



City of Grand Island

Tuesday, March 28, 2023

Council Session

Item E-2

Public Hearing Concerning Redevelopment Plan for CRA Area No. 31 to Allow for Redevelopment of Property Located South of South Street on Henry and Ada Streets (1703 Henry St. and 1703 Ada St.) in Grand Island, Nebraska for Residential Purposes (JBA Ventures LLC)

Council action will take place under Resolutions item I-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: March 28, 2023

Subject: Redevelopment Plan for CRA Area #31 JBA Ventures – Henry and Ada

Presenter(s): Chad Nabity, AICP CRA Director

Background

JBA Ventures LLC., the owner of property at 1703 Henry Street and 1703 Ada Street located south of South Street and east of the Grand Island Cemetery. They are proposing to build four 4-plex apartment buildings on these lots similar to those located south of these properties on Henry and Ada. The property is currently zoned M2 Heavy Manufacturing but they have requested a change of zoning to B2 General Business and staff and Planning Commission have recommended approval of the request change. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on February 8, 2023 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on March 1, 2023. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan.

The Hall County Regional Planning Commission held a public hearing on the plan at a meeting on March 1, 2023. The Planning Commission approved Resolution 2023-07 in support of the proposed declaring the proposed plan to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 427 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

Discussion

Tonight, Council will hold a public hearing to take testimony on the proposed plan (including the cost benefit analysis that was performed regarding this proposed project)

and to enter into the record a copy of the plan that would authorize a redevelopment contract under consideration by the CRA.

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #31 and authorizes the CRA to execute a contract for TIF based on the plan amendment and to find that this project would not be financially feasible at this location without the use of TIF. The redevelopment plan specifies that the TIF will be used to offset allowed costs for the acquisition of the property as well as demolition, site work, grading, and utilities. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for as eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project will be issued for a period of 17 years with no portion providing TIF revenue for the project for more than 15 years, as determined by the contract. The proposed bond for this project will be issued for the amount of \$950,932.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve the resolution
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

The CRA and Hall County Regional Planning Commission recommend that the Council approve the Resolution necessary for the adoption and implementation of this plan.

Sample Motion

Move to approve the resolution as submitted.

**Redevelopment Plan
Grand Island CRA Area 31
February 2023**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to consider a Redevelopment Plan for Area 31 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific redevelopment project in Area 31.

Executive Summary:

Project Description

THE REDEVELOPMENT OF PROPERTIES LOCATED AT 1703 HENRY STREET AND 1703 ADA STREET FOR RESIDENTIAL USES.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the both the Henry and Ada Street properties. The developer is proposing to develop multifamily residential in four buildings with 14 to 18 units (one bedroom and/or two bedroom) at this location. This project would not be feasible without the use of TIF.

The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building.

The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2025 towards the allowable costs and associated financing for rehabilitation.

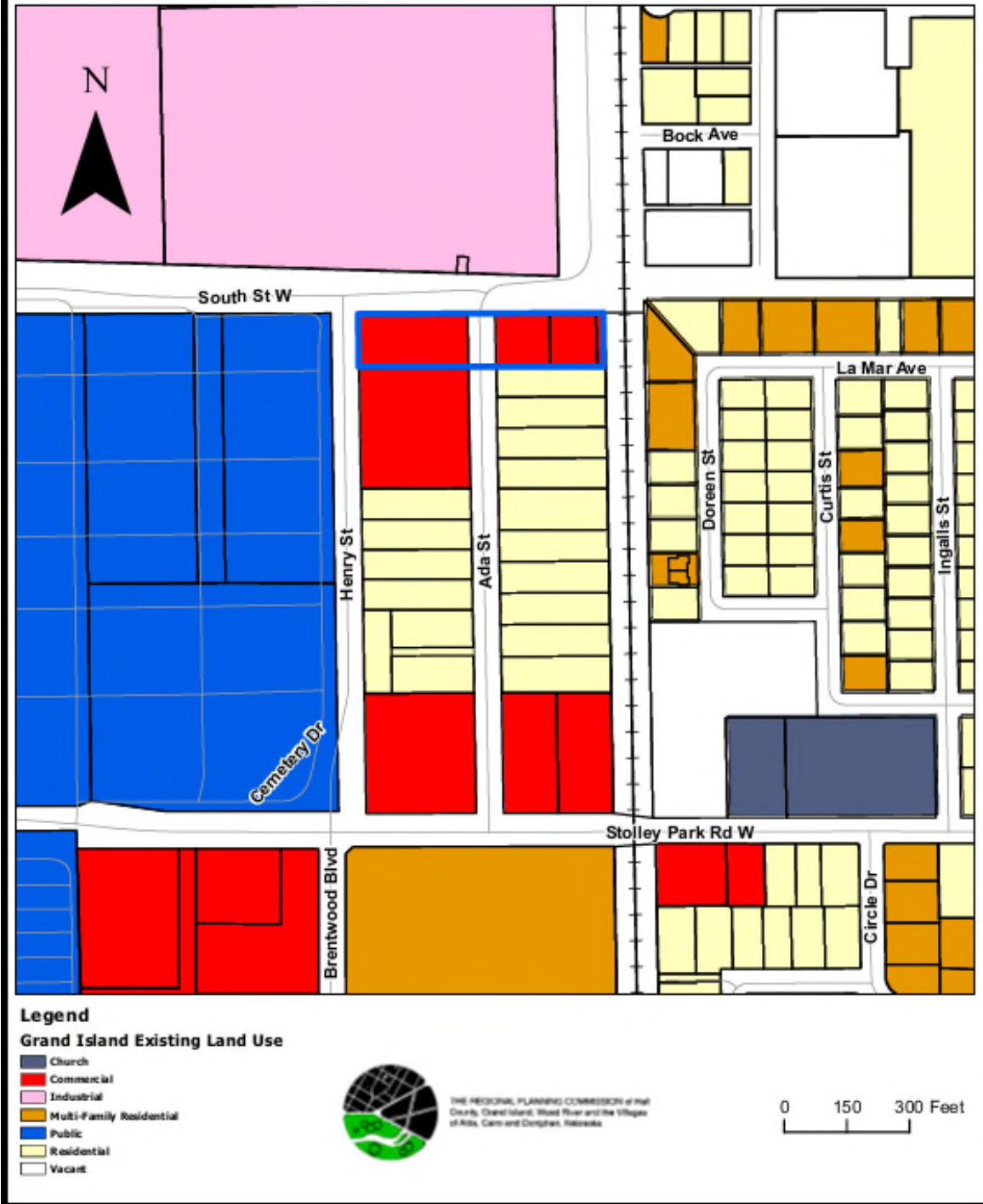
TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

The properties are located at 1703 Henry Street and 1703 Ada Street in Grand Island Nebraska, the attached map identifies the subject property and the surrounding land uses.

Legal Descriptions: Lots 1 and 2 of Block 2 of Dawn Subdivision and the West 111 feet of lot 1 and all of lot 2 of Block 1 of Dawn Subdivision in the City of Grand Island, Hall County, Nebraska.

TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2024 through 2041 inclusive for no more than a 15 year period on any portion of the project.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of 4 apartment buildings on these lots.

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 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 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 July 28, 2020.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

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

(a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. The Hall County Regional Planning Commission held a public hearing at their meeting on March 1, 2023 and passed Resolution 2023-08 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.

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

a. Land Acquisition:

The Redevelopment Plan for Area 1 provides for real property acquisition and this plan does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

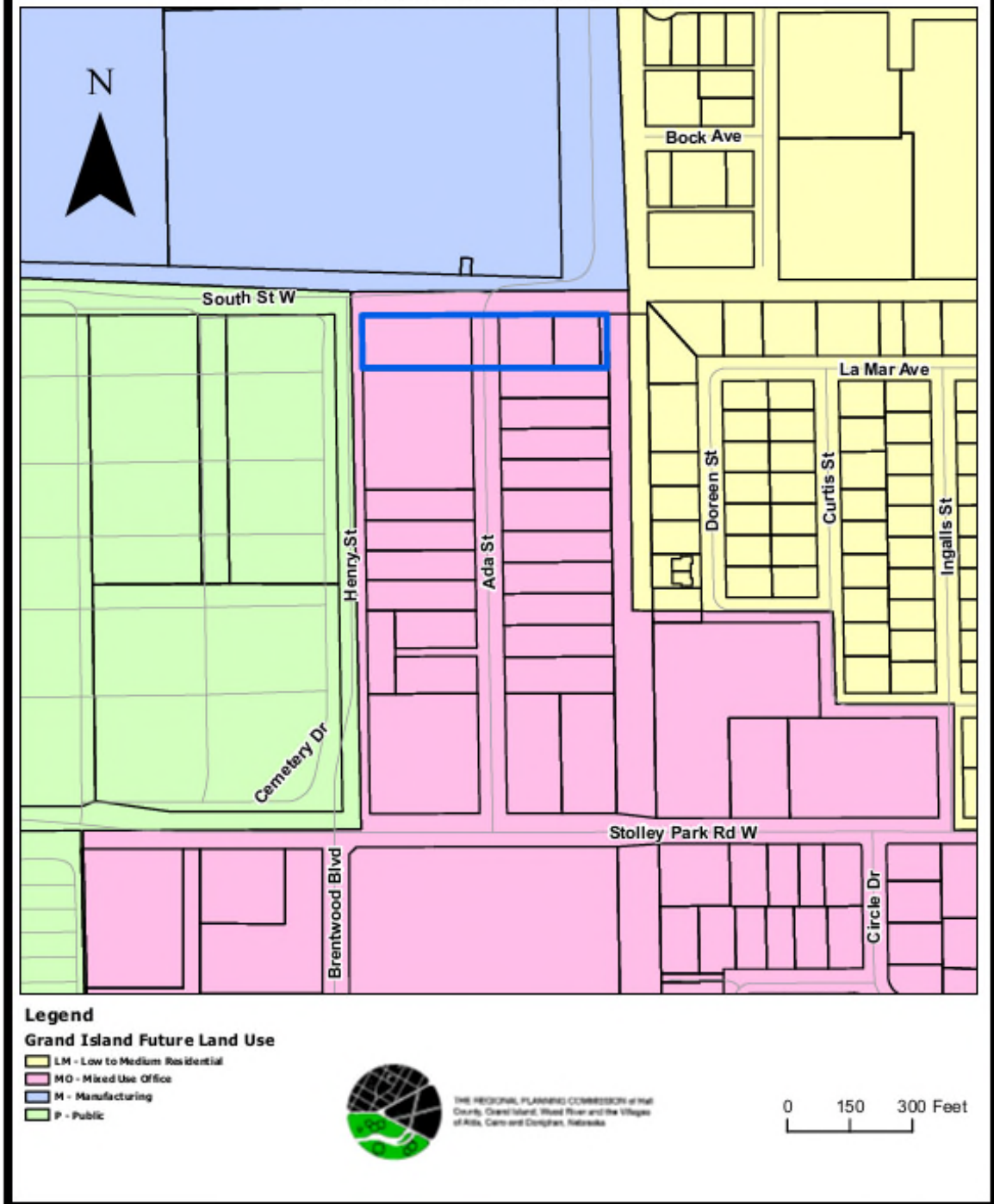
b. Demolition and Removal of Structures:

The project to be implemented with this plan does provide for the demolition and removal any structures on this property. Some structures have already been demolished and removed to prepare for this project and those expenses will be eligible for reimbursement as permitted by statutes.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for mixed use manufacturing development; this includes uses allowed in the general business district like housing and more intense uses like those found north of this site. A majority of the development along Henry and Ada Streets south of South Street is multifamily residential in nature and has been for more than 25 years. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



City of Grand Island Future Land Use Map

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

The area is zoned M2 Heavy Manufacturing zone. The developer has submitted a request to change the zoning to B2 General Business. All of the properties south of these are zoned B2 and such changes would be consistent with the future land use map. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The B2 zone would allow residential uses at a density of up to 1 unit per 1000 square feet of property with up to 100% of property covered with a 10 foot setback along the street sides. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

- Sewer and water are available and can be extended to support this development.
- Electric utilities are sufficient for the proposed use.
- No other utilities would be impacted by the development.
- The developer will be responsible for installing any sidewalks needed with this project.

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

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

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

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

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

The developer has established a purchase price of the property of \$460,000. The estimated costs for demolition and site work are \$94,000. Total costs for utilities and public streets and sidewalks and private streets is estimated at \$533,787. Architecture and planning fees will be \$25,859. Legal and fees for reimbursement to the City and the CRA for costs to prepare the contract and monitor the project over the course of the development of \$10,000 are included in the eligible expenses. The total of eligible expenses for this project exceeds \$1,124,000. The developer will also invest almost \$6,000,000 in private funds into the construction of the project.

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 \$950,932 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, 2025 through December 2040.

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 plan, 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 some of these have been demolished prior to consideration of this plan in anticipation of this project. These residential units will be similar to the ones located south of this property that were developed in the mid to late 1990's.

8. Time Frame for Development

Development of this project is anticipated to be completed by December of 2025. Excess valuation should be available for this project for 15 years on each structure beginning with the 2025 tax year.

9. Justification of Project

Housing is a critical need in Grand Island and across Nebraska. This project would add 18 units of housing similar to the housing that has been located on Henry and Ada streets since the mid 1990's.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan 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 \$950,932 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 \$6,604,164 in private sector financing; a private investment of \$6.92 for every TIF dollar invested.

Use of Funds Description	Source of funds		
	TIF Funds	Private Funds	Total
Acquisition	\$460,000		\$460,000
Building Costs		\$5,919,726	\$5,919,726
Demolition	\$54,000		\$54,000
Utilities	\$302,197	\$8,500	\$310,792
Public Streets/Sidewalk	\$84,735		\$84,735
Private Streets		\$138,800	\$138,800
Grading/Dirtwork	\$40,000		\$40,000
Planning (Arch. & Eng.)		\$25,859	\$25,859
Financing fees/ audit		\$491,063	\$491,063
Legal/ TIF contract	\$10,000		\$10,000
Total	\$950,932	\$6,583,948	\$7,534,975

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$213,282. Based on the 202e levy this would result in a real property tax of approximately \$4,514. It is anticipated that the assessed value will increase by \$5,247,186 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$111,042 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 on each phase of the project, 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 2022 assessed value:	\$ 213,282
Estimated value after completion	\$5,460,468
Increment value	\$5,247,186
Annual TIF generated (estimated)	\$ 111,042
TIF bond issue	\$ 950,932

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

The redevelopment project area currently has an estimated valuation of \$213,282. The proposed redevelopment will create additional valuation of \$5,247,186. No tax shifts are anticipated from the project outside of the use of TIF to support the redevelopment. 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;

Existing water and waste water facilities are sufficient to accommodate this development but will need to be extended to serve the properties. 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 not have an impact on employers within the area..

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide residential options for residents of Grand Island.

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

This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance. The majority of the units to be developed with this project are two bedroom units and unlikely to be a family unit, especially for families with school age children. The developer intends to market these primarily to seniors 59 years and older.

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 2020 census 19.8% of the population of Grand Island was between the ages of 5 and 18. 2020 census and 2022 ACS. If the averages hold it would be expected that there would be a maximum of 19 school age child generated by this development. This is mitigate by the fact that 10 of the 18 proposed units are one bedroom units and the other 8 units are only two bedroom.

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

This project will expand housing opportunities in the city and is infill development that will not create additional costs for the city.

Time Frame for Development

Development of this project is anticipated to be completed by December of 2025. The base tax year will vary between January 1, 2024 or 25 and January 1, 2026. Excess valuation should be available for each phase of this project for 15 years 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 18 years with no more than 15 years on any phase of the project or an amount not to exceed \$950,932 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 \$1,124,000 on TIF eligible activities in excess of other grants given.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

JBA Ventures, LLC

Address:

114 N. Custer Ave. Grand Island, NE 68803

Telephone No.: 308-390-0351

Fax No.: 308-382-3553

Email: JBAventuresGI@gmail.com

Contact:

Riley Baasch

Application Submission Date: _____

Brief Description of Applicant's Business:

JBA Ventures, LLC is organized as a Nebraska LLC. Subsequent to project completed (pending TIF approval), the company will operate and lease housing units for those aged 59+ located at the project site. Upon completion of all phases of the proposed project, a total of 4 buildings housing 18 units will be available.

Legal Description/Address of Proposed Project

1703 & 1704 Ada St. and 1704 Henry St. Grand Island, NE 68803, Dawn sub W.111' Lt 1 Blk 1, Dawn sub lot 2 Blk 1, Dawn sub lots 1&2 Blk 2

Community Redevelopment Area Number _____

Present Ownership Proposed Project Site:
JBA Ventures, 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.

Site preparation at Dawn Subdivision, including concrete work, infrastructure (sewer and electric), landscaping, fencing, etc. and the construction of 4 buildings intended for residential living by those aged 59+. Phase 1 consists of 8 housing units, consisting of both 1-bedroom or 2-bedroom floor plans. Phase 2 consist of 10 housing units, consisting of 1-bedroom floor plans or 2-bedroom floor plans. Once both phases are completed over three years there will be 18 housing units, 10 1-bedroom floor plans and 8 2-bedroom floor plans

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 460,000
B. Building	\$ 0

Construction Costs:

A. Renovation or Building Costs:	\$ 5,919,726
B. On-Site Improvements:	
Sewer	\$ 26,088
Water	\$ 22,100
Electric	\$ 250,444
Gas	\$ 11,620
Public Streets/Sidewalks	\$ 84,735

Private Streets	\$ 138,800
Trails	\$ _____
Grading/Dirtwork/Fill	\$ 40,000
Demolition	\$ 54,000
Other	\$ _____
Total	\$ 7,007,513

Soft Costs:

A. Architectural & Engineering Fees:	\$ 25,859
B. Financing Fees:	\$ 491,063
C. Legal & Accounting	\$ 10,000
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)	\$ _____
TOTAL	\$ 7,534,435

Total Estimated Market Value at Completion: \$ 5,460,468

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

Source of Financing:

A. Developer Equity:	\$ 556,495
B. Commercial Bank Loan:	\$ 6,027,548
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:	\$ 950,392
F. Enhanced Employment Area	\$ _____

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

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

Architect: Stacy Spotanski, Spotanski Creative Building, Design & Drafting, LLC. 1811 W 2nd St, Ste 296, Grand Island, NE 68803 stacy@spotanskicbdd.com, 308-850-8186.

Engineer: Nate Jensen, Olsson, 201 E. Second St. Grand Island, NE 68801, njensen@olsson.com, 308-384-8750.

General Contractor: Brad Shearer, Fast Track Buildings & Construction, 3090 W. 2nd St. Grand Island, NE 68803. 308-379-6099. freedomshearerne@msn.com

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

See Exhibit B for details

Project Construction Schedule:

Construction Start Date:
2023

Construction Completion Date:
2025

If Phased Project:

<u>2023</u>	Year	<u>50</u>	% Complete
<u>2025</u>	Year	<u>100</u>	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

\$1,615,009 of tax increment financing (based on a 0% lending rate) is being requested to assist in the construction of 4 buildings to be located in the Dawn Subdivision of Hall County which are intended to create a total of 18 homes for those 59+ upon completion. The two-phase project involves the construction of the housing units, as well as concrete work for the foundations and all necessary access roads, in addition to appropriate sewer and electrical hookups to the city water and electric facilities.

The TIF funds will enable the project to be undertaken, resulting in vast improvements to the current location with the development of an area that will help to satisfy an underutilized occupancy demand of Grand Island.

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

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

Tim Wojcik
Five Points Bank
2015 N Broadwell
Grand Island NE 68801

Tom Champoux
Unico
1128 Lincoln Mall, Suite 200
Lincoln, NE 68508

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

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

Existing Assessed Value and Real Estate Tax on Project Site

Parcel Number	Assessed Value (2022)			Taxes	Sq Feet	Mil Rate
	Improvements	Land	Total			
400040387	26,909	14,368	41,277	874	14,368	2.1162391%
400040395	48,066	16,951	65,017	1,376	16,951	2.1162158%
400040409	73,111	33,877	106,988	2,264	33,877	2.1162186%
Before subdivision	148,086	65,196	213,282	4,513.52	65,196	
Subdivided Sq Ft	65,196	65,196	65,196	65,196		
Divided by total existing	65,196	65,196	65,196	65,196		
Ratio	1.000000	1.000000	1.000000	1.000000		
Estimated subdivision	148,086	65,196	213,282	4,514		

Estimated Real Estate Taxes on Project Site Upon Completion of Project

	2022 Assessment	Note 1 Limitation
2022 taxes assessed on site prior to project commencement	4,514	
Divided by base assessed value	213,282	
Estimated tax rate	2.116220%	
Proposed assessed value	5,460,468	
Estimated annual real estate tax after project completion	115,556	
Less existing annual real estate tax	(4,514)	
Estimated increase in annual real estate tax	111,042	107,667
Requested TIF assistance at zero percent lending rate	15 1,665,630	15 1,615,009
Principal debt service at indicated rate		
With annual note payments	PVA	Principal
With monthly note payments	PVA	Principal
	Rate	Principal
	7.50%	980,181
	7.50%	998,207
		950,392
		967,870

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

JBA Ventures, LLC
Tax Increment Financing Request
Estimated Real Estate Taxes on Project Site Upon Completion of Project

Existing Assessed Value and Real Estate Tax on Project Site

Parcel Number	Assessed Value (2022)			Taxes	Sq Feet	Mil Rate
	Improvements	Land	Total			
400040387	26,909	14,368	41,277	874	14,368	2.1162391%
400040395	48,066	16,951	65,017	1,376	16,951	2.1162158%
400040409	73,111	33,877	106,988	2,264	33,877	2.1162186%
Before subdivision	148,086	65,196	213,282	4,513.52	65,196	

Estimated Real Estate Taxes on Project Site Upon Completion of Project

	2022 Assessment			Note 1 Limitation		
	Phase 1	Phase 2	Total			
2022 taxes assessed on site prior to project commencement	2,249	2,264	4,514			
Divided by base assessed value	106,294	106,988	213,282			
Estimated tax rate	2.116220%	2.116220%	2.116220%			
Proposed assessed value	2,706,672	2,753,796	5,460,468			
Estimated annual real estate tax after project completion	57,279	58,276	115,556			
Less existing annual real estate tax	(2,249)	(2,264)	(4,514)			
Estimated increase in annual real estate tax	55,030	56,012	111,042	107,667		
Requested TIF assistance at zero percent lending rate	15	15	15	15		
	825,446	840,184	1,665,630	1,615,009		
Principal debt service at indicated rate						
With annual note payments	PVA	7.50%	485,754	494,427	980,181	950,392
With monthly note payments	PVA	7.50%	494,687	503,520	998,207	967,870

Notes:

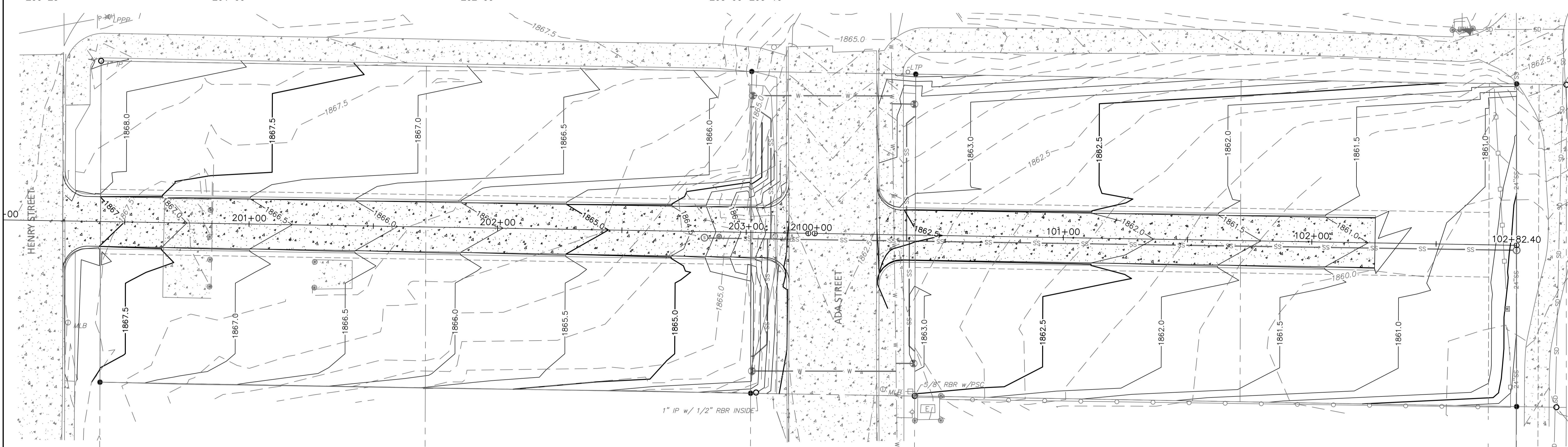
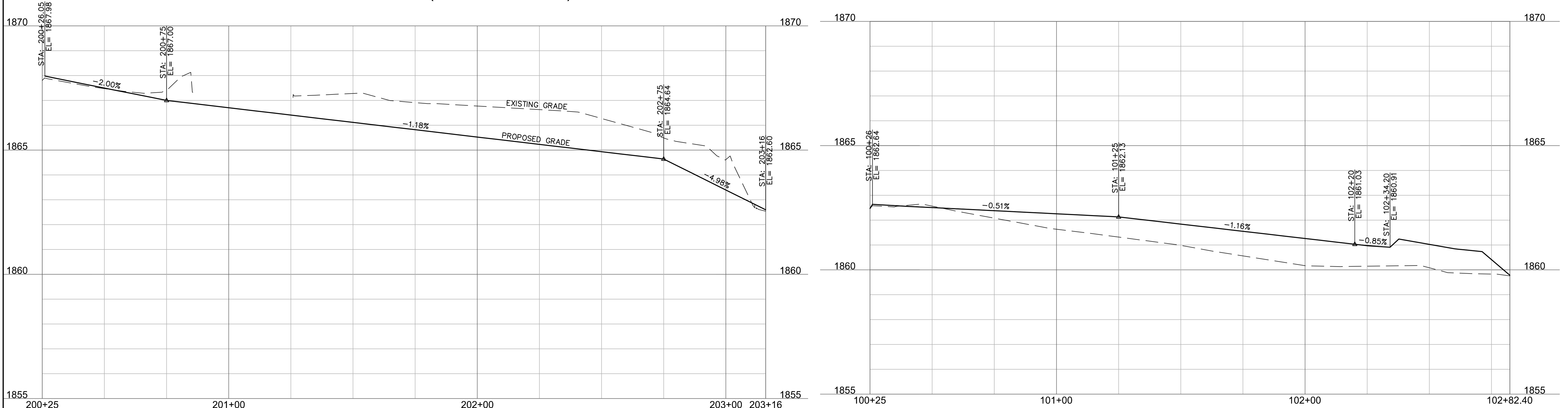
- 1.) This column represents requested financing in the event the tax increment over 15 years exceeds actual qualified TIF costs. Requested TIF assistance is limited to qualified costs.

**JBA Ventures LLC
Project Cost Summary**

Description	Phase #1 Amount	Phase #2 Amount	Total	TIF Qualified (Q) Non-Qualified (NQ)
TIF qualified sitework	55,000	39,300	94,300	Q
TIF non-qualified sitework building costs	11,730	14,664	26,394	NQ
Subtotal	66,730	53,964	120,694	
TIF qualified concrete	110,143	113,392	223,535	Q
TIF non-qualified concrete	312,296	401,128	713,424	NQ
Subtotal	422,439	514,520	936,959	
TIF qualified plumbing	59,808	-	59,808	Q
TIF non-qualified plumbing	135,392	169,240	304,632	NQ
Subtotal	195,200	169,240	364,440	
TIF qualified electrical	110,195	140,249	250,444	Q
TIF non-qualified electrical	111,218	139,226	250,444	NQ
Subtotal	221,413	279,475	500,888	
Non-qualified building costs	2,024,170	2,600,362	4,624,532	NQ
Total project costs per construction pro-forma	2,929,952	3,617,561	6,547,513	
Other costs:				
Land	460,000	-	460,000	Q
Architect/Engineer	25,859	-	25,859	Q
Financing	219,746	271,317	491,063	Q
Legal & accounting	10,000	-	10,000	Q
Total project costs	3,645,557	3,888,878	7,534,435	
Total TIF qualified costs (Q)	1,050,751	564,258	1,615,009	
Total TIF non-qualified costs (NQ)	2,594,806	3,324,620	5,919,426	
Total project costs	3,645,557	3,888,878	7,534,435	

WEST PRIVATE DRIVE (200+25 - 203+16)

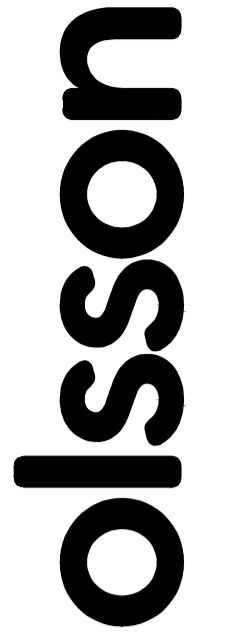
EAST PRIVATE DRIVE (100+25 - 102+82.40)



GRADING NOTES:

1. ALL CONTOURS SHOWN ARE FOR FINISHED GRADE OR TOP OF SLAB. SPOT ELEVATIONS REPRESENT TOP OF SLAB OR TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED. TOPSOIL CAN BE REDISTRIBUTED AROUND THE SITE AFTER PAVING IS COMPLETE. ALL UNSURFACED AREAS DISTURBED SHALL RECEIVE 6 INCHES OF TOPSOIL, MINIMUM.
3. AFTER TOPSOIL IS STRIPPED, ALL DISTURBED AREAS TO BE BUILT UPON SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
4. STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY, AND -2 TO +3 OPTIMUM MOISTURE. SITE FILL SHALL BE OF APPROVED MATERIALS, FREE OF ORGANIC MATTER. FILL SHALL BE PLACED IN THIN LIFTS (8 INCHES RECOMMENDED, AND SHALL EXTEND 5' BEYOND BUILDING LIMITS.)
5. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
6. NON-LOADED LANDSCAPED/GRASS AREAS TO RECEIVE FILL SHALL BE COMPACTED TO 92% STANDARD PROCTOR DENSITY.
7. AREAS THAT ARE TO BE CUT TO SUBGRADE ELEVATION SHALL BE SCARIFIED AND RECOMPACTED, A DEPTH OF 12" TO A MINIMUM OF 98% STANDARD PROCTOR.
8. TOTAL DISTURBED AREA REQUIRED TO COMPLETE THE EARTHWORK SHOWN IS APPROXIMATELY 1.5 AC. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL MEASURES DURING GRADING OPERATIONS.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CUT - 470 CY
FILL - 1,012 CY
(NO FILL FACTOR APPLIED)

EXHIBIT D



201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
November 28, 2022
DATE PRINTED
OLSSON

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING PLAN
BAASCH SUBDIVISION
GRAND ISLAND, NE

2022

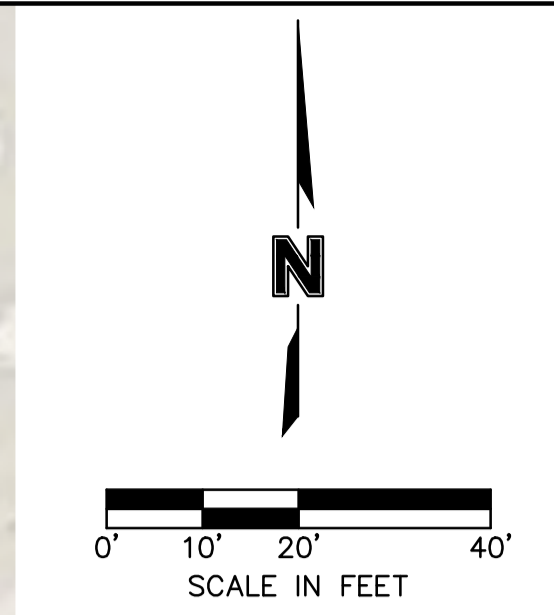
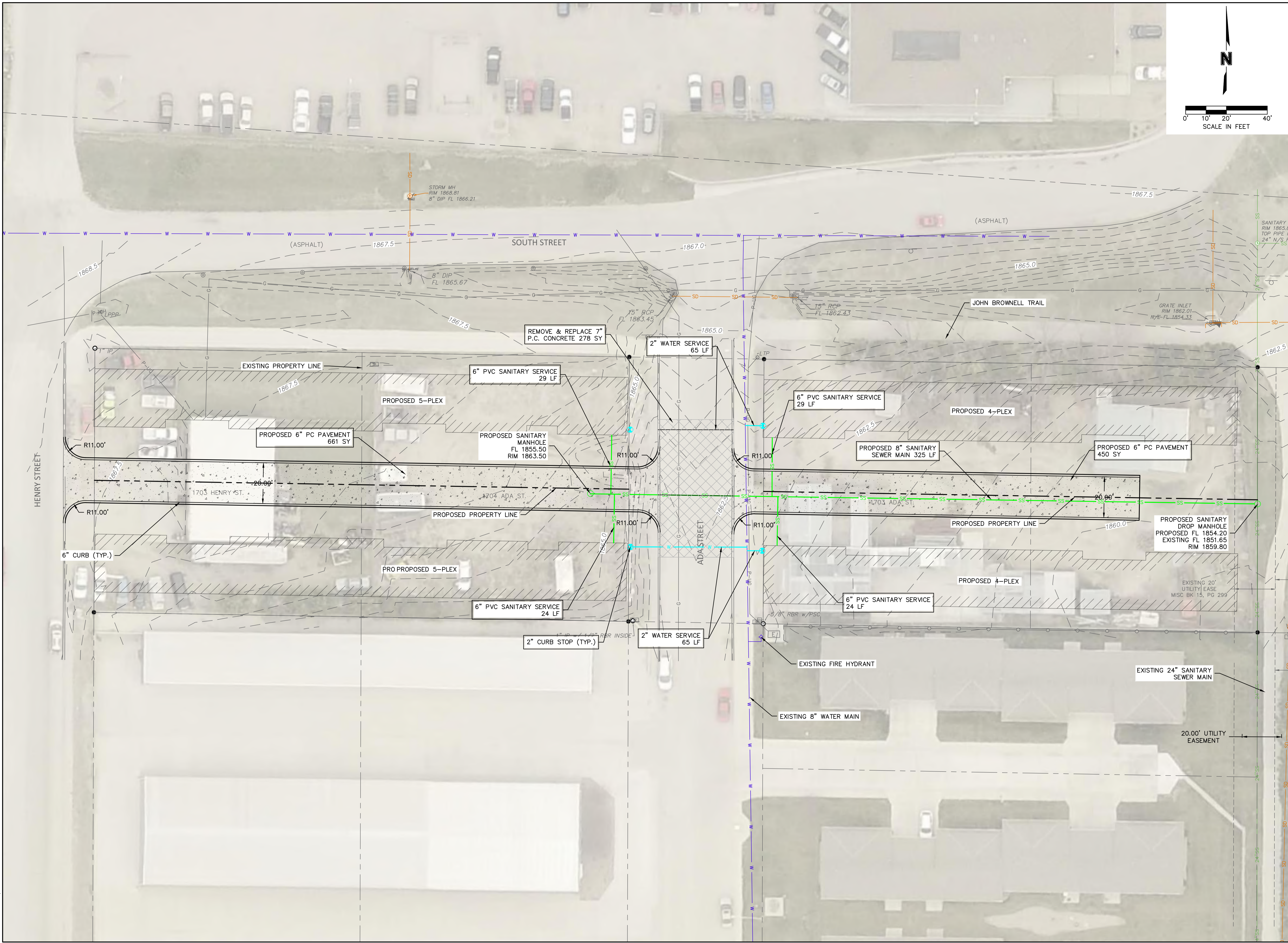
REVISIONS

drawn by: _____ HM
checked by: _____ NE
approved by: _____ NE
QA/QC by: _____
project no.: 022-00418
drawing no.: C_GRD_02200418
date: 11/28/2022

SHEET
1 of 1

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 USER: njensen
 V_XBNDY_LDP_02200418

DWG: F:\2022\00001-00500\022-00418\40-Design\Exhibits\Subdivision Layout.dwg
 DATE: Nov 29, 2022 10:56am XREFS: V_XBNDY_LDP_02200418
 USER: njensen



PRELIMINARY
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 November 29, 2022
 DATE PRINTED
 OLSSON

REV. NO.	DATE	REVISIONS DESCRIPTION

CONCEPT PLAN	2022
BAASCH SUBDIVISION	
GRAND ISLAND, NE	

drawn by: _____
 checked by: _____
 approved by: _____
 project no.: 022-00418
 drawing no.: _____
 date: 2022/11/23

SHEET
 1 of 1

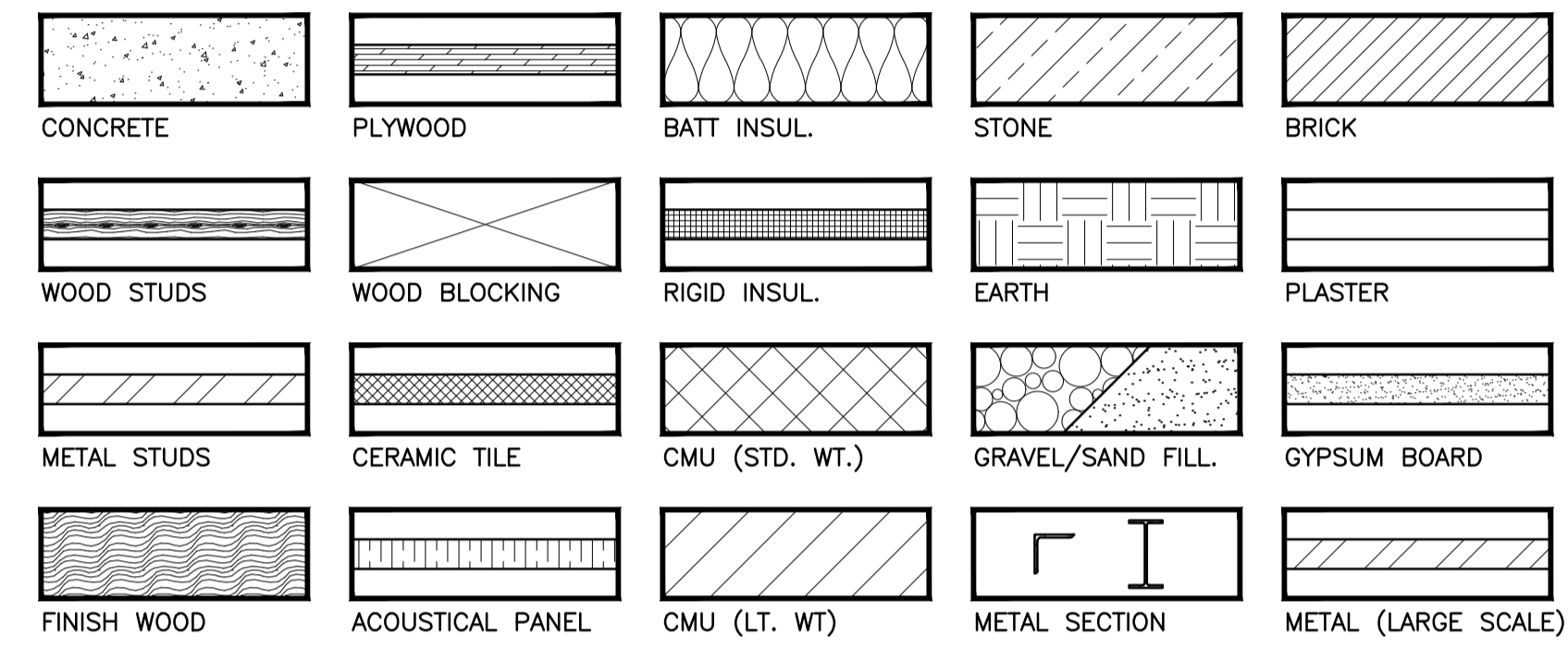
olsson
 201 East 2nd Street
 Grand Island, NE 68801
 TEL 308.384.8750
 www.olsson.com

NEW 4-PLEX FOR GRAND ISLAND, NE.

GENERAL NOTES

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MATERIAL INDICATIONS



GRAPHIC SYMBOLS

SITE SPOT ELEVATION
 NEW FINISH SPOT GRADE, NEW AND EXISTING FINISH SPOT GRADE, TOP OF CURB, BOTTOM OF CURB
 + N: 1107.33, + E: 1104.88, + TC: 109.33, + BC: 1106.88

NEW/EXISTING WALL CONSTRUCTION
 NEW, EXISTING (SCREENING)
 ROOM NAME AND NUMBER, I.T. [A108]
 DOOR NUMBER, WINDOW TYPE, KEY NOTES, REVISION

COLUMN GRID LINE
 BUILDING SECTION / WALL SECTION, DETAIL NUMBER (LETTER), SHEET WHERE DETAIL IS DRAWN

NEW CONTOUR LINE
 10.3, 10.3

PROPERTY LINE

CENTER LINES/PROJECTED LINE

MATCH LINE

LEVEL LINE
 MAIN FLOOR, ELEV. = 100'-0"

INTERIOR ELEVATIONS
 INDICATES ELEVATION DIRECTION, INDICATES ELEVATION NUMBER, INDICATES SHEET NUMBER ELEVATION OCCURS ON
 A6.02, 4, 5.2

GENERAL ABBREVIATIONS

A AB ANCHOR BOLT A/C AIR CONDITIONER ACC ACCESS(BLE) (ORIES) ACCOUS ACOUSTICAL ADDL ADDITIONAL ADJ ADJUSTABLE ADJC ADJACENT A/E ARCHITECT/ENGINEER AFF ABOVE FINISH FLOOR AL ALUMINUM ALT ALTERNATE ANC ANCHOR(AGE) APPROX APPROXIMATE(LY) ARCH ARCHITECT AUTO AUTOMATIC AVG AVERAGE	B BD BOARD BITUM BITUMINOUS BLDG BUILDING BLE BRICK LEDGE ELEVATION BLK BLOCK(ING) BM BEAM BOT BOTTOM BRDG BRIDGING BRG BEARING BRKT BRACKET BTW BETWEEN BW BOTH WAYS	C C CHANNEL C/C CENTER TO CENTER CAB CABINET CBD CHALKBOARD CEN CENT(ER) (TRAL) CG CORNER GUARDS CHAM CHAMFER CI CAST IRON CNTR COUNTER COL COLUMN COMP COMPOSITE CONC CONCRETE CONF CONFERENCE COND CONDITION CONN CONNECTION CONT CONTINU(E) (OUS) (ATION)	C CONTR CONTRACT(OR) CORR CORRIDOR CTSK COUNTER(SINK) (SUNK) CTR CENTER CUH CABINET UNIT HEATER CLO CLOSET CLR CLEAR(ANCE) CJ CONTROL/CONSTRUCTION JOINT CLG CEILING	D D DEEP, DEPTH, DATA OUTLET D AND E DRILL, AND EPOXY GROUT DBE DECK BEARING ELEVATION DBL DOUBLE DEG DEGREE(S) DEMO DEMO(LISH) (LITON) DEPT DEPARTMENT DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIF DIFFEREN(CE) (TIAL) DIFF DIFFUSER DIM DIMENSION DN DOWN DO DOOR OPENING DOC DOCUMENT(S) DR DOOR DSP DOWNSPOUT DYP DRY STANDPIPE DWG(S) DRAWING(S) DWL DOWEL (REBAR) DWR DRAWER	E E EAST, EASTING EA EACH EF EACH FACE EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EQ EQUAL EQUIP EQUIPMENT EW EACH WAY EWC ELECTRIC WATER COOLER EX EXAMPLE	F F/F FACE TO FACE FAB FABRICAT(E) (ED) (OR) FAS FASTEN(ED) (ER) FD(S) FACE(S) FD FLOOR DRAIN FND FOUNDATION FE FIRE EXTINGUISHER FIN FINISH FL FLOOR FLASH FLASHING FLEX FLEXIBLE FLG FLANGE FLR FLOOR(ING) FOW FACE OF WALL FR FRAME FT FOOT OR FEET FTG FOOTING FURR FURR(ED) (ING) FUT FUTURE	G GA GAUGE GALV GALVANIZED GB GRAB BAR OR GYPSUM BOARD GC GENERAL CONTRACTOR GENL GENERAL GFI GROUND FAULT CIRCUIT INTERRUPTER GL GLASS GLB GLUE LAMINATED BEAM GND GROUND GR GRADE GRLL GRILLE GRV GRAVITY ROOF VENTILATOR GYP GYPSUM	H H HIGH, HEIGHT HB HOSE BIB HC HOLLOW CORE HCP HANDICAP HD HEAVY DUTY HDR HEADER HWD HARDWOOD HWE HARDWARE HM HOLLOW METAL HO HOLD OPEN HORIZ HORIZONTAL HR HOUR HTR HEATER HVAC HEATING/ VENTILATING/ AIR CONDITIONING	I ID INSIDE DIAMETER/DIMENSION/ IDENTIFICATION IF INSIDE FACE IN INCH(ES) INCL INCLU(DE) (DED) (DING) (SIVE) INFO INFORMATION INSUL INSULAT(E) (ED) (ION) INT INTERIOR	J JAN JANITOR JBE JOIST BEARING ELEVATION JC JANITOR CLOSET JST JOIST JT JOINT	K K KIP (1000 POUNDS) KIT KITCHEN KO KNOCK OUT	L LAB LABORATORY LAM LAMINATE LAV LAVATORY LKR LOCKER LT LIGHT	M MAS MASONRY MAX MAXIMUM MECH MECHANICAL MET METAL MFR MANUFACTURER MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS MO MASONRY OPENING MTD MOUNTED MTL METAL	N N NORTH NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL NTS NOT TO SCALE	O OBS OBSCURE OC ON CENTER OD OUTSIDE DIAMETER OFF OFFICE OPNG OPENING OPT OPTIONAL OPP OPPOSITE ORD OVERFLOW ROOF DRAIN OS OVERFLOW SCUPPER	P PL PLATE PLAM PLASTIC LAMINATE PLWD PLYWOOD PR PAIR PREFIN PREFINISHED PTN PARTITION	R R RISER RAD RADIUS REIN REINFORCE (D) (ING) REQ'D REQUIRED RM ROOM RO ROUGH OPENING	S S SOUTH SCHD SCHEDULE SECT SECTION SHT SHEET SIM SIMILAR SPEC SPECIFICATIONS	T TEMP TEMPORARY TC TOP OF CURB T & G TONGUE AND GROOVE THK THICK TOM TOP OF MASONRY TOS TOP OF STEEL TPD TOILET PAPER DISPENSER TR TREAD TV TELEVISION	U UNO UNLESS NOTED OTHERWISE UR URINAL UTIL UTILITY	V VB VAPOR BARRIER VERT VERTICAL VEST VESTIBULE	W W WIDE, WIDTH, WEST W/W WITH WP WATERPROOF WT WEIGHT
---	--	---	--	---	---	---	--	---	---	--	--	--	---	--	--	---	--	---	---	---	---	---

SPECIAL SYMBOLS

- AND ANGLE AT CENTERLINE
- PLATE LINE
- POUND / NUMBER
- DIAMETER / ROUND

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

COORDINATING PROFESSIONAL SEAL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
11-10-2022

IF THIS DRAWING IS NOT 24" X 36", THEN IT IS NOT TO SCALE

DATE: _____

REVISION: _____

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
 114 N. CUSTER AVE., GRAND ISLAND, NE 68801
 (408) 826-8188 info@spotanskicbd.com

OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE., GRAND ISLAND, NE. 68803

SHEET TITLE: TITLE SHEET

PROJECT DESCRIPTION: NEW 4-PLEX FOR BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

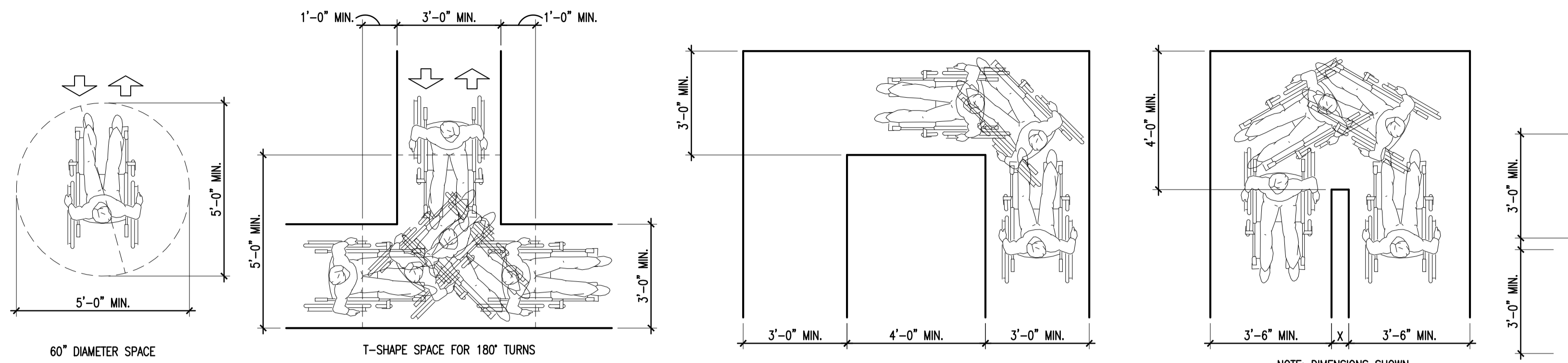
DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET: _____

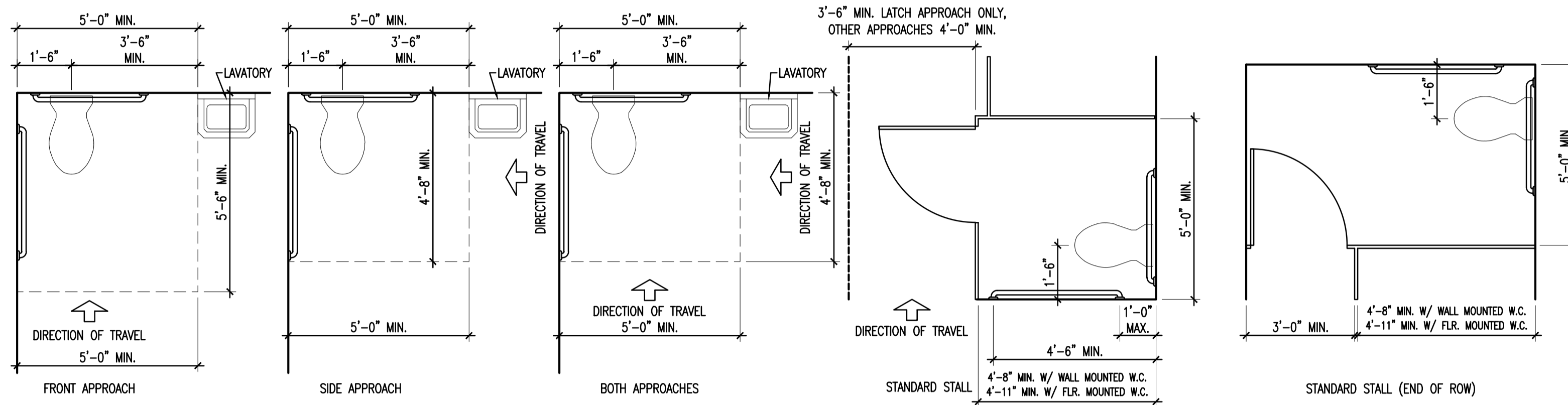
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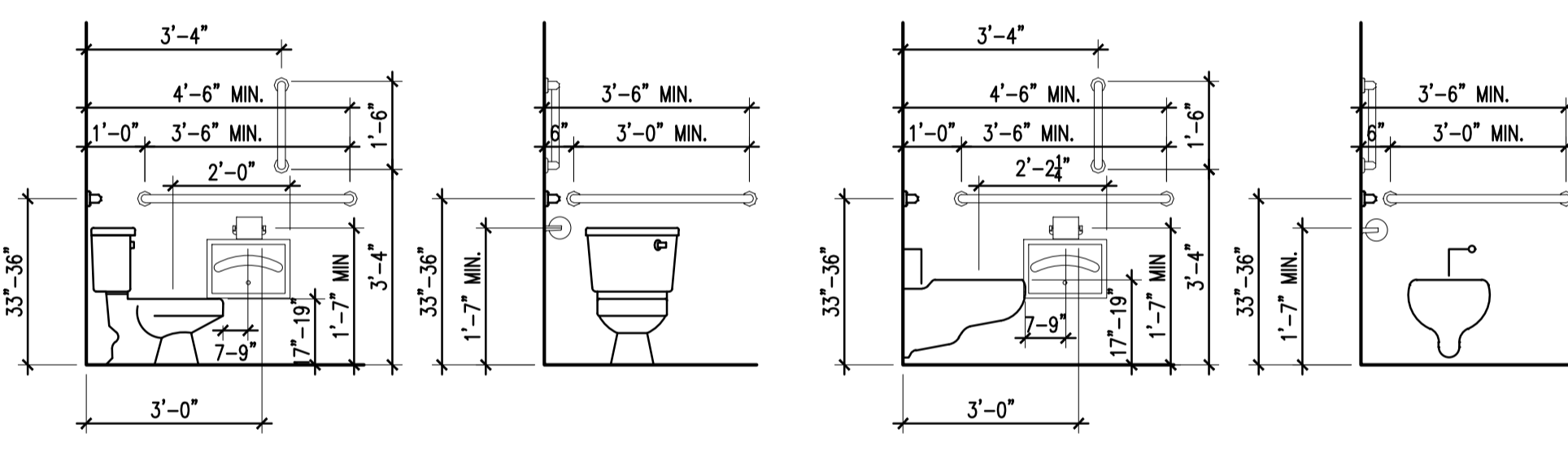
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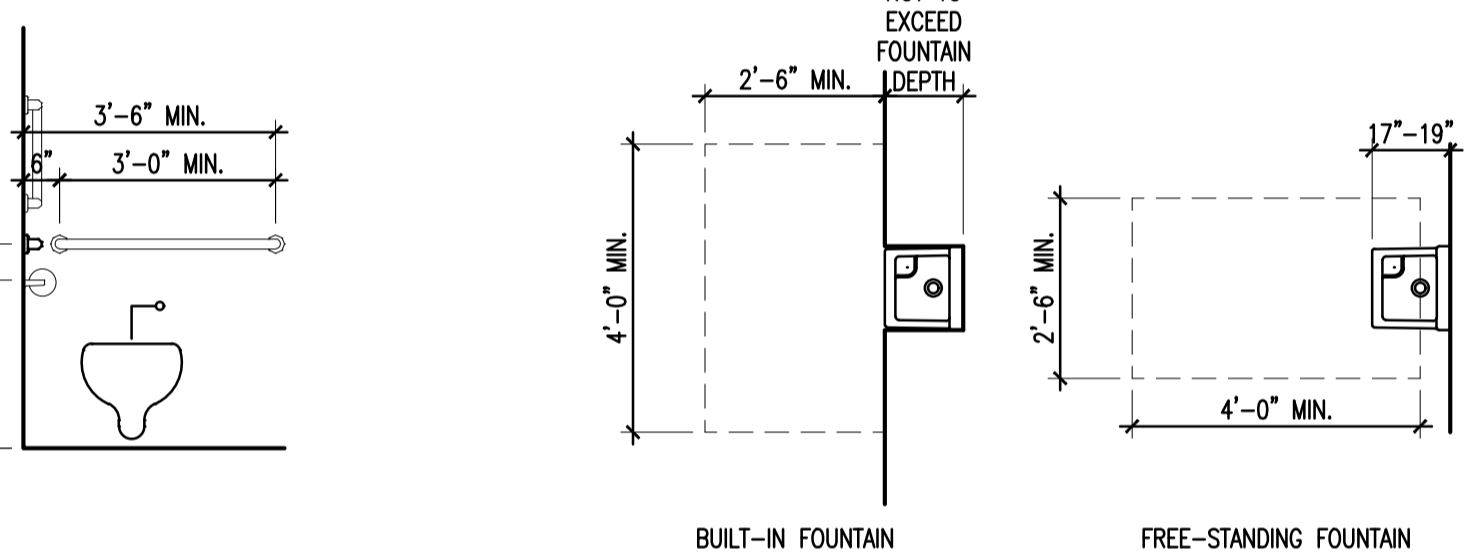
ACCESSIBLE ROUTE



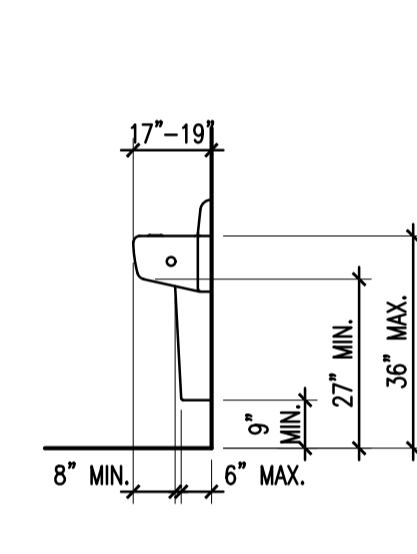
SINGLE TOILET REQUIREMENTS



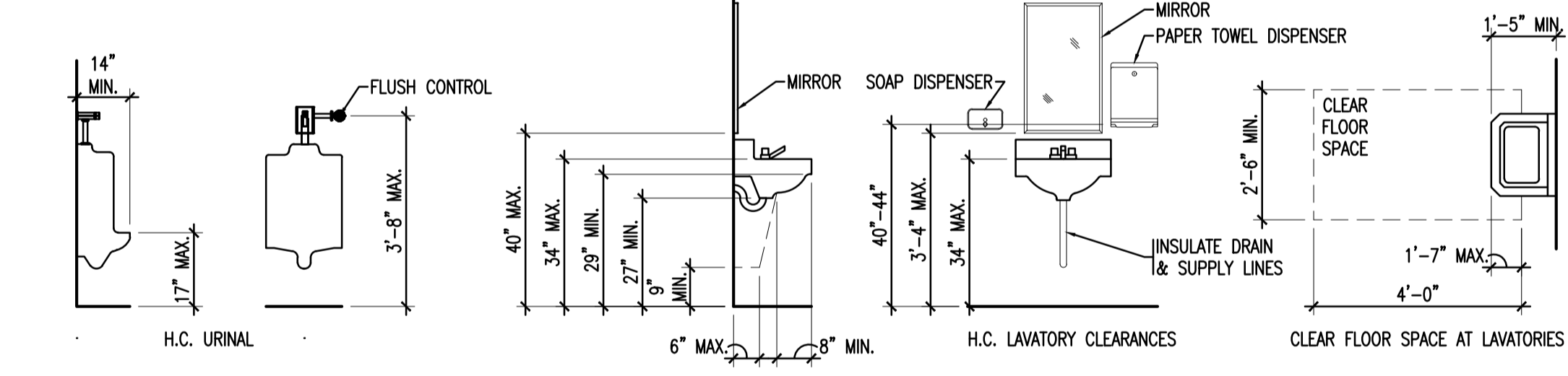
TOILET STALL REQUIREMENTS



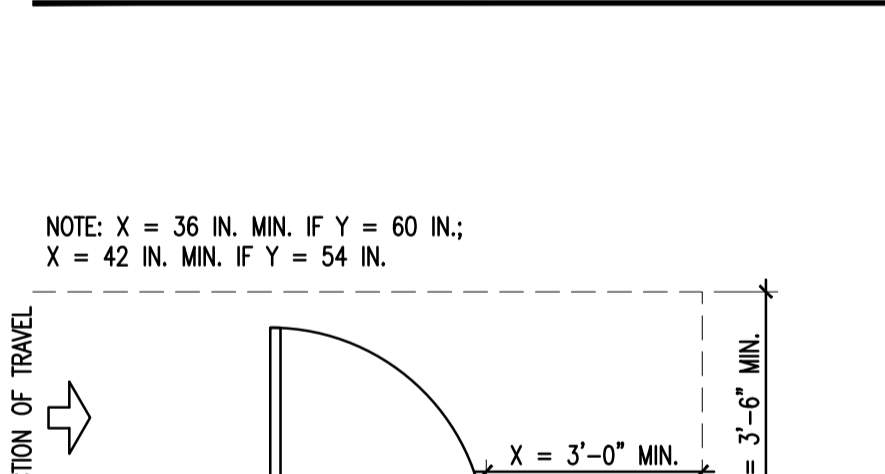
HANDRAIL CLEARANCE



BATHROOM FIXTURES & ACCESSORIES



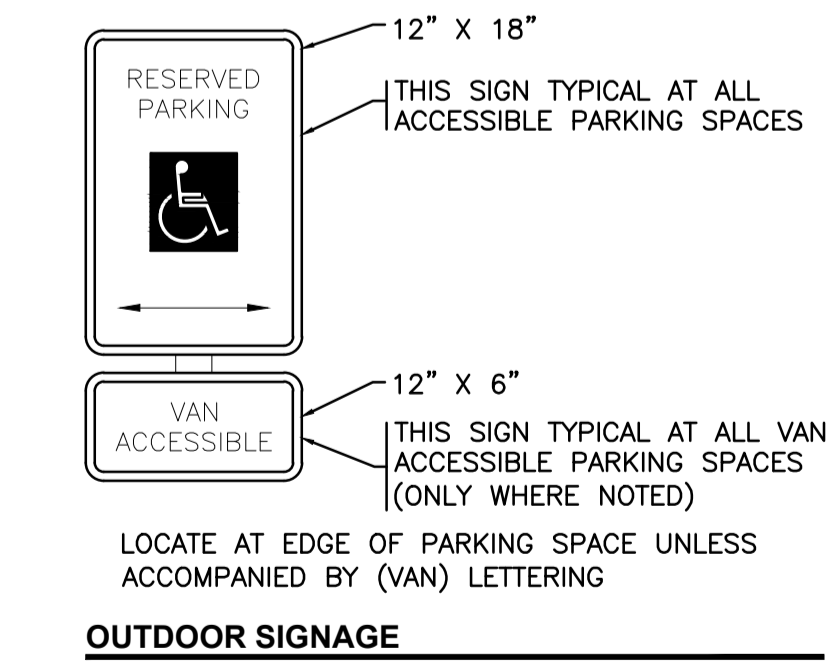
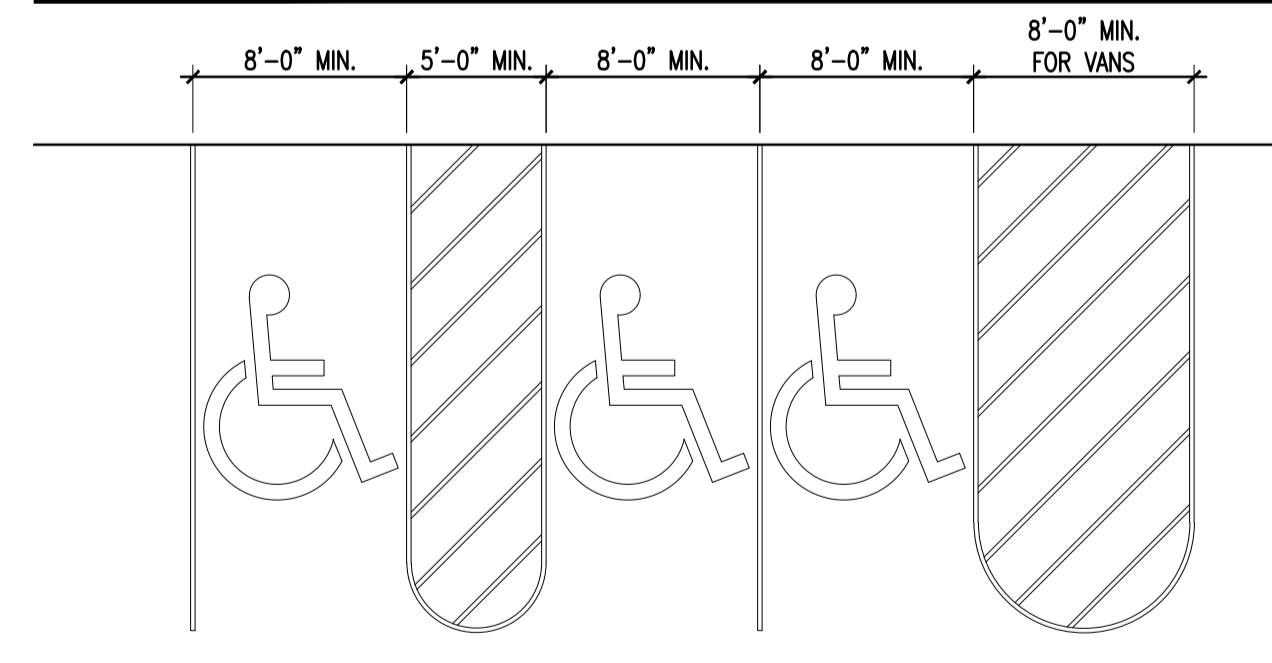
DRINKING FOUNTAINS



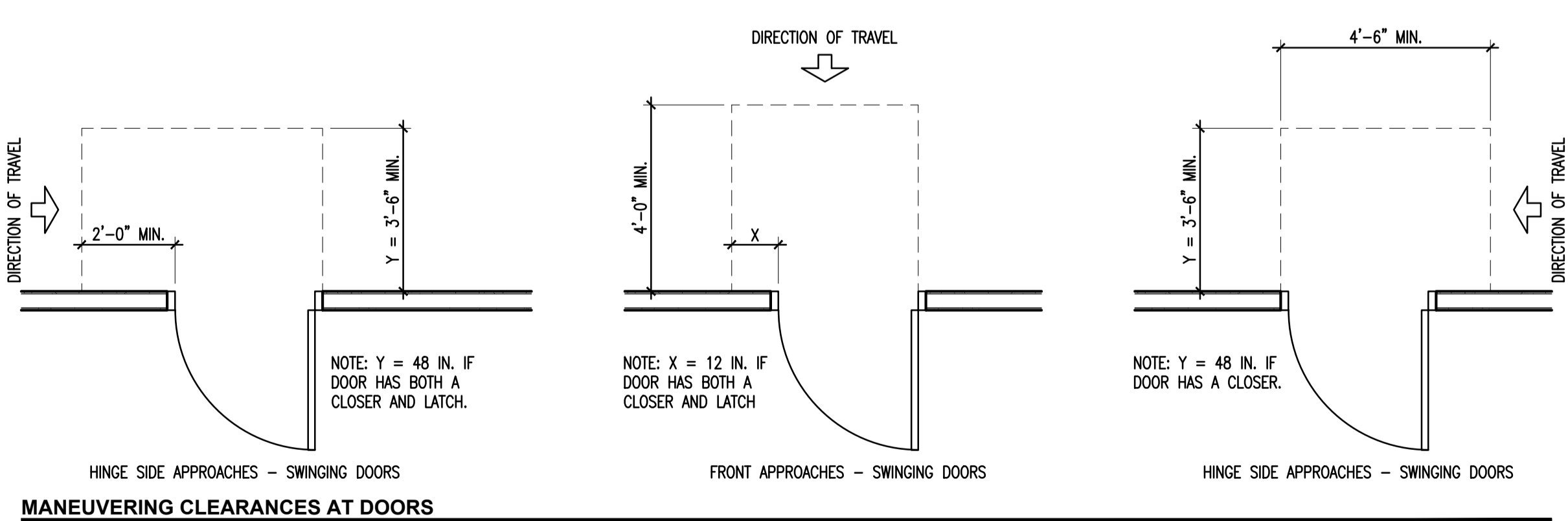
ACCESSIBLE SHOWER



PARKING SPACES



MANEUVERING CLEARANCES AT DOORS



SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

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11-10-2022**

IF THIS DRAWING IS NOT 24" X 36", THEN IT IS NOT TO SCALE

DATE: _____

REVISION: _____

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803
 (308) 850-8188 info@spotanski.com

OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: ADA INFORMATION

PROJECT DESCRIPTION: NEW 4-PLEX FOR BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

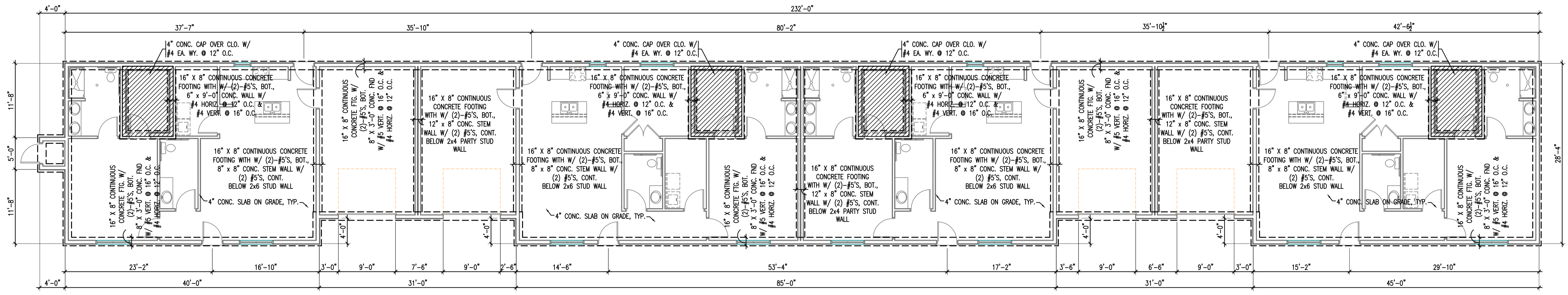
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SHEET: ADA

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NOTE: SEE FLOOR PLANS FOR MORE DIM. & FURTHER INFORMATION.



FOUNDATION PLAN
 1/8" = 1'-0" @ 2'-0" x 8'-0"
 1/8" = 1'-0"

SQUARE FOOTAGE
 TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

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REVISION:	

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 GRAND ISLAND, NE 68803
 (402) 802-8188 info@spotanskicreative.com

OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: FOUNDATION PLAN
 PROJECT DESCRIPTION: NEW 4-PLEX FOR
 BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY: S. SPOTANSKI
 PLAN DATE: 11-10-2022
 PLOT DATE: 11-10-2022
 SHEET: **A1.01**

LEGEND

- 1 HOUR RATED CONSTRUCTION
- 2 HOUR RATED CONSTRUCTION
- SMOKE PARTITION - NO FIRE RESISTANCE RATING
- INDICATES SOUND WALL CONSTRUCTION
- FEC FIRE EXTINGUISHER CABINET
- ☺ FIRE EXTINGUISHER
- 10,000 AREA OF ROOM
- 1.50 OCCUPANT LOAD FACTOR
- 12 MAXIMUM OCCUPANCY
- 10,000 NO. OF OCCUPANTS EXITING
- 10/1 NO. OF OCCUPANT/NO. OF EXIT
- 2 REQ'D EXIT WIDTH
- 34' ACTUAL EXIT WIDTH

LIFE SAFETY SUMMARY

PROJECT CODE INFORMATION:
 INTERNATIONAL BUILDING CODE (IBC) 2018
 NEW BUILDING USE & OCCUPANCY CLASSIFICATION:
 FIRST FLOOR: RESIDENTIAL (R-3)
 STORAGE (S-2) (GARAGE)

LIFE SAFETY CODE (NFPA 101) 2000
 OCCUPANCIES: NEW RESIDENTIAL
 NEW STORAGE

2010 AMERICANS WITH DISABILITIES ACT (ADA)
 ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 (ALL UNITS SHALL COMPLY WITH THE TYPE (B) UNIT REQ'D AS
 INDICATE IN SECTION 1004 TYPE 'B' UNITS)

UNIFORM PLUMBING CODE (UPC) 2018 W/ LOCAL AMENDMENTS
 UNIFORM MECHANICAL CODE (UMC) 2018 W/ LOCAL AMENDMENTS
 NATIONAL ELECTRICAL CODE 2020 STATE W/ LOCAL AMENDMENTS

CONSTRUCTION TYPE:
 NEW BUILDING: V-B

BUILDING AREA:
 NEW FIRST FLOOR: 6,345 S.F.

ALLOWABLE BUILDING AREA BASED ON TYPE OF CONST. (506.2):
 RESIDENTIAL (R-3): UL
 STORAGE (S-2) (GARAGE): 13,500

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (504.4):
 RESIDENTIAL (R-3): 3
 STORAGE (S-2): 2

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS) (601) FOR TYPE V-B CONST.
 PRIMARY STRUCTURAL FRAME: 0-HOUR
 BEARING WALLS: 0-HOUR
 EXTERIOR: 0-HOUR
 INTERIOR: 0-HOUR
 NONBEARING WALLS AND PARTITIONS: 0-HOUR
 EXTERIOR: 0-HOUR
 NONBEARING WALLS AND PARTITIONS: 0-HOUR
 INTERIOR: 0-HOUR
 FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HOUR
 ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HOUR

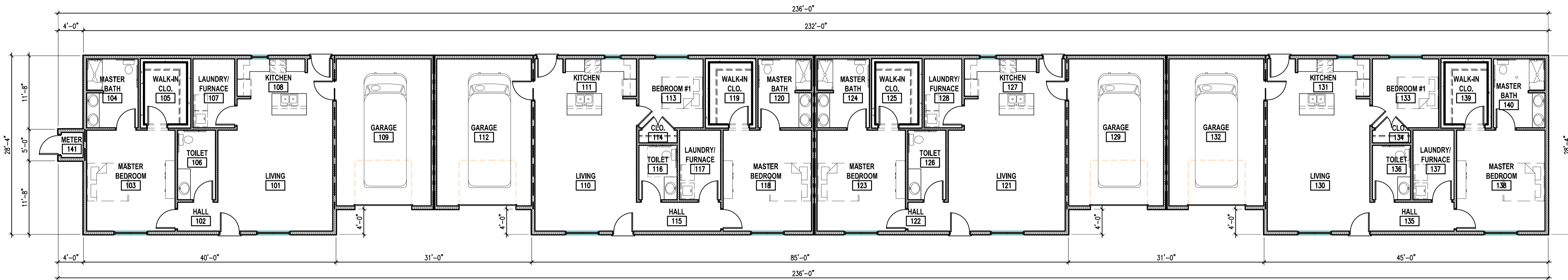
1. REQUIRED SEPARATION OF OCCUPANCIES SHALL BE ACCORDING TO TABLE 508.4.

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (803.1):
 NON-SPRINKLER

GROUP	INTERIOR EXIT STAIRWAY AND STAIRWAY AND EXIT PASSAGEWAY	CORRIDOR AND ENCLOSURE ROOMS AND ENCLOSURE FOR ACCESS STAIRWAY	ENCLOSED SPACES
R-3	C	C	C
S-2	B	B	C

GENERAL NOTES

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FIRST FLOOR COMPOSITE PLAN

1/8" = 1'-0"
 1/8" = 1'-0"

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

**PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION
 11-10-2022**

IF THIS DRAWING IS NOT 24" X 36", THEN IT IS NOT TO SCALE

DATE:	
REVISION:	

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
 1703 ADA STREET, GRAND ISLAND, NE 68803
 (781) 850-8188 info@spotanski.com

OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: FIRST FLOOR COMPOSITE PLAN
 PROJECT DESCRIPTION: NEW 4-PLEX FOR
 BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY:
 S. SPOTANSKI
 PLAN DATE:
 11-10-2022
 PLOT DATE:
 11-10-2022
 SHEET:
A1.02

MATERIAL KEYING LEGEND

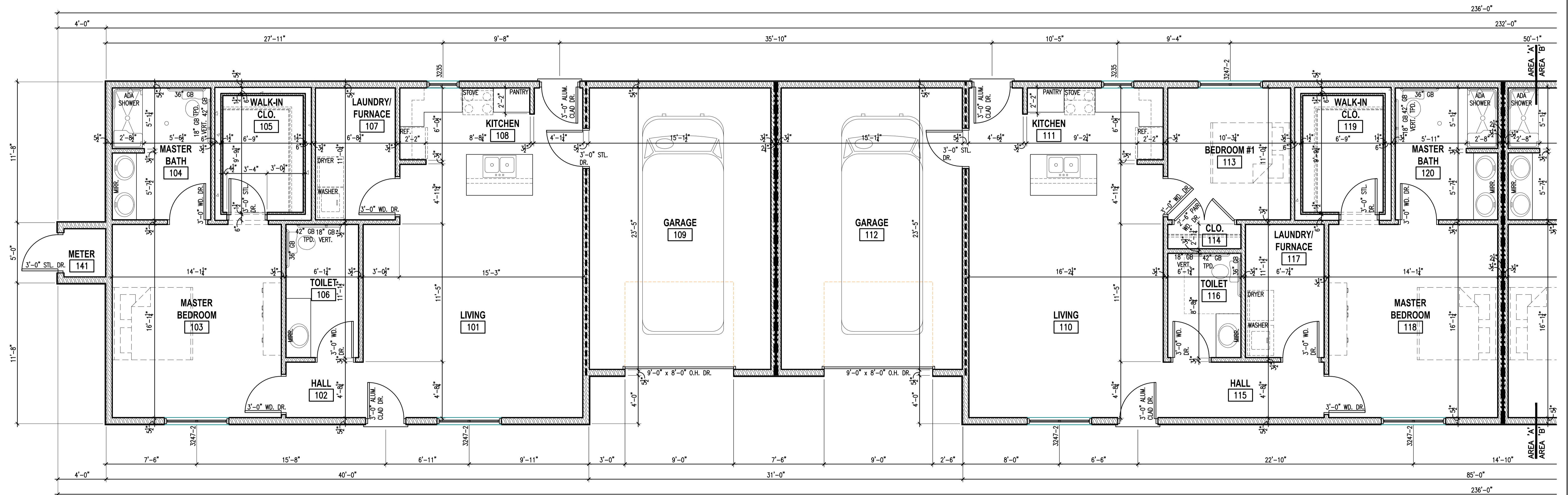
CG	CORNER GUARD
EHD	ELECTRIC HAND DRYER
FEB	FIRE EXTINGUISHER AND BRACKET
FEC	FIRE EXTINGUISHER AND CABINET
FNR	FEMININE NAPKIN RECEPTACLE
GB	GRAB BAR
MB	MARKERBOARD
MIRR	MIRROR
MS	MOP STRIP
PS	PROJECTION SCREEN
PTD	PAPER TOWEL DISPENSER
PTD/WR	PAPER TOWEL DISP. & WASTE RECEPT.
SD	SOAP DISPENSER
TB	TACKBOARD
TPD	TOILET PAPER DISPENSER
WB	HORIZONTAL WINDOW BLIND

LEGEND

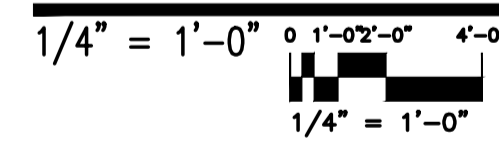
-----	1 HOUR RATED CONSTRUCTION
	2 HOUR RATED CONSTRUCTION

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PARIAL FIRST FLOOR PLAN - 'AREA A'



SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
11-10-2022**

IF THIS DRAWING IS NOT 24" X 36", THEN IT IS NOT TO SCALE

DATE:	
REVISION:	

Spotanski Creative Building Design & Drafting, LLC
 1703 ADA STREET / 1703 HENRY STREET
 GRAND ISLAND, NE 68803
 (781) 850-8188 info@spotanskicreative.com

OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: PARTIAL FIRST FLOOR PLAN - AREA 'A'
 PROJECT DESCRIPTION: NEW 4-PLEX FOR
 BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY:
 S. SPOTANSKI
 PLAN DATE:
 11-10-2022
 PLOT DATE:
 11-10-2022
 SHEET:

A1.03

MATERIAL KEYING LEGEND

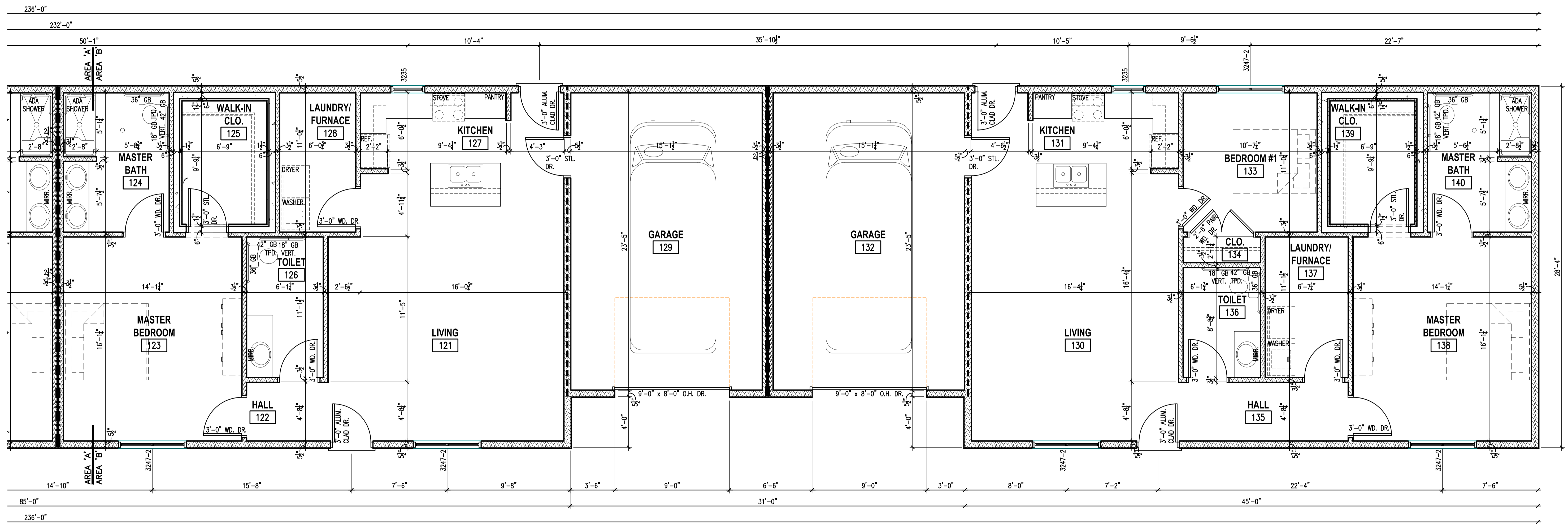
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FNR	FEMININE NAPKIN RECEPTACLE
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MIR	MIRROR
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PS	PROJECTION SCREEN
PTD	PAPER TOWEL DISPENSER
PTD/WR	PAPER TOWEL DISP. & WASTE RECEPT.
SD	SOAP DISPENSER
TB	TACKBOARD
TPD	TOILET PAPER DISPENSER
WB	HORIZONTAL WINDOW BLIND

LEGEND

-----	1 HOUR RATED CONSTRUCTION
	2 HOUR RATED CONSTRUCTION

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PARIAL FIRST FLOOR PLAN - 'AREA B'

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

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

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11-10-2022**

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DATE:	
REVISION:	

Spotanski Creative Building Design & Drafting, LLC
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE 68803
 (781) 850-8188 info@spotanskibuild.com

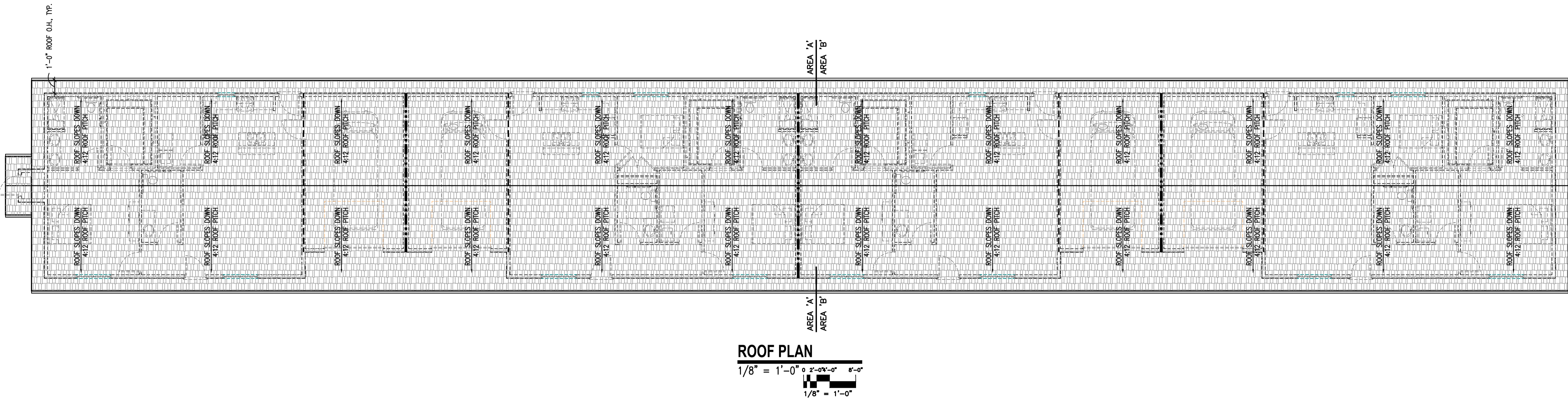
OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: PARTIAL FIRST FLOOR PLAN - AREA 'B'
 PROJECT DESCRIPTION: NEW 4-PLEX FOR
 BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY: S. SPOTANSKI
 PLAN DATE: 11-10-2022
 PLOT DATE: 11-10-2022
 SHEET: **A1.04**

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SQUARE FOOTAGE
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PROFESSIONAL SEAL

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 11-10-2022**

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REVISION:	DATE:

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE 68803
 (781) 850-8188 info@spotanskicbd.com

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC IS AN ARCHITECTURAL FIRM REGISTERED WITH THE STATE OF NEBRASKA. LICENSE NO. 00000001.

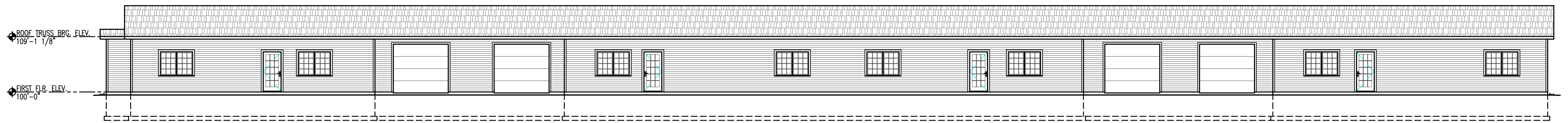
JBA VENTURES LLC
 114 N. CUSTER AVE
 GRAND ISLAND, NE 68801

SHEET TITLE: ROOF PLAN
 PROJECT DESCRIPTION: NEW 4-PLEX FOR BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE 68803

DRAWN BY: S. SPOTANSKI
 PLAN DATE: 11-10-2022
 PLOT DATE: 11-10-2022
 SHEET: **A1.05**

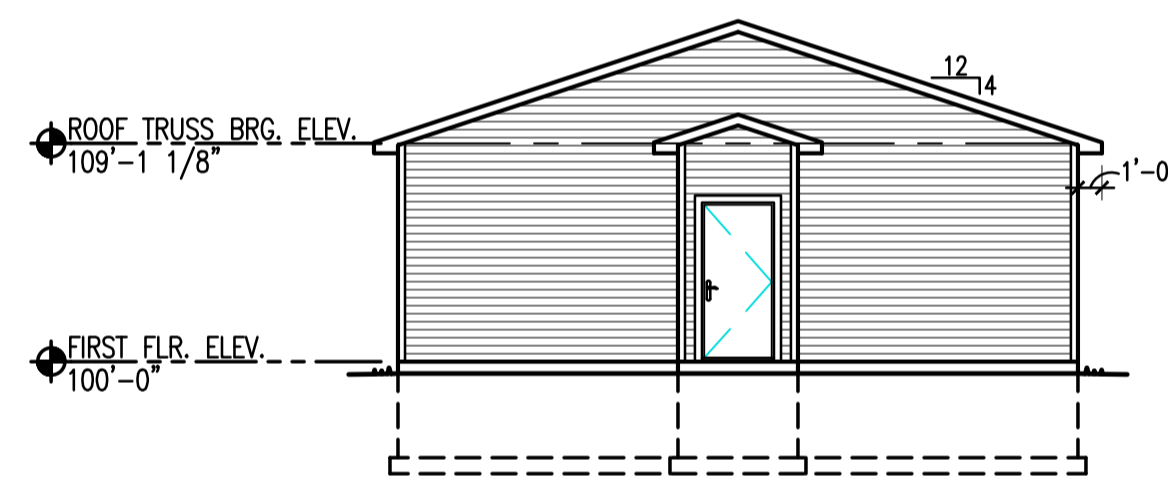
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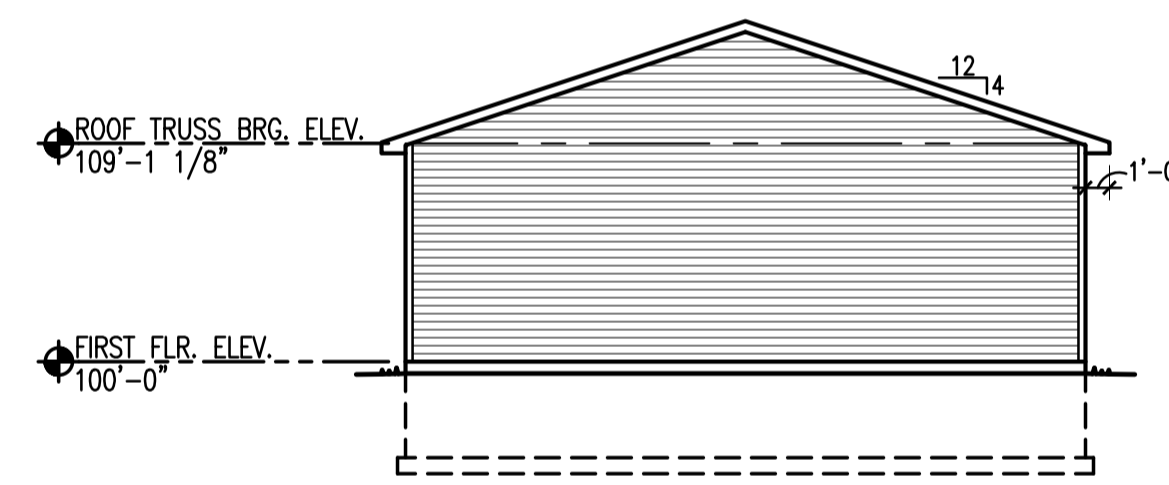
FRONT EXTERIOR ELEVATION

1/8" = 1'-0" 0 2'-0" 8'-0"
1/4" = 1'-0"



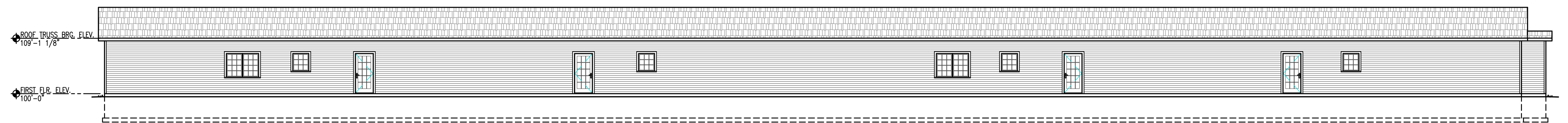
SIDE EXTERIOR ELEVATION

1/8" = 1'-0" 0 2'-0" 8'-0"
1/4" = 1'-0"



SIDE EXTERIOR ELEVATION

1/8" = 1'-0" 0 2'-0" 8'-0"
1/4" = 1'-0"



REAR EXTERIOR ELEVATION

1/8" = 1'-0" 0 2'-0" 8'-0"
1/4" = 1'-0"

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
11-10-2022

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REVISION:	DATE:

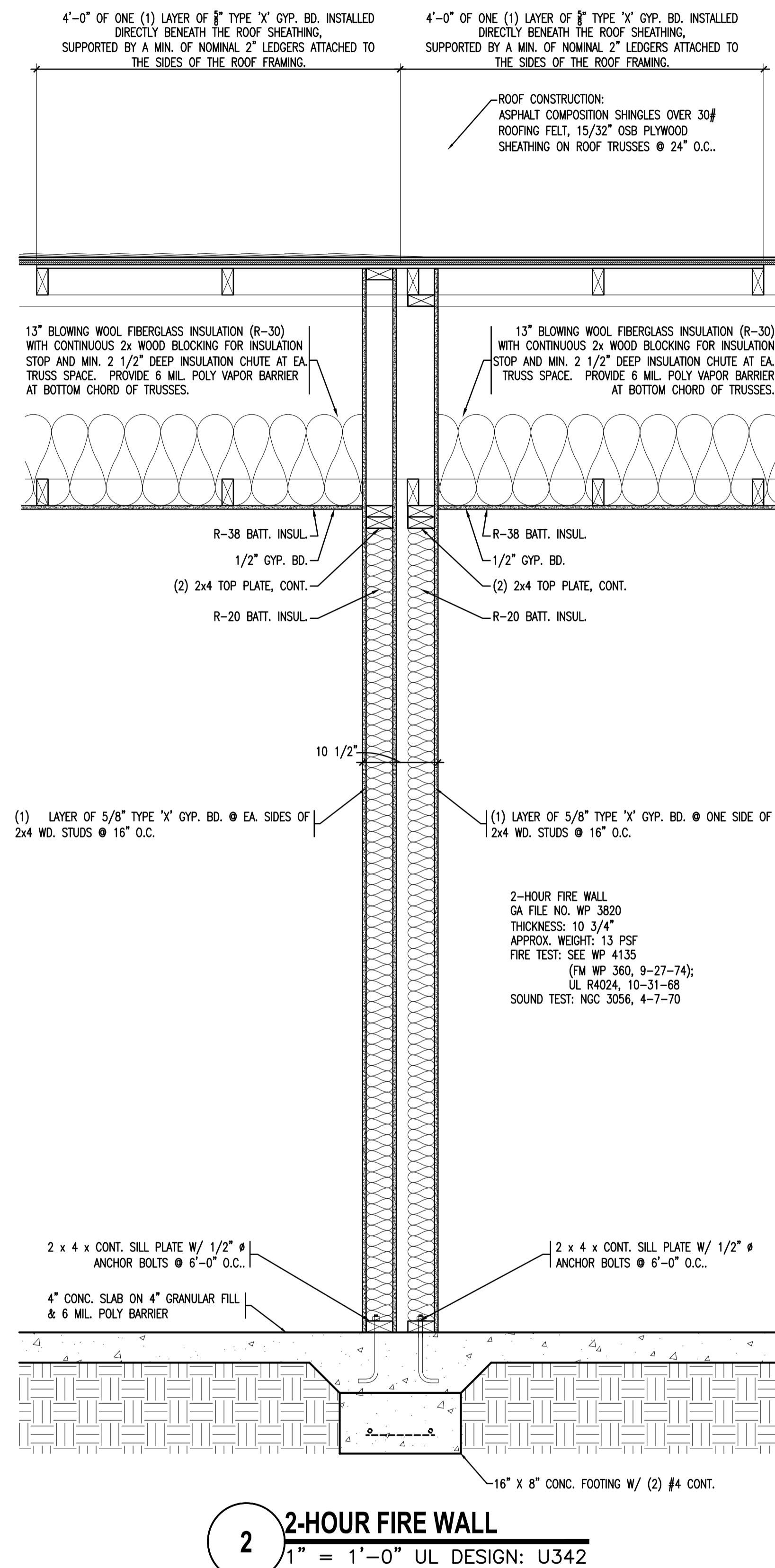
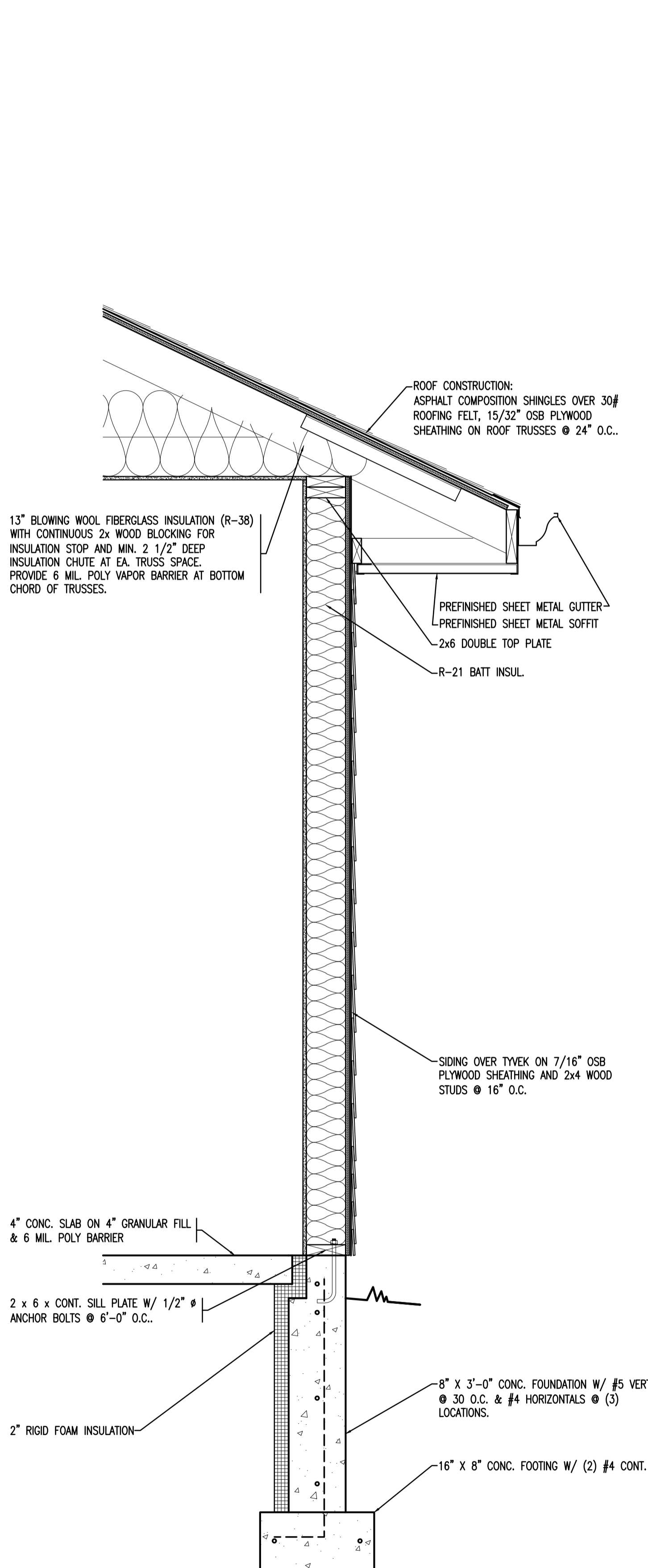
SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
1703 ADA STREET, GRAND ISLAND, NE 68803
(308) 850-8188 info@spotanski.com

STACY J. SPOTANSKI

OWNER: JBA VENTURES LLC
114 N. CUSTER AVE.
GRAND ISLAND, NE. 68803

SHEET TITLE: EXTERIOR ELEVATIONS
PROJECT DESCRIPTION: NEW 4-PLEX FOR
BAASCH DEVELOPMENT PROJECT
1703 ADA STREET/1703 HENRY STREET
GRAND ISLAND, NE. 68803

DRAWN BY:
S. SPOTANSKI
PLAN DATE:
11-10-2022
PLOT DATE:
11-10-2022
SHEET:
A2.01



GENERAL NOTES

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SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
11-10-2022

IF THIS DRAWING IS NOT 24" X 36", THEN IT IS NOT TO SCALE

DATE:	
REVISION:	

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
1703 ADA STREET, GRAND ISLAND, NE 68803
(781) 850-8188 info@spotanski.com

STACY J. SPOTANSKI

OWNER: JBA VENTURES LLC
114 N. CUSTER AVE.
GRAND ISLAND, NE. 68803

SHEET TITLE: WALL SECTION

PROJECT DESCRIPTION: NEW 4-PLEX FOR BAASCH DEVELOPMENT PROJECT
1703 ADA STREET/1703 HENRY STREET
GRAND ISLAND, NE. 68803

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

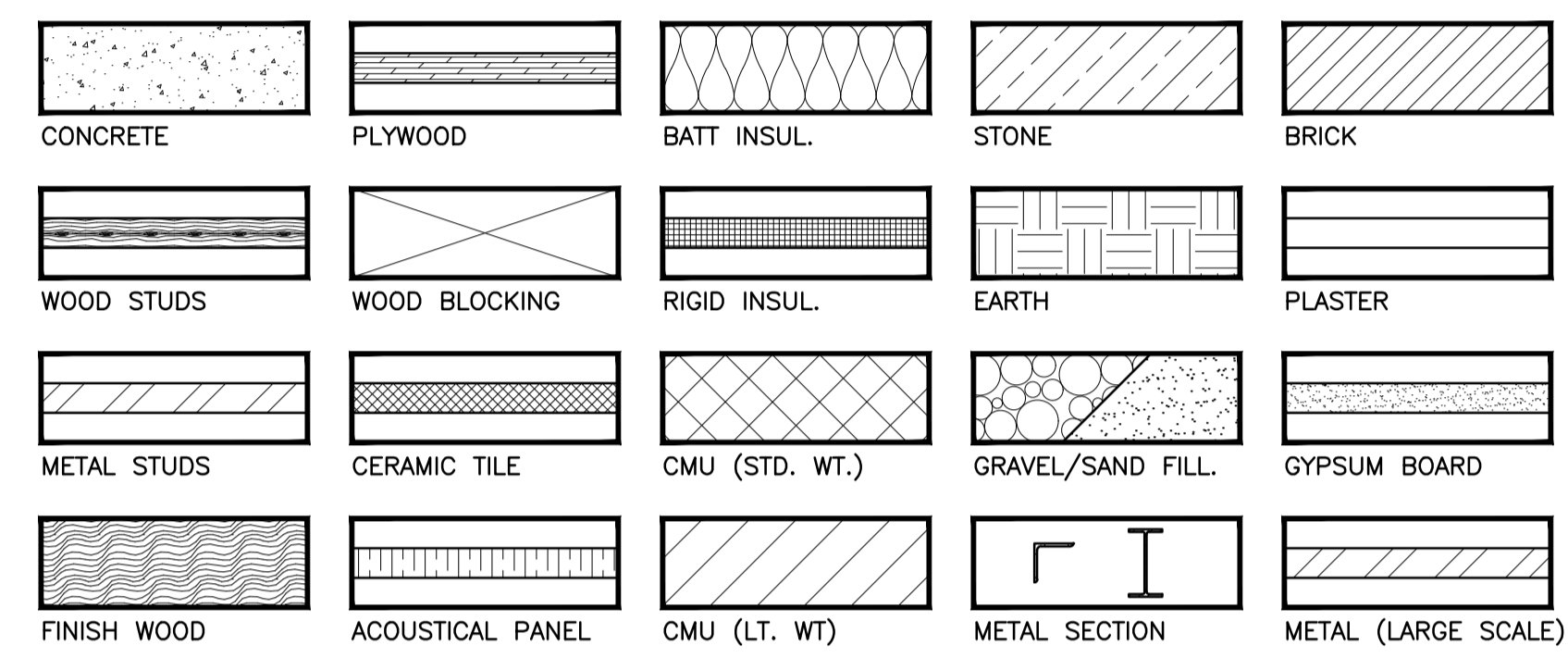
SHEET: **A3.01**

NEW 5-PLEX FOR GRAND ISLAND, NE.

GENERAL NOTES

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MATERIAL INDICATIONS



GRAPHIC SYMBOLS

SITE SPOT ELEVATION
NEW FINISH SPOT GRADE, NEW AND EXISTING FINISH SPOT GRADE, TOP OF CURB, BOTTOM OF CURB

NEW/EXISTING WALL CONSTRUCTION
NEW, EXISTING (SCREENING)

COLUMN GRID LINE
E, E

EXISTING CONTOUR LINE
10.3

NEW CONTOUR LINE
10.3

PROPERTY LINE

CENTER LINES/PROJECTED LINE

MATCH LINE

LEVEL LINE
MAIN FLOOR ELEV. = 100'-0"

REVISION
1

KEY NOTES
INDICATES A NOTE FOR A SPECIFIC ITEM

INDICATES VIEW DIRECTION
INDICATES BUILDING SECTION (LETTER)
INDICATES WALL SECTION (NUMBER)

INDICATES ELEVATION DIRECTION
INDICATES ELEVATION NUMBER
INDICATES SHEET NUMBER ELEVATION OCCURS ON

INDICATES DIAMETER/DIMENSION/ IDENTIFICATION
INDICATES INSIDE FACE
INDICATES INCH(ES)
INDICATES INCL(UD)E (DED) (DING) (SIVE) INFORMATION
INDICATES INSULAT(E) (ED) (ION) INTERIOR

INDICATES NORTH
INDICATES NOT IN CONTRACT
INDICATES NUMBER
INDICATES NOMINAL
INDICATES NOT TO SCALE

INDICATES UNLESS NOTED OTHERWISE
INDICATES URINAL
INDICATES UTILITY

INDICATES VAPOR BARRIER
INDICATES VERTICAL
INDICATES VESTIBULE

INDICATES WIDE, WIDTH, WEST WITH WATERPROOF WEIGHT
INDICATES AND ANGLE
INDICATES AT CENTERLINE
INDICATES PLATE LINE
INDICATES POUND / NUMBER
INDICATES DIAMETER / ROUND

GENERAL ABBREVIATIONS

A AB ANCHOR BOLT A/C AIR CONDITIONER ACC ACCESS(BLE) (ORIES) ACCOUS ACOUSTICAL ADDL ADDITIONAL ADJ ADJUSTABLE ADJC ADJACENT A/E ARCHITECT/ENGINEER AFF ABOVE FINISH FLOOR AL ALUMINUM ALT ALTERNATE ANC ANCHOR(AGE) APPROX APPROXIMATE(LY) ARCH ARCHITECT AUTO AUTOMATIC AVG AVERAGE	B BD BOARD BITUM BITUMINOUS BLDG BUILDING BLE BRICK LEDGE ELEVATION BLK BLOCK(ING) BM BEAM BOT BOTTOM BRDG BRIDGING BRG BEARING BRKT BRACKET BTW BETWEEN BW BOTH WAYS	C C CHANNEL C/C CENTER TO CENTER CAB CABINET CBD CHALKBOARD CEN CENT(ER) (TRAL) CG CORNER GUARDS CHAM CHAMFER CI CAST IRON CNTR COUNTER COL COLUMN COMP COMPOSITE CONC CONCRETE CONF CONFERENCE COND CONDITION CONN CONNECTION CONT CONTINU(E) (OUS) (ATION)	C CONTR CONTRACT(OR) CORR CORRIDOR CTSK COUNTER(SINK) (SUNK) CTR CENTER CUH CABINET UNIT HEATER CLO CLOSET CLR CLEAR(ANCE) CJ CONTROL/CONSTRUCTION JOINT CLG CEILING	D D DEEP, DEPTH, DATA OUTLET D AND E DRILL, AND EPOXY GROUT DBE DECK BEARING ELEVATION DBL DOUBLE DEG DEGREE(S) DEMO DEMO(LISH) (LITON) DEPT DEPARTMENT DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIF DIFFEREN(CE) (TIAL) DIFF DIFFUSER DIM DIMENSION DN DOWN DO DOOR OPENING DOC DOCUMENT(S) DR DOOR DSP DOWNSPOUT DWP DRY STANDPIPE DWG(S) DRAWING(S) DWL DOWEL (REBAR) DWR DRAWER	E E EAST, EASTING EA EACH EF EACH FACE EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EQ EQUAL EQUIP EQUIPMENT EW EACH WAY EWC ELECTRIC WATER COOLER EX EXAMPLE	F F/F FACE TO FACE FAB FABRICAT(E) (ED) (OR) FAS FASTEN(ED) (ER) FD(S) FACE(S) FD FLOOR DRAIN FND FOUNDATION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FIN FINISH FL FLOOR FLASH FLASHING FLX FLEXIBLE FLG FLANGE FLR FLOOR(ING) FOW FACE OF WALL FR FRAME FT FOOT OR FEET FTG FOOTING FURR FURR(ED) (ING) FUT FUTURE	G GA GAUGE GALV GALVANIZED GB GRAB BAR OR GYPSUM BOARD GC GENERAL CONTRACTOR GENL GENERAL GFI GROUND FAULT CIRCUIT INTERRUPTER GL GLASS GLB GLUE LAMINATED BEAM GND GROUND GR GRADE GRLL GRILLE GRV GRAVITY ROOF VENTILATOR GYP GYPSUM	H H HIGH, HEIGHT HB HOSE BIB HC HOLLOW CORE HCP HANDICAP HD HEAVY DUTY HDR HEADER HWD HARDWOOD HWE HARDWARE HM HOLLOW METAL HO HOLD OPEN HORIZ HORIZONTAL HR HOUR HTR HEATER HVAC HEATING/ VENTILATING/ AIR CONDITIONING	I ID INSIDE DIAMETER/DIMENSION/ IDENTIFICATION IF INSIDE FACE IN INCH(ES) INCL INCL(UD)E (DED) (DING) (SIVE) INFO INFORMATION INSUL INSULAT(E) (ED) (ION) INT INTERIOR	J JAN JANITOR JBE JOIST BEARING ELEVATION JC JANITOR CLOSET JST JOIST JT JOINT	K K KIP (1000 POUNDS) KIT KITCHEN KO KNOCK OUT	L LAB LABORATORY LAM LAMINATE LAV LAVATORY LKR LOCKER LT LIGHT	M MAS MASONRY MAX MAXIMUM MECH MECHANICAL MET METAL MFR MANUFACTURER MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS MO MASONRY OPENING MTD MOUNTED MTL METAL	N N NORTH NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL NTS NOT TO SCALE	O OBS OBSCURE OC ON CENTER OD OUTSIDE DIAMETER OFF OFFICE OPNG OPENING OPT OPTIONAL OPP OPPOSITE ORD OVERFLOW ROOF DRAIN OS OVERFLOW SCUPPER	P PL PLATE PLAM PLASTIC LAMINATE PLWD PLYWOOD PR PAIR PREFIN PREFINISHED PTN PARTITION	R R RISER RAD RADIUS REINF REINFORCE (D) (ING) REQ'D REQUIRED RM ROOM RO ROUGH OPENING	S S SOUTH SCHED SCHEDULE SECT SECTION SHT SHEET SIM SIMILAR SPEC SPECIFICATIONS	T TEMP TEMPORARY TC TOP OF CURB T & G TONGUE AND GROOVE THK THICK TOM TOP OF MASONRY TOS TOP OF STEEL TPD TOILET PAPER DISPENSER TR TREAD TV TELEVISION	U UNO UNLESS NOTED OTHERWISE UR URINAL UTIL UTILITY	V VB VAPOR BARRIER VERT VERTICAL VEST VESTIBULE	W W WIDE, WIDTH, WEST W/W WITH WP WATERPROOF WT WEIGHT
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SHEET INDEX

TO.01	TITLE SHEET
ADA	ADA INFORMATION
A1.01	FOUNDATION PLAN
A1.02	FIRST FLOOR COMPOSITE PLAN
A1.03	FIRST FLOOR ENLARGED PLANS
A1.04	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A3.01	WALL SECTIONS

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

COORDINATING PROFESSIONAL SEAL

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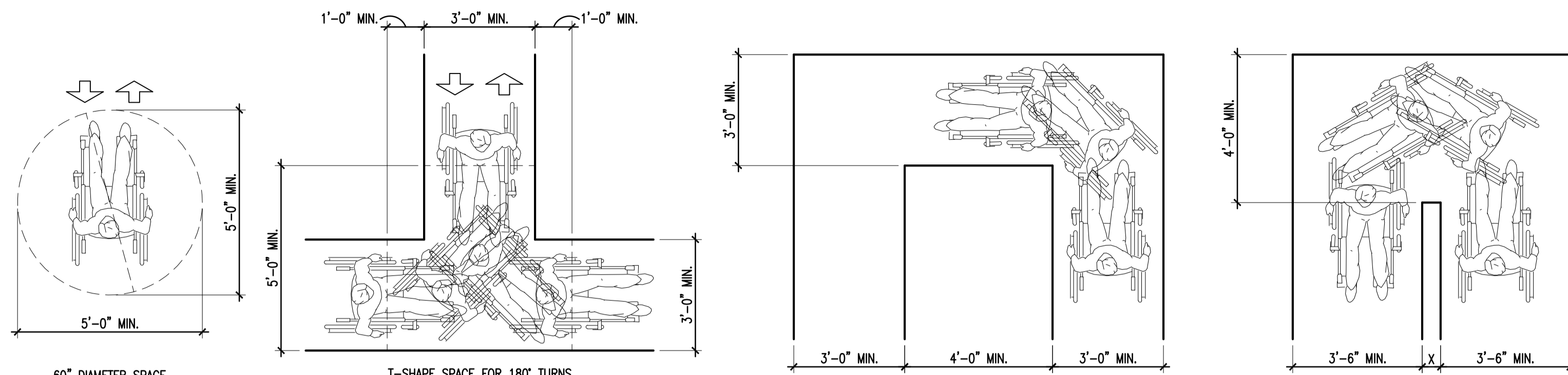
DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET: T.01

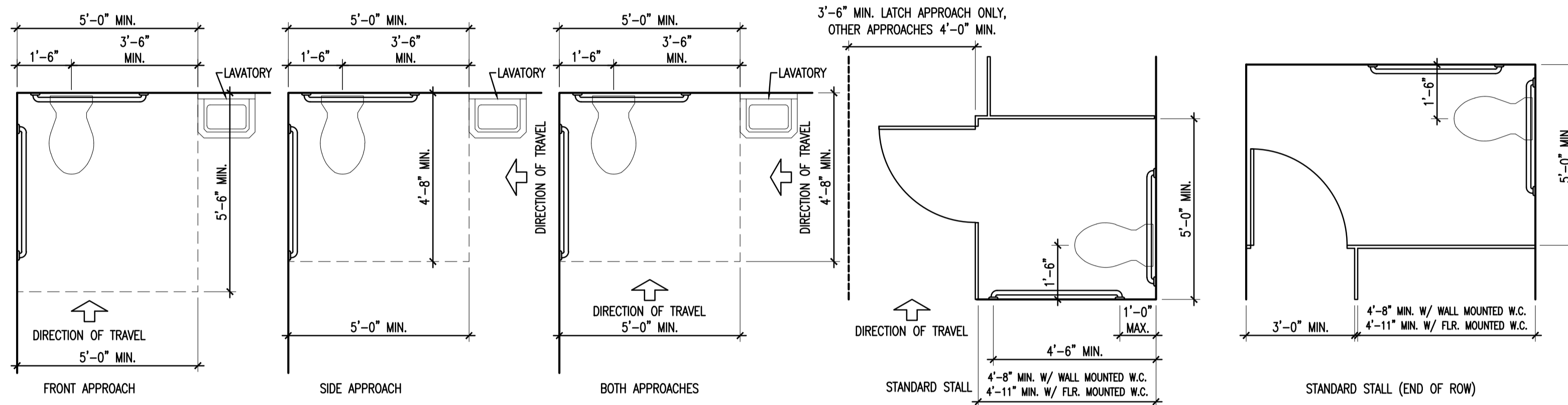
T.01



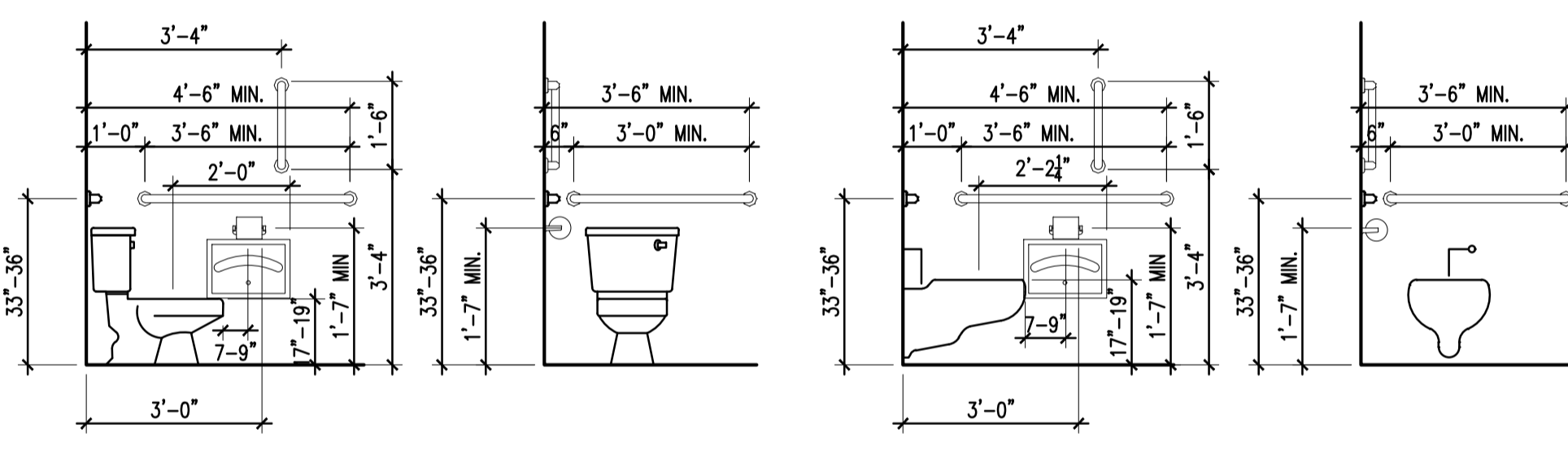
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ACCESSIBLE ROUTE

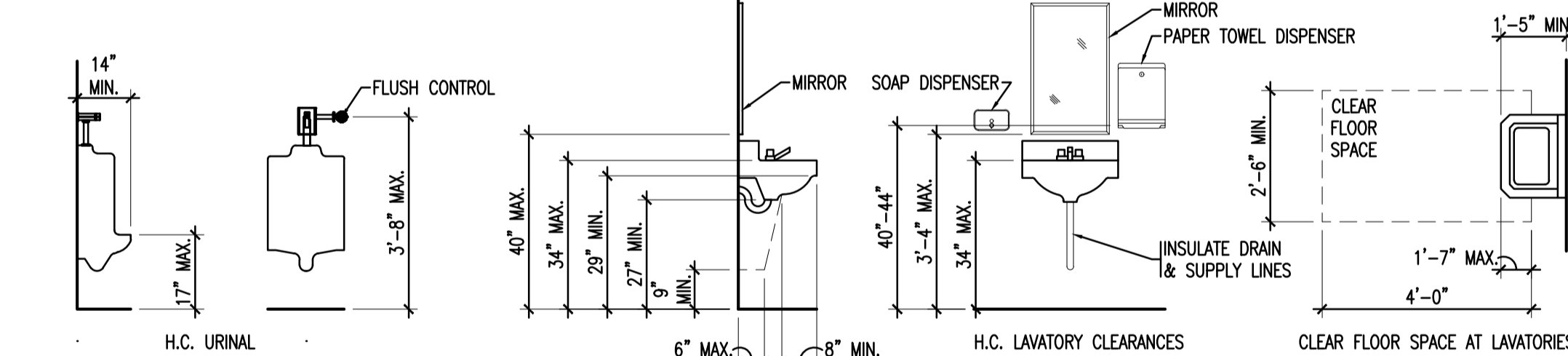


SINGLE TOILET REQUIREMENTS



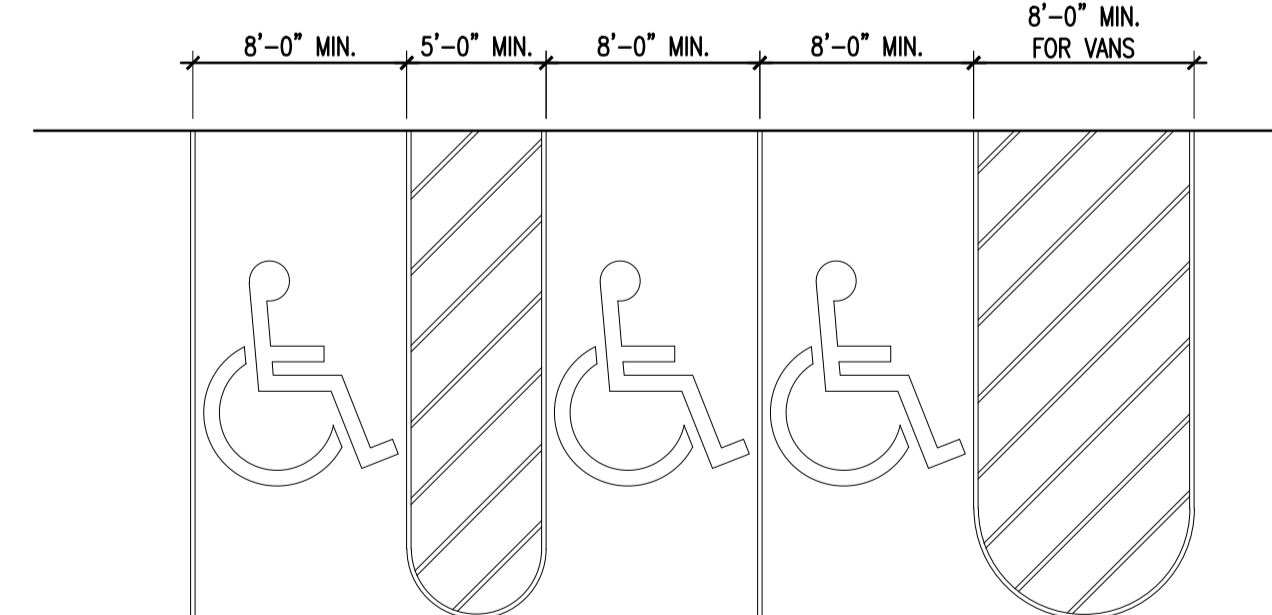
H.C. FLOOR MTD. TOILET

H.C. WALL MTD. TOILET

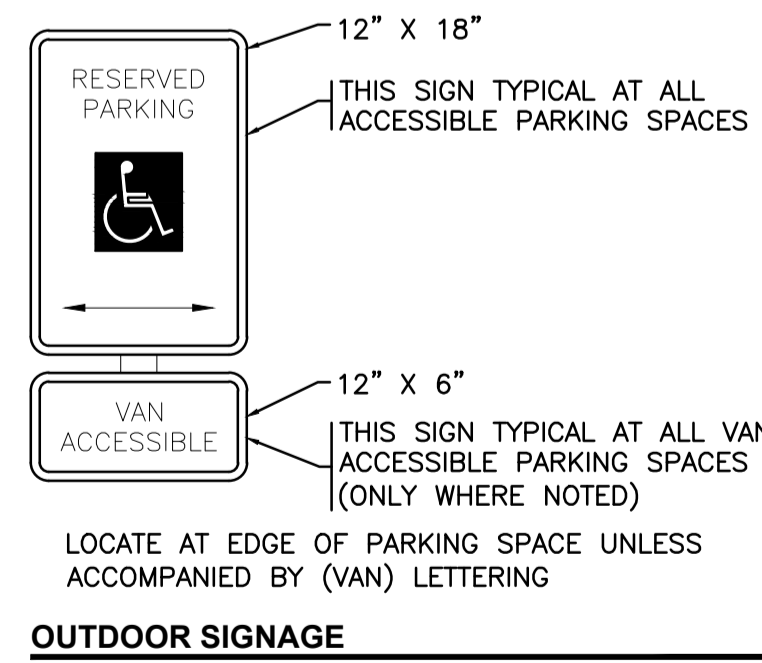


BATHROOM FIXTURES & ACCESSORIES

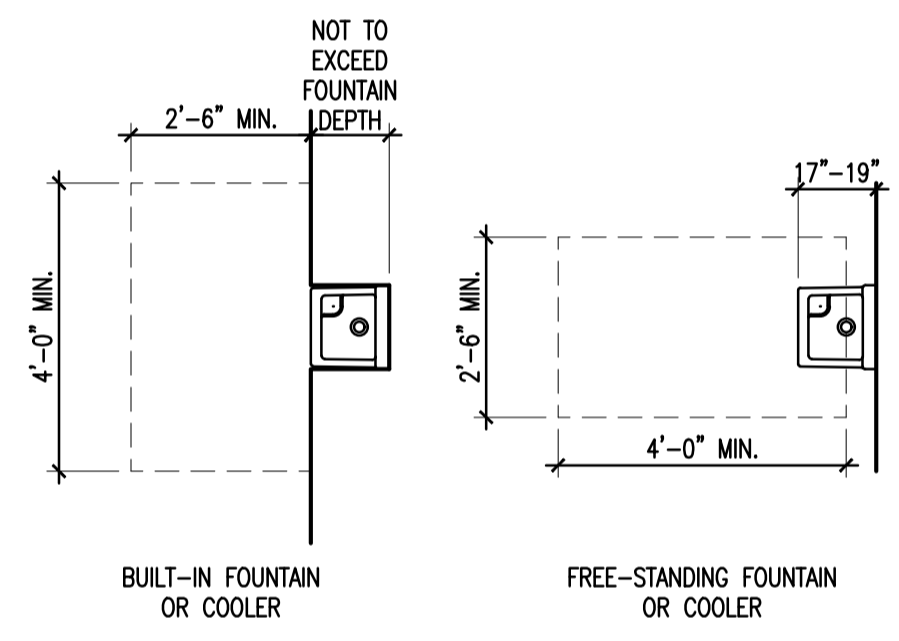
H.C. LAVATORY CLEARANCES



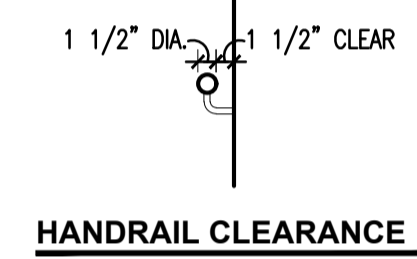
PARKING SPACES



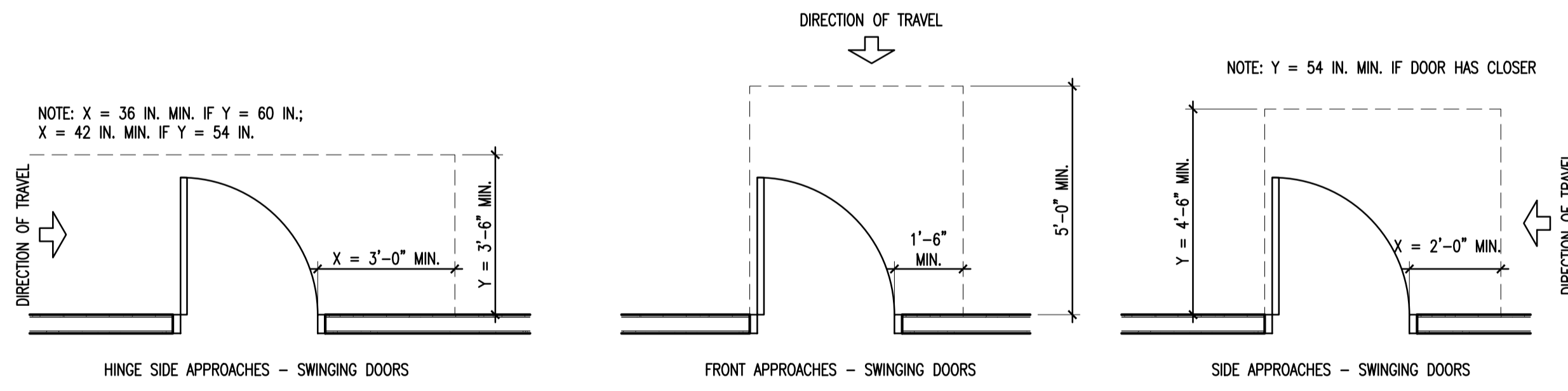
OUTDOOR SIGNAGE



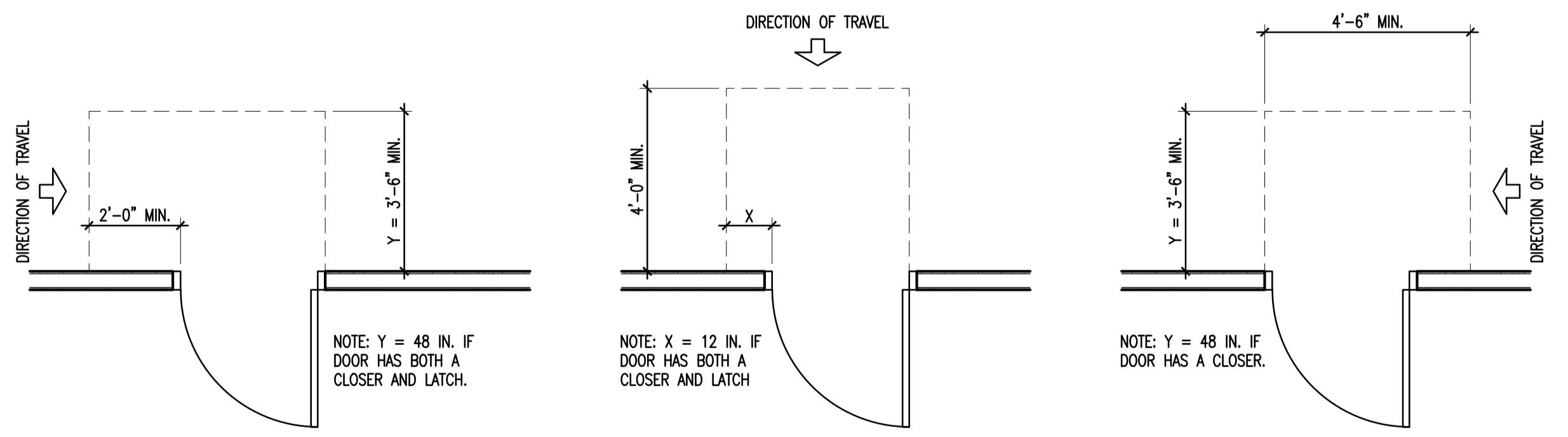
DRINKING FOUNTAINS



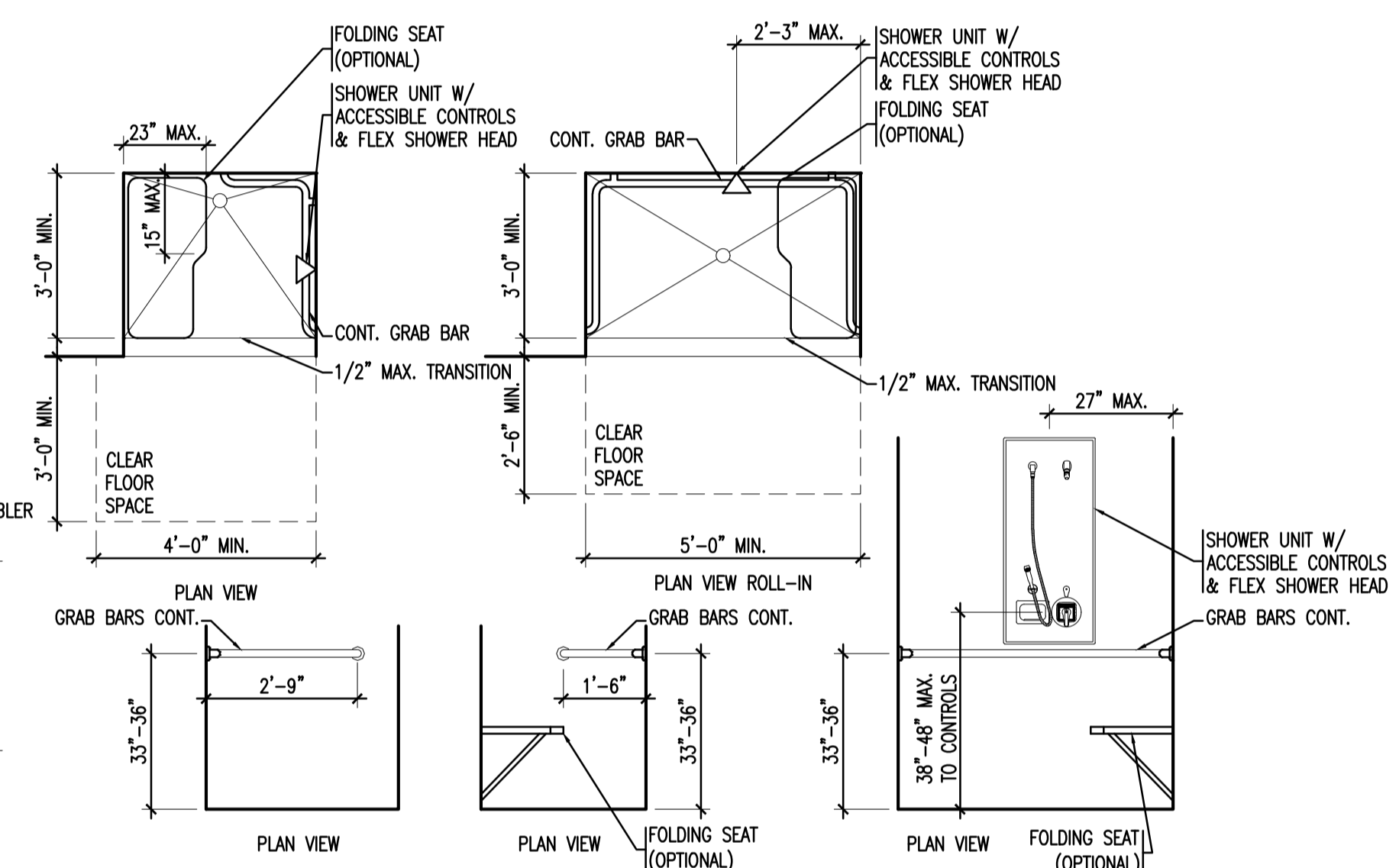
HANDRAIL CLEARANCE



ACCESSIBLE SHOWER



MANEUVERING CLEARANCES AT DOORS



SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

PROFESSIONAL SEAL

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11-10-2022**

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DATE:	
REVISION:	

Spotanski Creative Building Design & Drafting, LLC
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803
 (308) 850-8188 info@spotanski.com

OWNER: JBA VENTURES LLC
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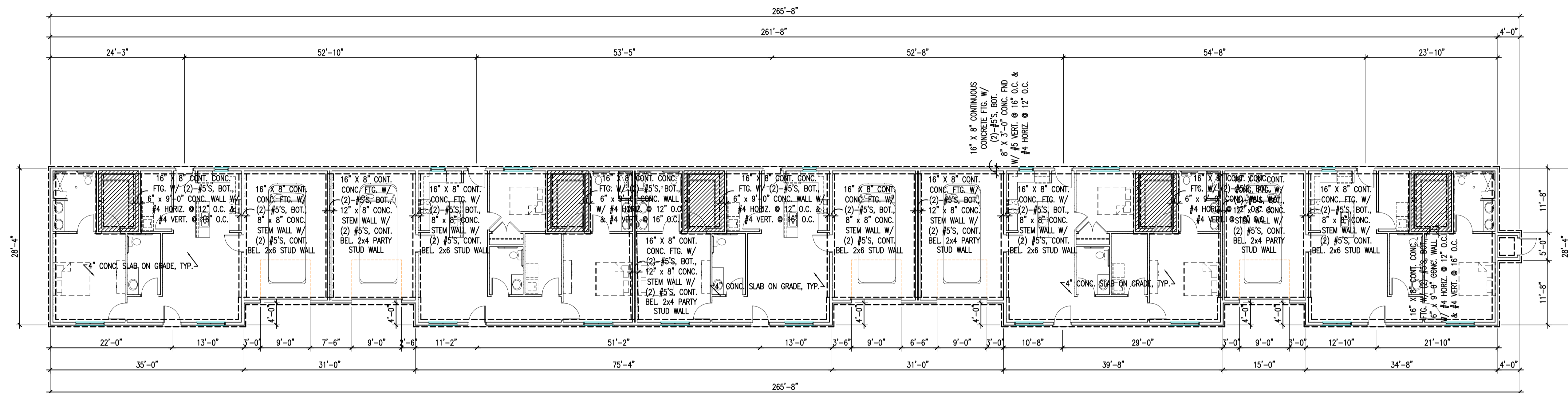
SHEET TITLE: ADA INFORMATION
 PROJECT DESCRIPTION: NEW 5-PLEX FOR
 BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY: S. SPOTANSKI
 PLAN DATE: 11-10-2022
 PLOT DATE: 11-10-2022
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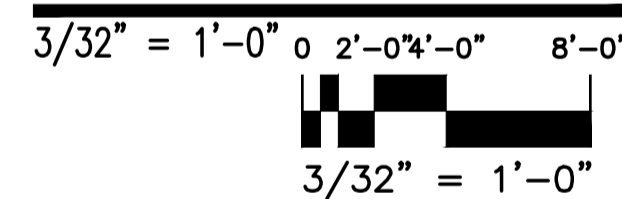
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NOTE: SEE FLOOR PLANS FOR MORE DIM. & FURTHER INFORMATION.



FOUNDATION PLAN



SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

PROFESSIONAL SEAL

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STACY J. SPOTANSKI

OWNER: JBA VENTURES LLC
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SHEET TITLE: FOUNDATION PLAN
 PROJECT DESCRIPTION: NEW 5-PLEX FOR
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DRAWN BY: S. SPOTANSKI
 PLAN DATE: 11-10-2022
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 SHEET: **A1.01**

LEGEND

- 1 HOUR RATED CONSTRUCTION
- ===== 2 HOUR RATED CONSTRUCTION
- SMOKE PARTITION - NO FIRE RESISTANCE RATING
- INDICATES SOUND WALL CONSTRUCTION
- FEC FIRE EXTINGUISHER CABINET
- ☺ FIRE EXTINGUISHER
- 10,000 AREA OF ROOM
- 1.50 OCCUPANT LOAD FACTOR
- 2 REQ'D EXIT WIDTH
- 12 MAXIMUM OCCUPANCY
- 10,000 NO. OF OCCUPANTS EXITING
- 10/71 NO. OF OCCUPANT/NO. OF EXIT
- 2 REQ'D EXIT WIDTH
- 34 ACTUAL EXIT WIDTH

LIFE SAFETY SUMMARY

PROJECT CODE INFORMATION:
 INTERNATIONAL BUILDING CODE (IBC) 2018
 NEW BUILDING USE & OCCUPANCY CLASSIFICATION:
 FIRST FLOOR: RESIDENTIAL (R-3)
 STORAGE (S-2) (GARAGE)

LIFE SAFETY CODE (NFPA 101) 2000
 OCCUPANCIES: NEW RESIDENTIAL
 NEW STORAGE

2010 AMERICANS WITH DISABILITIES ACT (ADA)
 ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 (ALL UNITS SHALL COMPLY WITH THE TYPE (B) UNIT REQ'D AS INDICATE
 IN SECTION 1004 TYPE 'B' UNITS)

UNIFORM PLUMBING CODE (UPC) 2018 W/ LOCAL AMENDMENTS
 UNIFORM MECHANICAL CODE (UMC) 2018 W/ LOCAL AMENDMENTS
 NATIONAL ELECTRICAL CODE 2020 STATE W/ LOCAL AMENDMENTS

CONSTRUCTION TYPE:
 NEW BUILDING: V-B

BUILDING AREA:
 NEW FIRST FLOOR: 7,126 S.F.

ALLOWABLE BUILDING AREA BASED ON TYPE OF CONST. (506.2):
 RESIDENTIAL (R-3): UL
 STORAGE (S-2) (GARAGE): 13,500

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (504.4):
 RESIDENTIAL (R-3): 3
 STORAGE (S-2): 2

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS) (601) FOR TYPE V-B CONST.

PRIMARY STRUCTURAL FRAME:	0-HOUR
BEARING WALLS:	0-HOUR
EXTERIOR:	0-HOUR
INTERIOR:	0-HOUR
NONBEARING WALLS AND PARTITIONS:	0-HOUR
EXTERIOR:	0-HOUR
NONBEARING WALLS AND PARTITIONS:	0-HOUR
INTERIOR:	0-HOUR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0-HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0-HOUR

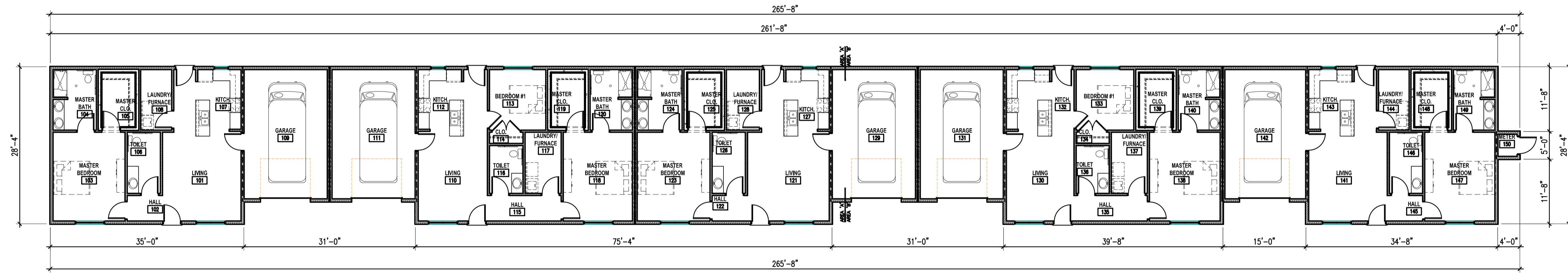
1. REQUIRED SEPARATION OF OCCUPANCIES SHALL BE ACCORDING TO TABLE 508.4.

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (803.1):
 NON-SPRINKLER

INTERIOR EXIT STAIRWAY AND STAIRWAY AND EXIT PASSAGEWAY	CORRIDOR AND ENCLOSURE ROOMS AND ENCLOSURE FOR ACCESS STAIRWAY	ENCLOSED SPACES
GROUP: R-3	C	C
S-2	B	C

GENERAL NOTES

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FIRST FLOOR COMPOSITE PLAN
 3/32" = 1'-0" 0 2'-0" 4'-0" 8'-0"
 3/32" = 1'-0"

SQUARE FOOTAGE
 TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

PROFESSIONAL SEAL

**PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION
 11-10-2022**

IF THIS DRAWING IS NOT 24" X 36", THEN IT IS NOT TO SCALE

REVISION:	DATE:

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803
 (781) 850-8188 info@spotanski.com

OWNER:
 JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: FIRST FLOOR COMPOSITE PLAN
PROJECT DESCRIPTION: NEW 5-PLEX FOR BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY:
 S. SPOTANSKI
PLAN DATE:
 11-10-2022
PLOT DATE:
 11-10-2022
SHEET:
A1.02

MATERIAL KEYING LEGEND

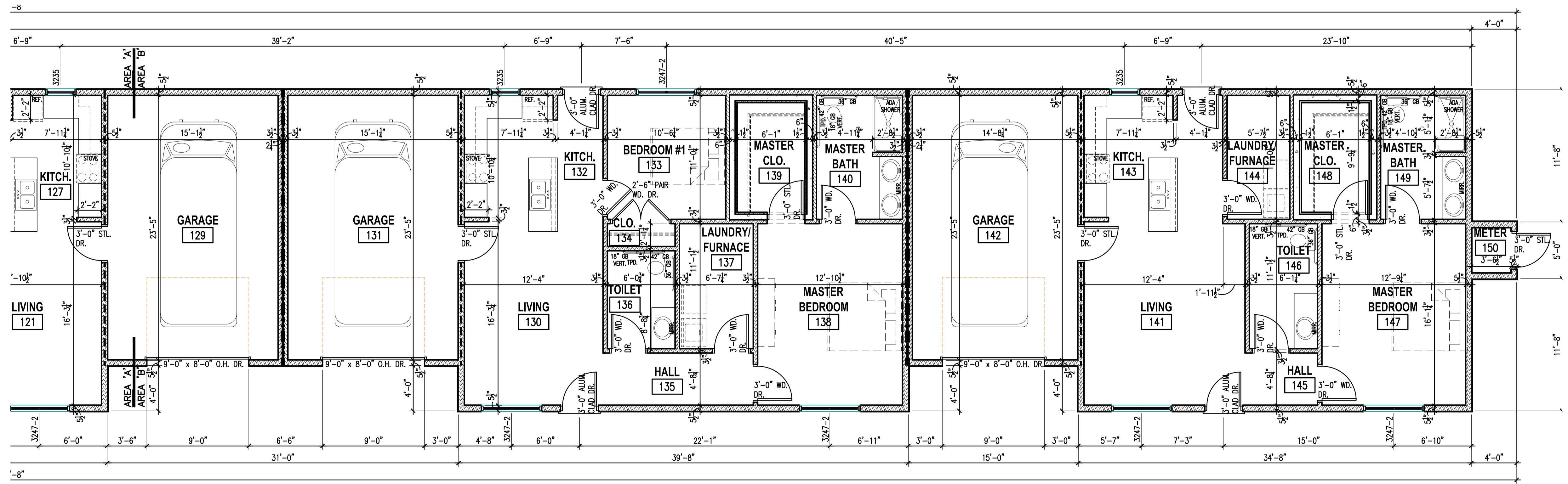
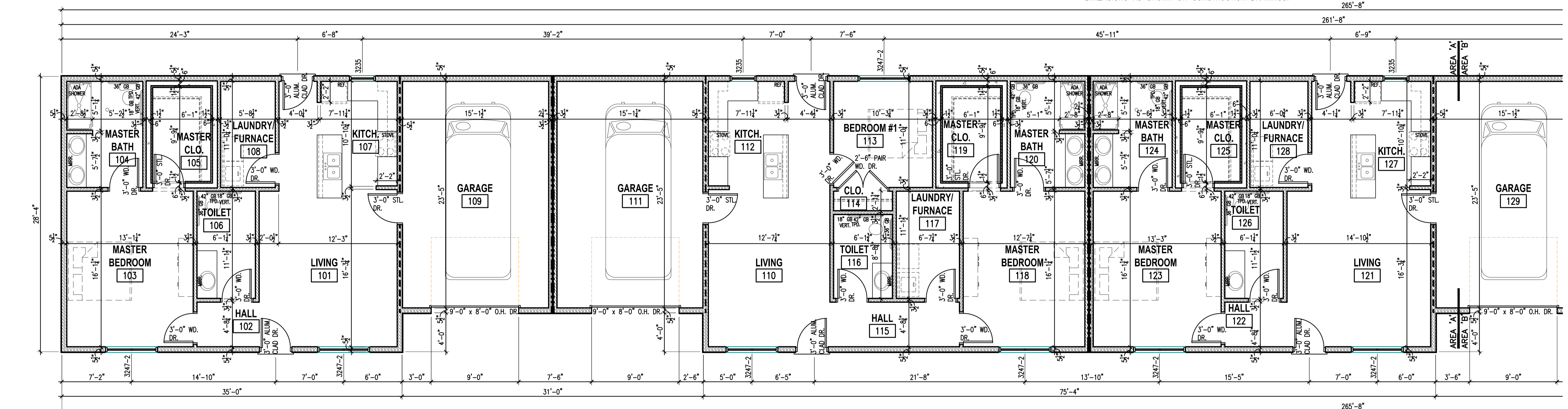
CG	CORNER GUARD
EHD	ELECTRIC HAND DRYER
FEB	FIRE EXTINGUISHER AND BRACKET
FEC	FIRE EXTINGUISHER AND CABINET
FNR	FEMININE NAPKIN RECEPTACLE
GB	GRAB BAR
MB	MARKERBOARD
MIRR	MIRROR
MS	MOP STRIP
PS	PROJECTION SCREEN
PTD	PAPER TOWEL DISPENSER
PTD/WR	PAPER TOWEL DISP. & WASTE RECEPT.
SD	SOAP DISPENSER
TB	TACKBOARD
TPD	TOILET PAPER DISPENSER
WB	HORIZONTAL WINDOW BLIND

LEGEND

-----	1 HOUR RATED CONSTRUCTION
	2 HOUR RATED CONSTRUCTION

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PARTIAL FIRST FLOOR PLAN ' AREA 'B'

3/16" = 1'-0" $\frac{1}{32} = \frac{1}{16} = \frac{1}{8}$

PARTIAL FIRST FLOOR PLAN - AREA 'A'

3/16" = 1'-0" $\frac{1}{32} = \frac{1}{16} = \frac{1}{8}$

PROFESSIONAL SEAL

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
04-08-2022**

IF THIS DRAWING IS NOT 24" X 36", THEN IT IS NOT TO SCALE

DATE:	
REVISION:	

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
 1703 HENRY STREET, GRAND ISLAND, NE 68803
 (408) 850-8188 info@spotanski.com

OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

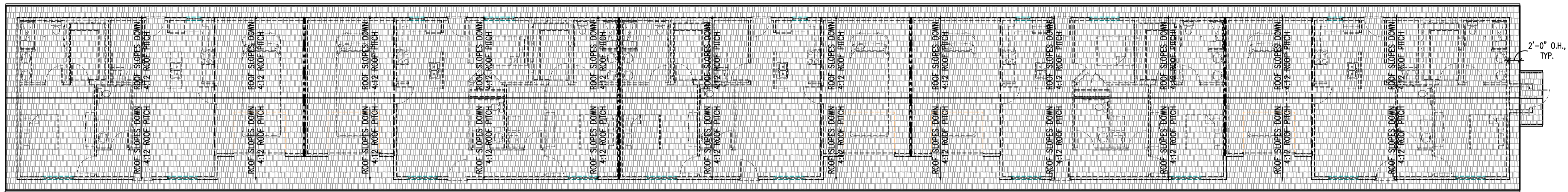
SHEET TITLE: FIRST FLOOR ENLARGED PLANS
 PROJECT DESCRIPTION: NEW 4-PLEX & 5-PLEX FOR BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY: S. SPOTANSKI
 PLAN DATE: 04-08-2022
 PLOT DATE: 04-08-2022
 SHEET:

A1.03

GENERAL NOTES

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ROOF PLAN
 $3/32" = 1'-0"$ 0 2'-0 1/4'-0" 8'-0"

 $3/32" = 1'-0"$

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

PROFESSIONAL SEAL

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 NOT FOR CONSTRUCTION
 11-10-2022**

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REVISION:	DATE:

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Providing affordable, sustainable design, using a green construction client - satisfied.

Spotanski Creative Building Design & Drafting, LLC
 1000 S. 20th St., Suite 200, Grand Island, NE 68801
 (781) 850-8188 info@spotanskicbd.com

STACY J. SPOTANSKI

OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: ROOF PLAN

PROJECT DESCRIPTION: NEW 5-PLEX FOR BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY: S. SPOTANSKI

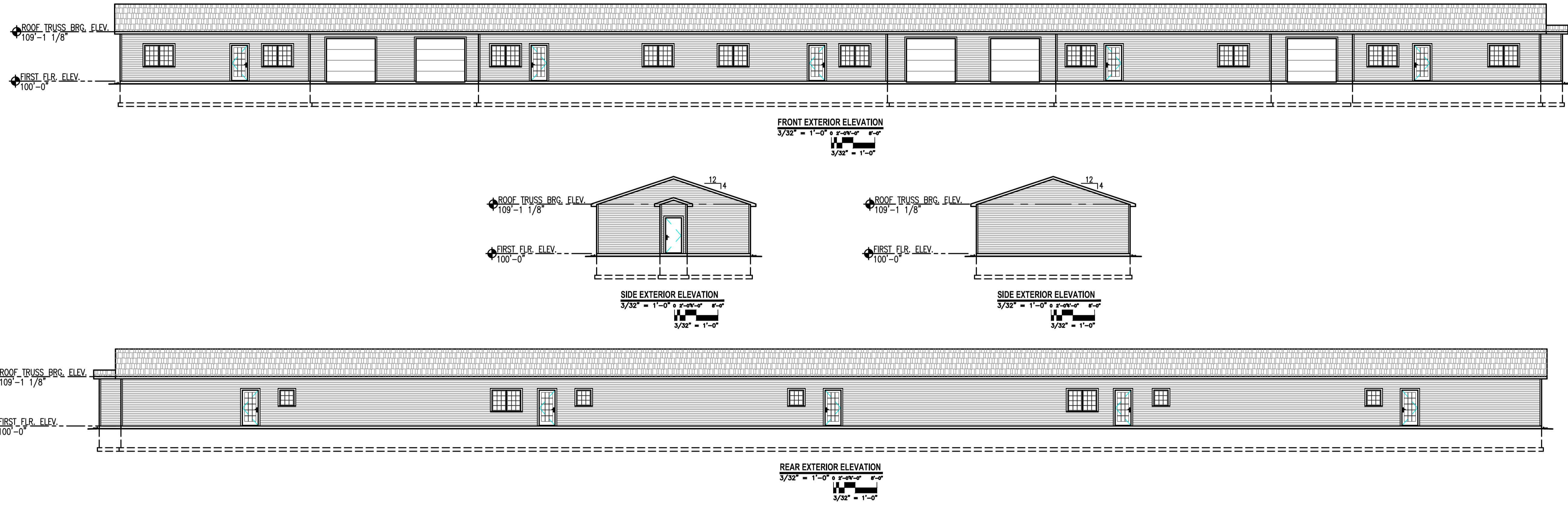
PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET: **A1.04**

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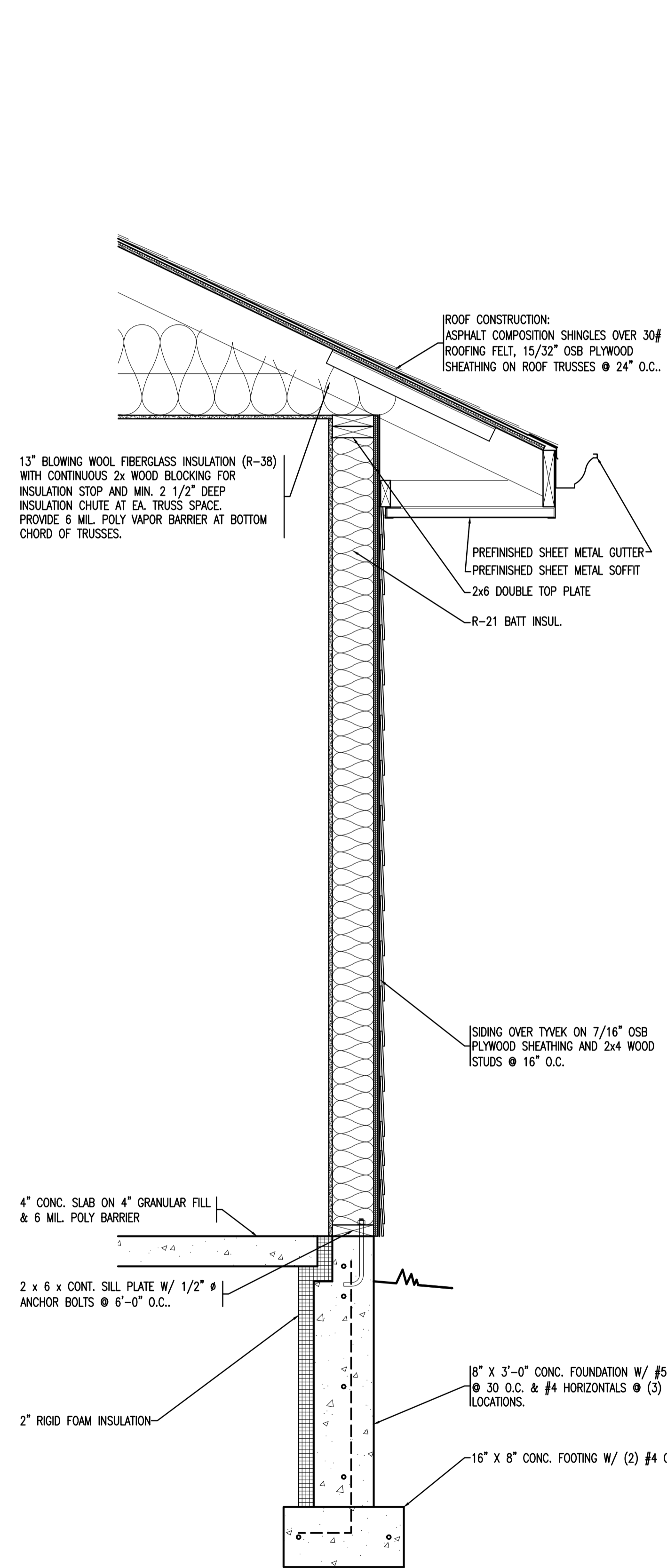
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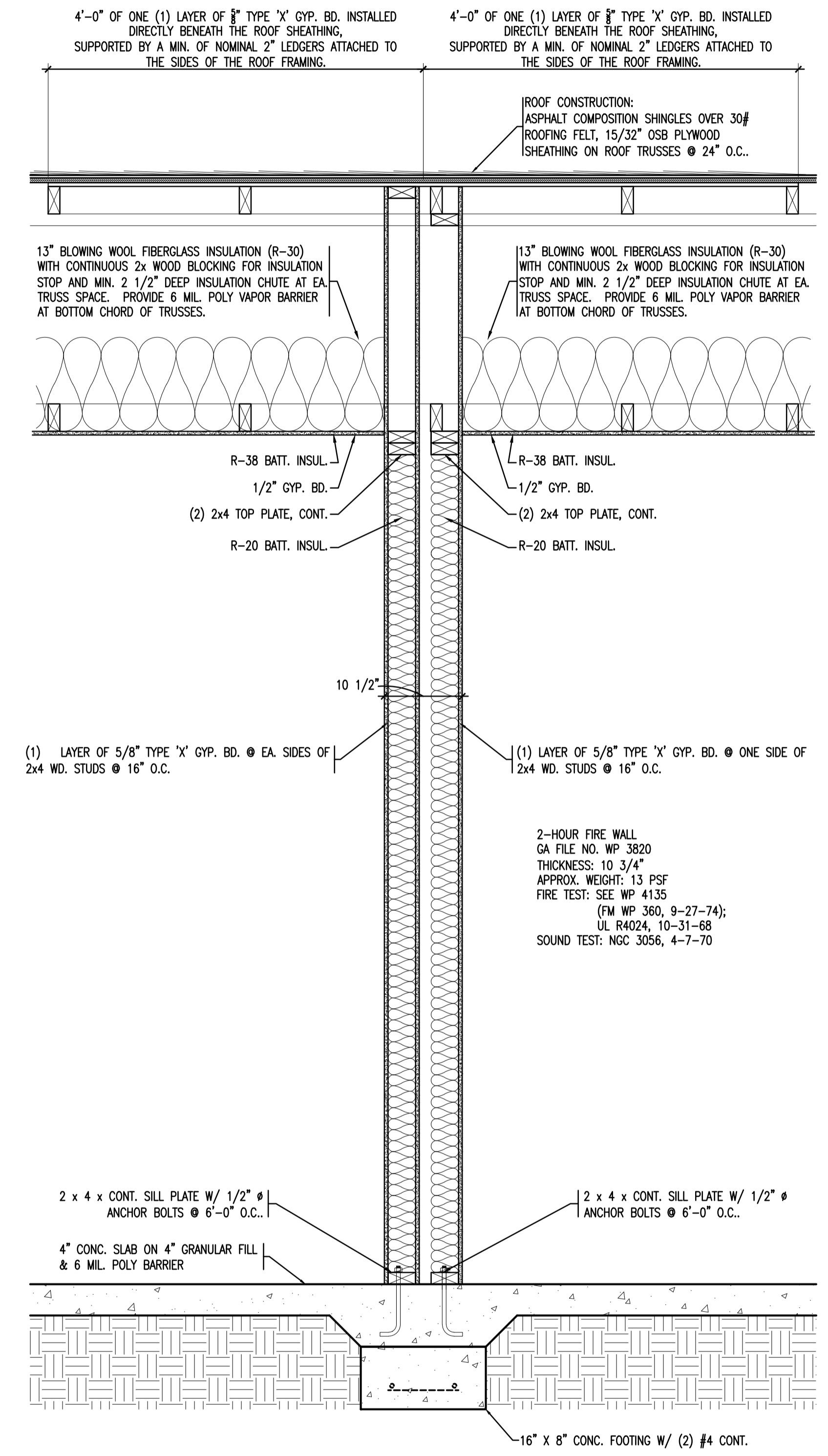
OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: EXTERIOR ELEVATIONS
 PROJECT DESCRIPTION: NEW 5-PLEX FOR BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY: S. SPOTANSKI
 PLAN DATE: 11-10-2022
 PLOT DATE: 11-10-2022
 SHEET: **A2.01**



1 TYP. EXTERIOR WALL SECTION
1" = 1'-0"



2 2-HOUR FIRE WALL
1" = 1'-0" UL DESIGN: U342

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PROFESSIONAL SEAL

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11-10-2022**

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 (781) 850-8188 info@spotanski.com

OWNER: JBA VENTURES LLC
 114 N. CUSTER AVE.
 GRAND ISLAND, NE. 68803

SHEET TITLE: WALL SECTION
 PROJECT DESCRIPTION: NEW 5-PLEX FOR
 BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE. 68803

DRAWN BY:
 S. SPOTANSKI
 PLAN DATE:
 11-10-2022
 PLOT DATE:
 11-10-2022
 SHEET:
A3.01

JBA Ventures, LLC

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

Twelve Months Ending After Project Phase 1 Completion

Exhibit E

CONTENTS

	<u>PAGE</u>
INTRODUCTION	3
INDEPENDENT ACCOUNTANTS' COMPILATION REPORT	4
PROJECTED STATEMENTS OF RECEIPTS AND DISBURSEMENTS UNDER VARIOUS TAX INCREMENT FINANCING SCENARIOS DETAILED IN NOTE A – CASH BASIS	5
SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS	6

INTRODUCTION

The projection in this illustration presents the entity's, JBA Ventures, LLC's, projected receipts and disbursements under the hypothetical assumptions in Note A on the cash basis for the twelve months ending after project phase 1 completion.



SCHROEDER & SCHREINER, P.C.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To Management of
JBA Ventures, LLC
Grand Island, NE

Management is responsible for the accompanying projection of JBA Ventures, LLC, which comprise projected statements of receipts and disbursements under various tax increment financing scenarios detailed in Note A – cash basis of JBA Ventures, LLC (see introduction), for the twelve months ending after project phase 1 completion, and the related summaries of significant assumptions and accounting policies 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 occurred, the projected results may not be achieved, as there will usually be differences between the projection and actual result, 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 the presentation of a projection established by the AICPA other than those related to significant assumptions. If the omitted disclosures and accounting policies were included in the projection, they might influence the user's conclusions about JBA Ventures, 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.

This accompanying projection and this report are intended solely for the information and use of JBA Ventures, 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.

Schroeder & Schreiner, P.C.

Grand Island, NE
January 31, 2023

JBA VENTURES, LLC

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

Twelve Months Ending After Project Phase 1 Completion

	With Tax Increment Financing	Without Tax Increment Financing
Gross Taxable Income:		
Rental revenue	\$ 132,000	\$ 132,000
Tax increment financing (TIF) revenue	<u>55,030</u>	<u>-</u>
	187,030	132,000
Tax Deductions:		
Interest expense - TIF debt	35,814	-
Interest expense - Non-TIF debt	149,563	221,439
Real estate tax (existing)	2,404	2,404
Real estate tax (TIF increment)	55,030	55,030
Insurance	13,750	13,750
Depreciation and amortization	<u>102,104</u>	<u>102,104</u>
	<u>358,665</u>	<u>394,727</u>
 Taxable income (loss)	 (171,635)	 (262,727)
Adjustments to Arrive at Net Cash Receipts (Disbursements)		
Depreciation & amortization	102,104	102,104
Principal debt service - TIF	(18,222)	-
Principal debt service - Non-TIF	<u>(45,192)</u>	<u>(74,310)</u>
	38,690	27,794
 Net cash receipts	 <u>\$ (132,945)</u>	 <u>\$ (234,933)</u>

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

JBA Ventures, LLC

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS

Twelve Months Ending After Project Phase 1 Completion

NOTE A – NATURE AND LIMITATION OF PROJECTIONS

The accompanying projection presents, to the best of JBA Ventures, LLC's knowledge and belief, cash receipts and disbursements for the twelve months ending after project phase 1 completion to be generated by housing units (e.g. "the project") 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 \$7,534,435 both with, and in the absence of, tax increment financing assistance. The projection reflects their judgment as of January 31, 2023, 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 phase 1 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

JBA Ventures, LLC is the owner and operating entity for four-buildings intended to house 18 housing units. This projection considers only expected operating results from the first phase of the project consisting of two buildings housing 8 housing units. Revenue has been determined based on the knowledge and experience of the owners of JBA Ventures, LLC (and related parties) in the operation of similar facilities in the same locale. The projection assumes 100% occupancy of the 8 housing units at 4 – 2-bedroom units at \$1,500 and 4 – 1-bedroom units at \$1,250 per month for 12 months per year.

The projection includes two scenarios dependent on whether or not the tax increment financing (TIF) request is approved. In the event of TIF approval, JBA Ventures, 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 Phase 1 will be financed through \$556,495 of capital contributions from the owners of JBA Ventures, LLC with additional debt incurred to cover the remaining anticipated construction and improvement costs.

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

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JBA Ventures, LLC

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS, Continued

Twelve Months Ending After Project Phase 1 Completion

NOTE D – CASH DISBURSEMENTS, Continued

Phase 1 TIF debt is based on an initial \$950,392 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 \$4,503 (annual \$54,036) and an interest rate of approximately 7.5%. This debt reflects only that incurred to cover the first phase of the project.

The remaining construction and land acquisition costs, not funded through tax increment financing, will be satisfied with \$556,495 of capital contributions and \$6,027,548 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 7.5%. Scenarios contemplating the denial of tax increment financing will assume bank debt replacing TIF financing at the same 15-year term and 7.5% 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 common area water, sewer and utilities; insurance; repairs and maintenance; professional fees; and other costs are all based on the experience of JBA Ventures, LLC's members and the expected occupancy of the facility.

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 either the straight-line method for 27.5-year life building components or the 150 percent declining balance method for 15-year life paving and improvement components.

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

JBA Ventures, LLC
Tax Increment Financing Application
Capitalization Rate Analysis

	<u>With Tax Increment Financing</u>	<u>Without Tax Increment Financing</u>
Net cash receipts (disbursements)	(132,945)	(234,933)
Add back: debt service	248,791	295,749
Net operating income	<u>115,846</u>	<u>60,816</u>
Divided by fair market value	2,942,035	2,942,035
Equals capitalization rate	3.94%	2.07%

Exhibit E

Resolution Number 2023-07

HALL COUNTY REGIONAL PLANNING COMMISSION

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

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for CRA Area 31 requested by JBA Ventures 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 March 1, 2023, and

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

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday February 10th and Friday February 17th, 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: March 1, 2023

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

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

RESOLUTION NO. 424

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 8th day of February, 2023

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

By 
Chairperson

ATTEST:


Secretary

JBA Ventures LLC Henry and Ada-Area 31

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

RESOLUTION NO. 425

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 31, from JBA Ventures LLC, (The "Developer") for redevelopment located on Lot 1 and part of Lot 2 of Block 1 and Lots 1 and 2 of Block 2 of Dawn Subdivision, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto; and

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

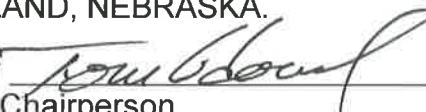
NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this 8th day of February, 2023.

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

By 
Chairperson

ATTEST:


Secretary

JBA Ventures LLC Henry and Ada-Area 31

Exhibit 1

Draft Redevelopment Plan Forwarded to the Planning Commission

JBA Ventures LLC Henry and Ada-Area 31

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

RESOLUTION NO. 427

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 JBA Ventures LLC. (the “**Redeveloper**”), in the form attached hereto as **Exhibit B**, for the purpose of redeveloping Redevelopment Area legally described on **Exhibit A**, referred to herein as the Project Area (the “**Project Area**”); and

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

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

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

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

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

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

Section 3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of acquisition of property, preparation for redevelopment including site work, public utilities and streets, trails and sidewalks described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond(s) issued in the approximate amount of \$950,932 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 15th day of March, 2023

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

ATTEST:

By:



Secretary

By:



Chair

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

Legal Descriptions: Lots 1 and 2 of Block 2 of Dawn Subdivision and the West 111 feet of lot 1 and all of lot 2 of Block 1 of Dawn Subdivision in the City of Grand Island, Hall County, Nebraska.

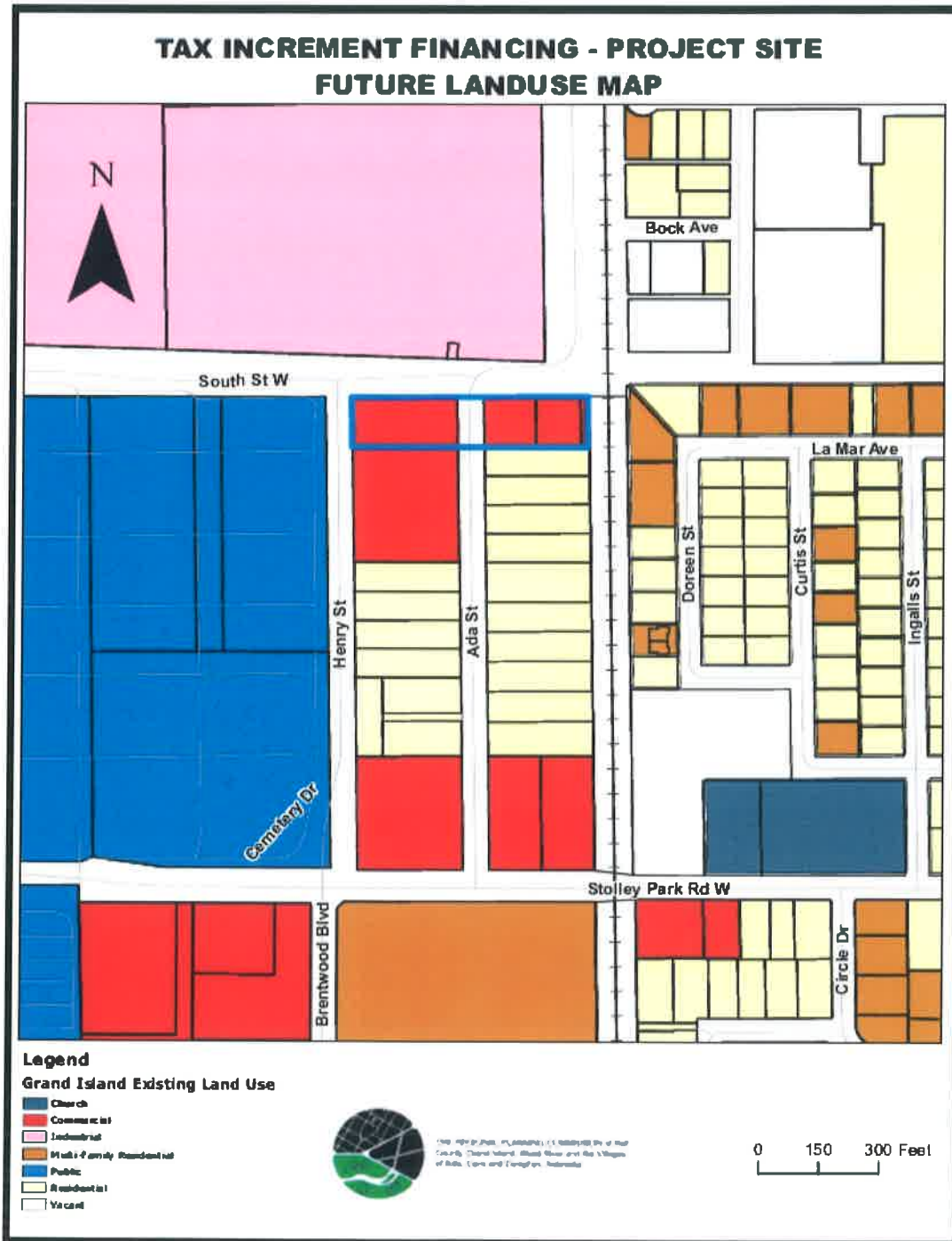


EXHIBIT B

FORM OF REDEVELOPMENT PLAN