



Hall County Regional Planning Commission

**Wednesday, December 7, 2022
Regular Meeting**

Item F1

**Public Hearing - Redevelopment Plan Amendment -Grand Island -
CRA Area #17 at 3553 Pairieview Street**

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 17, 2022

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 17 for the property located at 3553 Prairieview Street in Grand Island, Hall County, Nebraska. This amendment changes the proposed use of this property from a hotel to a medical office building. (C-10-23GI)

PROPOSAL:

Prataria Ventures LLC is requesting an amendment to the current redevelopment plan for this property to change the proposed use of the property and TIF eligible project from a hotel to a medical office building. The property is zoned CD Commercial Development Zone and an amendment to that plan is also being considered. The future land use map calls for development of this property as highway commercial.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard by the Grand Island City Council.

This project is **consistent** with the **proposed zoning** and will be consistent with the **future land use plan** for this area within the City of Grand Island with the proposed amendment. This development will promote redevelopment of the area.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of commercial uses at this location. TIF was originally approved for this project for acquisition of the property, site grading, installation of streets and utilities and planning activities. Those same categories of expenditure apply to this amended application.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a commercial development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission finds that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the City of Grand Island and recommends approval as presented. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

Redevelopment Plan Amendment
Grand Island CRA Area 17
June 2016 Amended November 2022

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 17 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 17.

Executive Summary:

Project Description

THE REDEVELOPMENT OF PROPERTY LOCATED SOUTH OF HUSKER HIGHWAY AND WEST OF U.S. HIGHWAY 281 ~~(THE PROJECT SITE IS CURRENTLY PLATTED AS EWOLDT SUBDIVISION WHICH PLAT WILL BE VACATED AND A NEW PLAT RECORDED).~~ THIS AMENDMENT APPLIES SPECIFICALLY TO ACTIVITIES PLANNED FOR LOT 3 OF PRAIRIE COMMONS SECOND SUBDIVISION AND A PORTION OF LOT 1 OF PRAIRIE COMMONS SECOND SUBDIVISION TO BE REPLATTED. THE ORIGINAL PROJECT ~~WILL~~ CONSISTED OF DEMOLITION OF EXISTING FARM~~S~~ STRUCTURES, ALL SITE WORK AND GRADING TO PROMOTE AND ENHANCE DRAINAGE ACROSS THE SITE, INTALLATION OF ROADS, SEWER, WATER AND OTHER UTILITY INFRASTRUCTURE TO SUPPORT DEVELOPMENT OF THE SITE. THE PROJECT SHALL ALSO INCLUDE INFRASTRUCTURE IMPROVEMENTS AND MODIFICATIONS WITHIN THE PUBLIC RIGHT-OF-WAY OF HUSKER HIGHWAY (U.S. HIGHWAY 34) AND U.S. HIGHWAY 281 TO FACILITATE THE TRAFFIC THE PROJECT WILL GENERATE. THE INTIAL PHASE OF THIS DEVELOPMENT WILL CONSISTED OF THE CONSTRUCTION OF A 4 STORY 64 BED HOSPITAL AND, A 66,000 SQUARE FOOT MEDICAL OFFICE BUILDING ~~AND A PLANNED AND A~~ 103 BED HOTEL WITH 7000 SQUARE FEET OF CONFERENCE/MEETING SPACE. THIS PHASE IS PROPOSING TO REPLACE THE HOTEL AT THIS LOCATION WITH ANOTHER THREE STORY 66,000 SQUARE FOOT MEDICAL OFFICE BUILDING.

The use of Tax Increment Financing to aid in demolition, site clearance, and necessary infrastructure and grading improvements to redevelop the southwest corner of Husker Highway and U.S. Highway 281 currently platted as Ewoldt Sub in the City of Grand Island was proposed in the original application and that work has been completed. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project economically feasible. The project will result in the development of lots along this section of U.S. 281 toward U.S. Interstate 80. The proposed anchors for the first phase of this development location include a private hospital, medical office building and hotel with conference space. This plan amendment replaces the hotel with a second medical office building. Subsequent phases of the remainder of the site include housing, office space and retail development. The developer has indicated that this

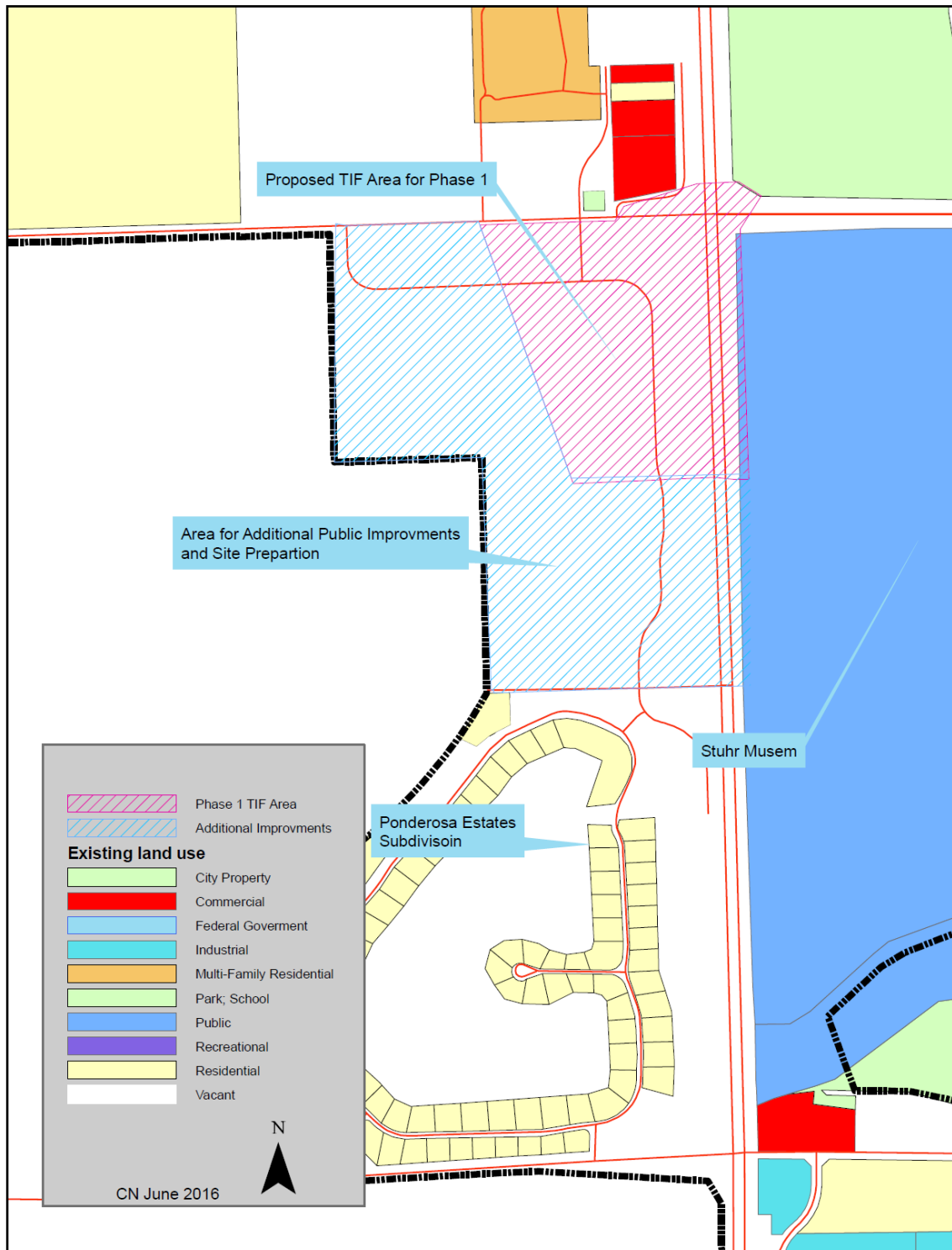
development would not be considered nor financially feasible for at this location without the use of TIF.

Prataria Ventures L.L.C., a wholly owned subsidiary of Chief Industries, Inc., owns the subject property. Chief Industries was founded in 1954 and is headquartered in Grand Island. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2018 towards the allowable costs.

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

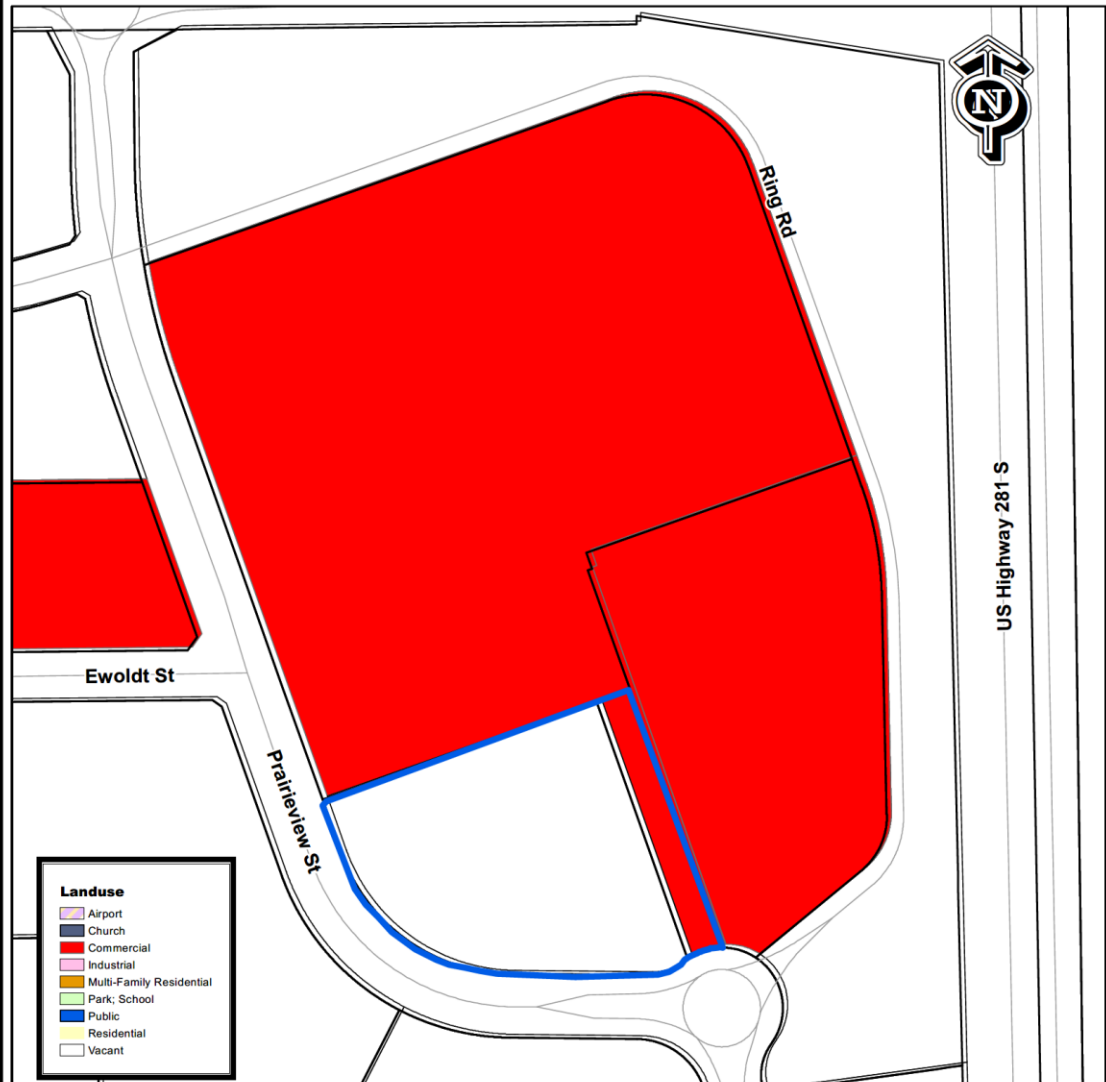
Property Description (the “Redevelopment Project Area”)

Legal Descriptions: All of Ewoldt Subdivision in Grand Island, Hall County, Nebraska and the adjacent rights-of-way for Husker Highway/U.S. Highway 34, U.S. Highway 281 and Rae Road. This amendment applies specifically to Lots 1 and 3 of Prairie Commons Second Subdivision.



Existing Land Use and Subject Property 2016

EXISTING LANDUSE MAP



Existing Land Use and Subject Property 2022

This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2018 through 2032 inclusive or as otherwise dictated by the contract. The proposed development with this amendment for a second medical office building anticipates a restructured bond that would span the tax years 2023 to 2038.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The incremental value for the first phase will be created by the construction of a 64 bed private hospital, medical office building and ~~hotel/conference center~~ a second medical office building. This area is planned for commercial development with the Grand Island Comprehensive Plan and will has been need-to-be rezoned to ~~either a B2-General Commercial or~~ CD Commercial Development zone to accommodate the planned development. An amendment to the CD Zone to allow the second medical office building has been proposed. ~~- In addition, the current subdivision will be vacated and a new subdivision created to create the buildable lots of record for the first phase of redevelopment.~~

Statutory Pledge of Taxes.

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

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

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

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

premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

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

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on June 9, 2015.[§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. Conformance with the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on December 7, 2022 and passed Resolution 2023-06 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.**

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

a. Land Acquisition:

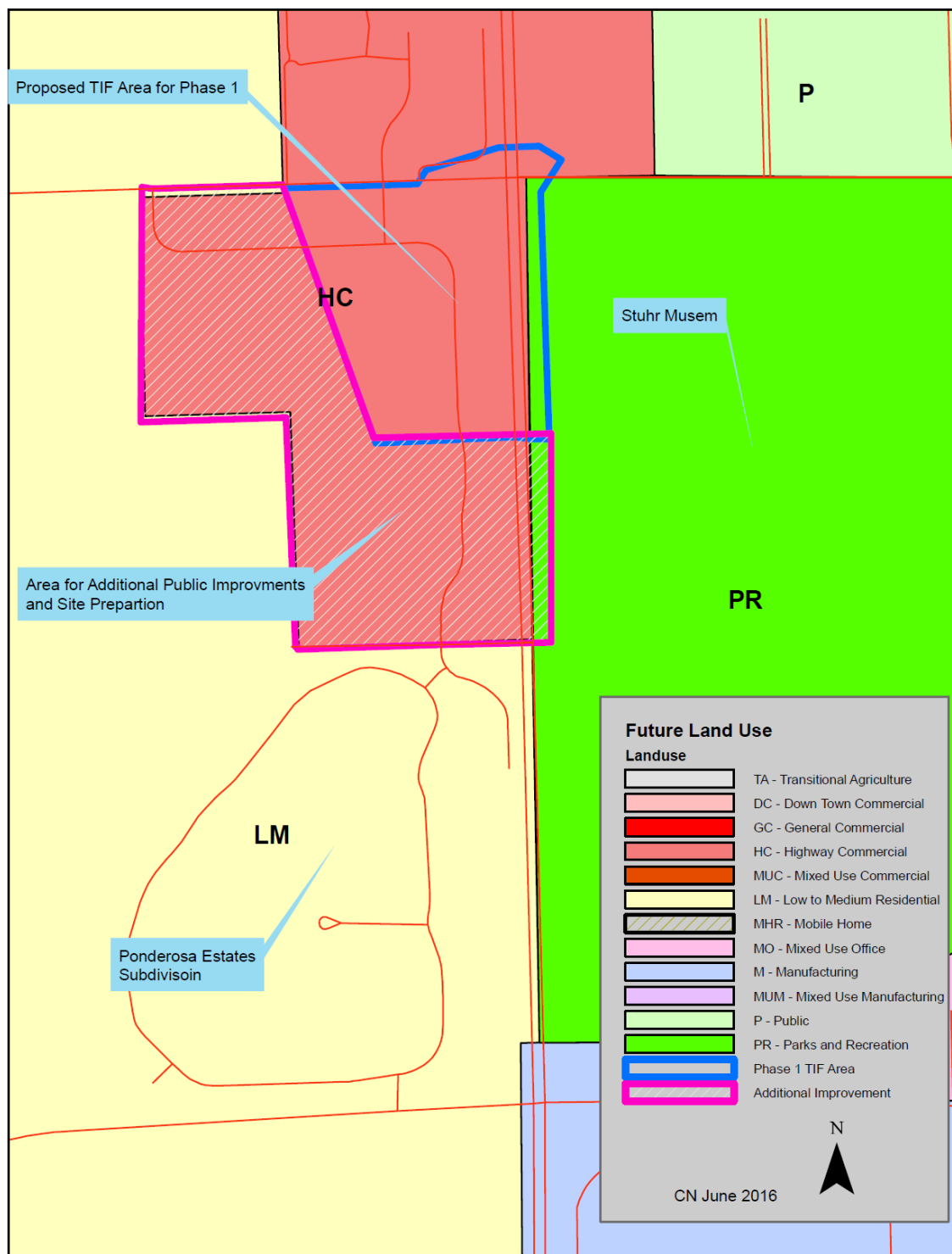
This Redevelopment Plan for Area 17 does not anticipate real property acquisition by the developer. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan provides for the demolition and removal of the existing abandoned farm buildings on the property.

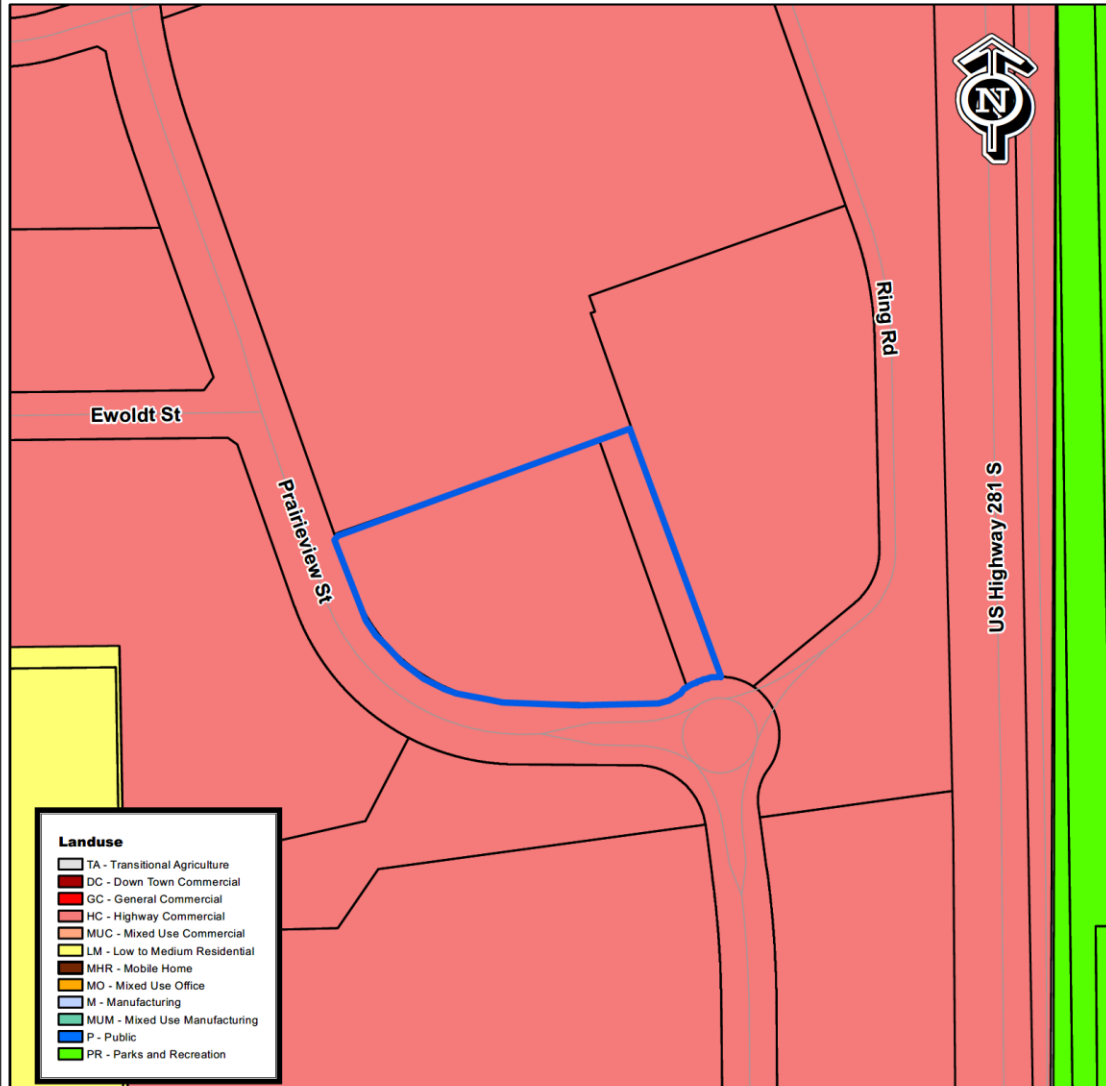
c. Future Land Use Plan

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



City of Grand Island Future Land Use Map effective 2016

TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



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

1 inch = 208 feet

City of Grand Island Future Land Use Map effective 2022

Exhibit A



Proposed Site Plan ~~as developed.~~

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

The property is currently platted as ~~Ewoldt Subdivision Lot 3 and Part of Lot 1 of Prairie Commons Second Subdivision. The existing Ewoldt Subdivision and all easements on the property will be vacated.~~ The property will be replatted with a new a new street and lot configuration. Necessary easements will be dedicated with the new subdivision plat.

~~The area is zoned TA Transitional Agriculture. It is anticipated that t~~The area for the first phase of redevelopment ~~will as be rezoned to accommodate the development to a B2 General Commercial or~~ CD Commercial Development Zone a further amendment will be necessary to allow the second medical office building. These zoning districts at this location are consistent with the Grand Island Comprehensive Development Plan. The westerly portions of the property ~~may be rezoned~~was rezoned to an RO Residential Office zone that allows apartments and office buildings and which would provide a buffer between anticipated lakefront residential development to the west. Internal streets ~~will be were~~ platted to connect James Road on the north with the intersection of James Road (Prairie ~~V~~view Road) and Rae Road on the south. All properties ~~will be have been~~ graded to drain appropriately and streets ~~were will be~~ designed based on final lot elevations. Streets, utility infrastructure and grading ~~were will be e~~completed for the whole development during the first phase of this project. No changes are anticipated in building codes or ordinances. However, the CRA intends to require enhancements to building facades as part of a public space requirement of the redevelopment project. No other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to build on the site within the constraints allowed by the proposed zoning districts. The CD zoning district allows for up to 50% of the CD zone to be covered with buildings. The B2 zone would allow coverage of up to 100% of the lot less required landscaping and the RO zoning district would allow up to 75% coverage. Final zoning on the project site will have to be approved by the Grand Island City Council prior to construction. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Sufficient capacity exists within these systems to support this development at completion. Sewer, water ~~will be were~~ extended throughout the site. The developer ~~was will be~~ responsible for engineering and installation of all required utilities. Said utilities are expected to become part of the city infrastructure and will be accepted into the city systems after construction and inspection. Electric infrastructure ~~will be as~~ extended throughout the site according to typical commercial installation requirements. Natural gas and communications infrastructure will be installed according to the agreements formed with the private companies that provide those services. The City of Grand Island will secure all necessary easements for utility infrastructure with the platting and development processes. Public

façade easements will be acquired in all buildings constructed as part of the project. The Redeveloper will be required to enhance the building exteriors and façades as provided in the redevelopment contract as a part of the public space development in the project over and above Commercial Development Zone building requirements. The façade improvements are required to ensure long-term durability of the buildings to prevent the recurrence of blighted conditions, with such façade improvements protected with a grant of an easement to the City by the Redeveloper.

[§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. No individuals or businesses will be relocated due to this development. [§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 has 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 owns this property. The developer has identified the following expenses shown as exhibit B as potentially eligible for TIF based on the costs for the first phase development and site preparation/grading, streets and utility infrastructure for the full 96 acre site at \$28,910,839. Additional TIF may be generated and used for complete development of the remainder of the site for site acquisition, planning, architecture, legal and other eligible activities.

Project TIF Eligible Expenses

A.	<u>Project Site Preparation Expenses</u>	
	1. Demolition:	\$60,000
	2. Grading/ <u>Stormwater</u> Detention:	<u>\$795,000</u>
	Total:	\$855,000
B.	<u>Public Improvements</u>	
	1. Public Streets; Public Utilities: (Sanitary/Storm sewer, water, traffic Improvements)	\$12,820,000
	2. Façade Enhancements: (Hospital, Hotel & Office Building)	\$1,680,000
	3. Private Street; Parking Lots:	\$4,038,000
	4. Offsite Street and Highway Improvements	<u>\$553,000</u>
	Total:	\$19,091,000
C.	<u>Planning Activities</u>	
	1. Design of Public Improvements: (Engineering, Architecture, Planning)	\$7,356,000
	2. Master Planning/Housing & Hotel Studies:	<u>\$59,000</u>
	Total:	\$7,415,000
D.	<u>Conference Center</u>	
	1.	<u>\$1,225,000</u>
	Total:	\$1,225,000
E.	<u>TIF Related Expenses</u>	
	1: Legal Fees	\$100,000
	2 Cost Benefit Analysis	\$20,000
	3 City and CRA Fees	<u>\$2,000</u>
	Total:	<u>\$122,000</u>
	Total Expenses:	\$28,708,000

Updated cost numbers for MOB 2.0 specifically

Prairie Commons Medical Office Building #2.0
Legal: Prairie Commons Second Subdivision Lot 3
September 30, 2022

Estimated Project Costs

<u>Acquisition Costs:</u>	
Land	\$1,700,000
Construction & Site Costs	\$27,650,000
<u>Soft Costs:</u>	
Architectural/Engr./Testing	\$1,710,000
Financing Fees	\$210,000
Legal/Planning/Audit Fees	\$1,120,000
Contingency Reserves	\$710,000
Total	\$33,100,000

Estimated Value at Completion	\$27,650,000
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Sources of Financing:

Developer Equity	\$7,200,000
Tax Increment Assistance	\$4,885,000
Commercial Bank Loan	\$21,015,000

Listing of TIF Eligible Expenses:

Site Preparation	\$100,000
Facade Upgrade	\$250,000
Site Utilities	\$200,000
Paving/Sidewalks/Hike-Bike Trail	\$675,000
Planning Activities (Arch./Engr./Designer fees)	\$2,710,000
Legal Fees	\$100,000
Land Purchase	\$1,700,000
Total TIF Eligible Expenses	\$5,735,000

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$28,708,000 from the proceeds of the TIF Indebtedness issued by the Authority. 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, 2017 through December 2034~~8~~. The developer will use the TIF Note to secure debt financing in an amount not to

exceed \$28,708,000 to be paid to the note holder during the term of the financing. TIF Notes have been issued for the hospital and MOB 1 in the amount of \$11,600,000 and \$2,500,000 respectively. The developer is requesting a note in the amount of \$4,885,000 for the MOB 2.0 project contemplated in this plan amendment. The total TIF for the project as proposed would be \$18,985,000. A total of \$9,723,000 less than originally approved.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of blighted and substandard conditions within the area.

8. Time Frame for Development

Development of this project is anticipated to be completed between September of 2016 and December of 2018. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year. The MOB 2.0 anticipated with the amendment would be constructed in 2023 and open in and fully taxable in 2024. Additional projects may be brought forward for separate consideration on parcels located outside of this initial phase.

9. Justification of Project

Demolition, extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property by Prataria Ventures, LLC, will result in increased employment opportunities in the medical

sector within Grand Island as well as expanded medical choices. This is a first step in extending development south along U.S. Highway 281 toward U.S. Interstate 80. The Grand Island City Council has made it clear with previous decisions that they support development toward the I-80/281 interchange.

10. Cost Benefit Analysis ~~The CRA will engage consultants to prepare a cost benefit analysis.~~ The results of the original analysis ~~will be~~ included as an appendix to this ~~plan amendment~~ original plan. The original analysis supported TIF in an amount of \$28,708,000. The total TIF proposed has been reduced to \$18,985,000.

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing; (MOB 2.0 Only)

The redevelopment project area currently has an estimated valuation of \$621,000. The proposed redevelopment will create additional valuation of \$27,029,000 over the course of the next two years. The project creates additional valuation that will support taxing entities long after the project is paid off. The tax shift from this project will be equal to the total of the bond principal of \$4,885,000 if fully funded and any associated interest on the bond to be assigned with contract approval.

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

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This is infill development with services connecting to existing line with capacity. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

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

This will provide additional medical facilities for residents of Grand Island and for the surrounding area. New medical staff will be needed to support this development.

(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

New medical staff will be needed to support this development.

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

This development will not have a direct impact on the Grand Island School system since it does not include a housing component. New employees will need housing and that may impact the schools depending on where people choose to live.

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

Grand Island is a regional medical provider and this development will help solidify and enhance that position. The MOB 2.0 will support the new hospital and provide additional competition within the medical market place in Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed between September of 2016 and December of 2018. The base tax year should be calculated on the value of the property as of January 1, 2017. Excess valuation should be available for this project for 15 years beginning in 2017 with taxes due in 2018. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$28,708,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. The total TIF for the project as proposed would be \$18,985,000. A total of \$9,723,000 less than originally approved.

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VIA EMAIL: chadn@grand-island.com

Chad Nabity
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VIA EMAIL: mbacon@bacon-vinton.com

Michael L. Bacon
Bacon & Vinton, L.L.C.
416 10th Street
P.O. Box 208
Gothenburg, NE 69138

Re: Prairie Commons Redevelopment Project in Grand Island
Our File No.: 16346.101

Dear Chad and Mike:

Based upon our conversations, I prepared and attach:

1. The revised version of the Amendment to Redevelopment Plan to which I have made some comments. Please let me know if these comments cause you any concern; and

2. A revised Exhibit for the "Project TIF Eligible Expenses" to be substituted for the version that was attached to the Application from Prataria Ventures, LLC.

Please let me know if you have any questions.

Sincerely,



Thomas C. Huston
For the Firm

Enclosure

cc: Dave Ostdiek (via email)
Roger Bullington (via email)

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STERLING RIDGE
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XML I TA, IN t SRI-I4-1 105
(402) 397-1700

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P.O. Box 510
AURORA, NE 68818
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416 VALLEY VIEW DRIVE, SUITE 304
SCOTT'S BLUFF, NE 69361
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330 SOUTH COLLEGE AVENUE
SUITE 300
FORT COLLINS, CO 80524-7162
(970) 221-2637



COMMUNITY DEVELOPMENT AUTHORITY

Authority (CRA)

BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST JUNE 8, 2016

PROJECT REDEVELOPER INFORMATION

Business Name: Prataria Ventures, LLC

A wholly owned limited liability company of Chief Industries, Inc.

Address: 3942 W Old Highway 30
Grand Island, NE 68803

P.O. Box 2078
Grand Island, NE 68802

Telephone Number: 308-389-7200

Fax Number: 308-389-7352

Contact: Roger Bullington, P. E.
308-389-7288
roger.bullington@chiefind.com

Lot 3 Project Redeveloper Information

Business Name: Prairie Commons MOB 2.0, LLC
Address: 13340 California Street, Suite 108
Omaha, NE. 68154

Contacts: Jon Walker (913) 219-6910
Ralph Castner (308) 249-1697

Prairie Commons MOB 2.0, LLC will be assuming the redevelopment agreement and responsibilities to develop a second medical office building of Phase One on the Prairie Commons Campus.

Brief Description of Applicant's Business:

Prataria Ventures is the development business unit of Chief Industries. This entity provides development services for projects. Prataria holds the real estate holding for potential real estate and development investments, and is a premier real estate developer in the Midwest providing innovative and progressive developments through public and private partnerships. Our development portfolio includes projects for private and public/private institutions as well as for our own use. Our projects range from small properties to expansive developments throughout diverse communities from small towns to metropolitan communities.

Chief Industries, Inc. is a diverse company headquartered in Grand Island. Founded in 1954, Chief has been a community leader in Grand Island and Central Nebraska and is a privately owned entity.

Present Ownership Proposed Project Site:

Prataria Ventures, LLC
c/o Chief Industries, Inc.
P.O. Box 2078
Grand Island, NE 68802

Proposed Project: Building square footage, size of property, description of buildings - materials, etc. Attach site plan, if available.

Building square footage: Total 319,865

Size of property: Phase 1, 35 Acres

Description of buildings:

Prataria owns a 96 acre parcel of land that includes a farm homestead, farmland and pasture land. This is a generational development opportunity which sits at the front door of Grand Island. Prataria proposes to develop this parcel in four separate phases. The first phase will be on 35 acres that will include a hospital, medical office building and a hotel.

The hospital is approximately 172,000 square feet and will be designed for potential future expansion horizontally and vertically. The initial 4 story bed tower will be comprised of 64 patient rooms and will be designed for two additional floors for future growth. The structure is designed utilizing conventional steel framing, with the exterior being a combination of precast panels, metal panels, curtainwall and storefront glass features.

The Medical Office Building will be a three story structure totaling 66,000 square feet. It will also be a conventional steel framed structure with the same exterior materials and features as the hospital. Thus, creating a campus feel with complimentary architectural design features. It will be attached to the hospital structure, allowing patient and visitors ease of accessing both facilities.

Due to the growth of the healthcare industry in Grand Island, there is a perceived need for additional medical offices on the Prairie Common campus. These medical offices will need to be attached to the Grand Island Regional Medical Center (GIRMC) and the original Prairie Commons MOB (#1.0). This will be achieved by corridor links between the three buildings and creating a healing garden adjacent to the buildings and corridors (corridors will consist of 3,885 square feet on GIRMC property). Due to this campus healthcare emphasis, the hospitality component is planned to move to another phase of the Prairie Commons development and to another parcel within the development. This Prairie Commons MOB #2.0 is planned to be a Class A three-story structure encompassing a total of 66,000 sq. ft. The design features will mimic those of GIRMC and PC MOB #1.0 so that the architectural integrity is intact.

Additional phases will be forthcoming.

If Property is to be Subdivided, Show Division Planned:

See conceptual plan submitted. Actual preliminary plat to be determined in near future.
See Exhibit A

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

Architect

Name: Davis Design
Phone: 402-476-9700
Address: 1221 N Street,
Suite 600
Lincoln, NE 68508

Engineer

Name: Olsson Associates
Phone: 308-384-8750
Address: 201 E. 2nd Street
Grand Island, NE 68801

General Contractor

Name: Chief Construction
Phone: 308-389-7222
Address: 3935 Westgate
Road
Grand Island, NE 68803

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

Project Construction Schedule:

Construction Start Date

Phase 1(Lot 3) :January 2023

Construction Completion Date

Phase 1(Lot 3): Spring 2024

This will be a phased project with phase one comprised of a healthcare/hospitality component and the site/utility work necessary for the development project. Three additional phases are planned and the times and sequencing of each respective phase will be dependent on market conditions. These phases may include a substantial retail component, multi-family/senior housing and an office component.

XII. Please Attach Construction Pro Forma

Due to confidential nature of the projects, construction proforma available for discussion.

XIII. Please Attach Annual Income & Expense Pro Forma (With Appropriate Schedules)

Due to confidential nature of the projects, proforma available for discussion.

PROJECT REDEVELOPER INFORMATION

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

Tax Increment Financing is being requested in the amount of \$4,885,000. for the development of Lot 3 of Phase One of the Prairie Commons Development. The TIF funds will enable the healthcare component of campus to continue to grow and allow for specialty clinics to expand to the campus and to the community of Grand Island. The TIF financing component will allow this project on Lot 3 to move forward and will assist in the funding gap for the developers to continue on the path of high quality and aesthetic designs to attract clients and practitioners to our community. In addition to significant investments in the structures, this will also provide extensive investments into personal property and thus provide a large increase in personal property taxes. This new medical office building will also provided for expanded employment opportunities, healthcare alternatives, and quality of life features.

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

The proposed site work and construction costs will result in an overall improvement to the area and allow for additional medical goods and services, employment opportunities, medical office space and a hospitality/conference area. Tax increment financing is an integral and essential component to the project completion which is contingent upon receipt of the expected tax increment assistance. Feasibility is dependent upon TIF funds that will enable the creation of adequate economics to make the necessary site improvements, utility extensions and new construction costs at a competitive rate in the area.

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:

Prairie Commons Development

Current site of the Grand Island Regional Medical Center and the Prairie Commons Medical Office Building

Contact:

David Ostdiek

Chief Industries

Phone: 308-389-7246

Fax: 308-389-7352

Green Line Redevelopment

Current site of the Chief Construction Campus and Christensen Concrete.

Contact:

David Ostdiek

Chief Industries

Phone: 308-389-7246

Fax: 308-389-7352

Aurora Co-Op Redevelopment

Current site of Goodwill Industries Warehouse and Chief Fabrication.

Contact:

David Ostdiek

Chief Industries

Phone: 308-389-7246

Fax: 308-389-7352

Contact:

Chad Nability

Regional Planning Department

Phone: 308-385-5444 ext. 210

Lincoln West Haymarket Phase 1 & Phase 2

Includes Canopy Lofts, The Railyard, The Hobson Place and the Hyatt hotel.

Contact:

Hallie Salem

Lincoln NE Urban Development
Department

Phone: 402-441-7864

Fax: 402-441-8711

Contact:

David Landis

Lincoln NE Urban Development
Department

Phone: 402-441-7864

Fax: 402-441-8711

Contact:

Mayor Chris Beutler

Mayor of Lincoln, NE

Phone: 402-441-7511

Fax: 402-441-7120

Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

To be provided.



Exhibit A

1. PC MOB 2.0

Building Area (sf):	66,000	-	66,000	Land Area (sf):	130,286
Building Value/SF:	\$375	\$0	\$375	Land Value/SF:	\$1.6
Total Building Value:	\$24,750,000	\$0	\$24,750,000	Total Land Value:	\$208,458
	\$208,458	\$0	\$208,458		
Total Value:	\$24,958,458	\$0	\$24,958,458		

1. Completed Medical Office Building 2.0:

Tax Rate (2021):	2.147045
Base Year:	2022
Interest Rate:	7.00%
TIF Period (yrs):	15
Base Value:	\$208,458

	Assessed Value	Est. Taxes
Base Year	\$208,458	\$0
Completed	\$24,958,458	\$0
Increment	\$24,750,000	\$0
		\$208,458
		\$24,958,458
		\$535,869
		\$531,394
		\$0
		\$4,476
		\$0
		\$535,869
		\$0
		\$531,394
		\$0
		\$4,886,708
		\$0
		\$4,886,708

Prairie Commons Medical Office Building #2.0
Legal: Prairie Commons Second Subdivision Lot 3
September 30, 2022

Estimated Project Costs

Acquisition Costs:

Land	\$1,700,000
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Construction & Site Costs	\$27,650,000
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Soft Costs:

Architectural/Engr./Testing	\$1,710,000
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Financing Fees	\$210,000
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Legal/Planning/Audit Fees	\$1,120,000
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Contingency Reserves	\$710,000
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Total	\$33,100,000
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<u>Estimated Value at Completion</u>	\$27,650,000
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Sources of Financing:

Developer Equity	\$7,200,000
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Tax Increment Assistance	\$4,885,000
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Commercial Bank Loan	\$21,015,000
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Listing of TIF Eligible Expenses:

Site Preparation	\$100,000
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Façade Upgrade	\$250,000
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Site Utilities	\$200,000
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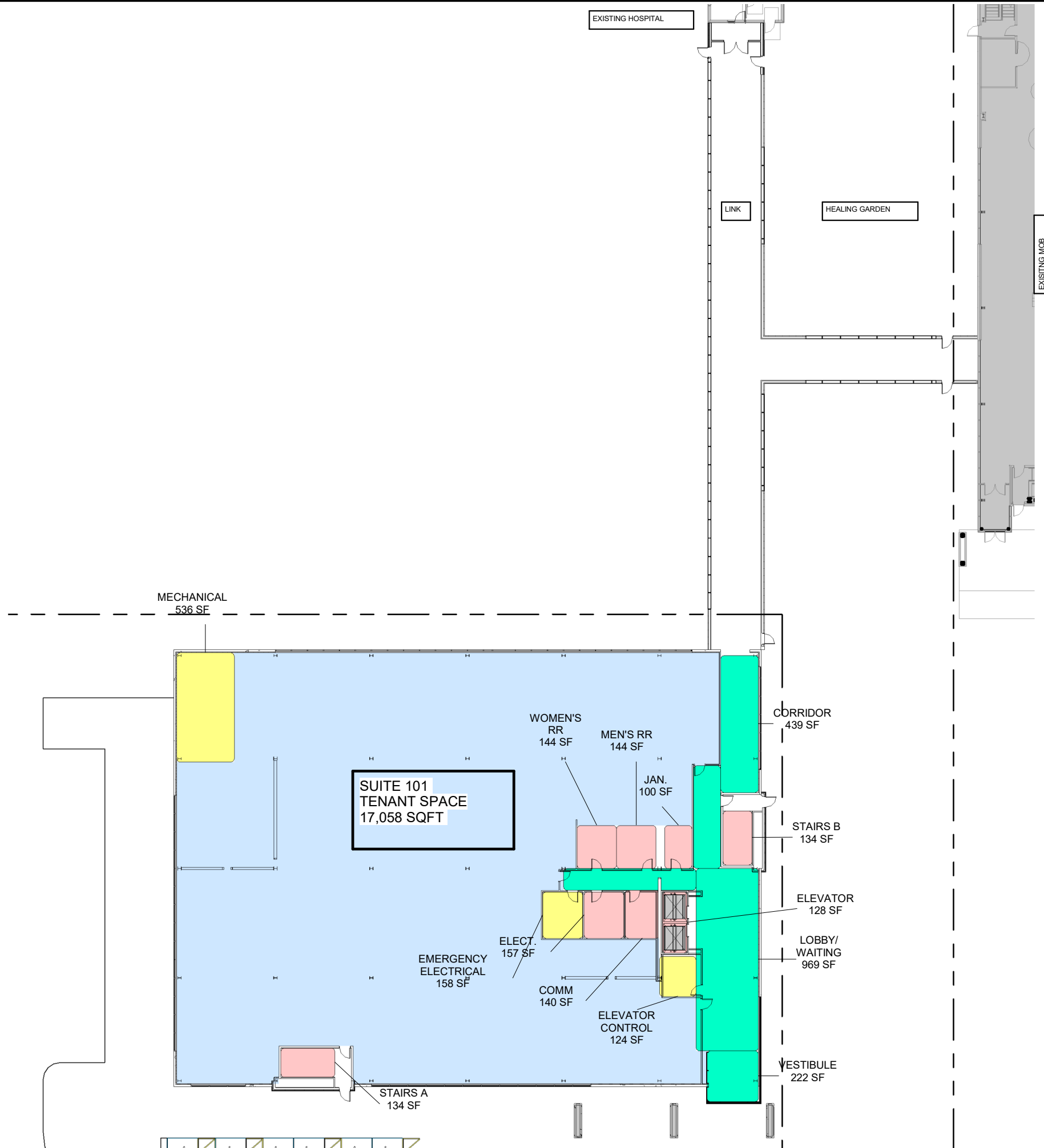
Paving/Sidewalks/Hike-Bike Trail	\$675,000
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Planning Activities (Arch./Engr./Designer fees)	\$2,710,000
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Legal Fees	\$100,000
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Land Purchase	\$1,700,000
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Total TIF Eligible Expenses	\$5,735,000
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TYPE 2B - FULLY SPRINKLED
B - BUSINESS
NOT AMBULATORY CARE FACILITY

SHAFT ENCLOSURE 1 HR (IBC 2015, SECTION 713.4)
INTERIOR EXIT STAIRWAYS ENCLOSURE 1 HR (IBC 2015, SECTION 1023.2)

22,064 SQFT GROSS LEVEL 3
22,064 SQFT GROSS LEVEL 2
21,907 SQFT GROSS LEVEL 1

3,885 GROSS LINK

1 01 - FIRST LEVEL - OPTION-1
1/32" = 1'-0"

Lincoln
1221 N Street, Suite 600
Lincoln NE 68508
Phone 402-476-9700
Fax 402-476-9722

Vermillion
15 East Main, Suite 201
Vermillion SD 57069
Phone 605-624-1081

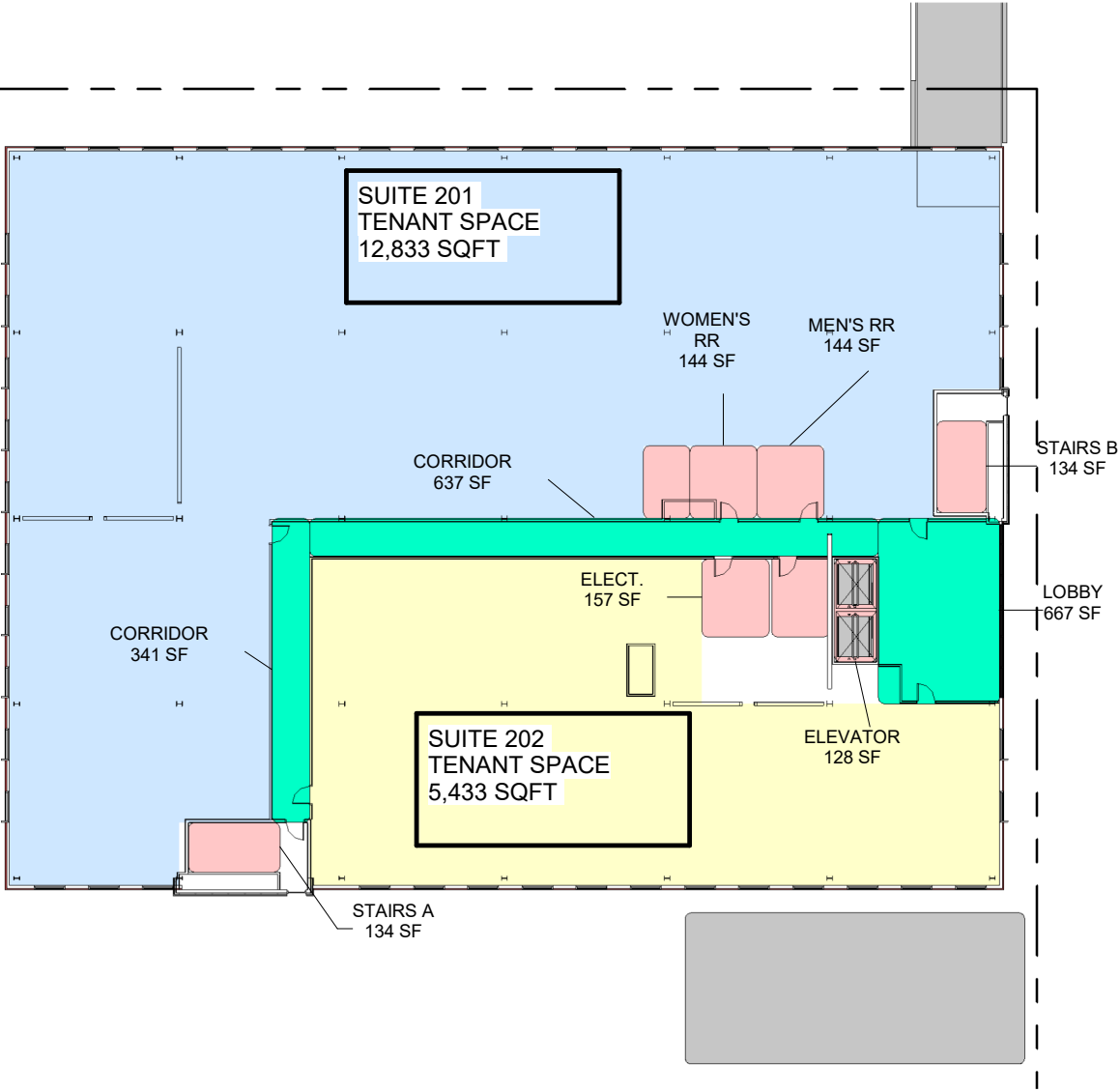


DD-101-1
09/08/22

Prairie Commons MOB, LLC
Medical Office Building Two
Floor Plans - Option 1

1 02 - SECOND - OPTION -1
1/32" = 1'-0"

THIRD LEVEL SIMILAR

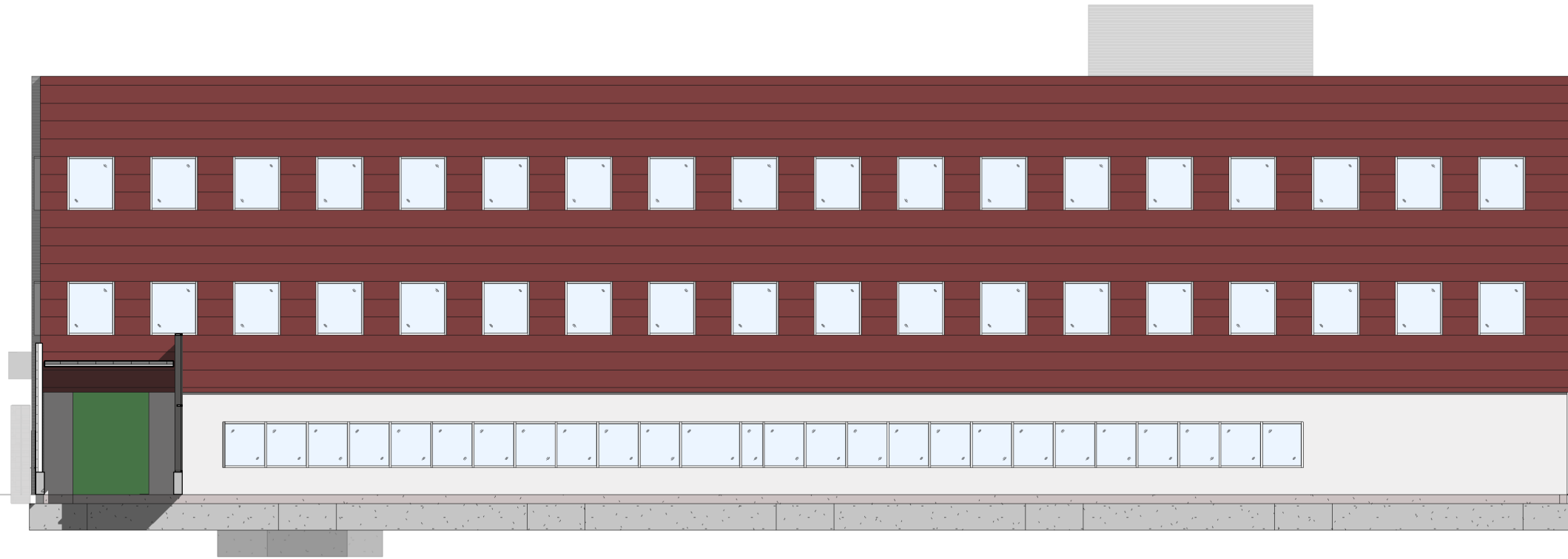


TYPE 2B - FULLY SPRINKLED
B - BUSINESS
NOT AMBULATORY CARE FACILITY

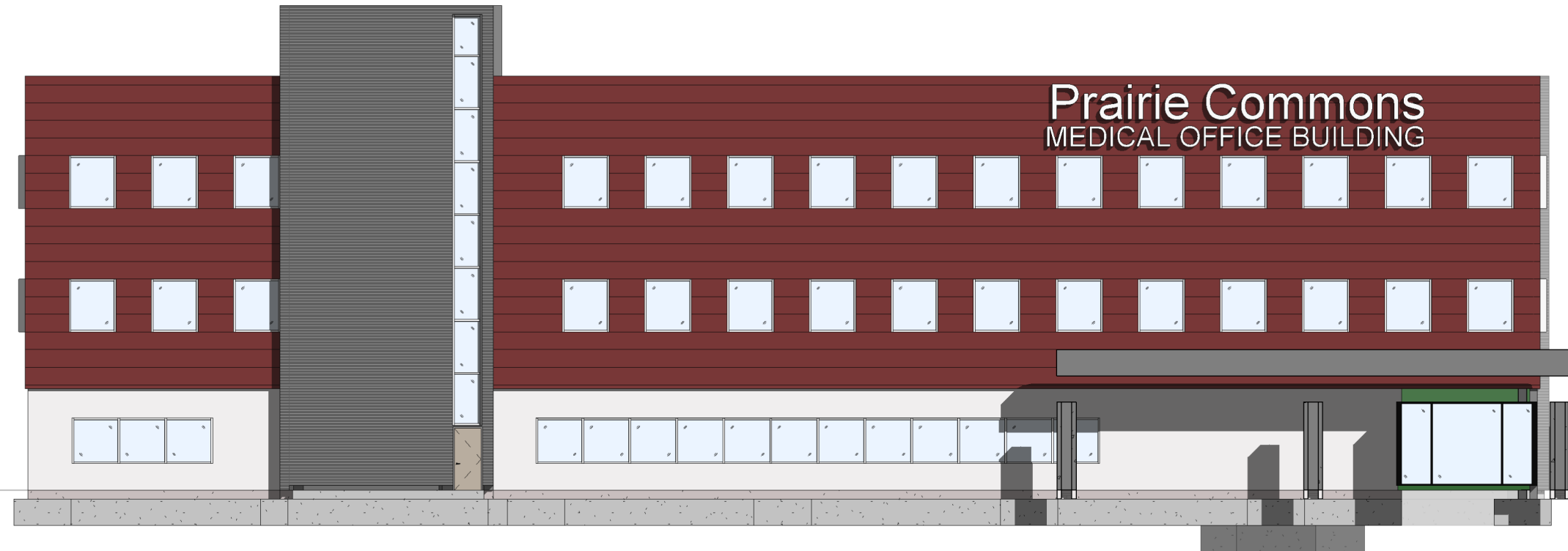
SHAFT ENCLOSURE 1 HR (IBC 2015, SECTION 713.4)
INTERIOR EXIT STAIRWAYS ENCLOSURE 1 HR (IBC 2015, SECTION 1023.2)

22,064 SQFT GROSS LEVEL 3
22,064 SQFT GROSS LEVEL 2
21,907 SQFT GROSS LEVEL 1

3,885 GROSS LINK



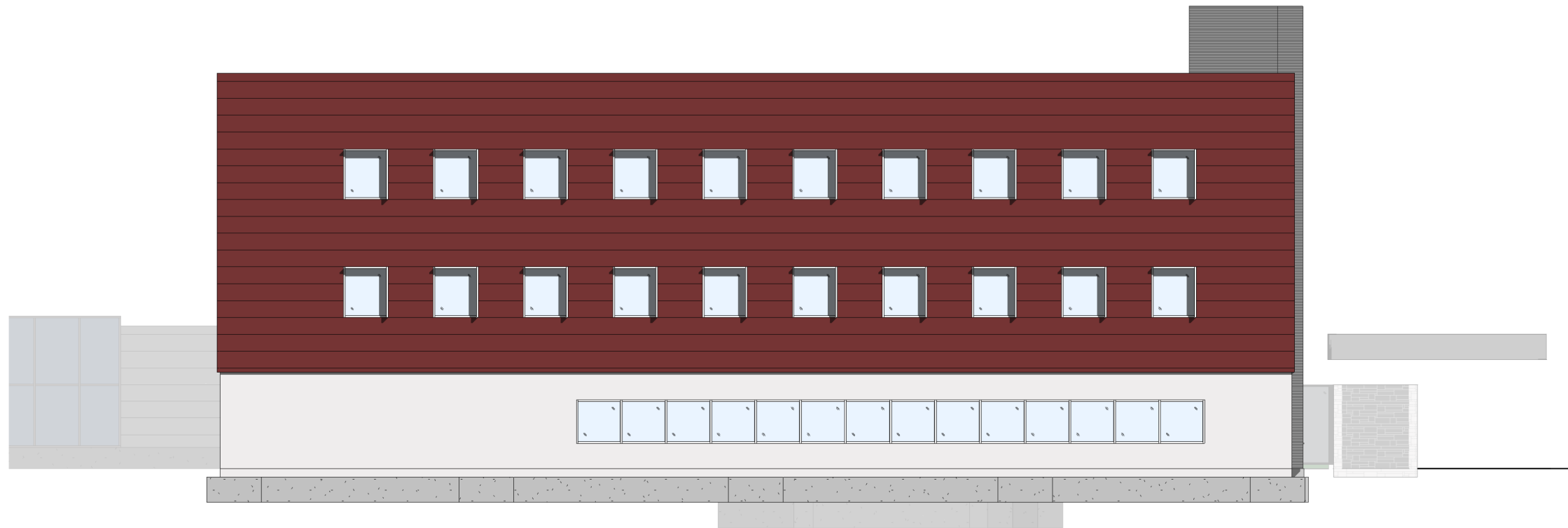
1 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



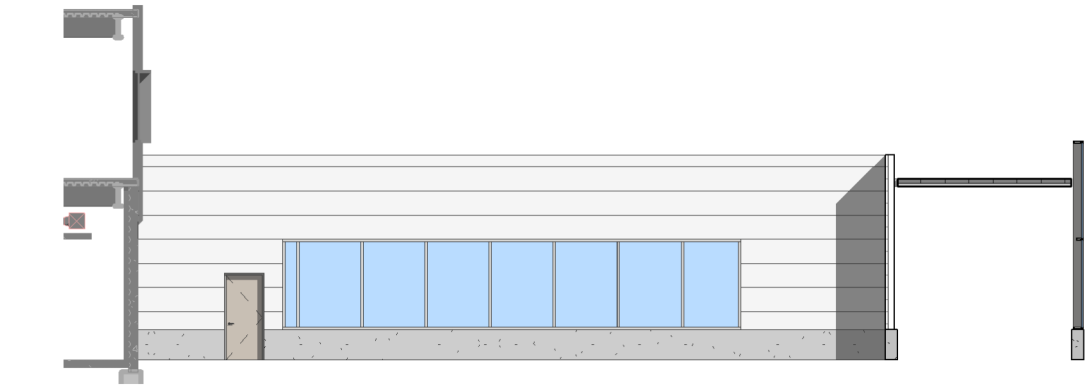
2 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



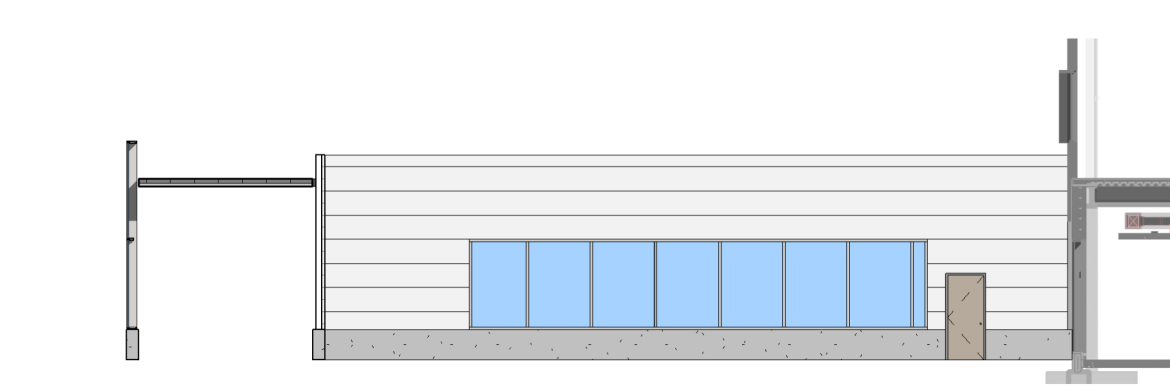
1 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



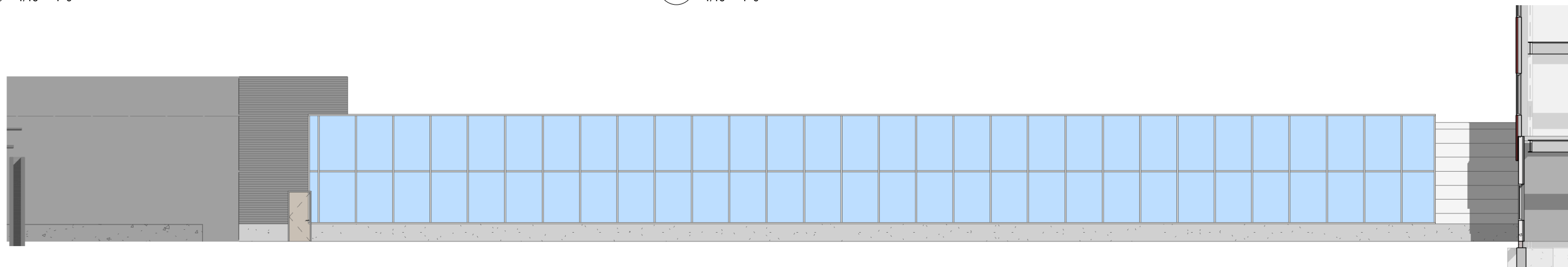
2 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



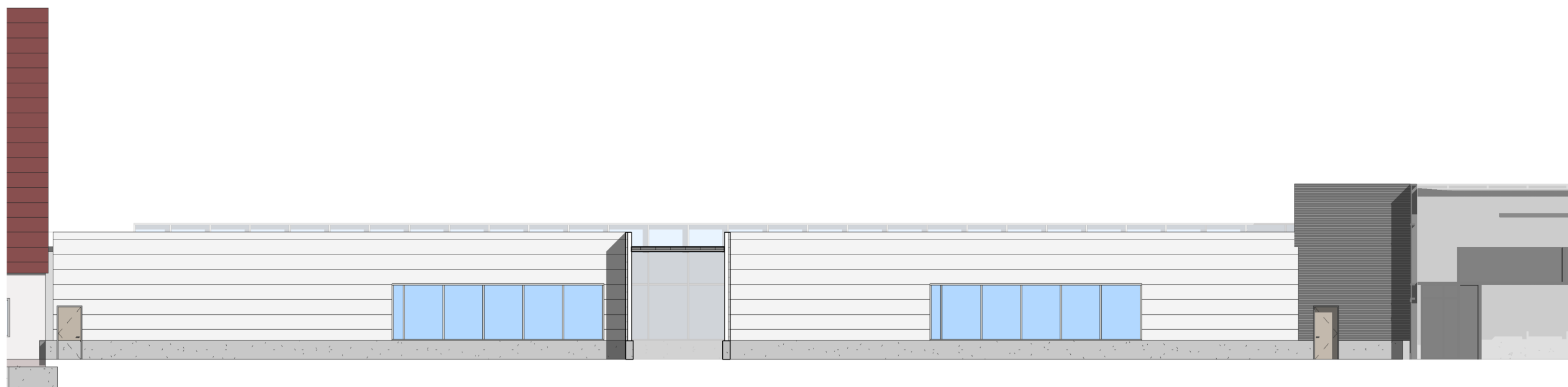
1 .LINK - NORTH
1/16" = 1'-0"



2 .LINK - SOUTH
1/16" = 1'-0"



3 .LINK - WEST
1/16" = 1'-0"



4 .LINK EAST
1/16" = 1'-0"

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

RESOLUTION NO. 412

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan amendment (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 9th day of November, 2022

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

By 
Chairperson

ATTEST:


Secretary

Prataria Ventures LLC-MOB 2.0-Area 17

Prataria Ventures LLC-MOB 2.0-Area 17

Resolution Number 2023-06

HALL COUNTY REGIONAL PLANNING COMMISSION

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

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the amendment of the Redevelopment Plan for CRA Area 17 requested by Prataria 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 December 7, 2022, and

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

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday November 19 and 26, 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: December 7, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary