PEACEFUL ROOT					
Bond Principal	5,104	10,152	-	-	
TOTAL	5,104	10,152		-	
TALON 2010 LOOVDACV					
TALON 2019 LOOKBACK Bond Principal		-	_	-	
TOTAL	-	-	-	-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal	12,997	28,225	-	-	
TOTAL	12,997	28,225		-	

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GRAND ISLAND HOTEL					
Bond Principal	53,404	112,440	-	-	
TOTAL	53,404	112,440		-	
PARAMOUNT OLD SEARS					
Bond Principal	<u>3,761</u> 3,761	7,916 7,916	-	-	
TOTAL	5,701	/,910		-	
CENTRAL NE TRUCK WASH					
Bond Principal		41,442	-	-	
TOTAL	-	41,442		-	
PRATARIA VENTURES MEDICAL OFFICE					
Bond Principal		10,942	-	-	
TOTAL	-	10,942		-	
TALON 2020 LOOKBACK PHASE 4 Bond Principal		30,198	_	-	
TOTAL	-	30,198		-	
-)			
TAROSTKA 5TH ST LOOKBACK PHASE 1	l				
Bond Principal	6,365	13,401	-	-	
TOTAL	6,365	13,401		-	
ADDED CREEK BUACE 2 2020 LOOKDACI	7				
OPPER CREEK PHASE 2 2020 LOOKBACH Bond Principal	9,481	24,841	_	-	
TOTAL	9,481	24,841	_	-	
-	,	,			
OPPER CREEK PHASE 3 2020 LOOKBACH					
Bond Principal	6,548	17,415	-	-	
TOTAL	6,548	17,415		-	
HEDDE BUILDING 201 W 3RD					
Bond Principal	10,469	10,469	-	-	
TOTAL	10,469	10,469		-	
-					
RAWR HOLDINGS LLC 110 W 2ND ST					
Bond Principal		-	-	-	
IUIAL	-	-		-	
ORCHARD REDEVELOPMENT PROJECT					
Bond Principal	12,333	25,967	-	-	
TOTAL	12,333	25,967		-	
MUR REAL ESTATE OLD WELLS FARGO		24 402			
Bond Principal	11,594 11,594	24,403 24,403	-	-	
IVIAL	11,394	24,403		-	
WALD 12 PROPERTIES LLC OLD GREENB	5				
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING PROPERTIES 112 2 3RD ST					
Bond Principal		-	-	-	

	MONTH ENDED <u>September-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 BUDGET	REMAINING BALANCE	% OF BUDGET USED
TOTAL	-	-	Depont	-	
WEINRICH DEVELOPMENT 408 E 2ND ST					
Bond Principal	2,926	6,160	-	-	
TOTAL	2,926	6,160		-	
O'NEILL WOOD RESOURCES					
Bond Principal TOTAL	-	-	-	-	
SOUTHEAST COMMONS - FONNERVIEW					
Bond Principal TOTAL	-	2,372 2,372	-	-	
PARAMOUNT 824 E 9TH ST					
Bond Principal TOTAL	-	-	-	-	
J&L WESTWARD ENTERPRISES CAAP					
Bond Principal		1,090	-	-	
TOTAL	-	1,090		-	
MILLER TIRE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOTAL EXPENSES	874,804	4,525,817	6,886,118	6,171,664	65.72%



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item D1

Bills - Oct. 2022 Bills

Staff Contact:



19-Oct-22

Total			\$ 250,100.91
_	roperties LLC	Façade - 321 E. 4th	\$ 43,810.00
Farm Pro	ogress Limited	Infrastructure - Husker Harvest Days (payment 5 of 10)	\$ 200,000.00
Grand Is	land Independent	Legals	\$ 17.71
City of G	brand Island	Accounting Fees July, August, Sept 2022	\$ 450.00
City of G	brand Island	Administration fees for Oct 2022	\$ 5,823.20
	opment Authority Treasurer for prepar	ation of payment.	
	owing bills have been submitted to the		
RE:	Bills Submitted for Payment		
FROM:	Chad Nabity, Planning Department D	irector	
TO:	Community Redevelopment Authorit	y Board Members	

Grand Island



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item E1

CRA September 2022 Committed Projects

Staff Contact:

COMMITTED PROJECTS	I	REMAINING GRANT AMOUNT	2022	2 FISCAL YR	2023 FIS	SCAL 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
Total Committed	\$	479,513.00	\$	479,513.00	\$	-	\$-	
FIRE & LIFE SAFETY GRANT		TOTAL AMOUNT	202	21 FISCAL YR	2022 FIS	SCAL 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 202
Total Committed F&L Safety Grant	\$	365,000.00	\$	365,000.00	\$	-	\$-	

	BUDGET	 2022	 2022 LEFT
Façade Budgeted 2022	\$ 250,000.00	\$ 250,000.00	\$ -
Other Projects Budgeted 2022	\$ 200,000.00	\$ 200,000.00	\$ -
Land - Budgeted 2022	\$ 30,000.00	\$ 29,513.00	\$ 487.00
Land Sales Budgeted 2022	\$ -	\$ -	\$ -
subtotal		\$ 479,513.00	\$ 487.00
Balance		\$ 479,513.00	\$ 487.00
	 BUDGET	 PAID	 LEFT
Building Improvements *	\$ 500,000.00	\$ 135,000.00	\$ 365,000.00

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

CRA PROPERTIES

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

September 30, 2022



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item F1

Facade Improvement Grant - 3231 Ramada Road - \$100,000

Staff Contact:



Facade Improvement Program Application

Project Redeveloper Information

Applicant Name: BnB Real Estate LLC
Address: 4304 BLAUVELT RD
Telephone No.: (308)380-1098
Contact: Brad Laub
Email: bnbrealestate21@gmail.com

- II. Legal Street Address of Project Site: 3231 Ramada Rd.
- III. Zoning of Project Site: **B2-AC**
- IV. Current and Contemplated Use of Project: Office Building
- V. Present Ownership of Project Site: BnB Real Estate LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications: The exterior renovation includes a new asphalt parking lot with stripped car parking and landscaping rocks with decorative boulders on the west property against Ramada Road Remove the old sign and replace with a modern new sign. Refurbish the old sign and put by the Ramada Road entrance. Remove the dated support colums around building and replace with 6"x6" textured aluminim support columns. Currently the building has essentially residential non-matching doors and windows. These will be replaced by dark bronze framed commercial doors and windows. The area under the canopy will be painted to compliment these improvements.

VII.	Estimated Project Costs	
	Acquisition Costs:	
	A. Land	\$
	B. Building	<u>\$</u> 320,000
	Construction Costs:	
	A. Renovation or Building Costs Attributable	
	to Façade Improvements (attach detail):	<u></u> \$_105,464
	B. Other Construction Costs:	<u>\$</u> 27,460
VIII.	Source of Financing:	
	A. Developer Equity:	\$
	B. Commercial Bank Loan:	\$ <u>304,000</u>
	C. Historic Tax Credits:	\$ <u>0</u>
	D. Tax Increment Assistance:	\$ <u>0</u>
	E. Other (Describe)	\$

IX. Name & Address of Architect, Engineer and General Contractor: Webb & Co. Architects Inc. 387 N. Walnut Grand Island, NE. 68801

X. Project Construction Schedule:

- A. Construction Start Date: Q2 of 2022
- B. Construction Completion Date: <u>Q3 of 2022</u>

Financing Request Information

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: We are requesting \$100,000 to assist with the above costs. South Locust has now become a main entry point to Grand Island. As the development of this coridor has increased in recent years, this building has remained essentially unchanged since after the 1980 tornados. Parking lot and landscaping improvements on the owners end, combined with new sinage and building appearance improvements made possible by this grant will give the building a clean and proffessional appearance to both the patrons of the building as well as those entering Grand Island on this corridor.
- II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project:

After the initial purchase of the building, and the much needed new ashpalt on the parking lot, remaining funds would need to be prioritized to functional areas and serviceses neccesary to it's operation. Further cosmetic improvements will not be a viable option for the forseeable future.

III. Application of Grant Funds:

_____ Grant to Redeveloper; or ______ Interest Rate Buy-Down

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

Sheet1

New sign by South Locust		\$18,559.00
refurbish old sign to put by Ramada Rd.		\$4,500.00
34 new support columns around building		\$9,825.66
labor to install new support columns		\$15,640.00
new doors and windows		\$56,940.00
paint under canopy	??	

\$105,464.66

Page 1



Mayhew Signs Inc 4413 E US Hwy 30 STE 2 Grand Island NE 68801-9401

1-308-382-7230 • FAX 1-308-382-7100

www.mayhewsigns.com



308 380 1098

Sales Rep Carl Mayhew Email: carl@mayhewsigns.com

Location of Project Brad Laub Ramada Plaza 3231 Plaza RD Grand Island NE 68801

308 380 1098 Buyer Brad Laub Ramada Plaza 3231 Plaza RD Grand Island NE 68801

Sales Order Number: CM 20210805-091857-2

Design Number:

Sign cabinet with LED lighting divider bar extrusions and 4x10 white acrylic panels

Sign footing and12" steel support. Sign base cover with Stuco Flex finish \$3,200 Installtion

Optional 4x10 blank tenant panel faces are \$ 400 each

Buyer agrees to buy and Seller agrees to sell the signage described above based on the terms and conditions set forth on Page 1, 2, and 3. The Purchaser is to provide adequate electrical power feeder and final hook-up to the sign unless included above. Installation prices are based upon normal conditions, obstructions are extra.

		Sales Price
		14,000.00
ivery		3,200.00 309.00
7.5%	A short water that we want the second s	1,050.00
	\$	18,559.00
before shipping	or installaton.	9,279.50
	Buyers Signature	
	Title	
	Date	e Initial All Pages
	7.5%	ivery 7.5% before shipping or installaton. Buyers Signature Title Date

Mead Lumber

Invoice Address CASH SALES-JASON NF

Grand Island 1612 S Webb Rd. **PO Box 310** Grand Island, Nebraska 68802

Delivery Address CASH SALES-JASON **BRAD LUAD** 3231 RAMADA RD. GRAND ISLAND, Nebraska, 68801

Quotation

795855 09/08/2021

Expiration Date 09/15/2021 09/09/21 11:01 AM

Quote No

Customer

Quoted

Ref

Sales Rep

Quote Date

Print Date / Time

Contact Name

Contact Number

17CASHJT

308-380-1098 JASON T J TRACY BRAD LAUB

False

Page 1 of 1

Special Instructions Notes Line Item Description Qty/Footage Price Per Total 1 AFCO ALUM. POST zz_SPEMISR_35623 2 34 EA 288.99 EA #600NC1009 AFCO-Bayer AFCO Brown Textured 9.825.66 Natchez Aluminum Square Smooth Column w/Cap & Base 6" x 9' Long (Centered Load Limit = 12:000 Ibs. ***Hurricane Bracket Set (Sold Separately) Needed for Structural Installation (Exception When Installing as a 3 Non-Structural Post Sleeve Over Wood Post)***); {Accessory Item: (34) #AHB00201 - AFCO Hurricane Bracket Set for Natchez Column} 4 End of AFCO ALUM, POST 9,825.66 5 **CEDAR POST** zz SPEL 95685 6 34 FA FA SPECIAL ORDER 6" X 6" X 96" ROUGH OR SMOOT 152.12 5,172.08 CEDAR POST APV/R66 7 **ORNAMENTAL AVANT POST BASE 6X6 PC ZMAX** 34 EA EA 43.93 1,493.62 THD50300H 8 TITEN HD 1/2 X 3 25 CT BOX 1 EA EA 38.99 38.99 SB143 9 SCREW-BOLT+ 1/4X3 9 EA ĒΑ 1.49 13.41 SDWS22312DBBR50 10 5 3-1/2" DB BLACK SCREW 50PC FA 26.22 FA 131.10 SDWS22312DBBRC1; 2 EA 11 3-1/2" DB BLACK SCREW 12/CTN 10.99 EA 21.98 STN22R24 EA 11 FA 12 ACCENTS BLK HEX-HEAD WASHER 24/BOX 34.99 384.89 STN22R8 13 ACCENTS BLK HEX-HEAD WASHER 8/PK 1 EA EA 12.99 12.99 End of CEDAR POST 14 7,269.06 Delivery 15 Delivery 20.00

While every attempt is to make this estimate as accurate as possible, Mead Lumber agrees to provide only the products and quantities listed on this estimate subject to product availability. We reserve the right to correct any typographical errors. Please review carefully to see that nothing is omitted in this estimate, as building codes and practices may vary. Prices on this estimate are for 7 days from date of issue, with delivery of commodity building materials expected within 45 days of accepted estimate and to active job sites only. Any building materials outside of these dates will be subject to re-pricing at current Mead Lumber pricing at date of delivery. We will gladly accept returns 100% saleable and within its original packaging or correct any quality problems on all merchandise purchased from our company within the past 90 days. Returns of non-stock merchandise are subject to

Total Amount	\$17,114.72
Sales Tax 7.50%	\$1,283.60
Quotation Total	\$18,398.32

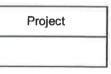
applicable return charges and terms as per specific supplier. Sorry, no returns on anything custom ordered for you. This estimate

Hayes Home Improvements, Inc. 1330 Sunrise Rd Dannebrog, NE 68831 308-379-4258

Estimate

Date	Estimate #
9/26/2021	939

Name / Address		
Brad Laub	4	
3231 Ramada Road		
Grand Island NE 68801		



Description	Qty		Rate	Total
Remove and replace post: Job scope includes, supporting soffit, removing and disposal of existing post, Installing new columns. Price is labor only and does not include any unforeseen repairs needed to concrete or existing soffit. Price is per post. $K460.^{oo}$ per Column 1 X34 Columns $= 15,640.^{oo}$		1	460.00	460.00
		1	fotal	\$460.00
We will do our best to protect your property from weather during the job proce will be no weather related damages. Damages or loss to your property and/o should be insured accordingly. We will not be liable for any damage or los contractor and the customer. This is an estimat	or materials caused s to the property of	l by any rea r materials t	son will be the responsiblity of unless specifically agreed in w	of the property owner and
Acceptance of Proposal The above prices, conditions and specifications are hereby accepted. Improvements, Inc. is authorized to do the work. Payment will be ma proposal signing, 40% when completed.	Hayes Home ade 60% with		r/Customer Signature	

355 North Elm Street,	PROPOSAL & CONTR ISLAND GLASS CON GRAND ISLAND, NEBRASKA	IPANY	(308) 382-2612
Job 3231 Ramada Rd.	Date 9/15/2		Fax (308) 382-2619
Location G.I, Ne.			
Proposal Submitted to:			
		Amount of Bid \$ 56	s,940.00
L We propose to furnish and install r	لــــــــــــــــــــــــــــــــــــ	ns	
1850 lock assembly, CO-9 Door glazed w/ 1" bronze te	0 doors & trifab 451 frames. Hdw. push-pulls, Global Door Closer, th empered insulating unit w/ low-e. ded into 2 lites framed w/ Kawnee	nreshold, sweep & we	eather-stripping.
	0 doors & trifab 451 frames. Hdw. ded into 2 lites framed w/ Kawner		
East Side 1ea. opening 7'8 x 4'7 divid	ed into 2 lites framed w/ Kawneer	trifab 451T glazed s	ame as above.
4ea. openings 7'8 x 4'7 divi 1ea. opening 4'0 x 4'7 fram	0 doors & trifab 451 frames. Hdw ded into 2 lites framed w/ Kawnee ed w/ Kawneer trifab 451T glazed d frames & interior trim NOT includ	er trifab 451T glazed I same as above.	
Note demo of existing wood		Jed.	
THIS PROPOSAL IS SUBJECT	glass or metal store front constructio TO THE TERMS AND CONDITIONS APPEARING A PART OF THIS PROPOSAL. OT TO REVISION IF NOT ACCEPTED WITH3	ON THE REVERSE SIDE HE	
TERMS: Progress payment consisting of 85 Balance din full with in 30 days after completi	percent of value of all materials furnished and work perfo on of our contract.	ormed is to be paid us on or before t	the 10th of the following month.
Accepted		Yours very truly,	
	. /	ISLAND GLASS COMPA	NY
Date	·····	ву Tony Guyette, Ma	nager



















Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item F2

Facade Improvement Grant - 118 W. 2nd Street - \$100,000

Staff Contact:



Facade Improvement Program Application

Project Redeveloper Information

I.	Applicant Name: Cabe Coin and Cathryn Sack Artigans' Alley	LLC
	Address: 3122 Brentwood Drive, Grand Island, NE 68801	
	Telephone No.: (402) 309–9935	
	Contact: <u>Cathryn (Catey) Sack</u>	
	Email: intheblack715@gmail.com	

manding 110

- II. Legal Street Address of Project Site: <u>118 W. 2nd Street, Grand</u> ISland, NEG8801
- III. Zoning of Project Site: B3 Heavy Business Zone
- IV. Current and Contemplated Use of Project: <u>Units IA-GA; light retail/offic</u> and vacant Units 7A-12A; Vacant Units IB-10B; Vacant
 V. Present Ownership of Project Site: <u>Peaceful Post LLC</u> * pending Sale to Applicants, Closing date of Nov. 4, 2021
- VI. Proposed Project: Describe in detail; attach plans and specifications:

please see attached.

	Acquisition Costs:	
	A. Land	\$
	B. Building	\$ <u>550,000.00</u>
	Construction Costs:	
	A. Renovation or Building Costs Attributable	
	to Façade Improvements (attach detail):	\$ 315,000.00
	B. Other Construction Costs:	\$ <u>315,000,00</u> \$ <u>1002,800.00</u>
VIII.	Source of Financing:	
	A. Developer Equity:	\$ 315,000.00 \$ 1,552,800.00
	B. Commercial Bank Loan:	\$ <u>1,552,800.00</u>
	C. Historic Tax Credits:	\$
	D. Tax Increment Assistance:	\$ will apply
	E. Other (Describe)	\$ <u>N/A</u>
	E. Other (Describe)	\$ <u>N/A</u>

IX. Name & Address of Architect, Engineer and General Contractor: <u>Architect: Stacy Gpotangki, 724 W. Hedde St. #4</u> <u>Grand ISlang</u>, NE 68801 <u>Structural Engineer</u>: <u>Mike, Splinek</u>, <u>Olsson Asgociates</u>, <u>201 E. 2nd Street, Grand Island, NE 68801</u> <u>General Contractor: Gape Coin, Coin Construction</u>, <u>3122 Brentwood</u> Drive, Grand Island, NE 68801

X. Project Construction Schedule:

VII. Estimated Project Costs

- A. Construction Start Date: NOV 4, 2021
- B. Construction Completion Date: June 4, 2022

Financing Request Information

	plase	Su	uttain	(0		
		-				
Statement Ide	entifying Fina	ncial Ga	ap and Nec	essity for	use of F	açade
			-	-	use of F	açade
Improvement	Program Fun	nds or Pr	- coposed Pro	-	use of F	'açade
Improvement #3/5,000.	Program Fun	nds or Pr	oposed Pro	ject:		-
Improvement #3/5,000.	Program Fun	nds or Pr	oposed Pro	ject:		-
Improvement #3/5,000.	Program Fun	nds or Pr	oposed Pro	ject:		-
Improvement #315,000. Develope Carrying	Program Fun 00 V equity 1xpin Sus	nds or Pr	roposed Pro	oject: / <u>Leded</u> sh1295	For a.s 1	overhia
Improvement #315,000. Develope Carrying We Liant	Program Fun 00 V equity 1xpin Scs to ve mol	nds or Pr <u> </u>	roposed Pro	oject: <u>/eeded</u> Shgg5 Goar	for as n Comm	overhia. nucled. nepegal
Improvement #315,000. Develope Carrying We Liant	Program Fun 00 V equity 1xpin Sus	nds or Pr <u> </u>	roposed Pro	oject: <u>/eeded</u> Shgg5 Goar	for as n Comm	overhia. nucled. nepegal
Improvement #315,000. Develope Carrying We Liant	Program Fun 00 V equity 1xpin Scs to ve mol	nds or Pr <u> </u>	roposed Pro	oject: <u>/eeded</u> Shgg5 Goar	for as n Comm	overhia. nucled. nepegal
Improvement #315,000. Develope Carrying We Liant	Program Fun 00 V equity 1xpin Scs to ve mol	nds or Pr <u> </u>	roposed Pro	oject: <u>/eeded</u> Shgg5 Goar	for as n Comm	overhia. nucled. nepegal

III. Application of Grant Funds:

___ Grant to Redeveloper; or

_____ Interest Rate Buy-Down

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



Proposal - Detailed

Pella Window and Door Showroom of Kearney 226 W 42nd St. Kearney, NE 68847 **Phone:** (308) 234-4425 **Fax:** (308) 234-1109 Sales Rep Name:Buettner, BradySales Rep Phone:308-390-7950Sales Rep E-Mail:bradybuettner@heartlandpella.comSales Rep Fax:

Customer Information	Project/Delivery Address	Order Informati	ion		
Coin Construction	Bartenbach Building Coin Construction	Quote Name: Ba	artenbach Building	Coin Cons	truction
2212 Woodridge Ln	2212 Woodridge Ln				
		Order Number:	232		
GRAND ISLAND, NE 68801-7235	Lot #	Quote Number:	14634231		
Primary Phone: (308) 224-5123	GRAND ISLAND, NE 68801-7235	Order Type:	Non-Installed S	ales	
Mobile Phone:	County:	Wall Depth:			
Fax Number:	Owner Name:	Payment Terms:	C.O.D.		
E-Mail: gabe@coinconstructionllc.com		Tax Code:	2GRANDISLAN	D	
Contact Name:	Owner Phone:	Cust Delivery Date:	None		
		Quoted Date:	9/27/2021		
Great Plains #: 10140852		Contracted Date:			
Customer Number: 1007559269		Booked Date:			
Customer Account: 1003301739		Customer PO #:			
Line # Location:	Attributes				
1 Upper FX Impervia, Di	rect Set, Fixed Frame Rectangle, 36.25 X 30.25, Black		Item Price	Qty	Ext'd Price
Ť E			\$527.50	12	\$6,330.00
PK # Frame Size: 36 2096 General Inform Viewed From Exterior Interior Color Rough Opening: 36 - 3/4" X 30 - 3/4"	nation: Impervia Direct Set (New), Standard, Duracast®, Block, Foam In / Finish: Black / Finish: Black Id Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitu nformation: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00 ulated Negative DP Rating 55, Year Rated 08 11	de 0206-00001, Performance C	Class CW, PG 50, (·

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je 1 of 25

Line #	Location:		Attributes			
10	North Loft	Impervia, 2-Wide Double Hung, 71.75 X 60.5, Bla	ack	Item Price	Qty	Ext'd Price
15	a [a]			\$1,766.51	1	\$1,766.51
50.0	0 0	1: Non-Standard SizeNon-Standard Size Double Hung, Equ K # Frame Size: 35 7/8 X 60 1/2	al			
ĩL	8 8	096 General Information: Standard, Duracast®, Block, Foam Inst Exterior Color / Finish: Black	ulated, 3", 1 5/16", 1 11/16"			
35	875 96:876	Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Ar	aon Non High Altitude			
	ed From Exterior	Hardware Options: Cam-Action Lock, Matte Black	yon Non Fligh Attitude			
Kougn O	pening: 72 - 1/4"	Screen: Full Screen, InView [™] Performance Information: U-Factor 0.29, SHGC 0.28, VLT Rating 30, Calculated Negative DP Rating 30, Year Rated 08[1 Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Do 2: Non-Standard SizeNon-Standard Size Double Hung, Equ Frame Size: 35 7/8 X 60 1/2 General Information: Standard, Duracast®, Block, Foam Inst Exterior Color / Finish: Black	1, Clear Opening Width 31.75, Clear Opening Height 2 esign Pressure- 20 Ial			
		Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Ar Hardware Options: Cam-Action Lock, Matte Black Screen: Full Screen, InView™	gon Non High Altitude			
		Performance Information: U-Factor 0.29, SHGC 0.28, VLT Rating 30, Calculated Negative DP Rating 30, Year Rated 08/1 Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: Factory Applied, Standard Fin, Factor	1, Clear Opening Width 31.75, Clear Opening Height 2	26.5, Clear Open	ing Area 5	.842882,

Wrapping Information: Factory Applied, Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 265".

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Line #	Location:	Attributes			
15	North West Loft	Impervia, Double Hung, 31.5 X 67.75, Black	Item Price	Qty	Ext'd Price
1	Л		\$876.18	3	\$2,628.54
Viewed	P	 1: Non-Standard Size Double Hung, Equal K# Frame Size: 31 1/2 X 67 3/4 General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black 			
Rough Oper	ning: 32" X 68.25				

Line #	Location:		Attributes			
20	1-3-5-7 Units		Impervia, Double Hung, 36.25 X 77.5, Black	Item Price	Qty	Ext'd Price
1.10	n.			\$1,014.95	6	\$6,089.70
5	Ð.,		1: Non-Standard Size Double Hung, Egual			
5		PK #	Frame Size: 36 1/4 X 77 1/2			
	31	2096	General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 5/16", 1 11/16"			
	u .	2090	Exterior Color / Finish: Black			
	-30.25 -		Interior Color / Finish: Black			
			Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
	ed From Exterior		Hardware Options: Cam-Action Lock, Matte Black			
Rough Op	pening: 36 - 3/4"	X 78"	Screen: Full Screen, InView™			
0	Ū		Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-126-00862-00001, Performance C Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 32.125, Clear Opening Heig Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille,	ght 35, Clear Openi		
			Wrapping Information: Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perime	ter Length = 228".		

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Grand Island

Line #	Location:		Attributes			
21	1-3-5-7 Units		Impervia, Double Hung, 36.25 X 67.75, Black	Item Price	Qty	Ext'd Price
1.1	3			\$931.04	6	\$5,586.24
	ed From Exterior pening: 36 - 3/4"	PK # 2096 ' X 68 - 1/4"	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 36 1/4 X 67 3/4 General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black Screen: Full Screen, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-126-00862-00001, Performance C Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 32.125, Clear Opening Heig Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perimeted	ght 30.125, Clear C		

Line # Location:	Attributes			
25 2-4-6-8 Units	Impervia, Double Hung, 32.25 X 56.25, Black	Item Price	Qty	Ext'd Price
	·····p········	\$793.57	8	\$6,348.56
PK # 2096 Viewed From Exterior Rough Opening: 32 - 3/4" X 56 - 3/4	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 32 1/4 X 56 1/4 General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black Screen: Full Screen, InView [™] Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-126-00862-00001, Performan Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 28.125, Clear Opening Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 177".			

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Grand Island

Line #	Location:		Attributes			
30	NE Loft		Impervia, Casement Left, 21.75 X 52.25, Black	Item Price	Qty	Ext'd Price
				\$859.19	1	\$859.19
	ed From Exterior pening: 22 - 1/4"	РК # 2096 ' X 52 - 3/4"	1: Non-Standard SizeNon-Standard Size Left Casement Frame Size: 21 3/4 X 52 1/4 General Information: Impervia Casement (New), Standard, Duracast®, Nail Fin, Foam Insulated, 3 1/4", 1 5/16", Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Side Pivot Hardware, Easy-Slide Operator, Matte Black, No Window Opening Con Screen: Full Screen, InView™ Performance Information: U-Factor 0.27, SHGC 0.26, VLT 0.49, CPD PEL-N-277-00567-00001, Performance 0 Rating 50, Calculated Negative DP Rating 60, Year Rated 11, Clear Opening Height 47.5, Egress Does not meet t with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 148".	trol Device, No Lim Class LC, PG 50, C	' alculated F	Positive DP

Line #	Location:		Attributes			
35	NE Loft		Impervia, Casement Right, 21.75 X 52.25, Black	Item Price	Qty	Ext'd Price
	Acres 1			\$859.19	1	\$859.19
	21 75	PK # 2096	1: Non-Standard SizeNon-Standard Size Right Casement Frame Size: 21 3/4 X 52 1/4 General Information: Impervia Casement (New), Standard, Duracast®, Nail Fin, Foam Insulated, 3 1/4", 1 5/16", 7 Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
	ed From Exterior pening: 22 - 1/4"	X 52 - 3/4"	Hardware Options: Standard, Side Pivot Hardware, Easy-Slide Operator, Matte Black, No Window Opening Contr Screen: Full Screen, InView™ Performance Information: U-Factor 0.27, SHGC 0.26, VLT 0.49, CPD PEL-N-277-00567-00001, Performance C Rating 50, Calculated Negative DP Rating 60, Year Rated 11, Clear Opening Height 47.5, Egress Does not meet ty with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 148".	lass LC, PG 50, C	alculated F	Positive DP

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Grand Island

Line #	Location:	Attributes			
40	NE Loft	Impervia, Awning, Vent, 37.25 X 30.25, Black	Item Price	Qty	Ext'd Price
1			\$810.63	1	\$810.63
	PK # 2096 ed From Exterior pening: 37 - 3/4" X 30 - 3/4"	1: Non-Standard SizeNon-Standard Size Vent Awning Frame Size: 37 1/4 X 30 1/4 General Information: Impervia Awning (New), Standard, Duracast®, Nail Fin, Foam Insulated, 3 1/4", 1 5/16", 1 1: Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Wash Hinge Hardware, Easy-Slide Operator, Matte Black, No Limited Opening Har Screen: Full Screen, InView [™] Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.49, CPD PEL-N-278-00567-00001, Performance C Rating 50, Calculated Negative DP Rating 60, Year Rated 11, Egress Not Applicable Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 135".	dware, Sill	alculated F	Positive DP

Line #	Location:	Attributes			
45	NE Loft	Impervia, Double Hung, 32 X 58, Black	Item Price	Qty	Ext'd Price
	ed From Exterior bening: 32 - 1/2"	1: Non-Standard SizeNon-Standard Size Double Hung, Equal PK # Frame Size: 32 X 58 2096 General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black State Black	Opening Height 25.25, Clear Op	1 alculated F	\$793.57 Positive DP

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Line #	Location:	Attributes			
50	South Loft	Impervia, Double Hung, 36.75 X 69.75, Black	Item Price	Qty	Ext'd Price
	in the		\$934.01	11	\$10,274.11
	ed From Exterior pening: 37 - 1/4"	PK # 1: Non-Standard SizeNon-Standard Size Double Hung, Equal PK # Frame Size: 36 3/4 X 69 3/4 2096 General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black Screen: Full Screen, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-126-00862-00001, Performar Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 32.625, Clear Opening Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 213".			

Line #	Location:		Attributes			
55	South East Stai	rs	Impervia, Double Hung, 47.5 X 77.5, Black	Item Price	Qty	Ext'd Price
1	Ū.			\$1,194.68	1	\$1,194.68
1 =		PK #	1: 4878 Double Hung, Equal Frame Size: 47 1/2 X 77 1/2			
	11 47.5 ed From Exterior	2096	General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black			
Rough Oj	pening: 48" X 78	n	Screen: Full Screen, InView [™] Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-126-00862-00003, Performance C Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 43.375, Clear Opening Heig Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 250".			

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Line #	Location:		Attributes			
60	Alley South		Impervia, Single Hung, 32.25 X 54.25, Black	Item Price	Qty	Ext'd Price
				\$713.50	1	\$713.50
	ed From Exterior pening: 32 - 3/4'		1: Non-Standard SizeNon-Standard Size Single Hung, Equal Frame Size: 32 1/4 X 54 1/4 General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black Screen: Half Screen, InView™			
Nough O	pennig. 52 - 5,4	- X 3 - - 0/-	Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.53, CPD PEL-N-102-00927-00001, Performance C Opening Width 28.6875, Clear Opening Height 23.5625, Clear Opening Area 4.694092, Egress Does not meet typic with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 173".			

Line #	Location:		Attributes			
65	Alley		Impervia, Single Hung, Impervia, Direct Set Fixed Frame Rectangle, 33.25 X 93.5,	Item Price	Qty	Ext'd Price
			Black	\$1,460.30	1	\$1,460.30
į	异	PK #	1: Non-Standard Size Single Hung, 30" Lower Sash Frame Size: 33 1/4 X 77 1/2			
		2096	General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black			
Viewe	ed From Exterior		Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black			
Rough Or	oening: 33 - 3/4'	" X 94"	 Screen: Half Screen, InView[™] Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.47, CPD PEL-N-102-00927-00002, Performance Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egrequirements Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), Black, Black Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: 33.2516 Fixed Frame Direct Set Frame Size: 33 1/4 X 16 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude 	ress, but may comply	v with local	code
			Performance Information: U-Factor 0.27, SHGC 0.29, VLT 0.55, CPD PEL-N-257-00206-00002, Performance Rating 50, Calculated Negative DP Rating 55, Year Rated 08/11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H), Black, Black Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 254".	Class CW, PG 50, 0	Calculated	Positive DP

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Line #	Location:		Attributes			
70	Alley		Impervia, Direct Set, Fixed Frame Rectangle, 31.25 X 21.25, Black	Item Price	Qty	Ext'd Price
- 10-				\$525.35	1	\$525.35
View	at 25	PK # 2096	1: 31.2521.25 Fixed Frame Direct Set Frame Size: 31 1/4 X 21 1/4 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance	,		
Rough O	pening: 31 - 3/4")	X 21 - 3/4"	Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille, Wrapping Information: Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perime			

Line #	Location:	Attributes			
75	Alley	Impervia, Single Hung, 31.25 X 75.25, Black	Item Price	Qty	Ext'd Price
		·····p································	\$924.28	1	\$924.28
View	ed From Exterior pening: 31 - 3/4" X	1: Non-Standard SizeNon-Standard Size Single Hung, Equal PK# Frame Size: 31 1/4 X 75 1/4 2096 General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16" 2096 Exterior Color / Finish: Black Interior Color / Finish: Black 2017 Galass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black 275 - 3/4" Screen: Half Screen, InView TM Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.47, CPD PEL-N-102-00927-00002, Performance Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Clear Opening Width 27.6875, Clear Opening H Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), Black, Black Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 213".	, , ,		

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Line #	Location:		Attributes			
80	Alley		Impervia, Direct Set, Fixed Frame Rectangle, 31.25 X 31.25, Black	Item Price	Qty	Ext'd Price
J		1		\$608.40	1	\$608.40
31.25"			1: 31.2531.25 Fixed Frame Direct Set			
-	a deserve a	PK #	Frame Size: 31 1/4 X 31 1/4			
02		2096	General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16",	1 15/16", Interior Acc	ess Only R	Required
100			Exterior Color / Finish: Black			
1	31 25' -		Interior Color / Finish: Black			
	divide	201 C	Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
	ed From Exterior	-	Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance	e Class CW, PG 50, 0	Calculated	Positive DP
Rough Op	cening: 31 - 3/-	4" X 31 - 3/4"	Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11			
• •	U U		Grille: No Grille,			
			Wrapping Information: Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perin	neter Length = 125".		

Line # Location:	Attributes			
85 _ Alley	Impervia, Single Hung, Impervia, Direct Set Fixed Frame Rectangle, 32.25 X 88.25,	Item Price	Qty	Ext'd Price
<u>t</u>	Black	\$1,418.13	2	\$2,836.26
Viewed From Exterior Rough Opening: 32 - 3/4" X 8	 1: Non-Standard Size Single Hung, 30" Lower Sash Frame Size: 32 1/4 X 71 1/2 General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black Screen: Half Screen, InView™ Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.47, CPD PEL-N-102-00927-00002, Performance Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States eg requirements Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), Black, Black Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: 32.2516.75 Fixed Frame Direct Set Frame Size: 32 1/4 X 16 3/4 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude 	Class LC, PG 40, C ress, but may compl Interior Access Onl	alculated f / with local / Required	Positive DP code
	Frame Size: 32 1/4 X 16 3/4 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Exterior Color / Finish: Black Interior Color / Finish: Black		·	

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Line # Loca	tion:	Attributes			
90 Alley		Impervia, Single Hung, Impervia, Direct Set Fixed Frame Rectangle, 32.25 X 88.25,	Item Price	Qty	Ext'd Price
1	1	Black	\$1,418.13	2	\$2,836.26
Viewed From B Rough Opening:	PK # 2096 Exterior 32 - 3/4" X 88 - 3/4"	 1: Non-Standard Size Single Hung, 30" Lower Sash Frame Size: 32 1/4 X 71 1/2 General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black Screen: Half Screen, InView™ Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.47, CPD PEL-N-102-00927-00002, Performance C Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egrest requirements Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), Black, Black Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: 32.2516.75 Fixed Frame Direct Set Frame Size: 32 1/4 X 16 3/4 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", In Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.29, VLT 0.55, CPD PEL-N-257-00206-00002, Performance C Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H), Black, Black Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 241". 	ss, but may comply	v with local	code

Line #	Location:		Attributes			
95	Alley		Impervia, Direct Set, Fixed Frame Rectangle, 31.25 X 21.25, Black	Item Price	Qty	Ext'd Price
- 10-			po	\$525.35	2	\$1,050.70
1.E.H			1: 31.2521.25 Fixed Frame Direct Set			
-		PK #	Frame Size: 31 1/4 X 21 1/4			
12		2096	General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16",	1 15/16", Interior Acc	ess Only F	Required
	31.25	2030	Exterior Color / Finish: Black			
			Interior Color / Finish: Black			
			Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
	ed From Exterior		Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performanc	e Class CW, PG 50, 0	Calculated	Positive DP
Rough O	pening: 31 - 3/4" X	. 21 - 3/4"	Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11			
			Grille: No Grille,			
•			Wrapping Information: Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perir			

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Line # Locati	ion:	Attributes			
100 Alley		Impervia, Single Hung, Impervia, Direct Set Fixed Frame Rectangle, 32.25 X 88.25,	Item Price	Qty	Ext'd Price
1	h	Black	\$1,418.13	2	\$2,836.26
Viewed From Ex Rough Opening: 3		 1: Non-Standard Size Single Hung, 30" Lower Sash Frame Size: 32 1/4 X 71 1/2 General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Matte Black Screen: Half Screen, InView™ Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.47, CPD PEL-N-102-00927-00002, Performance OR Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egre requirements Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), Black, Black Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: 32.2516.75 Fixed Frame Direct Set Frame Size: 32 1/4 X 16 3/4 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", In Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.29, VLT 0.55, CPD PEL-N-257-00206-00002, Performance OR Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H), Black, Black Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 241". 	ss, but may comply	v with local	code

Line #	Location:	Attributes			
105	Alley	Impervia, Direct Set, Fixed Frame Rectangle, 31.25 X 21.25, Black	Item Price	Qty	Ext'd Price
- 10-		······································	\$525.35	2	\$1,050.70
	PK # 2096 ed From Exterior pening: 31 - 3/4" X 21 - 3	 1: 31.2521.25 Fixed Frame Direct Set Frame Size: 31 1/4 X 21 1/4 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 5/ Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Perform (4" Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille, Wrapping Information: Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, F 	ance Class CW, PG 50, (,	·

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Line #	Location:		Attributes			
110	Alley		Impervia, Single Hung, 32.25 X 50.25, Black	Item Price	Qty	Ext'd Price
- 1			····p·······	\$741.52	1	\$741.52
- 60.26	+	PK # 2096	1: Non-Standard SizeNon-Standard Size Single Hung, Equal Frame Size: 32 1/4 X 50 1/4 General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black			
View	32,25 ed From Exterior		Interior Color / Finish: Black Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
	pening: 32 - 3/4"	' X 50 - 3/4"	Hardware Options: Cam-Action Lock, Matte Black Screen: Half Screen, InView™ Screen: Half Screen, InView™		Deted	44.01.5.5
			 Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.47, CPD PEL-N-102-00927-00002, Performance C Opening Width 28.6875, Clear Opening Height 21.5625, Clear Opening Area 4.295654, Egress Does not meet typi with local code requirements Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), Black, Black 	, , ,		'
			Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 165".			

Line #	Location:		Attributes			
115	Store Front		Impervia, Direct Set, Fixed Frame Rectangle, 83.5 X 96, Black	Item Price	Qty	Ext'd Price
ШE				\$1,970.19	6	\$11,821.14
2.1			1: 83.596 Fixed Frame Direct Set			
3		PK #	Frame Size: 83 1/2 X 96			
1 A L		General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Or			Required	
116-		2000	Exterior Color / Finish: Black			
1	86.5 -		Interior Color / Finish: Black			
Viewo	d From Exterior		Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude	01 014/ DO 50 /		
			Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.59, CPD PEL-N-257-00212-00001, Performance	e Class CW, PG 50, 0	alculated	Positive DP
ugh Op	ening: 84" X 96.	5"	Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11			
			Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 359".			

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Line #	Location:		Attributes			
120	Store Front		Impervia, Direct Set, Fixed Frame Rectangle, 48 X 96, Black	Item Price	Qty	Ext'd Price
				\$1,567.44	6	\$9,404.64
			1: 4896 Fixed Frame Direct Set			
1 an	0	PK #	Frame Size: 48 X 96			
		2096	General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Exterior Color / Finish: Black Interior Color / Finish: Black	Interior Access Only	Required	
	48" -		Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
View	ed From Exterior		Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.60, CPD PEL-N-257-00210-00001, Performance		Coloulated	
	pening: 48 - 1/2		Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille.	Class CW, PG 50, 0		Positive DP
			Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 288".			

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Line # Location:	Attributes			
125 South Store Front	Impervia, Direct Set, Impervia, Direct Set, Impervia, Direct Set Fixed Frame Rectangle,	Item Price	Qty	Ext'd Price
	Impervia, Direct Set Fixed Frame Rectangle, 241.5 X 96, Black	\$7,119.67	1	\$7,119.67
PK # 2096 Viewed From Exterior Rough Opening: 60 - 1/2" X 96 - 1/2"	1: 6096 Fixed Frame Direct Set Frame Size: 60 X 96 General Information: Impervia Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 15/16", Inte Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.59, CPD PEL-N-257-00212-00001, Performance C Rating 50, Calculated Negative DP Rating 55, Year Rated 08/11 Grille: No Grille, Vertical Mull 1: AlignedWith, 0.5" 2: 6096 Fixed Frame Direct Set Frame Size: 60 X 96 General Information: Impervia Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 15/16", Inte Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.59, CPD PEL-N-257-00212-00001, Performance C Rating 50, Calculated Negative DP Rating 55, Year Rated 08/11 Grille: No Grille, Vertical Mull 2: AlignedWith, 0.5" 3: 6096 Fixed Frame Direct Set Frame Size: 60 X 96 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 1 Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.59, CPD PEL-N-257-00212-00001 Grille: No Grille, Vertical Mull 3: AlignedWith, 0.5" 4: 6096 Fixed Frame Direct Set Frame Size: 60 X 96 General Information: U-Factor 0.26, SHGC 0.31, VLT 0.59, CPD PEL-N-257-00212-00001 Grille: No Grille, Vertical Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 1 Exterior Color / Finish: Black Interior Color / Finish: B	lass CW, PG 50, rior Access Only I lass CW, PG 50, 5/16", Interior Acc	Calculated Required Calculated	Positive DP

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Line #	Location:	Attributes			
130	Door Transom Alley	Lifestyle, Direct Set, Fixed Frame, 48 X 24, Without HGP, Black	Item Price	Qty	Ext'd Price
1		,, _ , ,	\$736.01	4	\$2,944.04
	PK # 2096 ed From Exterior pening: 48 - 3/4" X 24 - 3/4"	1: 4824 Fixed Frame Direct Set Frame Size: 48 X 24 General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16 Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-02773-00002, Performance Clas Rating 90, Calculated Negative DP Rating 90, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H), Black, Black Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Recommended Clearance, Perimeter Length = 144".	ss CW, PG 90, Ca		

Line #	Location:		Attributes			
135	South Entry Door	Waudena Doors - Waudena Doors		Item Price	Qty	Ext'd Price
				\$5,903.00	1	\$5,903.00

Customer Notes: BDEXESU-3'-6"x6'-8"-61 Single w/SL,3'-6" X 6'-8", Smooth Steel 61, Clear LE Glass Closer Reinforcement Required,18" Smooth Steel 33 One SL on Each End Clear LE Glass Prefinish Slab 176 Int Prefinish Slab 176 Ext, No Latch Or DB, 176 Clad OS Applied to 4-9/16" Dura Frame Jamb - Vinyl Nail Fin, Paint Interior of Jamb 176, Hinge Right/Left Hand Outswing, Outswing Ball Bearing (Non-Removable Pin) FB Hinges, ADA-Mill Finish-OS Sill, Bronze Q-Lon W/S and Sweep, Touchup 176 Symphony *Touchup 176 Symphony *Zeel Frame.

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Line #	Location:	Attributes			
139	Stairwell Door	Waudena Doors - Waudena Doors	Item Price	Qty	Ext'd Price
			\$1,676.00	1	\$1,676.00

Line #	1 4 .	Attributos
		Lon W/S and Sweep, Touchup 176 Symphony *
		176, Hinge Left/Right Hand Outswing, Outswing Ball Bearing (Non-Removable Pin) FB Hinges, Bumper OS Sill-Mill Finish, Bronze Q-
		Prefinish Slab 176 Ext, No Latch Or DB, 176 Clad OS Applied to 4-9/16" Dura Frame Jamb - Vinyl Nail Fin, Paint Interior of Jamb
Customer N	Notes:	BDEXEEU-3'-0"x6'-8"-51S Single Entry,3'-0" X 6'-8", Smooth Steel 51S, Closer Reinforcement Required, Prefinish Slab 176 Int

Line #	Location:	Allipules			
140	2-4-6-8 Doors	Waudena Doors - Waudena Doors	Item Price	Qty	Ext'd Price
			\$1,891.00	4	\$7,564.00

Customer Notes: BDEXWEU-3'-0"x6'-8"-21 Single Entry,3'-0" X 6'-8", Smooth FG 21, Clear LE Glass Prefinish Slab 176 Int Prefinish Slab 176 Ext, 2-3/4" Backset-2-1/8" DBB, 176 Clad w/Modern Nosing Applied to 4-9/16" Dura Frame Jamb - Vinyl Nail Fin, Paint Interior of Jamb 176, Hinge Right/Left Hand Inswing, Ball Bearing FB Hinges,ART. Economy IS Sill-Mill Finish,Bronze Q-Lon W/S and Sweep, , Latitude Keyed Entry Lever w/Century Trim, Matte Black, Century Single Cylinder Deadbolt, Matte BlackTouchup 176 Symphony *Zeel Frame.

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Line #	Location:	Attributes			
145	Alley Doors	Waudena Doors - Waudena Doors	n Price	Qty	Ext'd Price
			,918.00	5	\$9,590.00

l ine #	Location	Attributes
	W/S a	nd Sweep, Touchup 176 Symphony *
	176, H	linge Right/Left Hand Outswing, Outswing Ball Bearing (Non-Removable Pin) FB Hinges, ADA-Mill Finish-OS Sill, Bronze Q-Lon
	Prefin	sh Slab 176 Ext, No Latch Or DB, 176 Clad OS Applied to 4-9/16" Dura Frame Jamb - Vinyl Nail Fin, Paint Interior of Jamb
Customer N	Notes: BDEX	EEU-3'-0"x7'-0"-51S Single Entry,3'-0" X 7'-0", Smooth Steel 51S, Closer Reinforcement Required, Prefinish Slab 176 Int

	Location.	•	Allibulo		
150	Store Front Doors	Waudena Doors - Waudena Doors	Item Price	Qty	Ext'd Price
			\$2,300.00	4	\$9,200.00

Customer Notes: BDEXWEU-3'-0"x7'-0"-21 Single Entry,3'-0" X 7'-0", Smooth FG 21, Clear LE Glass Prefinish Slab 176 Int Prefinish Slab 176 Ext, No Latch Or DB, 176 Clad OS Applied to 4-9/16" Dura Frame Jamb - Vinyl Nail Fin, Paint Interior of Jamb 176, Hinge Right/Left Hand Outswing, Outswing Ball Bearing (Non-Removable Pin) FB Hinges, ADA-Mill Finish-OS Sill, Bronze Q-Lon W/S and Sweep, Touchup 176 Symphony *Zeel Frame.

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Line # Location:	Attributes			
155 Store Front Transom	Impervia, Direct Set, Impervia, Direct Set, Impervia, Direct Set, 241.5 X 36, Black	Item Price	Qty	Ext'd Price
		\$4,387.85	3	\$13,163.55
PK # 2096 Viewed From Exterior Rough Opening: 242 - 1/2" X 36 - 1/2	1: 80.536 Fixed Frame Direct Set Frame Size: 80 1/2 X 36 General Information: Impervia Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 15/16", 1r Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.26, VLT 0.48, CPD PEL-N-257-00208-00005, Performance Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: Applied Grilles, 1 5/8", Traditional (5W1H) Vertical Mull 1: FieldMull, Standard Joining Mullion, Mull Design Pressure- 20 2: 80.536 Fixed Frame Direct Set Frame Size: 80 1/2 X 36 General Information: Impervia Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 15/16", In Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.26, VLT 0.48, CPD PEL-N-257-00208-00005, Performance Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: Applied Grilles, 1 5/8", Traditional (5W1H) Vertical Mull 2: FieldMull, Standard Joining Mullion, Mull Design Pressure- 20 3: 80.536 Fixed Frame Direct Set Frame Size: 80 1/2 X 36 General Information: Impervia Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 15/16", In Exterior Color / Finish: Black Interior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 1 5/16", 1 15/16", In Exterior Color / Finish: Black Interior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.26, VLT 0.48, CPD PEL-N-257-00208-00005, Performance Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: Applied Grilles, 1 5/8", Traditional (SW1H)	terior Access Only F Class CW, PG 50, 0 terior Access Only F Class CW, PG 50, 0 terior Access Only F	Required Calculated Required Calculated Required	Positive DP

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Line #	Location:	Attributes			
160	Door Transom Store F	Lifestyle, Direct Set, Fixed Frame, 38.75 X 16, Without HGP, Black	Item Price \$615.64	Qty 4	Ext'd Price \$2,462.56
16 ¹	РК # 2096	1: 38.7516 Fixed Frame Direct Set Frame Size: 38 3/4 X 16 General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16 Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior	5"		
	ed From Exterior pening: 39 - 1/2" X 16 - 3/4"	Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-02773-00002, Performance Cla Rating 90, Calculated Negative DP Rating 90, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H), Black, Black Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Recommended Clearance, Perimeter Length = 110".			

Line #	Location:	Attributes			
165	None Assigned	01HM0000 - 3" Pella Installation Tape, 150 ft (1)	Item Price	Qty	Ext'd Price
			\$50.31	10	\$503.10

Line #	Location:		Attributes		
170	None Assigned		24" wide Aluminum Coil, Length: 600, Black	 Qty 8	Ext'd Price \$2,615.92
		PK # 2096	 Accessory Frame Size: -1 X -1 General Information: 24" wide Aluminum Coil Exterior Color / Finish: Painted, Standard Enduraclad, Black Wrapping Information: Perimeter Length = 0". 		
View Rough O	ed From Exterior pening :				

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Thank You For Your Interest In Pella® Products

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PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

<u>Notice of Collection of Personal Information</u>: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <u>https://www.pella.com/california-rights-policy/</u> at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

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Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

TERMS & CONDITIONS:

TO ORDER: Read all of the Terms & Conditions. Date, sign and return. Orders are not entered without signature. Terms of Sale:

1. By signing this contract, buyer agrees to purchase the products and services described in accordance with these terms and conditions. This contract is between the company (Huey Long Co Inc, dba Heartland Pella, dba Pella Windows and Doors) and the signer. Unless specifically stated elsewhere there is no agreement between the company and the signer to wait for payment until the signer gets paid. Your signature means that you have checked the order and agree to accept and pay for the items shown. Buyer may not assign this contract to anyone else without written approval of the company.

2. This is the entire agreement between the buyer and the company. Any changes must be agreed to and signed by both the buyer and the company.

3. All orders are shipped COD unless prior arrangements have been made. If you have charged before but have not bought for more than 1 year, you have been returned to COD.

4. Invoices are due within 30 days of receipt of product. We charge a finance charge up to 1-1/2% per month on invoices unpaid for more than 30 days. If an invoice is unpaid after 60 days we will send the owner a letter explaining their liability for liens filed against their property and further shipments to you will be COD. After 90 days we will file a lien, turn the account over for collection or both.

5. Unless we have a tax form on file, you must pay all applicable sales tax.

6. Delivery dates are estimates only. If you want to delay your order call us 3 weeks before the scheduled shipping date. If we are asked to hold an order past your original need date, we will send an invoice. If we load an order and you refuse to accept delivery we will add a handling charge to the order of \$100.00 for redelivery.

7. Warranties for all products covered by this contract are posted at all store locations. A copy will be mailed to you upon request.

8. Once this contract is accepted by the company, it cannot be changed or cancelled. If you want to return anything, you must have prior written authorization and pay a handling charge.

9. The buyer agrees to hold the company harmless against any and all claims, demands, costs and expenses arising from: (a) Buyers breach of contract: or (b) Buyers negligence: or (c) Buyers or any third parties misuse or misapplication of the products supplied by the company.

10. We provide tailgate delivery only, you must provide help to unload. If an extra person is needed the charge will be \$100.00. Drivers will wait 30 minutes, then they must continue on.

11. The company shall have no liability for any claims, loss or damage that is incidental or any loss of profit or savings.

12. Any standard order that is cancelled prior to shipping will be billed at 50% of the original selling price. Non-standard orders cannot be returned.

This quote is good for ten (10) days only. We are not responsible for measuring errors made by others.

Project Check List:

____ Terms & Conditions Reviewed

- Contract Payment Terms & Credit Policy Reviewed
- ____ Customer Satisfaction Survey Discussed
- Reschedule/Warehouse Fee's Discussed
- ____ Product Specifications Reviewed

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Brand Exterior Clad Color Glazing * Distortion in tempered glass is common and not considered a defect Blinds Muntins Wall Thickness Hardware Color Screen Door Hardware Door Screen Hinge/Slide Discussed (hinge/slide from outside view) Key Locks on Entry/Patio Doors	π.
Contract with Property owner: Yes No, list property owner Installation Prefinsh All doors must have sill supports installed Desired delivery date.	

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Customer Name	(Please print)	-	Pella Sales Rep Name	(Please print)
Customer Signature		-	Pella Sales Rep Signature	
Date		-	Date	

Order Totals	
Taxable Subtotal	\$143,092.07
Sales Tax @ 7.5%	\$10,731.91
Non-taxable Subtotal	\$0.00
Total	\$153,823.98
Deposit Received	\$0.00
Amount Due	\$153,823.98

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121 Kaufman Ave Grand Island NE 68803

Estimate

Date	Estimate #
10/5/2021	2658

Name / Address	
GABE COIN & CATEY SACK	

Ship 7	Го
--------	----

118 W 2ND ST GRAND ISLAND NE

				Terms
Item	Description	Qty	Rate	Total
ΡΑΤΙΟ	PLACED ELEVATED PATIO WITH FOAM AND STEEL DECKING COLORED AND STAMPED	1	36,000.00	36,000.00
		Tota	al	\$36,000.00

Signature

 Phone #
 E-mail

 308-675-1769
 bigzbysconcrete@yahoo.com

Coin Construction LLC 3122 Brentwood Dr Grand Island, NE 68801 US gabe.rvalue@gmail.com



Estimate

ADDRESS

Artisans' Alley LLC 3122 Brentwood Drive Grand Island, NE 68801

JOB SITE

Bartenbach Building

ESTIMATE # 1179 DATE 10/05/2021

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Roofing Tear off roof deck and rebuild to load capacity. Includes material and labor.	1	20,000.00	20,000.00
	Labor- Hourly Labor and materials to install all exterior windows and doors.	1	46,176.02	46,176.02
***********			TOTAL	\$66,176.02

Accepted By

Accepted Date



Mayhew Signs Inc 4413 E US Hwy 30 STE 2 Grand Island NE 68801-9401

1-308-382-7230 • FAX 1-308-382-7100 www.mayhewsigns.com



Sales Rep Raymond Mayhew Email: ray@mayhewsigns.com

Location of Project Cathryn Sack' **Bartenbach Building**

Grand Island NE

Cathryn Sack' **Bartenbach Building**

Buyer

Grand Island NE

Cathryn Sack <intheblack715@gmail.com></intheblack715@gmail.com>	Cathryn Sack <intheblack715@gmail.com></intheblack715@gmail.com>	
Sales Order Number: RM 20220621-104830-3	Design Number:	
sculptured columns with Foam EPS with c		=
2 Column (HC) Custom Decorative Pilaster 16" v	wide , 202" Height , Max. Thickness @ 8"	5,896.00
Foam # 1.5 / Light Sand Finish / Tan 1 Column (HC) Custom Decorative Pilaster 17" v	wide 202" Height Max Thickness @ 8"	2,948.00
Foam # 1.5 / Light Sand Finish / Tan	wide, 202 Height, Max. Hickness @ 8	2,340.00
1 Column (HC) Custom Decorative Pilaster 20.5	" wide . 202" Height . Max. Thickness @ 8"	3,158.00
Foam #1.5 / Light Sand Finish / Tan		
1 Column (HC) Custom Decorative Pilaster 23.5	" wide , 202" Height , Max. Thickness @ 8"	3,362.00
Foam #1.5 / Light Sand Finish / Tan		
¹ Column (HC) Custom Decorative Pilaster 17.5	" wide , 202" Height , Max. Thickness @ 8"	3,968.00
Foam #1.5 / Light Sand Finish / Tan		2 459 00
1 Column (HC) Custom Decorative Pilaster 19.5	" wide , 202" Height , Max. Thickness @ 8"	3,158.00
Foam # 1.5 / Light Sand Finish / Tan ¹ Column (HC) Custom Decorative Pilaster 19" v	wide 202" Height Max Thickness @ 8"	3,100.00
Foam # 1.5 / Light Sand Finish / Tan	wide, 202 Height, wax. Hickness @ b	0,100.00
45 Moulding trim EPS Sand/Tan		3,850.00
200 Crown Moulding 15 5/8"H x 107/8" EPS sand/	/ tan	11,200.00
7 non lit fabric awning aluminium frames with Silica S		24,500.00
Installation removal of existing column & preparatio	on on wall to receive column not included	
install eight columns		14,160.00
install 200 ft crown moulding install center trim moulding		12,192.00 2,300.00
install seven awnings		12,250.00
		12,200.00
Project design and survey cost included Value 350	0.00	
Sales tax included value 4885.50		
P{ermits are not included		
	ribed above based on the terms and conditions set forth on Page 1	, 2, and 3.
The Purchaser is to provide adequate electrical power feeder and		
Installation prices are based upon normal conditions, obstructio		Sales Price
Tatal Manufactured Drive		
Total Manufactured Price		65,140.00
Total Installation		40,902.00
Estimated Sign Permit Services.		
Freight, Shipping & Handling, Delivery		-
Estimated Sales Tax Rate 0.0%		-
Todays Total Sales Price		\$ 106,042.00
Amount Required to Place Order		53,021.00
Terms: 50% down w/order. Balance due before shipping or	installaton.	
Seller: Mayhew Signs Inc.	Buyers Signature	
Corporate Acceptance	Title	
Date	Date	
Page 1	Plea	se Initial All Pages

Mayhew Signs, Inc. 4413 E Hwy 30 Grand Island, NE 68801 SALES AGREEMENT

TERMS AND CONDITIONS OF SALE

- A. This AGREEMENT, when executed by both parties, does not allow any cancellations or changes unless approved in writing by SELLER. This AGREEMENT contains all the terms and conditions agreed by all parties and no other agreements, oral or written, shall exist or bind any of the parties other than as is contained in the AGREEMENT. Any amendment to this Agreement must be in writing signed by both parties hereto.
- B. SELLER is not responsible and shall be held harmless by the BUYER for delays in shipment resulting in delays from suppliers, transportation services, labor disputes or any other circumstances beyond SELLER'S control including delays in obtaining installation permits. SELLER'S manufacture, delivery and installation dates are estimated on prevailing conditions and are subject to change.
- C. BUYER agrees that the SELLER SHALL RETAIN ITS MONEY LIEN AND TITLE TO ALL GOODS AND SERVICES COVERED BY THIS AGREEMENT UNTIL THE AGREED PURCHASE PRICE AS STATED HEREIN, INCLUDING TAXES AND FEES, IS PAID IN FULL. BUYER agrees that the SELLER shall have the right to take immediate possession of all goods covered by this AGREEMENT in the event that the BUYER does not make payment as listed in this AGREEMENT.
- D. SELLER and BUYER agree that the laws of the STATE OF NEBRASKA shall govern the validity and construction and enforce ability of this AGREEMENT and that this AGREEMENT was entered into and executed in GRAND ISLAND, HALL COUNTY, State of NEBRASKA.
- E. The parties agree that jurisdiction over the parties, the subject matter, and the agreement, shall be in GRAND ISLAND, HALL COUNTY, NEBRASKA. Any litigation, arbitration, or other legal proceeding necessitated or arising out of this agreement whether to insure its performance of or for breach thereof by either party, is agreed to occur in GRAND ISLAND, HALL COUNTY, State of NEBRASKA. All parties named herein agree to hereby waive any and all objections to venue and personal jurisdiction in the Circuit Court located in GRAND ISLAND, HALL COUNTY, State of NEBRASKA.
- F. In the event the BUYER defaults and this AGREEMENT is placed with an attorney for enforcement, BUYER shall pay SELLER'S reasonable collection and/or repossession costs plus SELLER'S reasonable and actual attorney fees provided that SELLER is the prevailing party.
- G. BUYER agrees that any production or installation delays, interruptions, change orders, disruptions, or indecision which leads to additional handling, storage, rescheduling, or damage will be subject to additional charges, with or without notification by the SELLER that additional charges are accruing.

WARRANTIES

- A. SELLER warrants its product against defective workmanship and materials for (1) year from the date of manufacture. Labor for replacement of transformers, ballasts and electrical components is not included in the warranty. If installation services are performed by the SELLER, the product warranty would include labor for a period of (90) days from the date of shipment.
- B. Should a defect occur, BUYER must notify SELLER in writing within (10) days of the failure. SELLER will then have a reasonable period of time to investigate and take corrective action. Failure to notify SELLER shall void these warranties.
- C. All components manufacturers' warranties are passed along to the BUYER. These warranties do not apply to fluorescent lamps, neon tubing and incandescent bulbs or due to damage resulting from acts of God, accidents, freight damage, misuse or unauthorized service.
- D. EXCEPT AS STATED IN THIS SECTION, THERE ARE NO EXPRESS WARRANTIES PROVIDED BY SELLER. FURTHER, SELLER MAKES NO IMPLIED WARRANTY ABOUT THE PRODUCT, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, SUITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.
- E. If Buyer brings any action at law or equity pursuant to this Agreement, no cause of action by Buyer shall include a claim, nor may recovery be had against Seller, for any punitive, incidental or consequential damages, including but not limited to, damages to property, for loss of use, loss of time, and/or loss of profits or income.

INSTALLATION CONDITIONS

Due to possible unknown conditions that may arise at the location covered by this AGREEMENT, it is necessary to establish the following standard conditions on which this agreement is based. Any deviations not listed on the front of this AGREEMENT will be considered NON-STANDARD and can result in extra costs.

- A. Standard soil conditions are defined as compacted soil having a soil bearing pressure of at least 3000 PSF.B. Standard wind loading for all signs is to be 30 PSF and/or subject to local codes and conditions.
- C. Structures and foundations will be engineered at buyer's expense subject to prevailing conditions at site
- D. When the new signs are installed on existing supports, poles, uprights, or frameworks, SELLER does not warrant the condition of the supports, poles, uprights, frameworks or foundation and assumes no responsibility for their structural integrity or worthiness.
- E. Frozen ground and subterranean water, rocks or other obstacles encountered during installation are considered non-standard.
- F. Hidden obstacles encountered in or behind walls that affect the installation of wall letters and/or wall signs are non-standard.
- G. Electrical service is not included with this agreement and is to be provided by the BUYER unless otherwise specified.
- H. Any repairs, both electrical and structural, to existing signs are excluded unless specifically listed on the front of this AGREEMENT.
- I. It is the BUYER'S responsibility to locate and place all signs and SELLER shall not be responsible for any costs, expenses or damages resulting from said placement by BUYER.
- J. It is the responsibility of the BUYER to have the installation site accessible for all necessary equipment for the installation of signs at the agreed time. Failure to have the site accessible can result in delays in the installation and additional charges can be incurred.
- K. Electronic signs require a separate conduit for data cables. This may incur additional charges.

SECURITY AGREEMENT/CONSENT TO MECHANIC'S LIEN

Buyer hereby grants Seller a purchase money security interest in the goods or fixtures provided pursuant to the terms of this AGREEMENT. Buyer consents to Seller's repossession of the signage without notice upon the Buyer's default in payment of the purchase price. Buyer further agrees to execute such financing statements as may be reasonably necessary to perfect Seller's security interest granted herein. Buyer hereby consents, to the extent necessary under applicable state law, to the placement of a mechanic's lien upon the real property upon which any signage installed hereunder is located and admits that the Buyer's signature upon this Agreement shall satisfy any advance notice of said lien required under applicable state law.

PAYMENT TERMS

- A. The Amount Required to Place Order noted on the front of this agreement is due and payable to SELLER with this executed AGREEMENT. Buyer's order will be entered into production upon receipt of the Amount Required to Place Order noted above. Ship dates will be given to buyer upon receipt of payment and all information required by seller to produce product. Failure to provide Mayhew Signs, Inc. with payment will delay your shipment. The remaining Balance Due Before Shipment shall be paid before the product will be shipped. No changes in payment schedule will be accepted after this AGREEMENT has been executed unless agreed in writing by SELLER.
- B. Should BUYER be unable to accept delivery of the items covered by this agreement within (10) days of notification by SELLER that the items are available for shipment, payment for entire balance will be immediately due and payable to SELLER by BUYER.
- C. Terms of payment of all invoices are net upon receipt. Invoices not paid within 30 days will be subject to a late fee of 2% per month.
- D. A Credit Application may be required. If enclosed, return with this executed AGREEMENT and the Amount Required to Place Order.
- E. Applicable sales and/or use taxes are to be paid by the BUYER even if omitted from cost calculations on the front of this AGREEMENT.
- F. PERMITS (and the cost to procure) are NOT included in the prices on the front of this AGREEMENT. These costs are the responsibility of the BUYER and will be added to your final invoice. The cost to procure permits can include engineering fees/seals, special drawings and staff time charges necessary to procure the permits.
- G. SELLER does not represent that the products listed on the front of this agreement will be permitted by the municipalities in which they are being installed. Products and services are subject to change until permits are issued by the municipalities involved. If changes are necessary because of the permits, an ADDENDUM will be issued to this AGREEMENT.

Customer Initials















Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item F3

Facade Improvement Grant - 1150 S. Locust Street - \$77,635.41

Staff Contact:



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: Dee Jays QSR of Nebraska Inc dba Long John Silvers

 Address:
 PO Box 279 Noonan, ND 58765

 Telephone No.:
 (306) 637-3315

 Contact:
 Donna Coulter

 Email:
 donnacoulter@deejayscorp.com
- II. Legal Street Address of Project Site: 1150 S Locust Street Grand Island, NE 68801
- III. Zoning of Project Site: Commercial
- IV. Current and Contemplated Use of Project: Restaurant
- V. Present Ownership of Project Site: Dee Jays QSR of Nebraska Inc
- VI. Proposed Project: Describe in detail; attach plans and specifications: Long John Silvers is redefining the asset of its restaurant with a modern, simplified design. It is intended to emphasize the LJS experience while also expanding the brands potential. The updated facade distances itself from the cap cod architecture it's known for by streamlining the facade with a blue tower, which was developed to emphasize and showcase the brand new updated logo. The facade's ship railing along with the new roof line helps square off the facade to better fit into the mold of its modern form. The mixture of materials used: Fiber cement wood plank-style siding, EFIS, metal awnings and more all reflecting a modern design. The project also included replacement of all current exterior signage to the now current Brand approved logos.

VII.	Estimated Project Costs	
	Acquisition Costs:	
	A. Land	\$
	B. Building	\$
	Construction Costs:	
	A. Renovation or Building Costs Attributable	
	to Façade Improvements (attach detail):	_{\$} <u>258,784.68</u>
	B. Other Construction Costs:	\$
VIII.	Source of Financing:	
	A. Developer Equity:	_{\$} <u>181,149.27</u>
	B. Commercial Bank Loan:	\$
	C. Historic Tax Credits:	\$
	D. Tax Increment Assistance:	\$
	E. Other (Describe Facade Improvement Grant	_{\$} _77,635.41

IX. Name & Address of Architect, Engineer and General Contractor: Architect: Long John Silvers Coporate

10350 Ormsby Park Place	Louisville, KY 40223
-------------------------	----------------------

Contractor: Marty Sheridan

Safety First Remodeling

7007 S 36 Street Bellevue, NE 68005

- **X.** Project Construction Schedule:
 - A. Construction Start Date: May 2023 approx 6 weeks
 - B. Construction Completion Date: June 2023

Financing Request Information

[.	Describe Amount and Purpose for Which Façade Improvement Program Funds	s are				
	Requested: Total Cost - \$258,784.68					
	Requesting 30% Grant - \$77,635.41	Requesting 30% Grant - \$77,635.41				
		•				
I.	Statement Identifying Financial Gap and Necessity for use of Façade					
	Improvement Program Funds or Proposed Project:					
	In order to provide a return on investment for the facade					
	enhancement, a financial grant is necessary. In order to begin the planning process, we will re-	quire				
	the grant funding. The current facility needs to be enhanced to continue improvement to the					
	commercial properties in that section of Grand Island.					
	· · ·					
II.	Application of Grant Funds:					
	X Grant to Redeveloper; or					
	Interest Rate Buy-Down					

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True North Asset Upgrade Packet

1150 S Locust St Grand Island, NE



True North is the internal compass guiding you through the successes in life.

The new Long John Silver's reimage highlights the nautical livelihoods of our fisherman through environmental elements such as wood, stone, and chrome. The modern and yet familiar design didn't want to distance itself too far from its iconic past. Instead, the design attempts to bridge the various elements into a simplified design that our Silver Liners may value while also taking measurable steps towards attracting new customers.

While practices such as offering the most fresh products and maintaining a sustainable and responsible business needs are still relevant and honored today. The LJS asset simply needed to recenter and refocus itself by finding its True North.

Today, the True North reimage program provides resources for the network of LJS assets to reconnect and re-build relationships with its community. The True North reimage program generates a path towards success and an orient point as a brand with a single message to our communities abroad.



True North |

True North | LITE Aggressive exterior with an uplifted interior; Standard image Base Exterior Scope:

- New sign faces, painted poles and cabinets, retrofitted LED site signage (directionals and pylon)
- New building signs (LJS Monogram and tower raceway signs) and clearance bar for DT
- New siding (main dining room entry) with repaired/updated T1-11 or approved equivalent (where applicable)
- New ship's railing and mechanical fencing
- Removal of Cupola
- New interior and exterior paint scheme
- New window awnings and canopies (front tower and DT)
- New exterior artwork where needed
- New Front and DT towers
- Updated landscaping
- New DT Menu Board (if applicable)

*Presented budget range is only an estimate and reflects the impacts deferred maintenance may have on a budget. A franchisee must address all a restaurant's deferred maintenance prior to remodeling, so to minimize the number of closure days. Remodel costs are reflective of a Type 7, FOH-typical LJS restaurant with DT and no side car addition.

True North | Exterior

Samples of Existing LJS Asset Conditions



Various LJS Asset Prototypes (above)

True North LITE Asset



True North | Exterior Paint Scheme



1.

Identity Wood/Approved Alternative #1001 (real product will look different

from sample image) Around main dining room (only)

1.A

SW 7039 Virtual Taupe Satin Refresh Only For heavy duty areas be sure to properly prep the work areas and utilize this type of paint by Sherwin Willaims: ProBlock

(Areas to use: doors, handrails, heavy traffic corners, heavy worn window seals, and other high traffic and touch areas of the restaurant)

2.

SW 6634 Copper Harbor Semi Gloss Both sides of dining room doors (do not paint if finished with clear coat

3.

SW 6509 Georgian Bay Satin Trim below bay window, sign cabinet and pylon sign poles

4.

SW 9178 In the Navy Semi-Gloss Roof Trim

5.

SW 6682 June Day Semi-Gloss Chair railing

6.

SW 7048 Urbane Bronze Semi-Gloss Gutters, Roof trim, down spouts, hand railing on mechanical fence & light fixtures 7.

SW 7072 Online Satin Exterior Siding (back of building)

8.

SW 7074 Software Semi-Gloss: vestibule, for back door and exterior of freezer Satin for regular exterior wall

9.

SW 6246 North Star Minimum Sheen Clean/prime accordingly use roof grade paint Roof

10.

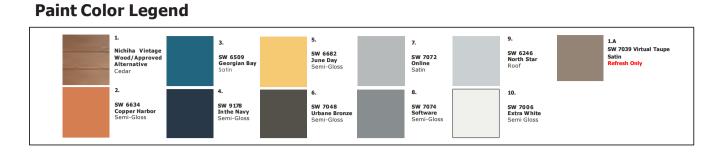
SW 7006 Extra White Semi Gloss Window trim (and mullions), bay window box, mechanical fencing and roof

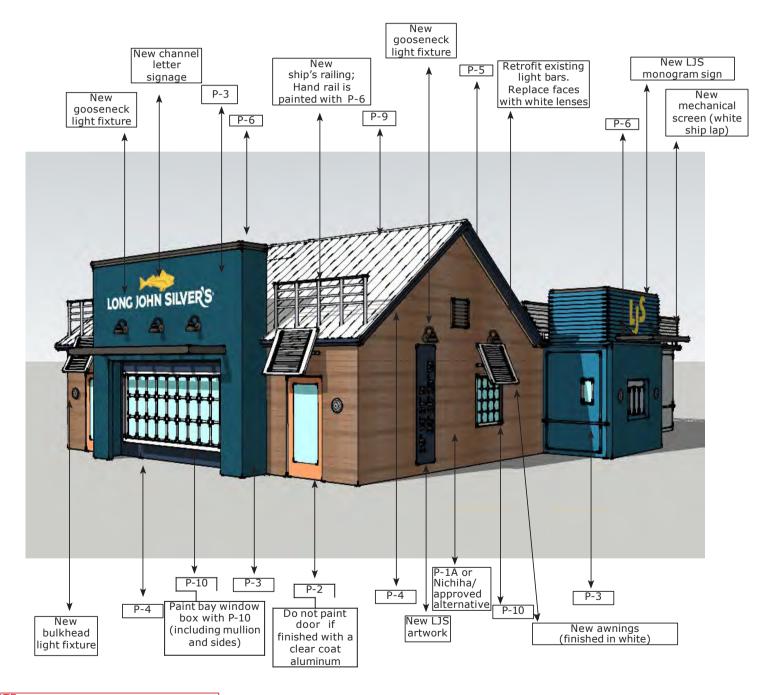
Sherwin Williams Account CODES:

LJS Franchisees: #AZ46

LJS Corporate: #AV90

True North | Front Facade



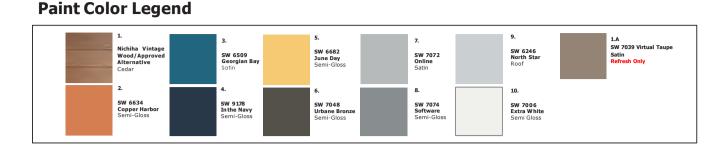


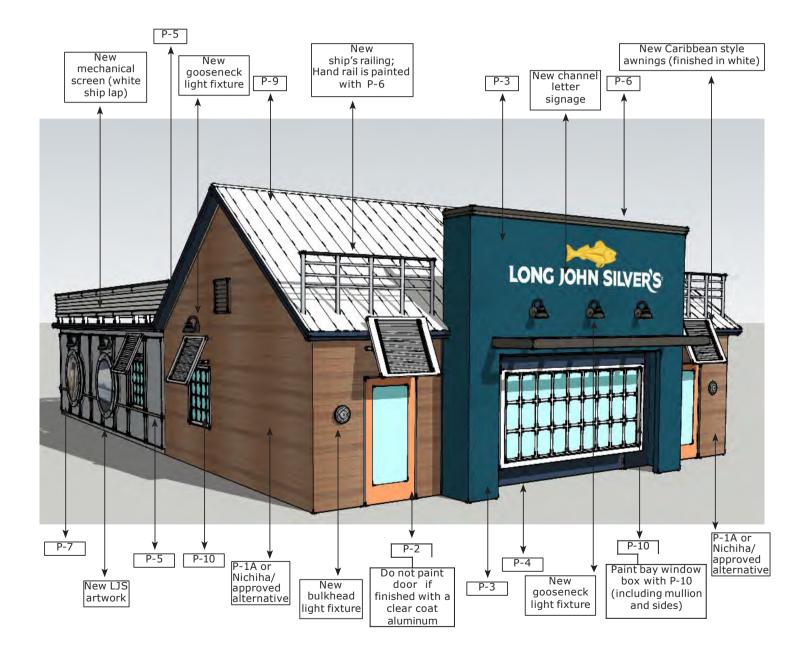
NOTE: <u>Refresh ONLY</u>: use exterior Paint color P-1A in place of Nichiha/approved alternative **SW 7039 Virtual Taupe Satin**

True North Lite/Complete ONLY get FOH/DT tower.

General exterior building rendering used above. Work with LJS construction manager for application to specific asset.

True North |Side Facade

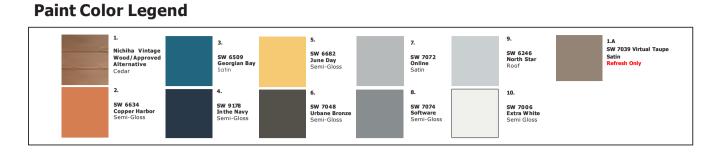


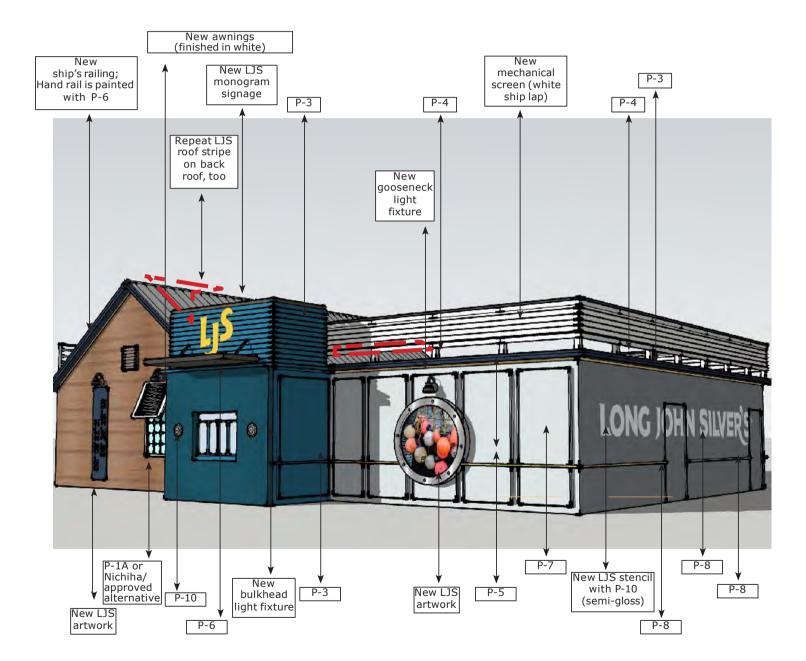


13

General exterior building rendering used above. Work with LJS construction manager for application to specific asset.

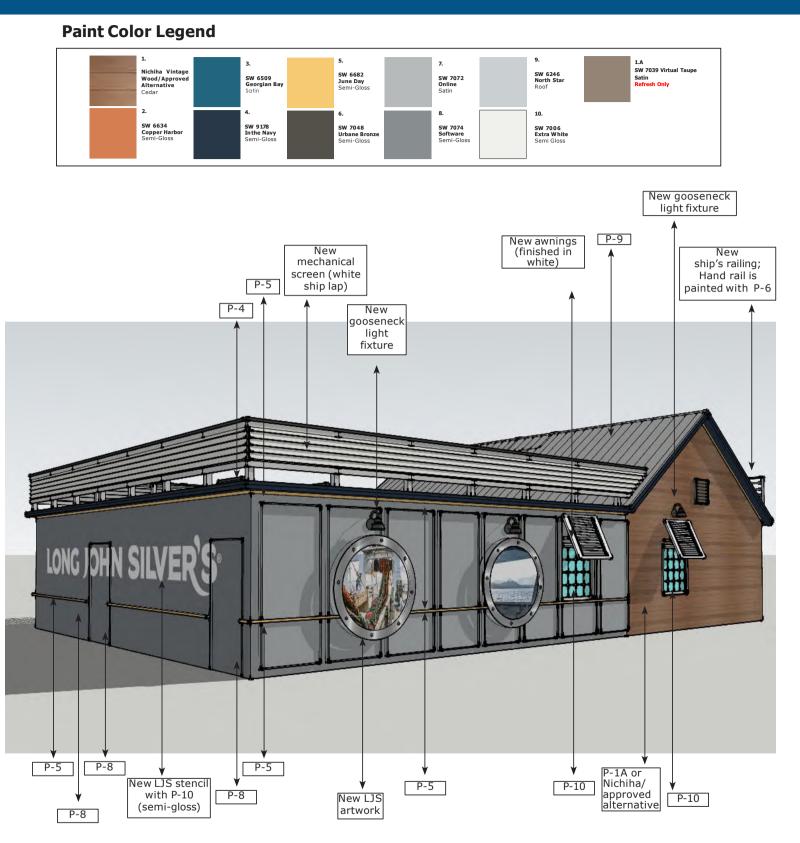
True North | Drive-Thru Facade





General exterior building rendering used above. Work with LJS construction manager for application to specific asset.

True North | Side Facade



General exterior building rendering used above. Work with LJS construction manager for application to specific asset.



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item F4

Facade Improvement Grant - 106 N. Locust Street - \$100,000

Staff Contact:



Facade Improvement Program Application

Project Redeveloper Information

I.	Applicant Name:BZ, LLC							
	Address:5804 1st Ave., Kearney, NE 68847							
	Telephone No.:							
	Contact:Luke Simpson, Partner							
II.	Legal Street Address of Project Site:106 N. Locust St., Grand Island, NE 68801							
III.	Zoning of Project Site: B3 - Heavy Business Zone							
IV.	Current and Contemplated Use of Project: Office Space							
V.	Present Ownership of Project Site:							
VI.	Proposed Project: Describe in detail; attach plans and specifications: Improvements to the exterior to remove existing natural stone (east) and stucco (north) facade							
	materials, storefront windows and mansard roof to create a new aesthetic for these facades. The							
	proposed facades will feature a variety of resilient and complimentary material aesthetics including							
	brick and cast stone, reflective of the historic Hall Co. Courthouse. New window penetrations will be							
	created to introduce natural light into the existing public waiting room (east) and private offices (east							
	and north). A new canopy and building signage will help better identify the building's entrance, and							
	includes plans to rework the sidewalk approach ramp. Building acquisition and additional necessary							
construction costs to improve the building envelope are anticipated. See attachments.								
VII.	Estimated Project Costs							
	Acquisition Costs:							
	A. Land \$							
	B. Building \$ 190,000.00							

Construction Costs:

	to Façade Improvements (attach detail):		\$	294,100.00	
	B. Other Construction Costs:		\$	39,809.	.66
/111.	Source of Financing:				
	A. Developer Equity:		\$_	N/A	
	B. Commercial Bank Loan:		\$	N/A	
	C. Historic Tax Credits:			\$_	N/A
	D. Tax Increment Assistance:			\$_	N/A
	E. Other (Describe)		\$	N/A

IX. Name & Address of Architect, Engineer and General Contractor: James Brisnehan, AIA; CMBA Architects; 208 N. Pine St., Suite 301; Grand Island, NE 68801

Tom Ernst; Engineering Technologies, Inc.; 825 M St., Suite 200; Lincoln, NE 68508

Mike Spilinek; Olsson; 201 E. 2nd St.; Grand Island, NE 68801

John Giesenhagen; Mid Plains Construction; 1319 W. North Front St.; Grand Island, NE 68801

X. Project Construction Schedule:

- A. Construction Start Date: October 2022
- B. Construction Completion Date: January 2022

Financing Request Information

I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: Requesting \$100,000 towards the \$294,100 total project cost for exterior improvements to remove the exterior finishes, including exterior natural stone facade, windows, and mansard roof. The proposed facade helps to modernize the appearance of the building by using resilient and low-maintenance material aesthetics and honors the traditional architectural aesthetic of adjacent historic properties in downtown Grand Island. Window replacement will require additional structural assessment of the existing building for intelligent and practical ways to introduce natural light. This work will be in conjunction with additional exterior improvements to the building envelope and address any minor interior renovations required for the operation of the business.

- II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program
 Funds or Proposed Project:
 Want to make improvements that have not been completed since last work on building exterior.
 Regular maintenance has not been completed for exterior masonry, windows, roof. See attached
 proposal.
- **III.** Application of Grant Funds:

\$100,000	Grant to Redeveloper; or
N/A	_ Interest Rate Buy-Down

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PROPOSED FINISH MATERIALS AS INDICATED: 1. ENDICOTT FACE BRICK, 2. BURNISHED CONCRETE BLOCK, 3. PAINTED STEEL CHANNEL REVEAL, 4. PRECAST CONCRETE VENEER, 5. INSULATED GLAZING, 6. MAPES PREFINISHED METAL CANOPY W/ TIE-RODS



















Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item F5

Facade Improvement Grant - 313-315 N. Locust Street - \$100,000

Staff Contact:



Façade Improvement Program Application

Project Redeveloper Information

I.	Applicant Name: EBMT Properties LLC.
	Address: 4139 Sandalwood Drive, Grand Island NE 68801
	Telephone No.: (308) 379-3609
	Contact: Jim Pirnie
II.	Legal Street Address of Project Site: <u>313-315 N Locust</u>

- III. Zoning of Project Site: Commercial
- IV. Current and Contemplated Use Of Project: <u>Retail/Office/Residential</u>
- V. Present Ownership of Project Site: <u>EBMT Properties LLC</u>
- VI. Proposed Project: Describe in detail; attach plans and specifications: See Attached

VI. Estimated Project Costs:

	Acquisition Costs:	
	A. Land	\$ 0
	B. Building	\$250,000
	Construction Costs:	
	A. Renovation or Building Costs Attributable	
	to Façade Improvements (attach detail):	\$ 189,446
	B. Other Construction Costs:	\$ 1,518,000
VIII.	Source of Financing:	
	A. Developer Equity:	\$391,489
	B. Commercial Bank Loan:	\$1,376,511
	C. Historic Tax Credits	\$
	D. Tax Increment Assistance:	\$
	E. Other (Describe: Façade Grant)	\$ 189,446

IX. Name, Address of Architect, Engineer and General Contractor:

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-2455 Architect: Jim Brisnehan, CMBA 208 North Pine St #301 Grand Island NE 308-384-4444

X. Project Construction Schedule:

- A. Construction Start Date: Upon CRA Approval
- B. Construction Completion Date: <u>2023</u>

FINANCING REQUEST INFORMATION

- I. Describe Amount and Purpose for Which Façade Improvement Program funds is Requested: <u>The amount of Façade dollars being asked for is \$189,446. These</u> <u>funds will be used to renovate the front of the building.</u>
- II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds for Proposed Project: <u>Due to the nature of</u> <u>construction and financing of downtown real-estate</u>, a façade grant is necessary to <u>bring the building closer to its fullest potential</u>.

III. Application of Grant Funds:

<u>X</u> Grant to Redeveloper; or Interest Rate Buy-Down

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

EBMT Properties Façade Budget

Soft Costs	\$2,350
Carpentry	\$125,022
Demo	\$11,000
Materials	\$3,000
Architect	\$1,500
Signs	\$15,000
O&P	\$31,574

Total \$189,446























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Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item I1

Redevelopment Plan Amendment CRA Area 34 - For property proposed for north Faidley Avenue and east of Claude Road - KER Enterprises LLC

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION NO. 409

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 KER ENTERPRISES 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 funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

Area 34 Castaways KER Enterprises LLC

Page 1

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 \$1,894,128 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 19th day of October, 2022.

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND NEBRASKA

ATTEST:

By: ____

Chair

By: ____

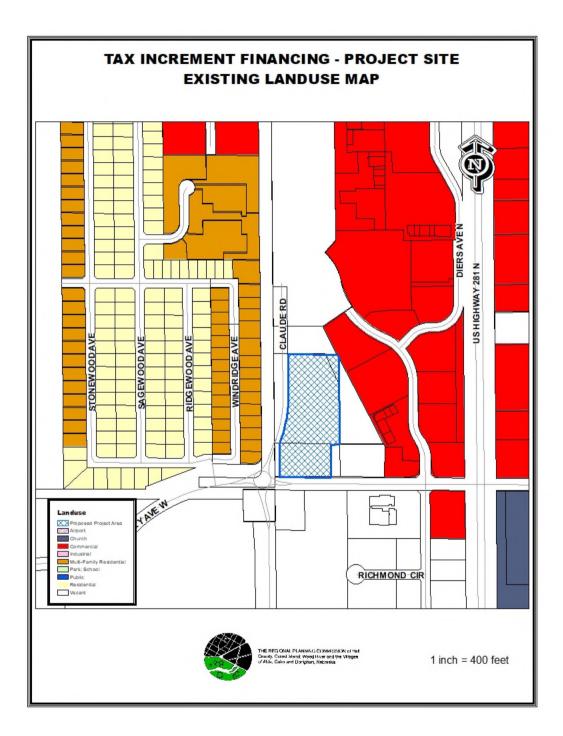
Secretary

Area 34 Castaways KER Enterprises LLC

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

Legal Descriptions: Lot 1 of Crane Valley Ninth Subdivision in the City of Grand Island, Nebraska (PID 400416174)



Area 34 Castaways KER Enterprises LLC

* * * * *

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

Area 34 Castaways KER Enterprises LLC

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 with in 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

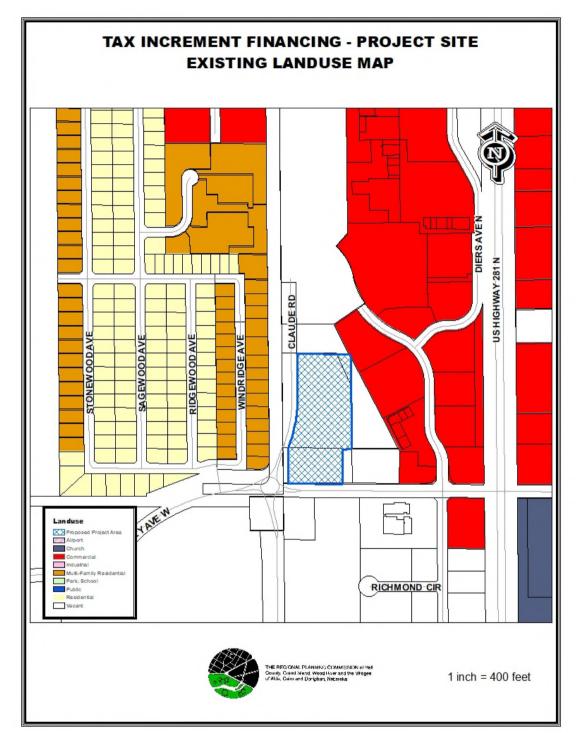
THE REDEVELOPMENT OF LOT 1 OF CRANE VALLEY NINTH SUBDIVISION, APPROXIMATELY 5.6 ACRES OF PROPERTY LOCATED FAIDLEY AVENUE AND EAST OF CLAUDE ROAD IN GRAND ISLAND FOR A COMMERCIAL PURPOSES INCLUDING A FAMILY ENTERTAINMENT CENTER.

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. This redevelopment project includes two components. The first component supports the private project. The second component will support the construction of Claude Road between Faidley Avenue and State Street (the "Public Project"). The CRA will issue two TIF Notes. Seventy five percent of the TIF Revenue will be allocated to the TIF Note purchased by the Redeveloper. Twenty Five percent of the TIF Revenue will be allocated to the TIF Note to support the Public Project, which shall be assigned by the Redeveloper to the CRA. The CRA will enter into a contract with the City to install the Public Project. The City will be reimbursed for the Public Project by assignment of the TIF Note for the Public Project. 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)



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.

<u>2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13)</u> (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:

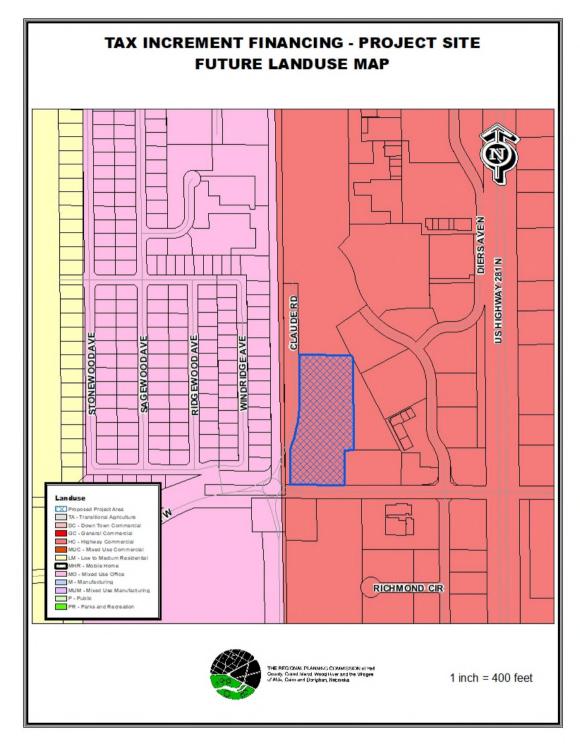
This Redevelopment Plan for Area 34 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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

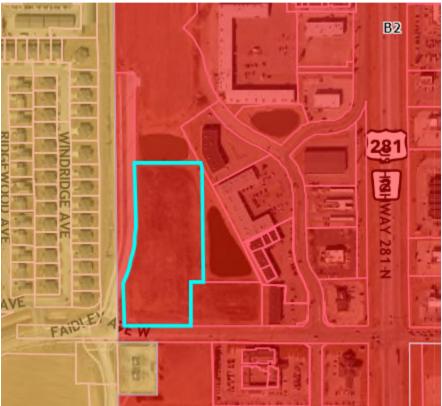
See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for commercial development. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment.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



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		Source of funds	
Description	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		
Total	\$1,894,128	\$5,917,138	\$7,337,734

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.

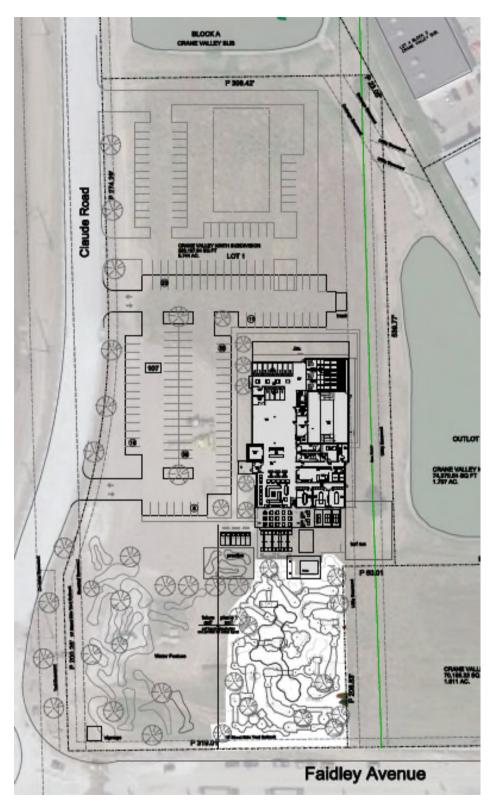
(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

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

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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:

Estimated Project Costs:

. Land	\$ <u>1,253,335</u>
3. Building	\$
Construction Costs:	
A. Renovation or Building Costs:	\$ <u>4,434,755 </u>
3. On-Site Improvements:	
Sewer	\$ <u>10,370</u>
Water	\$ <u>316,315</u>
Electric	\$ <u>73,610</u>
Gas	\$
Public Streets/Sidewalks	\$

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VI.

	Private Streets	\$ 299,760
	Trails	\$
	Grading/Dirtwork/Fill	\$ 397,490
	Demolition	\$
	Other	\$
	Total	\$ 6,785,635
<u>Sc</u>	ft Costs:	
А.	Architectural & Engineering Fees:	\$ <u>167,500</u>
В.	Financing Fees:	\$ <u>365,638</u>
C.	Legal	\$ <u>11,461</u>
D.	Developer Fees:	\$
E.	Audit Fees	\$
F.	Contingency Reserves:	\$
G.	Other (Please Specify) Accounting	\$ <u>7,500</u>
	TOTAL	\$ <u>7,337,734</u>
Total Est	mated Market Value at Completion:	\$
Source fr	r Estimated Market Value Market value arrived at using	the lessor of cost or
	estimated assessed value provided	
Source o	Financing:	
A.	Developer Equity:	<mark>\$</mark> 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
L.,	Tax increment Assistance. See Note 1	Ψ

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:

N/A Yea	r%	6 Complete
Yea	r%	6 Complete

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XII. Please Attach Construction Pro Forma See Exhibit CXIII. 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.)

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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

Form Updated 7-25-2019cn

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

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

Estimated Real Estate Taxes on Project Site Upon Completion of Project

	2022 Asse	Note 1 Limitation	
2022 taxes assessed on site prior to project commencement		8,138	
Divided by base assessed value		375,297	
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)	5,823,482		
Base assessed value	375,297		
Proposed assessed value		6,198,779	
Estimated annual real estate tax after project completion		134,413	
Less existing annual real estate tax		(8,138)	
Estimated increase in annual real estate tax	-	126,275	157,989
		15	15
Requested TIF assistance at zero percent lending rate	-	1,894,128	2,369,841

Principal debt service at indicated rate		Rate	Principal	Principal
With annual note payments	PVA	5.50%	1,267,498	1,585,831
With monthly note payments	PVA	5.50%	1,287,865	1,611,314

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

		TIF
Description	Total	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	506,170	
TIF qualified concrete	299,760	Q
TIF non-qualified concrete	314,600	NQ
Subtotal	614,360	
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	553,605	
TIF qualified electrical	73,610	Q
TIF non-qualified electrical	820,720	NQ
Subtotal	894,330	
Total project costs per construction pro-forma	5,699,800	
Other costs:		
Land	1,253,335	Q
Financing	365,638	NQ
Legal & accounting	18,961	Q
Total project costs	7,337,734	
Total TIF qualified costs (Q)	2,369,841	
Total TIF non-qualified costs (NQ)	4,967,893	
Total project costs	7,337,734	

Exhibit C

KER Enterprises, LLC Tax Increment Financing Application Capitalization Rate Analysis

	With Tax Increment Financing	Without Tax Increment Financing
Net cash receipts (disbursements) Add back: debt service	(330,423) 575,862	(456,698) 575,862
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

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

Twelve Months Ending After Project Completion

CONTENTS

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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

<u>PAGE</u>

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 occurrs, 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

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

Twelve Months Ending After Project Completion

	li	With Tax ncrement Financing	In	ithout Tax Icrement inancing
Gross Taxable Income: Gross Revenue	\$	054 961	\$	954,861
Tax increment financing (TIF) revenue	Ş	954,861 126,275	Ş	554,801
rax increment infancing (TF) revenue		1,081,136	·	954,861
Tax Deductions:				
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)
Adjustments to Arrive at Net Cash Receipts (Disbursements)				
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	<u>\$</u>	(330,423)	<u>\$</u>	(456,698)

See the summary of significant projection

assumptions and the independent accountants' compilation report.

Schroeder & Schreiner, P.C.

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.

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.

Resolution Number 2023-02

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 34 requested by KER Enterprises 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 October 5, 2022, and

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

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday September 17th and 24th, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: October 5, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

< Aller By: Chair

By: Jeslie E. G

Secretary



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item I2

Redevelopment Plan Amendment CRA Area 16 - 2206 and 2300 W Capital Avenue (Veteran's Home) Pershing and Anderson Buildings - Liberty Campus GI, LLC

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION NO. 411

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 Liberty Campus GI., 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 funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

Area 16 Veterans' Home Pershing and Anderson Liberty Campus GI., LLC Page 1

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, rehabilitation, 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 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 19th day of October, 2022.

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND NEBRASKA

ATTEST:

By: ___

Chair

By: ____

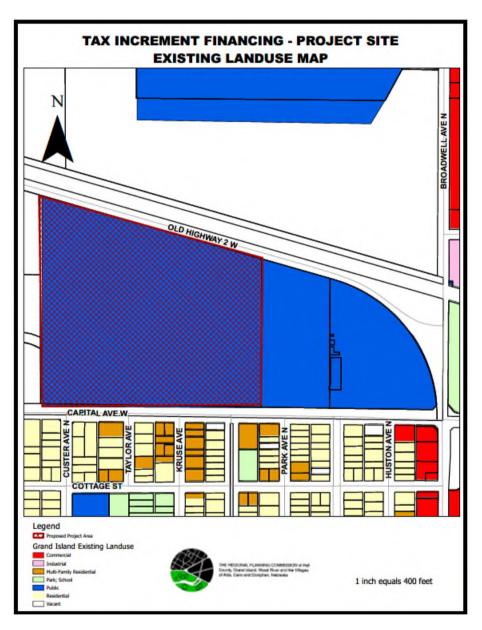
Secretary

Area 16 Veterans' Home Pershing and Anderson Liberty Campus GI., LLC Page 2

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

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



Area 16 Veterans' Home Pershing and Anderson Liberty Campus GI., LLC Page 3

* * * * *

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

Area 16 Veterans' Home Pershing and Anderson Liberty Campus GI., LLC Page 4

Grand Island

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 with in 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 ¹/₂ of Section 5, Township 11north, Range 9 West of the 6th 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.

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

a. Land Acquisition:

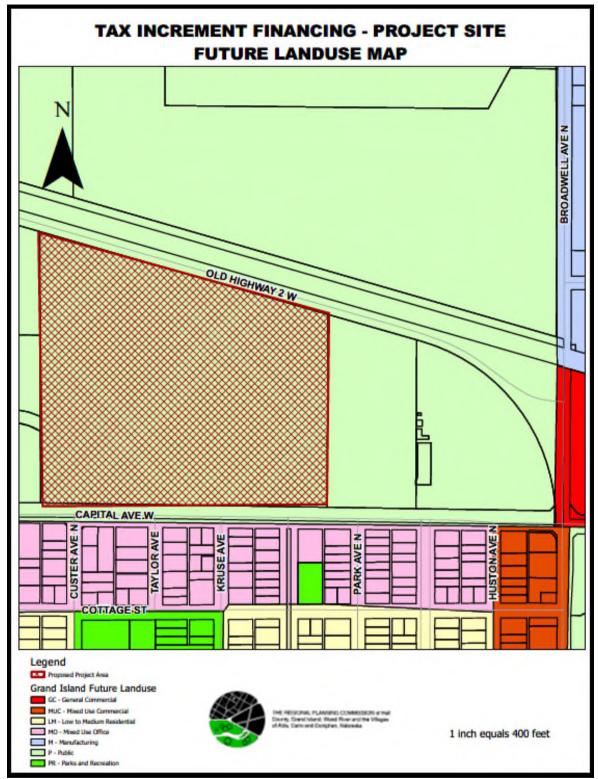
The Redevelopment Plan for Area 16 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be transferring it to for profit sister company. There is no proposed acquisition by the authority.

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	Source of funds		
Description	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
Total	\$715,000	\$16,715,000	\$17,430,000

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

Liberty Campus GI, LLC

Address:

10404 Essex Court, Suite 101 Omaha NE 68114

Telephone No.: ____402.408.0005

Fax No.: <u>402.</u>344.2861

Email: _____

Contact:

Alex Bullington

Application Submission Date: <u>8/5/2022</u>

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

Form Updated 7-25-2019cn

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

Is purchase of the site contingent on Tax Increment Financing Approval? Yes D 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:

Estimated Project Costs:

A. Land	\$ <u>0.00</u>
B. Building	\$ 3,060,000.00
Construction Costs:	
A. Renovation or Building Costs:	\$ <u>10,170,000.0</u>
B. On-Site Improvements:	
Sewer	\$
Water	\$
Electric	\$
Gas	\$
Public Streets/Sidewalks	\$

Form Updated 7-25-2019cn

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VI.

	Private Streets	\$
	Trails	\$
	Grading/Dirtwork/Fill	\$ 200,000.00
	Demolition	\$ 380,000.00
	Other	\$
	Total	\$
<u>Sof</u>	t Costs:	
А.	Architectural & Engineering Fees:	\$ 490,000.00
В.	Financing Fees:	\$ <u>320,000.00</u>
C.	Legal	\$ <u>160,000.00</u>
D.	Developer Fees:	\$ <u>1,450,000.00</u>
E.	Audit Fees	\$
F.	Contingency Reserves:	\$
G.	Other (Please Specify)	\$ <u>1,200,000.00</u>
	TOTAL	\$ <u>17,430,000.00</u>
	nated Market Value at Completion: Estimated Market Value <mark>County Assessor</mark>	\$
Source ior		
Source of	Financing:	
Α.	Developer Equity:	<u></u> 415,000.00
В.	Commercial Bank Loan:	\$
C.	Tax Credits:	
	1. N.I.F.A.	\$_9,999,000.00
	2. Historic Tax Credits	\$ 2,751,000.00
	3. New Market Tax Credits	\$
	4. Opportunity Zone	\$
D.	Industrial Revenue Bonds:	\$
E.	Tax Increment Assistance:	\$ 715,000.00
F.	Enhanced Employment Area	\$

Form Updated 7-25-2019cn

- G. Nebraska Housing Trust Fund
- H. Other

\$______ \$ 3,550,000.00

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

Form Updated 7-25-2019cn

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.

Form Updated 7-25-2019cn

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

Form Updated 7-25-2019cn

Attachment A

Anderson Building

Unit Mix

- \circ 1 Bed 1 Bath = 10
- 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

ELEVATE the HUMAN EXPERIENCE THROUGH DESIGN

Pershing Building

- Unit Mix
 - 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	Р9	501	501
Unit 105	P1	552	552
Unit 109	P1	564	564
Unit 110	P8	501	501
Unit 111	P11	742	742
Unit 112	Р9	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	Р3	443	443
Unit 210	P4	368	368

Unit 300	P6	497	497
Unit 301	P2	452	452
Unit 302	P5	529	529
Unit 303	Р3	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

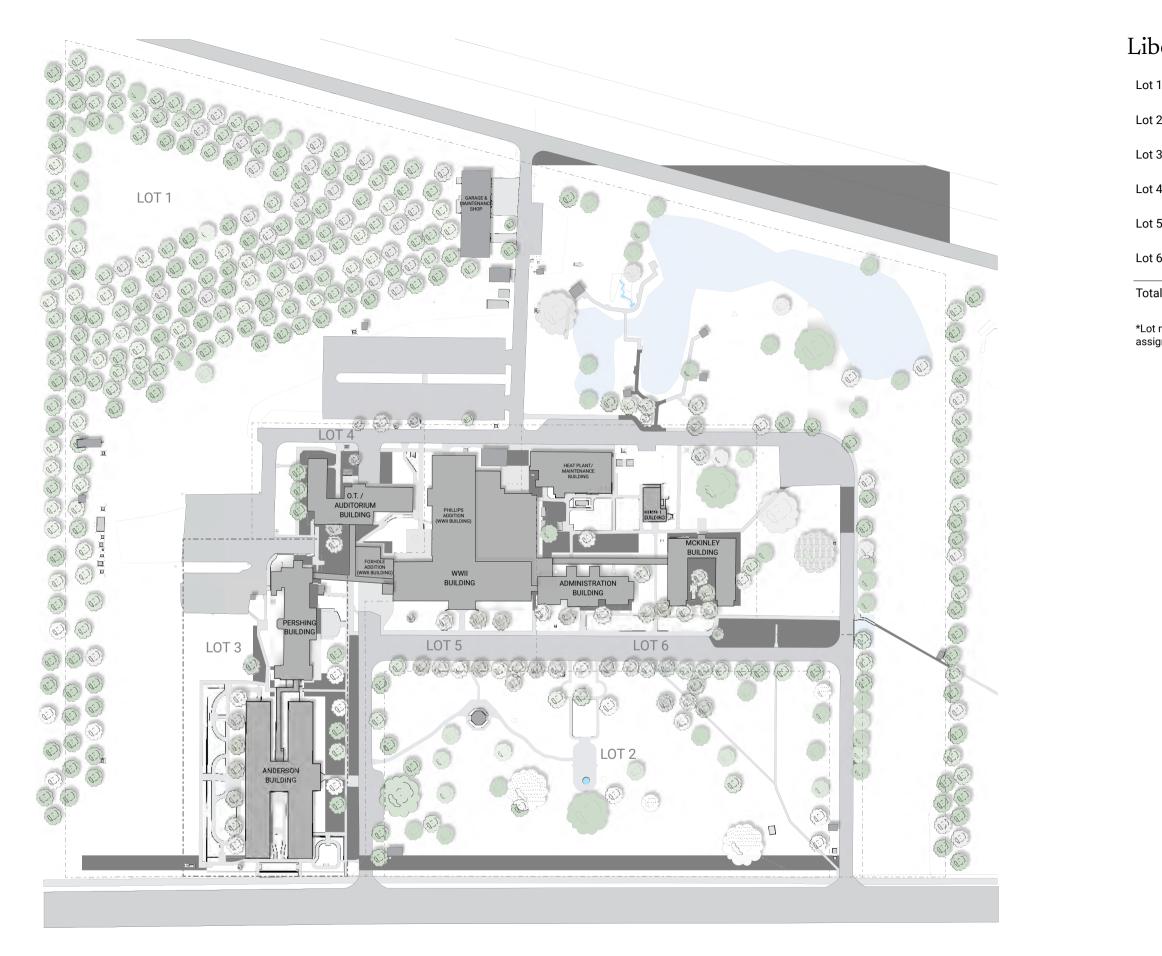
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Liberty Campus GI, LLC | Table of Contents 18 February 2022

DLRGROUP



Liberty Campus GI, LLC | Campus Plan

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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Liberty Campus Grand Island

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

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

DLRGROUP



Liberty Campus GI, LLC | Site Plan

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

Page 4

Produce Garden With Individual Garden Plots

Produce Garden With Individual Garden Plots

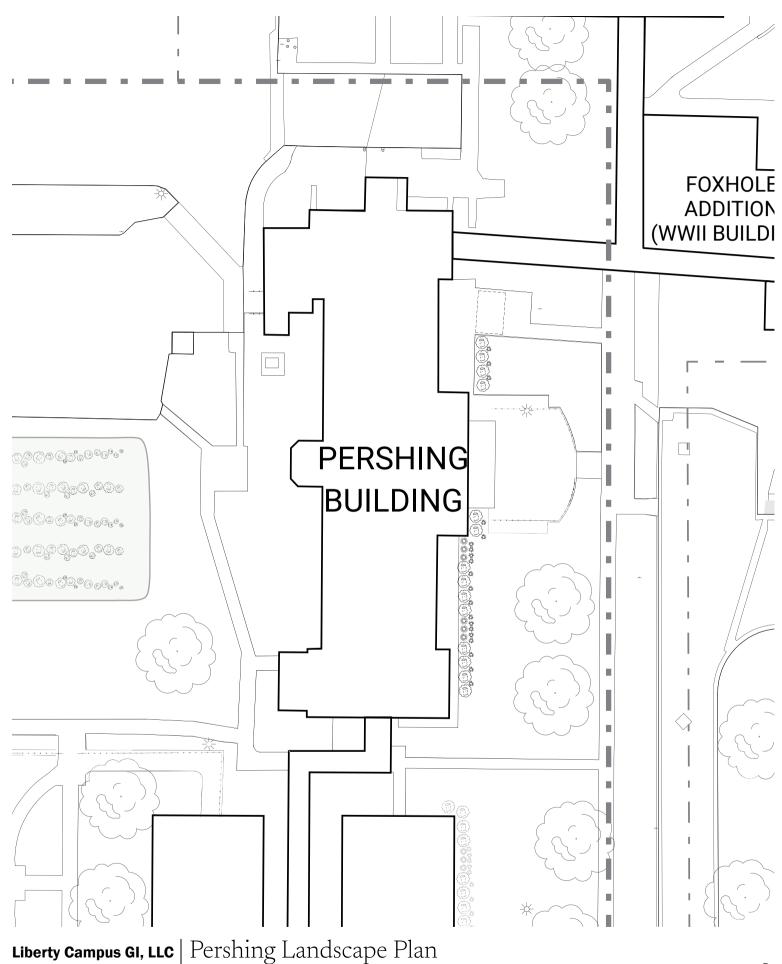
Exterior Exercise Equipment Along Existing Path

Existing Trees to Remain, Typical

· New Low Plantings in Front of Anderson

DLRGROUP

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Plant Legend



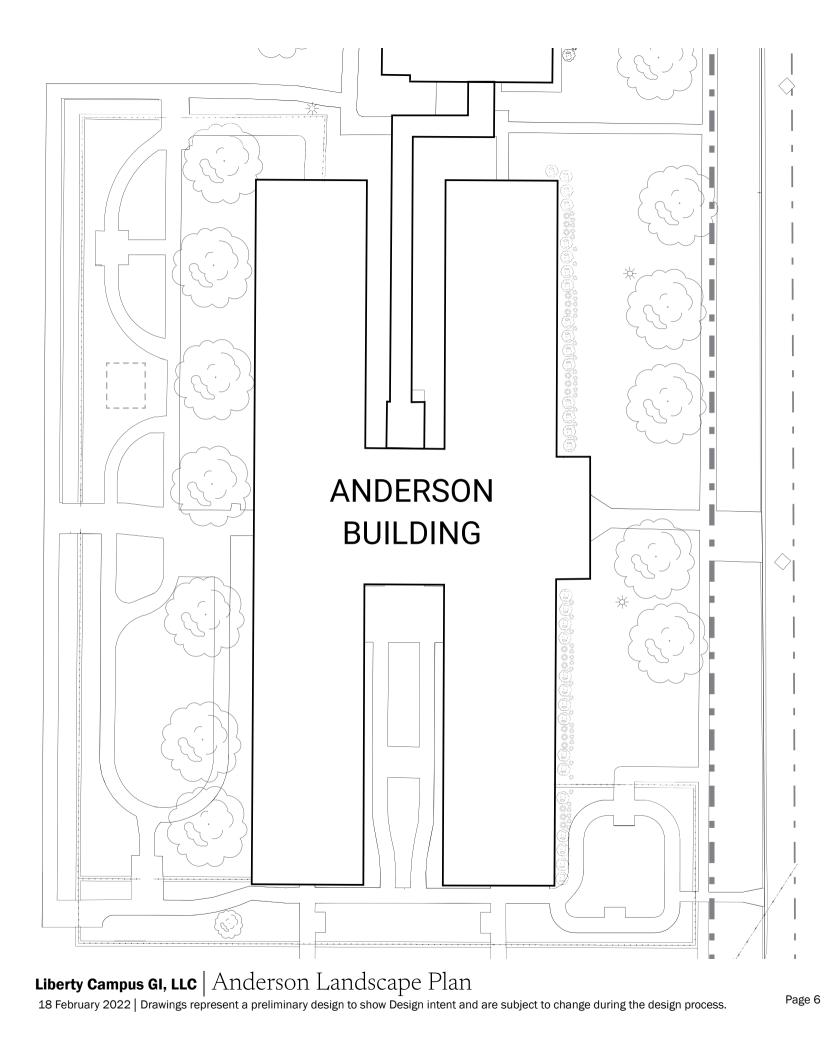
Plant Schedule

Key	Scientific Name	Common Name
_	Existing Trees (To Remain)	Existing
TURF	Match Existing Type & Variety	Turf
SBAW	Spirea x Bumalda "Anthony Waterer"	Anthony Waterer Spirea
TBR	Taxus Baccata "Repandens"	Spreading English
BMK	Buxus Microphylla Koreana	Korean Boxwood

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

Page 5

Size	Rooting	Spacing	Quantity
Varies	Existing	Existing	Existing
—	—		—
18" to 24"	Pot	30" OC	6
18" to 24"	Pot	48" OC	14
18" to 24"	Pot	24" OC	20



Plant Legend



Plant Schedule

Key	Scientific Name	Common Name
	Existing Trees (To Remain)	Existing
TURF	Match Existing Type & Variety	Turf
SBAW	Spirea x Bumalda "Anthony Waterer"	Anthony Waterer Spirea
TBR	Taxus Baccata "Repandens"	Spreading English
BMK	Buxus Microphylla Koreana	Korean Boxwood

Grand Island

Size	Rooting	Spacing	Quantity
SIZE	Rooting	Spacing	Quantity
Varies	Existing	Existing	Existing
—	—		—
18" to 24"	Pot	30" OC	18
18" to 24"	Pot	48" OC	31
18" to 24"	Pot	24" OC	48



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

— Concrete Path

Liberty Campus GI, LLC | East Elevation - Anderson

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

Liberty Campus GI, LLC | North Elevation - Anderson

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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Ornamental Precast Concrete — Shingle Roof



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





– Concrete Path

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.

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– Masonry



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

— Concrete Path

Liberty Campus GI, LLC | South Elevation - Anderson

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

• Concrete Steps

– Limestone

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.

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

Liberty Campus GI, LLC | North Elevation - Pershing

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

- Decorative Precast Concrete

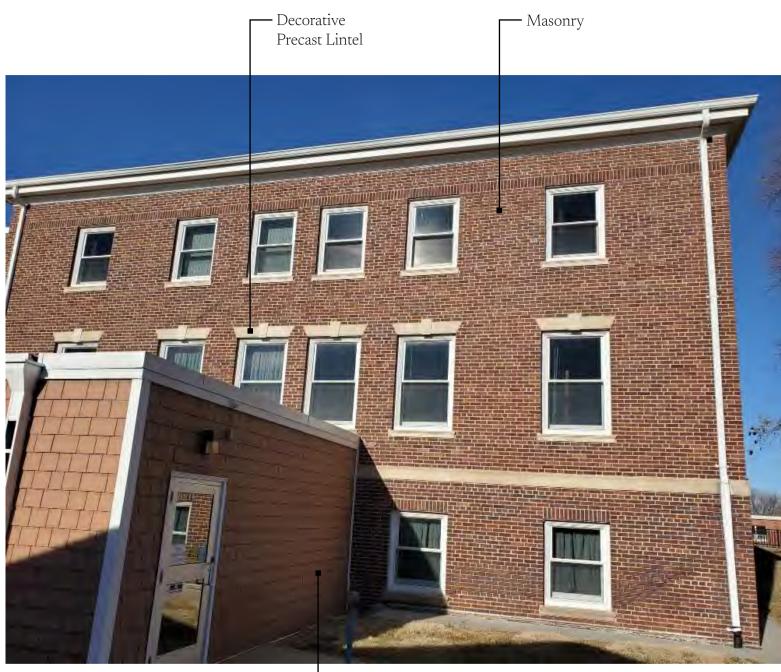
Liberty Campus GI, LLC | West Elevation - Pershing 18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

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

 Link to Anderson Building, Wood Siding

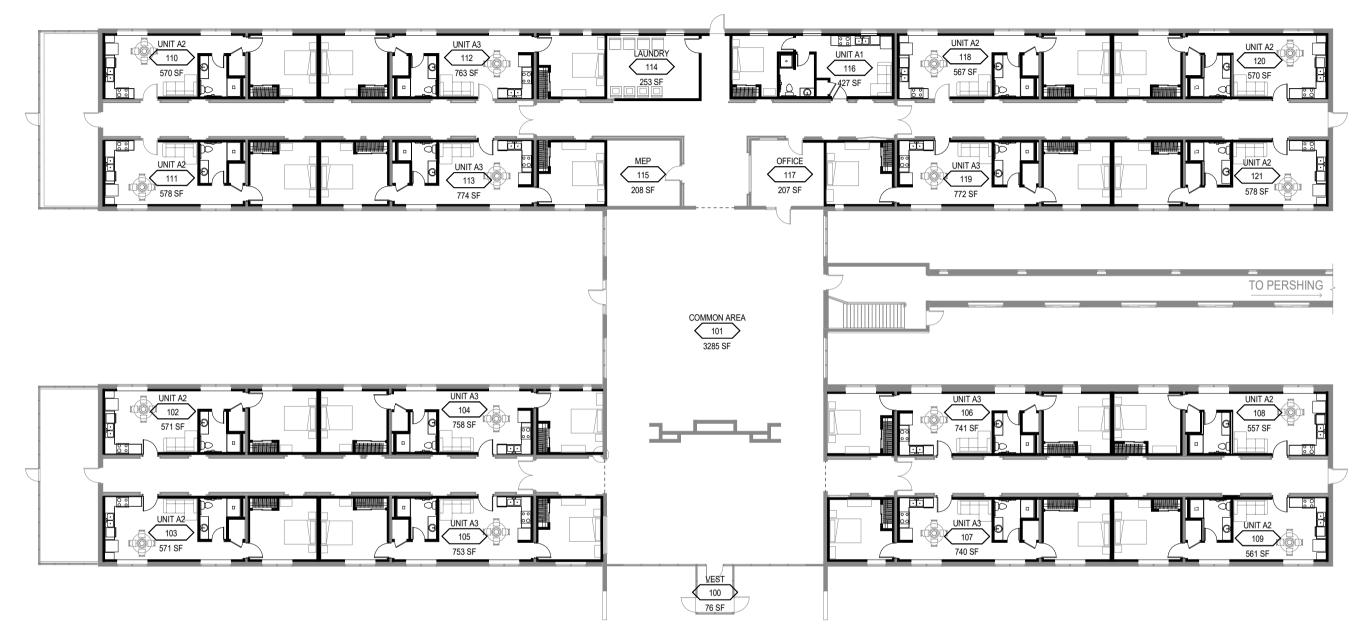
Liberty Campus GI, LLC | South Elevation - Pershing

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

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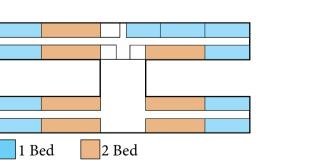


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Liberty Campus GI, LLC | First Floor - Anderson

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

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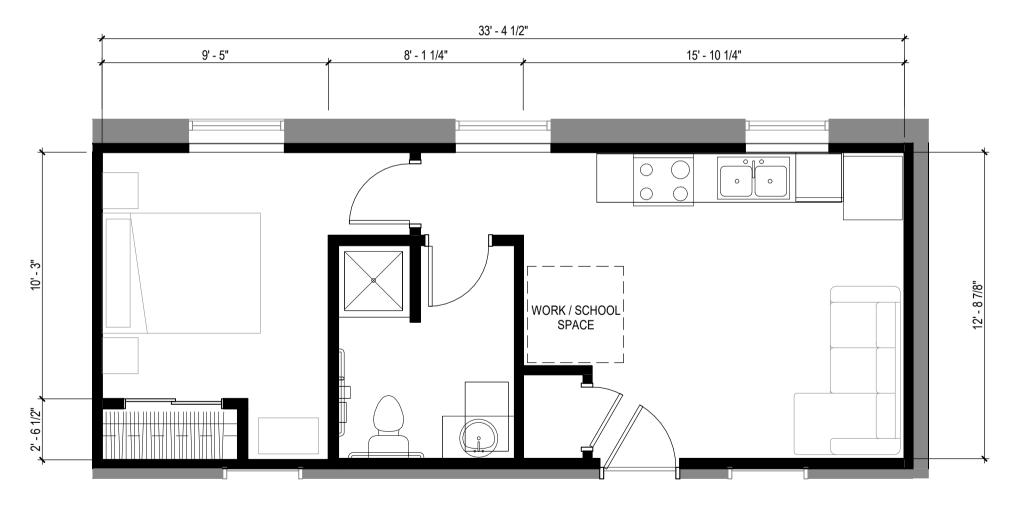


Unit Type A1 - One Bed One Bath

Number of units 1 Unit

Unit 116

Residential Living Space 427 sf
 Total Square Footage 427 sf

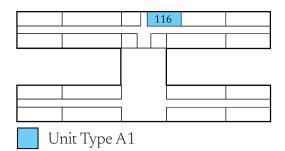


<u>Unit Type A1 - Plan</u> Scale 1/4"=1'-0"

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.

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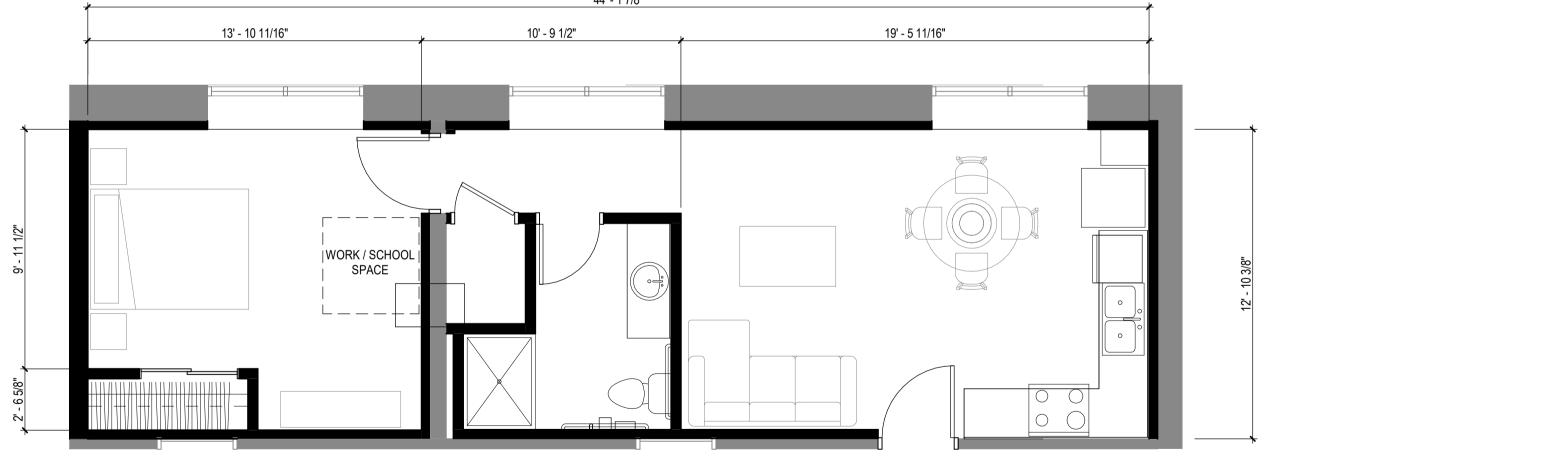
DLRGROUP

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Unit Type A2 - Typical One Bed One Bath

Number of units	9 Units					
Unit 102 • Residential Living Space Unit 103	571 sf	Total Square Footage	571 sf	Unit 111 • Residential Living Space Unit 118	578 sf	Total Square Footage 578 sf
Residential Living Space	571 sf	Total Square Footage	571 sf	Residential Living Space	567 sf	Total Square Footage 567 sf
Unit 108				Unit 1 20		
Residential Living Space Unit 109	557 sf	Total Square Footage	557 sf	• Residential Living Space Unit 1 21	570 sf	Total Square Footage 570 sf
• Residential Living Space Unit 110	561 sf	Total Square Footage	561 sf	Residential Living Space	558 sf	Total Square Footage 558 sf
Residential Living Space	570 sf	Total Square Footage	570 sf			

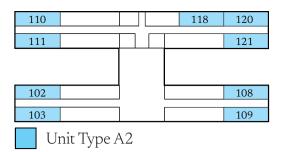
44' - 1 7/8"



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

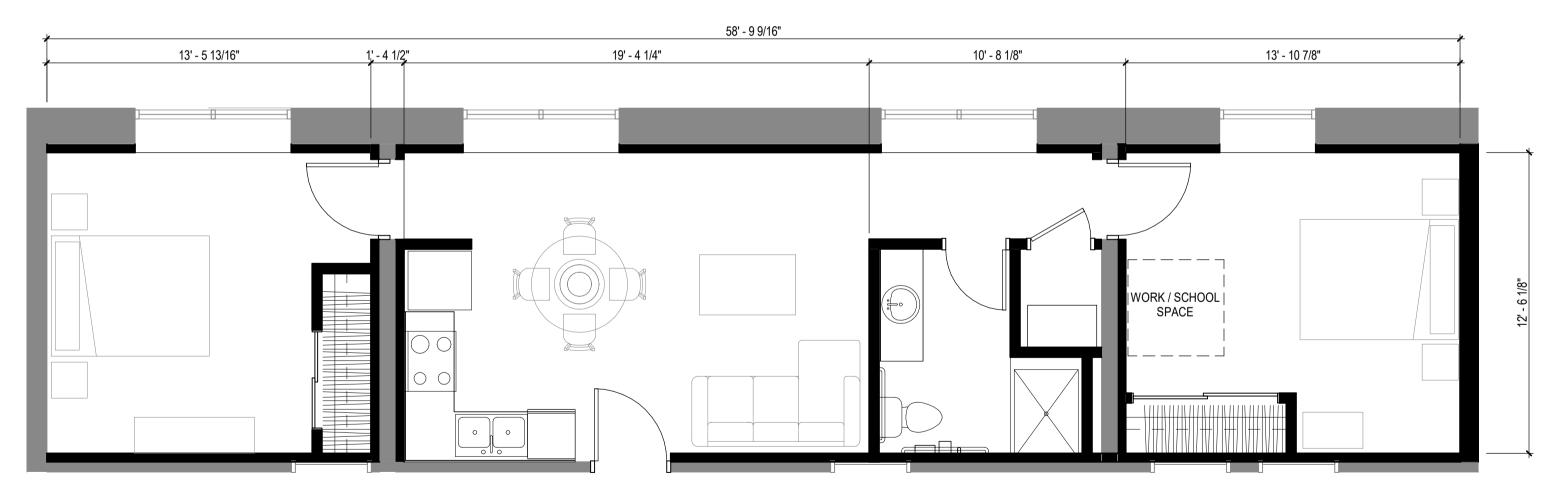
Liberty Campus GI, LLC Anderson - Unit Type A2 18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

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Unit Type A3 - Typical Two Bed One Bath

Number of units	7 Units		
• Unit 106			
Residential Living Space Unit 107	741 sf	Total Square Footage	74 1 sf
Residential Living Space Unit 112	740 sf	Total Square Footage	740 sf
Residential Living Space Unit 113	763 sf	Total Square Footage	763 sf
Residential Living Space Unit 119	774 sf	Total Square Footage	774 sf
Residential Living Space	772 sf	Total Square Footage	772 sf

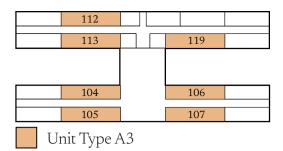


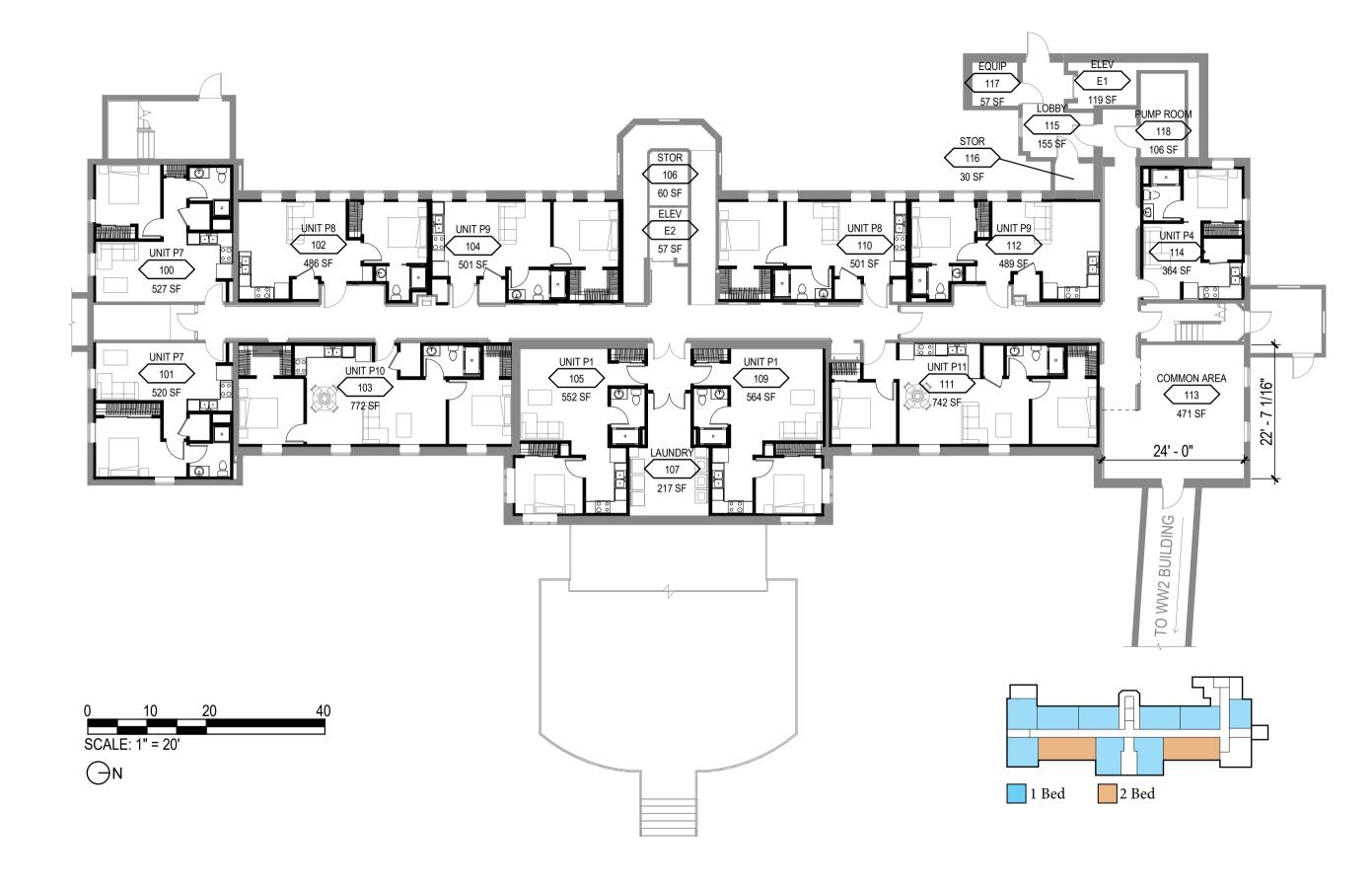
<u>Unit Type A3 - Plan</u> Scale 1/4"=1'-0"

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.

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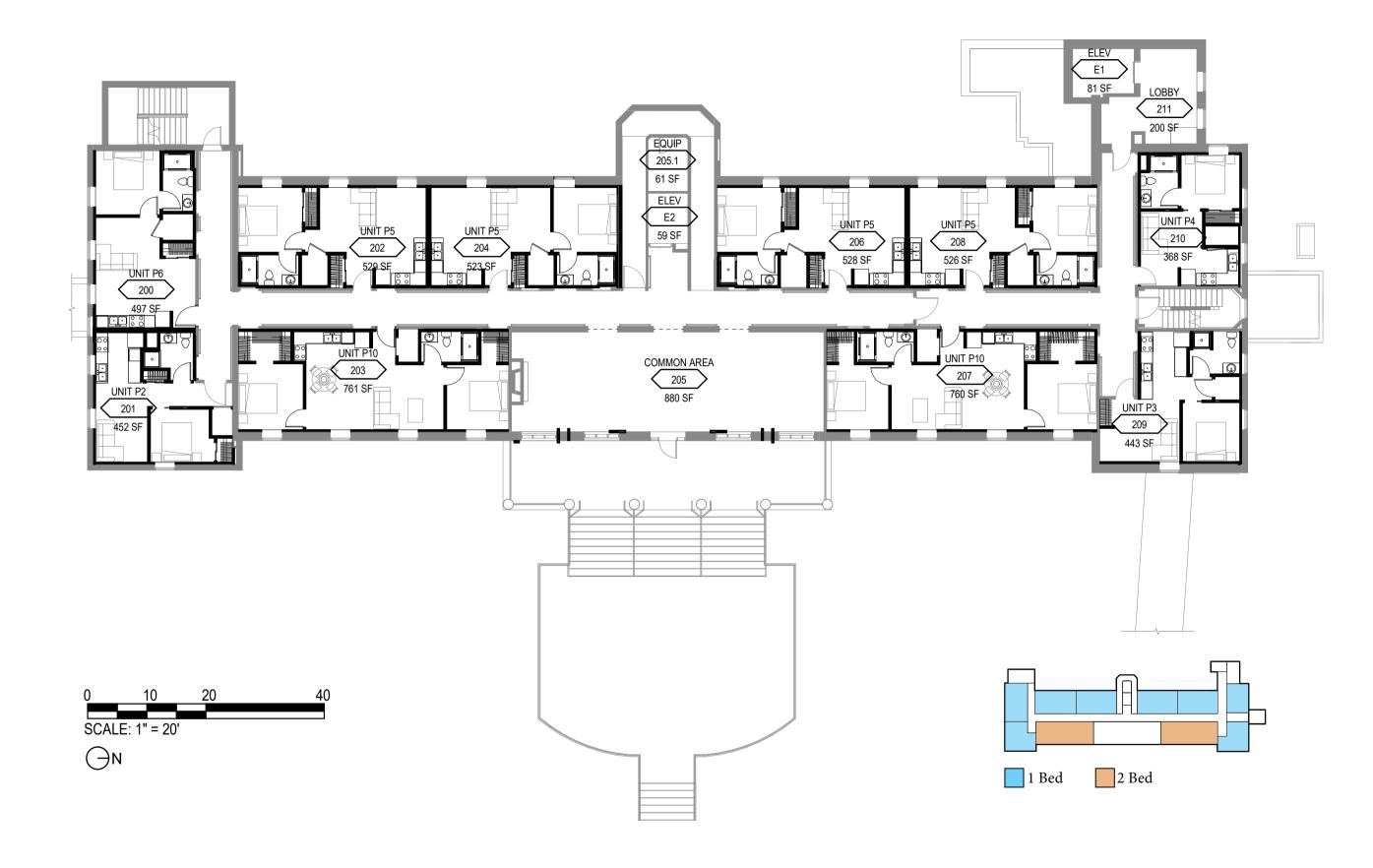
Liberty Campus GI, LLC | First Floor - Pershing

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

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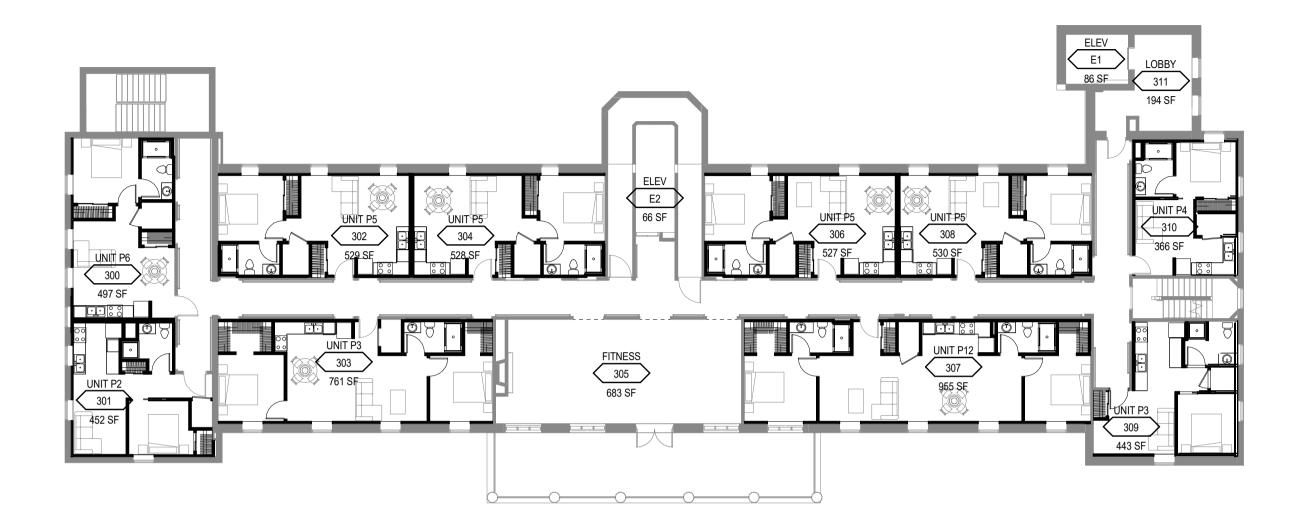
Liberty Campus GI, LLC | Second Floor - Pershing

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

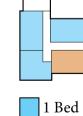
Page 20

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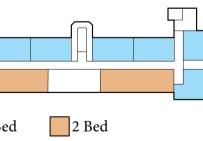




Grand Island Liberty Campus | Third Floor - Pershing

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

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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

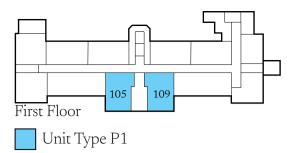


Scale 1/4"=1'-0"

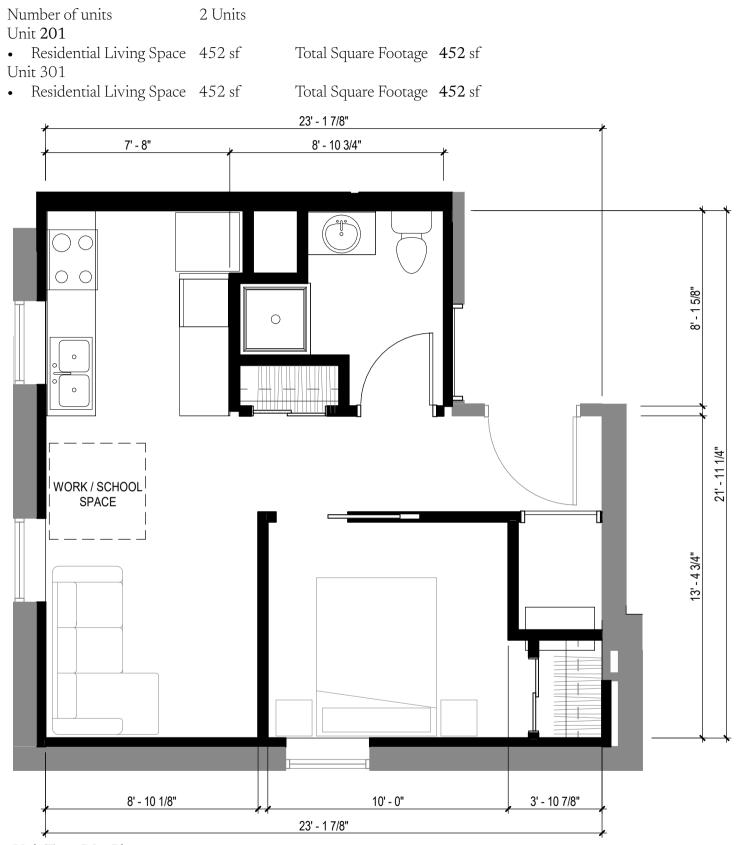
Liberty Campus GI, LLC | Pershing - Unit Type P1

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

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Unit Type P2 - One Bed One Bath



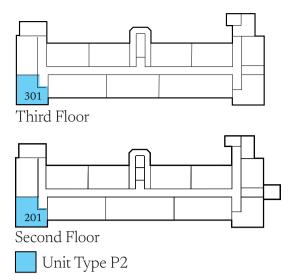
<u>Unit Type P2 - Plan</u>

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.

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Unit Type P3 - One Bed One Bath

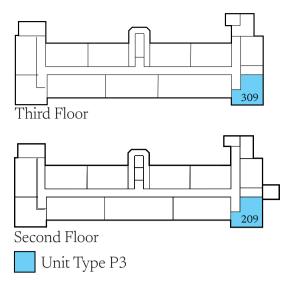
Number of units Unit 209	2 Units					
Residential Living Space	443 sf	Total Square	Footage 443 sf			
Unit 309Residential Living Space	443 sf		Footage 443 sf			
4		23' - 7 1/2" 7' - 10 3/4"	 אי	- 10 3/4"	r	
		7 - 10 3/4		- 10 3/4	¢ 	
						7' - 3"
						4
	° °					3' - 11 7/8"
						22' - 0 5/8"
						10' - 0"
13	' - 6 11/16"		9' - 8	8 3/16"	¢.	

<u>Unit Type P3 - Plan</u> Scale 1/4"=1'-0"

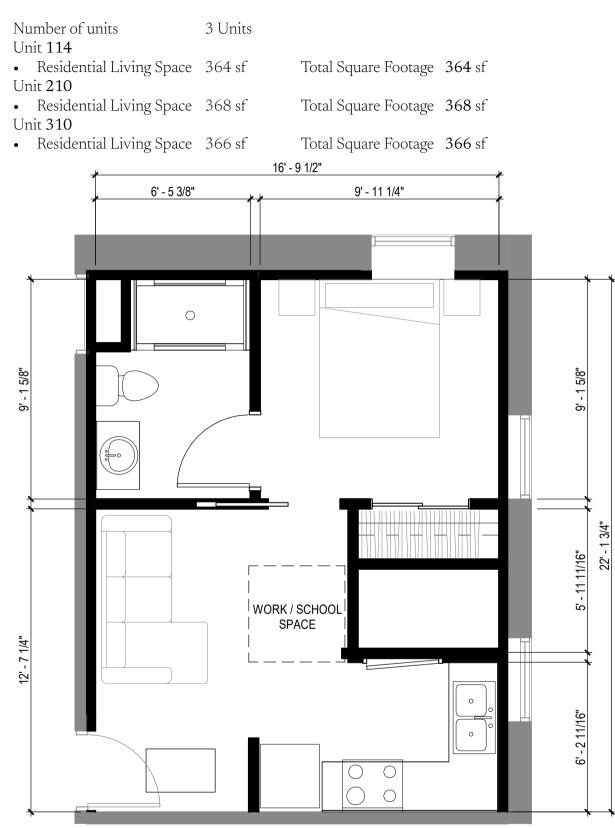
Liberty Campus GI, LLC | Pershing - Unit Type P3

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

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Unit Type P4 - One Bed One Bath

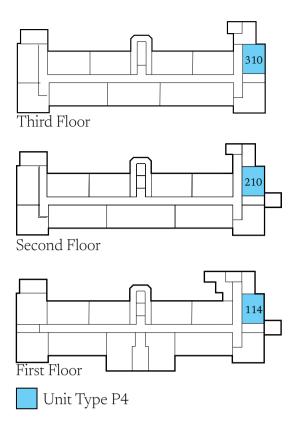


<u>Unit Type P4 - Plan</u> Scale 1/4"=1'-0"

Liberty Campus GI, LLC | Pershing - Unit Type P4

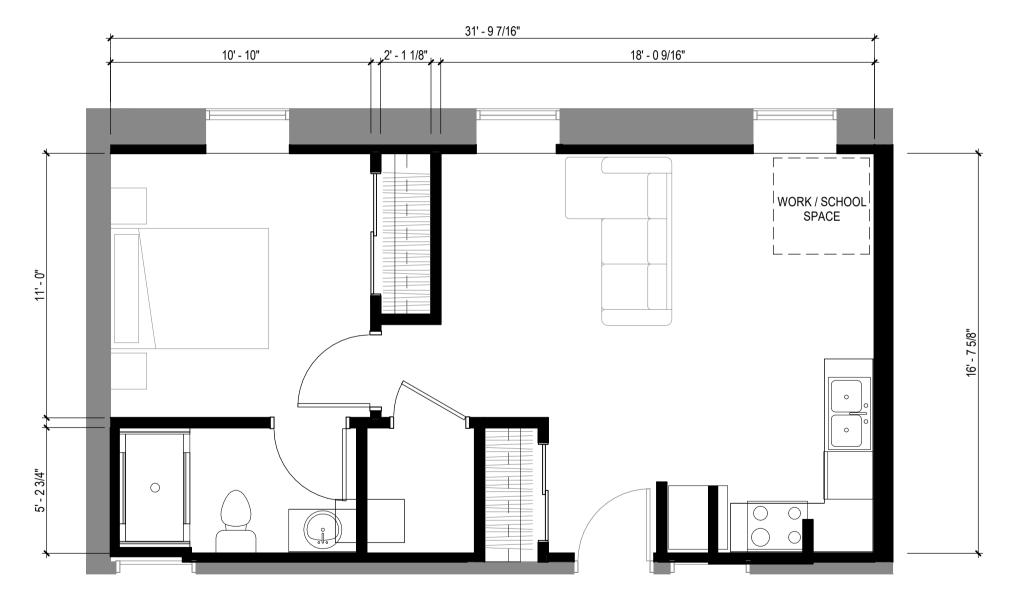
18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

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Unit Type P5 - Typical One Bed One Bath

Number of units	8 Units						
Unit 202				Unit 302			
Residential Living Space	529 sf	Total Square Footage	529 sf	Residential Living Space	529 sf	Total Square Footage	529sf
Unit 204				Unit 304			
Residential Living Space	523 sf	Total Square Footage	523 sf	Residential Living Space	528 sf	Total Square Footage	528sf
Unit 20 6				Unit 306			
Residential Living Space	528 sf	Total Square Footage	528 sf	Residential Living Space	527 sf	Total Square Footage	527 sf
Unit 208				Unit 308			
Residential Living Space	526 sf	Total Square Footage	526 sf	Residential Living Space	530 sf	Total Square Footage	530 sf

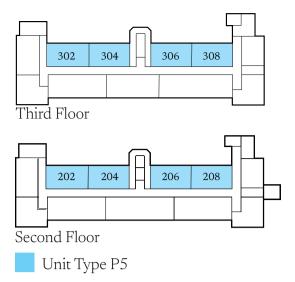


<u>Unit Type P5 - Plan</u> Scale 1/4"=1'-0"

Liberty Campus GI, LLC | Pershing - Unit Type P5

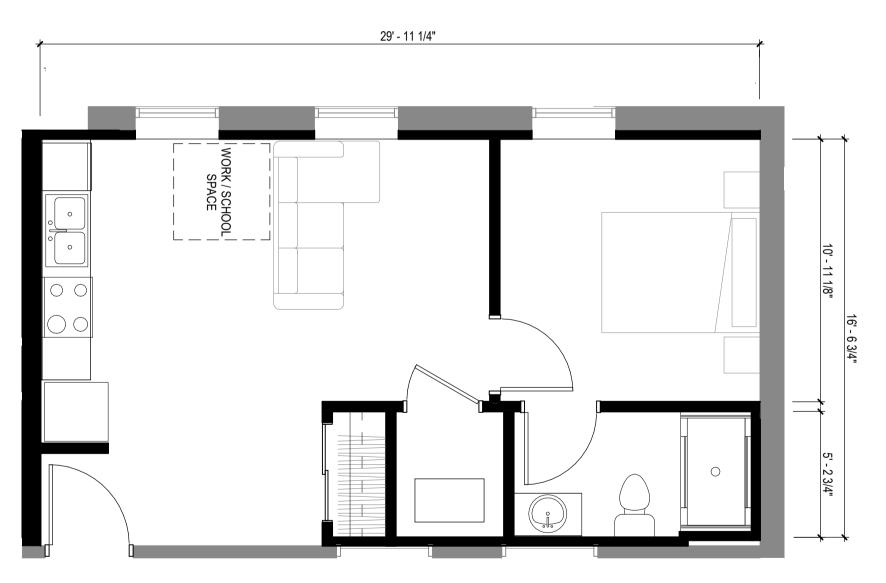
18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

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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

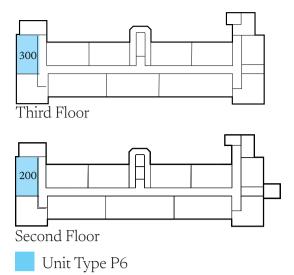


<u>Unit Type P6 - Plan</u> Scale 1/4"=1'-0"

Liberty Campus GI, LLC | Pershing - Unit Type P6

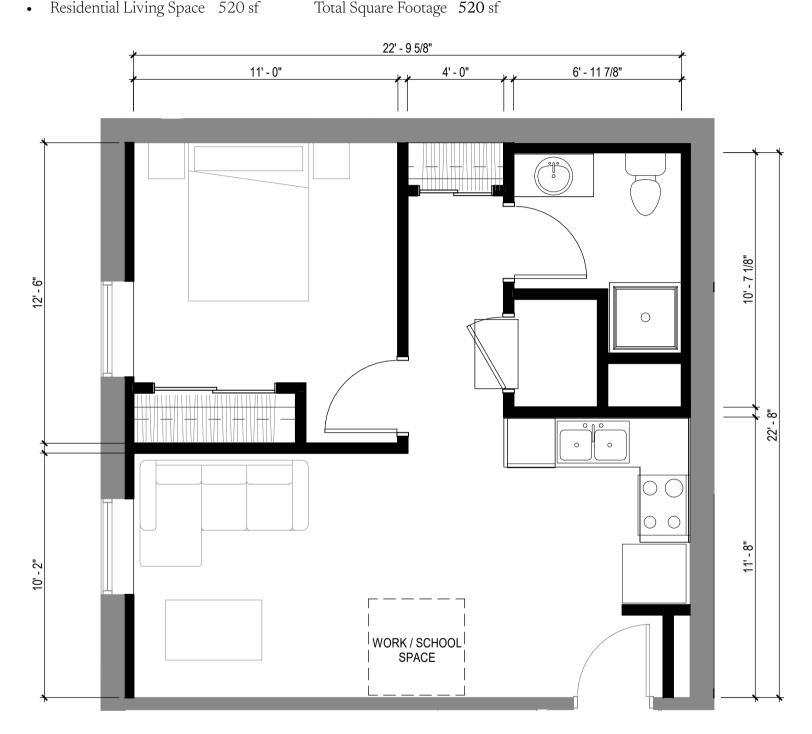
18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

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Unit Type P7 - One Bed One Bath

Total number of units	2 Units		
Unit 100		- 12 -	
Residential Living Space	527 sf	Total Square Footage	527 sf
Unit 101			
D 1 1. I	E00 .C	$T \rightarrow 10$	EOO (

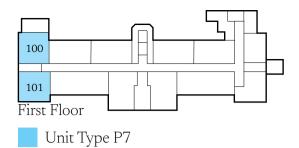


<u>Unit Type P7 - Plan</u> Scale 1/4"=1'-0"

Liberty Campus GI, LLC | Pershing - Unit Type P7

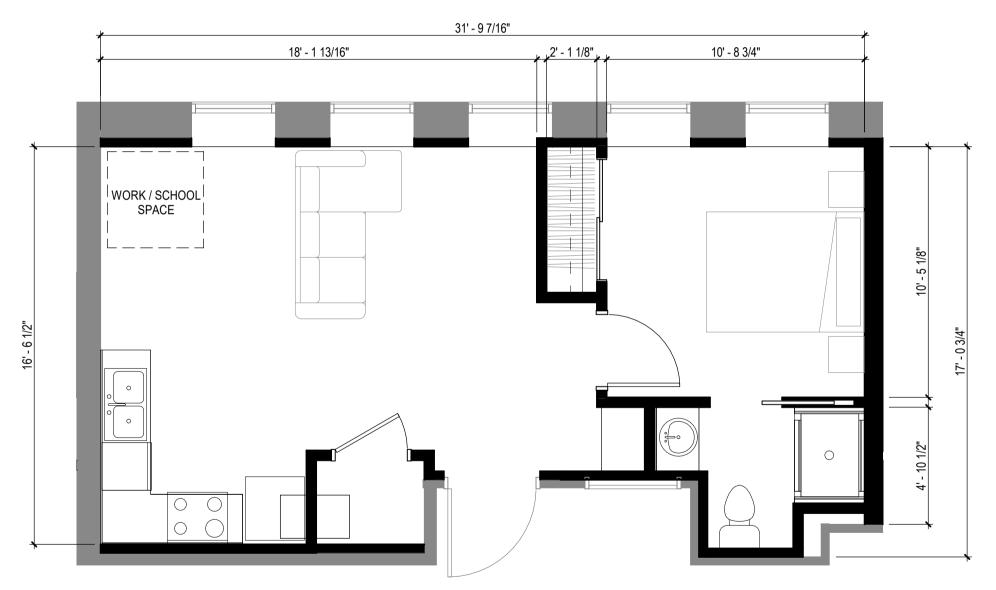
18 February 2022 | Drawings represent a preliminary design to show Design intent and are subject to change during the design process.

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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

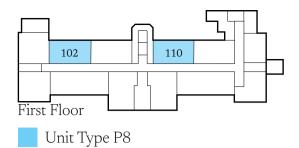


<u>Unit Type P8 - Plan</u> Scale 1/4"=1'-0"

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.

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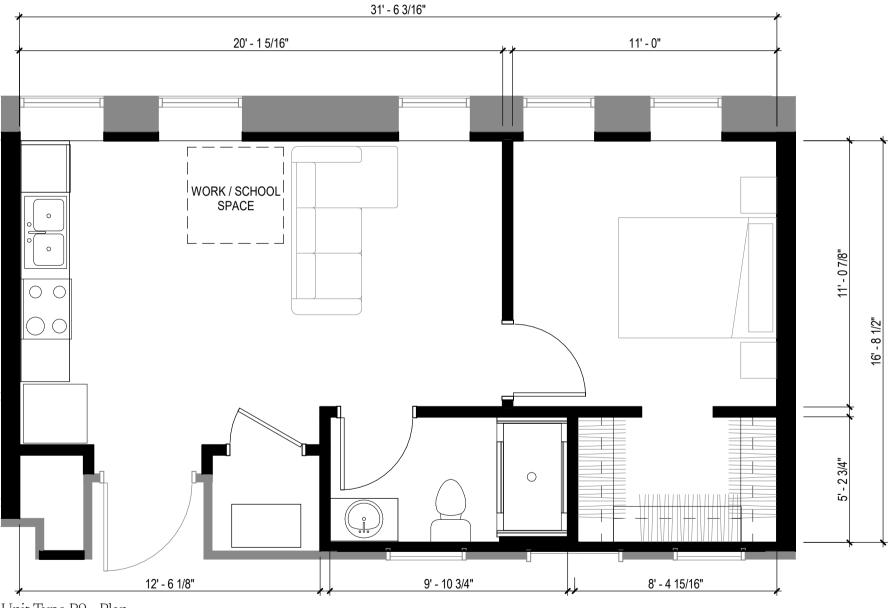


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Unit Type P9 - Typical One Bed One Bath

2 Units	
501 sf	Total Square Footage 501 sf
489 sf	Total Square Footage 489 sf
	2 Units 501 sf 489 sf

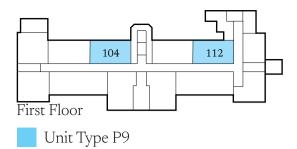


<u>Unit Type P9 - Plan</u> Scale 1/4"=1'-0"

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.

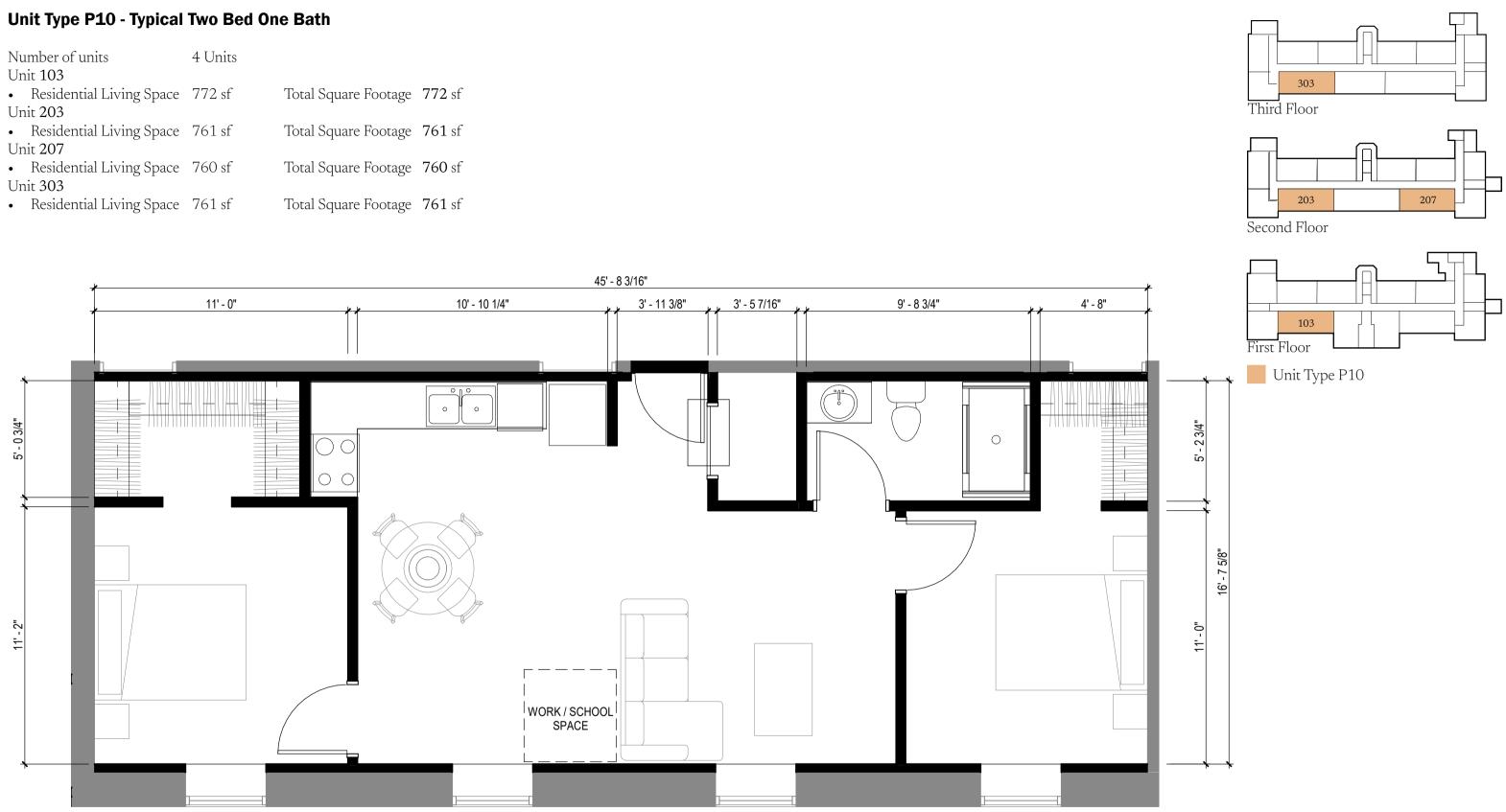
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Number of units Unit 103	4 Units		
Residential Living Space	772 sf	Total Square Footage	772 sf
Unit 203	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	rotar oquare rootage	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Residential Living Space	761 sf	Total Square Footage	761 sf
Unit 207			
Residential Living Space	760 sf	Total Square Footage	760 sf
Unit 303			
- Posidontial Living Space	761 of	Total Square Footage	$761 \mathrm{ef}$



<u>Unit Type P10 - Plan</u> Scale 1/4"=1'-0"

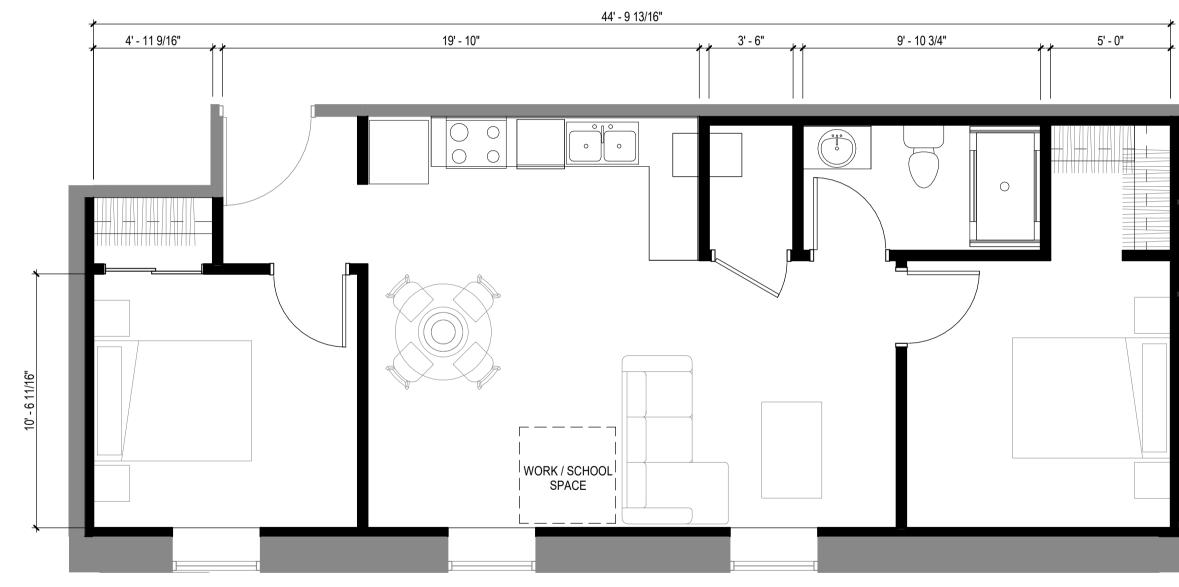
Liberty Campus GI, LLC | Pershing - Unit Type P10

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

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Unit Type P11 - Two Bed One Bath

Number of units	1 Unit	
Unit 111		
Residential Living Space	742 sf	Total Square Footage 742 sf

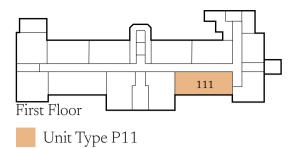


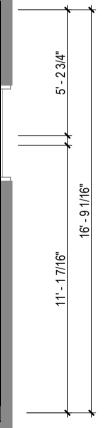
<u>Unit Type P11 - Plan</u> Scale 1/4"=1'-0"

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.

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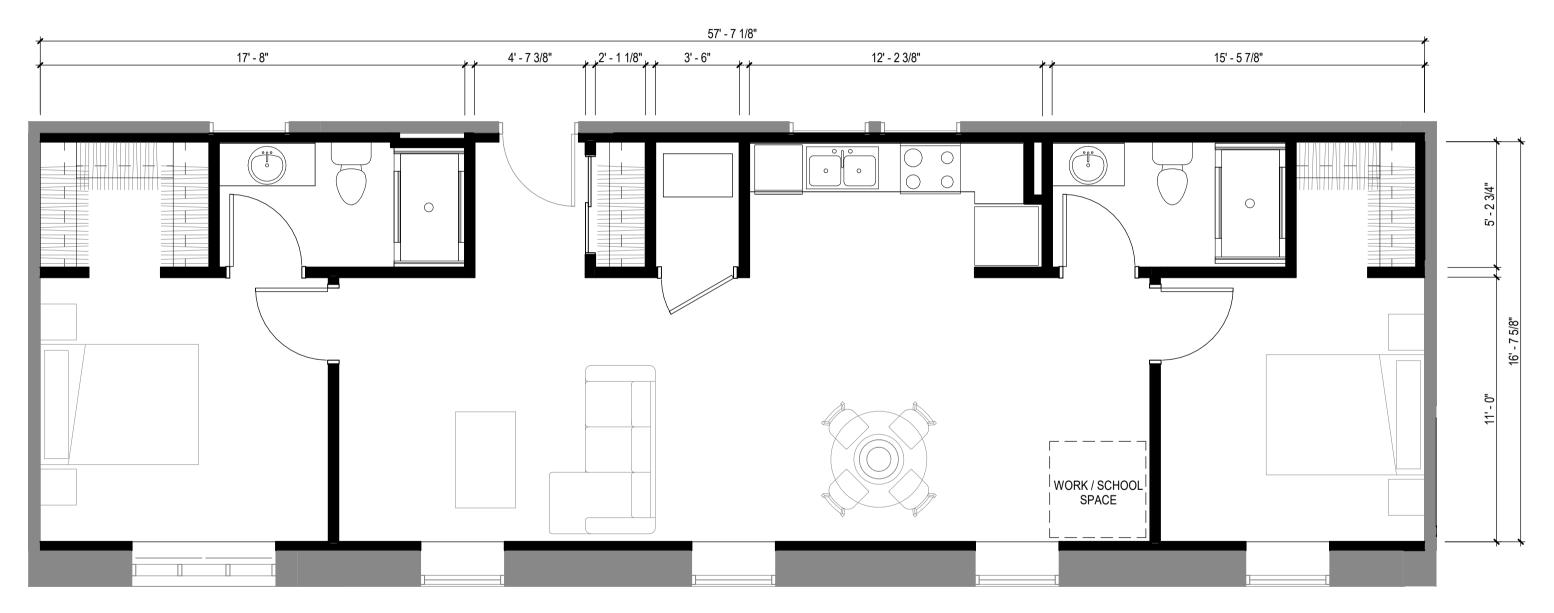


DLRGROUP

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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



<u>Unit Type P12 - Plan</u> 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.

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Pershing Preliminary Area Calculations

Level 01Common areaGross Area	3,119 sf 11,264 gsf
• Gloss Alea	11,204 gsi
Level 02	
Common area	3 ,226 sf
Gross Area	10,807 <u>gsf</u>
Level 03	
Common area	3 ,027 sf
<u>Gross Area</u>	<u>10,806 gsf</u>
Building Common AreaBuilding Gross Area	9,372 sf 32,877 gsf
Unit Count:	
• 1BR/1BA	25 units
• 2BR/1BA	5 units
• 2BR/2BA	1 units
Total Unit Count	31 units

Anderson Preliminary Area Calculations

Level 01	
Common area	8,4
• Gross Area	23,6
 Building Common Area Building Gross Area 	8, 23,6
Unit Count:	
• 1BR/1BA	10
• 2BR/1BA	7
<u>Total Unit Count</u>	1

Liberty Campus GI, LLC | Unit Summary

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

8,440 sf 3,624 gsf

3,440 sf ,624 gsf

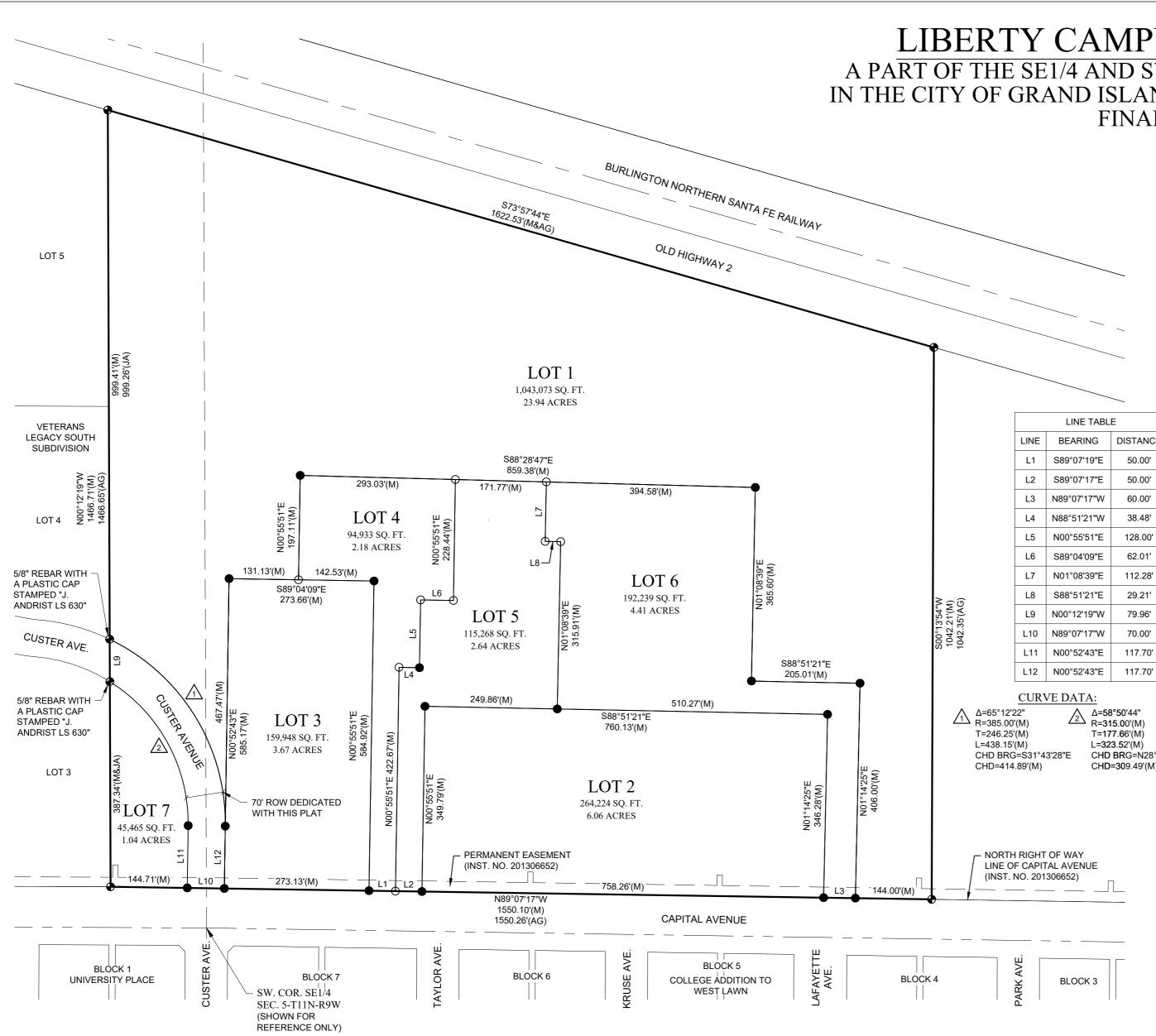
l 0 units 7 units <u>17 units</u>

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

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

Operating Proforma

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



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. VICINITY SKETCH PROJECT NO. R211674 HALL COUNTY NEBRASKA DATE 8/1/2022 R9W REPOSITORY STAMP AG LEGEND FILE NAME NW 1/4 MONUMENT FOUND (5/8" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704" 211674 Survey.d IELD BOOK MONUMENT SET (5/8"x24" REBAR WITH A PLASTIC STAMPED "GOERTZEN LS 704") GRAND ISLAND # FIELD CREW O MONUMENT SET (SURVEY NAIL MARKER WITH AN ALUMINUM DISK STAMPED "A. GOERTZEN LS 704") BS D DEEDED DISTANCE URVEY FILE NO GOVERNMENT DISTANCE 2021-246 OWNER: H.E.L.P. FOUNDATION OF OMAHA, INC. M MEASURED DISTANCE GRAPHIC SCALE 800.723.8567 LAND SURVEYOR: JEO CONSULTING GROUP PLATTED DISTANCE Grand Island, NE 308.381.7428 1 OF 1 www.jeo.com JA RECORDED DISTANCE (JAI ANDRIST 4/22/2022) Regular Meeting - 10/19/2022

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

LINE TABLE			
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'	

CHD BRG=N28°32'39"W CHD=309.49'(M)

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 NO0°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,

DAY OF THIS , 2022

ARUN AGARWAL, CEO

STATE OF) SS COUNTY OF

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

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 DAY O

MAYOR

CITY CLERK

Resolution Number 2023-01

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 16 requested by Liberty Campus GI 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 October 5, 2022, and

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

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday September 17th and 24th, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: October 5, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: Chain

By: Leslie E. Ruge Secretary



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item X1

Proposed Change of Ownership and Transfer of TIF Bond Hendrix Genetics

Staff Contact:



October 14, 2022

From: Chad Nabity, AICP Director

To: CRA Board

Re: Proposed Sale of Hatchery Holdings LLC Property and Project (including TIF Bond) at 2325 W. Schimmer Drive to Hendrix-ISA LLC approval of sale and transfer

Overview

The CRA approved a redevelopment contract with Hatchery Holdings LLC for a project at 2325 W. Schimmer Drive in Grand Island, Nebraska on March 28 2016. Hatchery Holdings was to develop the property for a chicken hatchery at the Platte Valley Industrial Park for Hendrix Genetics, hatching eggs for egg production facilities across Nebraska and surrounding states. That project was completed and has been running successfully for a number of years.

Hatchery Holdings LLC and Hendrix-ISA LLC are both wholly owned subsidiaries of Hendrix Genetics. In order to simplify their accounting, all of the assets of Hatchery Holdings LLC associated with the Grand Island project will be transferred Hendrix-ISA LLC.

The CRA is being asked to authorize and approve this sale and transfer. The contract anticipated potential sale of the property and the CRA is required to approve this request in almost all circumstances.

Recommendation

Staff is recommending that the CRA approve the sale and transfer of the Hatchery Holdings LLC property and project including the bond to Hendrix-ISA LLC.



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022 Regular Meeting

Item X2

Other Projects Grant Grand Island Chamber of Commerce Exterior Remodel

Staff Contact:



October 12, 2022

From: Chad Nabity, AICP Director

To: CRA Board

Re: Request for Funding From Other Project Line by the Grand Island Chamber of Commerce

Overview

In August the CRA approved \$165,000 toward improvements to the exterior of the Grand Island Chamber of Commerce building at 309 W. 2nd Street. The building is on a block that the CRA has contributed funds through the façade improvement grant program and other projects grant to 3 buildings, the Carnegie Library, a small building between the library and the chamber (they are currently working on this building) and the New Life Church Building.

The Chamber requested a total of \$290,000 toward this exterior remodel from the CRA. This would revitalize a highly visible building at this location and solidify the presence of the Chamber in the Railside District for the next several decades. The Chamber is at the heart of business development and services in Grand Island, their current location in the downtown brings community leaders and people interested in investing in the City into the very heart of our City.

The CRA approved the first \$165,000 based on the amount of budget authority it had remaining in the Other Projects and Land Purchases categories. The intent at the time was to authorize the remainder at the October 2022 meeting after final budget approval. The 2022-23 budget allocated \$250,000 toward other projects. Approval of the remainder of this request would leave \$125,000 for the rest of the year.

Historically the CRA has participate in improvements like this for non-profit and even for profit entities redeveloping property within blighted and substandard areas. The CRA paid more than \$500,000 for the parking lot for the Heartland Events Center and \$250,000 for the parking lot at the Humane Society. One of the earliest other projects grants was for an elevator in the St. Stephen's annex building that provided low cost office space for a variety of non-profit organizations. The first life safety grant (\$300,000) that was offered was given to the owners of the Masonic Temple building to pay for a second stairwell and other safety improvements that made it possible to redevelop and preserve the

building. These kinds of strategic investments in improvements have served the community well.

Recommendation

Staff is recommending that the CRA move to commit the remaining balance of \$125,000. This would provide \$290,000 for the exterior improvements. Payment of this grant will not be made to the Chamber until all payments have been made to the contractors.

309 West Second Street Grand Island, NE 68801 Phone 308.382.9210 GIChamber.com Cjohnson@gichamber.com



August 2, 2022

Chad Nabity, Director Members of the Community Redevelopment Authority City of Grand Island 100 East First Street Grand Island, NE 68801

Dear Chad and Members of the Community Redevelopment Authority:

For nearly 60 years, the Grand Island Chamber of Commerce has officed in downtown Grand Island. It was important to the Chamber leaders to be in the heart of the community, close to the city government hub, and near fellow development offices. The current leadership of the Chamber shares the desire to remain in downtown Grand Island. A remodeling of this building last occurred in the early 1990s.

As a non-profit organization, the Chamber directs nearly all of its revenue (membership, contracts for services, and grants) to programs for its members. These programs range from educational sessions on business matters relevant to small and large companies to the various workforce development initiatives which help attract and retain young professionals in our community.

Unfortunately, this leaves very little funding available to upgrade the building - interior and exterior. The Chamber staff and board have undertaken small initiatives, painting, replacement of conference equipment and other minor improvements utilizing staff labor and/or member assistance. Large improvements such as roof replacement and new HVAC unit have been purchased in the last two-three years as these units had outlived their useful life. With these infrastructure improvements reaching \$95,000, funding is not available for other non-programmatic initiatives.

The 'tired' and outdated exterior of our building sets a negative tone for those new to our community, businesses or individuals seeking information about Grand Island, and those interested in locating a business in the community. The exterior belies the very vibrant and professional services that occurs within the building. As the saying goes, "you never get a second chance to make a good first impression'. This is critically important for a building that is one of the 'gateways' to our community.

Thus, the Chamber Executive Committee and I have been discussing potential façade improvements and related interior modifications with CMBA architects Shane Labenz and Jim Brisnehan at CMBA. Chad Nabity has been kept appraised of our intentions as well. A final design for this project was completed in late July.

We are delighted with the contemporary and forward-looking components of the proposed design, including:

• New aesthetic features resilient and complimentary materials including brick or natural stone and metal siding

• New window penetrations introduce natural light into the building and offer flexibility for planned future interior renovations and opportunities for leasing

- A new canopy and building signage will help better identify the building's entrance, and plans are included to rework the sidewalk approach ramp and interior vestibule.
- The façade will include insulated finishing system, windows, canopy and building signage.

In short, the face will modernize the appearance of the building and create more visual appeal on the Highway 30 corridor through downtown Grand Island and one of the most important faces of the community. This work will also provide a framework for future interior renovations to create an inviting, flexible and stimulating work environment on the ground floor and provide opportunities for leasing the second floor.

The cost for these infrastructure upgrades is not to exceed \$290,000. In development of the bid, the contractor valued managed the project. In addition, there is a fee of \$38,000 from CMBA for engineering and architectural services, bringing the total project cost to \$328,000.

With direction from CRA Director Chad Nabity, the Chamber of Commerce Board of Directors and staff are submitting a request for CRA funding, in the amount of \$290,000 under the CRA's "Other Projects" category. Your consideration and support are appreciated.

Thank you.

Sincerely,

< Johnon Undurt

Cindy K. Johnson President

Chamber of Commerce Executive Committee Tim Wojcik, Chair Jeff Palik Mark Allen Justin Pfenning Roger Bullington

C: Mayor Roger Steele



PROPOSED MATERIALS option 2



1. Thin Brick Veneer

Basis of Design: Endicott Thin Brick - Manganese Brown



provide two levels of cost estimates: the first method should include an estimate to provide the extent of the work illustrated above using the proposed materials indicated.

the second method should consider using a Dryvit EIFS system to provide similar appearance as illustrated above.

2. Wood Look Metal Siding Basis of Design: Lux V-Groove Cladding Lap Panel



3. Metal Panel Rainscreen Basis of Design: Citadel Envelope Reveal w/ Kynar Finish



- 3a. Exterior Insulation Finishing System StoPowerwall Stucco System
- 3b. Architectural Wall Panels Nichiha IndustraialBlock Concrete Series





July 14, 2022

Cindy Johnson Grand Island Chamber of Commerce 309 West 2nd Street Grand Island, NE 68801

Proposal For: Chamber of Commerce Building Façade Improvement

Chief Construction is pleased to provide a proposal to remove the existing building façade and construct a new façade. This proposal is based on the proposed elevation Option 2 provided by CMBA Architects and as described below:

General Conditions:

- Site Supervisor to oversee the remodel work
- Removal of all construction debris
- General Liability Insurance, Workman's Compensation and Builders Risk Insurance
- All necessary materials, labor and equipment to complete the work listed below
- Safety program for all on site staff and subcontractors

Façade Improvment

- Demolition of the existing building facade
- New furring and sheeting over original building masonry
- Cut in openings for new storefront windows
- Install thin brick veneer system
- Install new metal wall panel system
- Install new aluminum storefront window systems
- Install new canopy awning over new storefront entry
- Provide wall cap flashings
- New concrete stoop and ADA ramp at new storefront entry
- Patch gypsum board on interior of building at new window openings only
- Touch up painting on interior of building around new windows
- Electrical allowance of \$5,000 to relocate any light switches and/or outlets for new storefront window systems

TOTAL PRICE FOR THIS WORK: \$290,000.00

Respectfully Submitted,

Corey Sibert

Corey Sibert Project Coordinator Chief Construction



July 14, 2022

Cindy Johnson Grand Island Chamber of Commerce 108 N. Locust St. Grand Island, NE 68801

Re: Grand Island Chamber of Commerce - Community Redevelopment Authority (CRA) Façade Improvement

DearCindy,

We are excited to continue developing the selected façade redevelopment design at your office and are pleased to provide a proposal for our architectural services.

Project Understanding

The Grand Island Chamber of Commerce is applying for façade redevelopment funding to address the North façade for their existing building. Their vision is to remove the existing EIFS architectural façade and introducing new materials to create a modern aesthetic.

Having already engaged in the development of an approved schematic design for the CRA Façade Improvement Application, CMBA Architects shall develop a set of drawings and specifications for bidding and construction by the selected Contractor.

CMBA Architects services shall include Structural Engineering and Electrical Engineering for this portion of the work. The design team may need to make site visits and/or conduct online meetings to complete their work. Please provide CMBA Architects with any construction drawings of the existing building, if possible.

Schedule

Upon approval for the requested CRA Façade Improvement funds and with a signed Authorization to Proceed (attached), we anticipate preparation of Construction Documents shall require two months, pending timely responses to questions from the design team and desired level of engagement throughout the design process.

If this proposal is accepted, CMBA Architects shall issue an AIA services contract to complete the work.

Proposed Contract for Services

CMBA Architects shall provide architectural services in accordance with the outlined scope for the Design Phase (Schematic Design) to satisfy the requirements for the Community Redevelopment Authority Façade Improvement application.

Construction Documents	\$32,300
Biding Assistance / Construction Administration	\$5,700

A fee totaling **Thirty-Eight Thousand Dollars and No Cents (\$38,000.00)** will be required to complete the work.

If you find the terms of this Proposal acceptable, please sign this letter below and return one copy to CMBA Architects or provide a similar form of agreement acknowledging the terms noted in this document.

(Continued on next page)

208 N Pine Street, Suite 301 | Grand Island, NE 68801 | 308.384.4444 WWW.CMBAARCHITECTS.COM If we have misunderstood your directives in any way, please advise Jim Brisnehan or Shane Labenz. Our team looks forward to assisting the Grand Island Chamber of Commerce achieve their vision for the office.

Respectfully,

James R. Brisnehan, AIA COO | Principal brisnehan.j@cmbaarchitects.com Shane Labenz, AIA Architect labenz.s@cmbaarchitects.com

AGREED AS OF _____ Date

SIGNED

208 N Pine Street, Suite 301 | Grand Island, NE 68801 | 308.384.4444 WWW.CMBAARCHITECTS.COM