

Community Redevelopment Authority (CRA)

Wednesday, February 8, 2023 Regular Meeting

Item I2

Redevelopment Plan Amendment CRA Area 31 - 1703 Ada Street and 1703 Henry Street in Grand Island - JBA Ventures, LLC

Staff Contact:

Redevelopment Plan Amendment Grand Island CRA Area 31 February 2023

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 31 with in 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 18 units (10 one bedroom and 8 two bedroom) at this location. This project would not be feasible without the use of TIF.

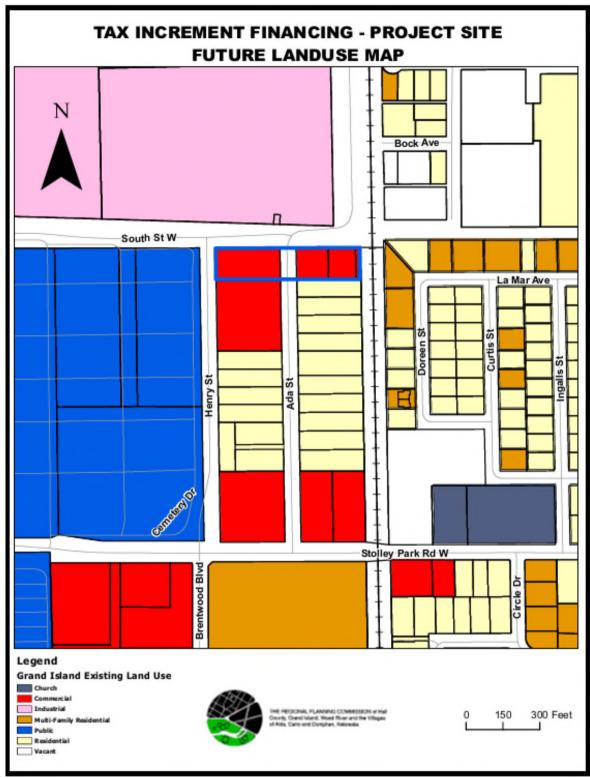
The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building.

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.



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 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 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 amendment 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-xx confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.

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

a. Land Acquisition:

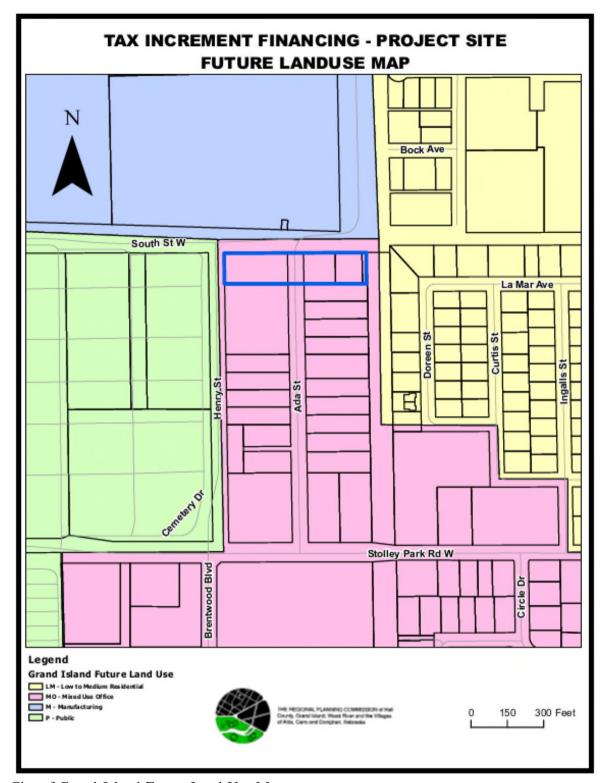
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does 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)]



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 Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions 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 amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

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

Project Sources and Uses. Approximately \$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	Source of funds					
Description	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 anticipate that any additional tax burdens will be assumed by public entities as a result of this project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

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: JBAventuresGl@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.									
egal 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									
Form Updated 7-25-2019cn Page 1									

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:

\$ 460,000 A. Land

B. Building

Construction Costs:

\$ 5,919,726 A. Renovation or Building Costs:

B. On-Site Improvements:

\$ 26,088 Sewer

\$ 22,100 Water

\$ 250,444 Electric

s 11,620 Gas

\$ 84,735 Public Streets/Sidewalks

Form Updated 7-25-2019cn

	Private Streets	\$	138,800
	Trails	\$	
	Grading/Dirtwork/Fill	\$	40,000
	Demolition	\$	54,000
	Other	\$	
	Total	\$	7,007,513
<u>s</u>	oft Costs:		
Α	Architectural & Engineering Fees:	\$	25,859
В	Financing Fees:	\$	491,063
С	. Legal & Accounting	\$	10,000
D	. Developer Fees:	\$	
Е	Audit Fees	\$	
F	Contingency Reserves:	\$	
G	. Other (Please Specify)	\$	
	TOTAL	\$	7,534,435
	timated Market Value at Completion: or Estimated Market Value Market value arrived at using the estimated assess value provided by F	e le	5,460,468 ssor of cost or County Assessor
Source o	of Financing:		
A		\$	556,495
В	• • •	\$	6,027,548
С	Tax Credits: 1. N.I.F.A. 2. Historic Tax Credits 3. New Market Tax Credits	\$ \$ \$	
	4. Opportunity Zone	\$	
D	Industrial Revenue Bonds:	\$	
Ε	Tax Increment Assistance:	\$	950,392
F	Enhanced Employment Area	\$	

Form Updated 7-25-2019cn

Note 1: TIF requested at zero lending rate is \$1,615,009. After applying a 7.5% lending rate on a 15-year term note with monthly payments the principal amount is \$950,392 (interest component is \$664,617)

G.	Nebraska Housing Trust F	und		\$					
H.	Other			\$					
Architect:	dress, Phone & Fax Number Stacy Spotanski, Spotanski Ste 296, Grand Island, NE 6	Creative	Building, Design & D	rafting, LLC. 1811					
•	Nate Jensen, Olsson, 201 E olsson.com, 308-384-8750.	. Secon	d St. Grand Island, NE	E 68801,					
General Contractor: Brad Shearer, Fast Track Buildings & Construction, 3090 W. 2nd St. Grand Island, NE 68803. 308-379-6099. freedomshearerne@msn.com									
(Ple	Real Estate Taxes on Proje ease Show Calculations) it B for details	ct Site L	Jpon Completion of P	roject:					
Project Co	nstruction Schedule:								
	estruction Start Date: 2023								
	struction Completion Date: 2025								
If PI	hased Project:								
	2023	Year	50	% Complete					
• •	2025	- _ Year	100	% Complete					
	·	_ Year		% Complete					
-		_ Year		% Complete					
•		_ Year		% Complete					
		_ Year		% Complete					

Form Updated 7-25-2019cn

XII. Please Attach Construction Pro FormaXIII. 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).

Form Updated 7-25-2019cn

Municipal and Corporate References (if applicable). Please identify all other

Municipalities, and other Corporations the Applicant has been involved with, or has
completed developments in, within the last five (5) years, providing contact person,
telephone and fax numbers for each:

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

Form Updated 7-25-2019cn

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

	Asses	ssed Value (20	22)					
Parcel Number	Improvements	Land	Total	Taxes	Sq Feet	Mil Rate		
400040387	26,909	14,368	41,277	874	14,368	2.1162391% 2.1162158%		
400040395	48,066	16,951	65,017	1,376	16,951	2.1162186%		
400040409	73,111	33,877	106,988	2,264	33,877	2.1102100%		
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

			sessment	Note 1 Limitation		
• • • •	2022 taxes assessed on site prior to project commencement					
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			<u>15</u> 1,665,630	<u>15</u> 1,615,009		
Principal debt service at indicated rate With annual note payments With monthly note payments	PVA PVA	Rate 7.50% 7.50%	Principal 980,181 998,207	Principal 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

	Asses	sed Value (202	22)			
Parcel Number	Improvements	Land	Total	Taxes	Sq Feet	Mil Rate
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

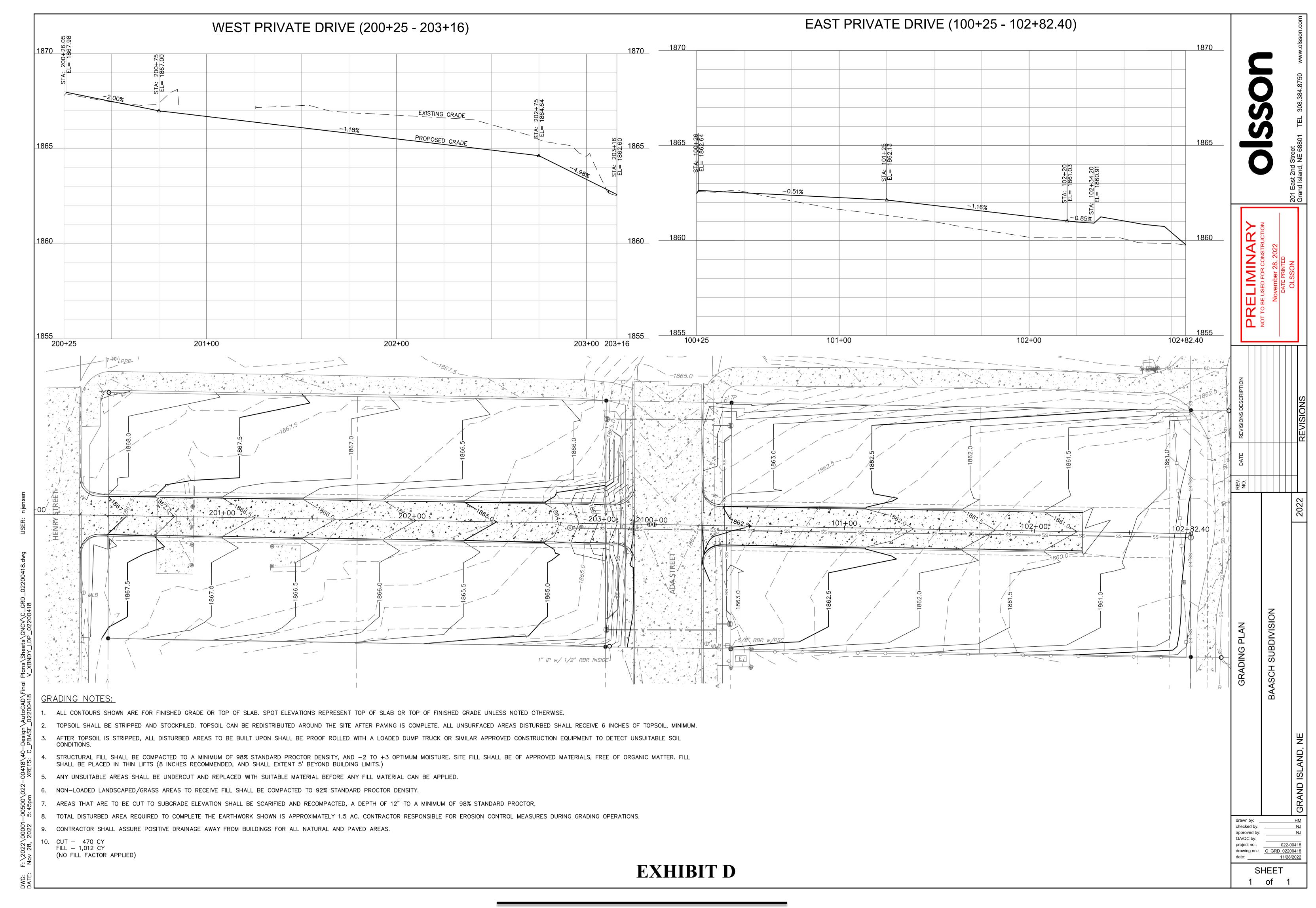
Estimated Real Estate Taxes on Project Site Opon Con		1000		2022 Assessment		
			Phase 1	Phase 2	Total	Limitation
2022 taxes assessed on site prior to project commenceme	ent		2,249	2,264	4,514	
Divided by base assessed value			106,294	106,988	213,282	
Estimated tax rate			2.116220%	2.116220%	2.116220%	
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
			15	15_	15_	15
Requested TIF assistance at zero percent lending rate			825,446	840,184	1,665,630	1,615,009
Principal debt service at indicated rate		Rate	<u>Principal</u>	Principal	Principal	Principal
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

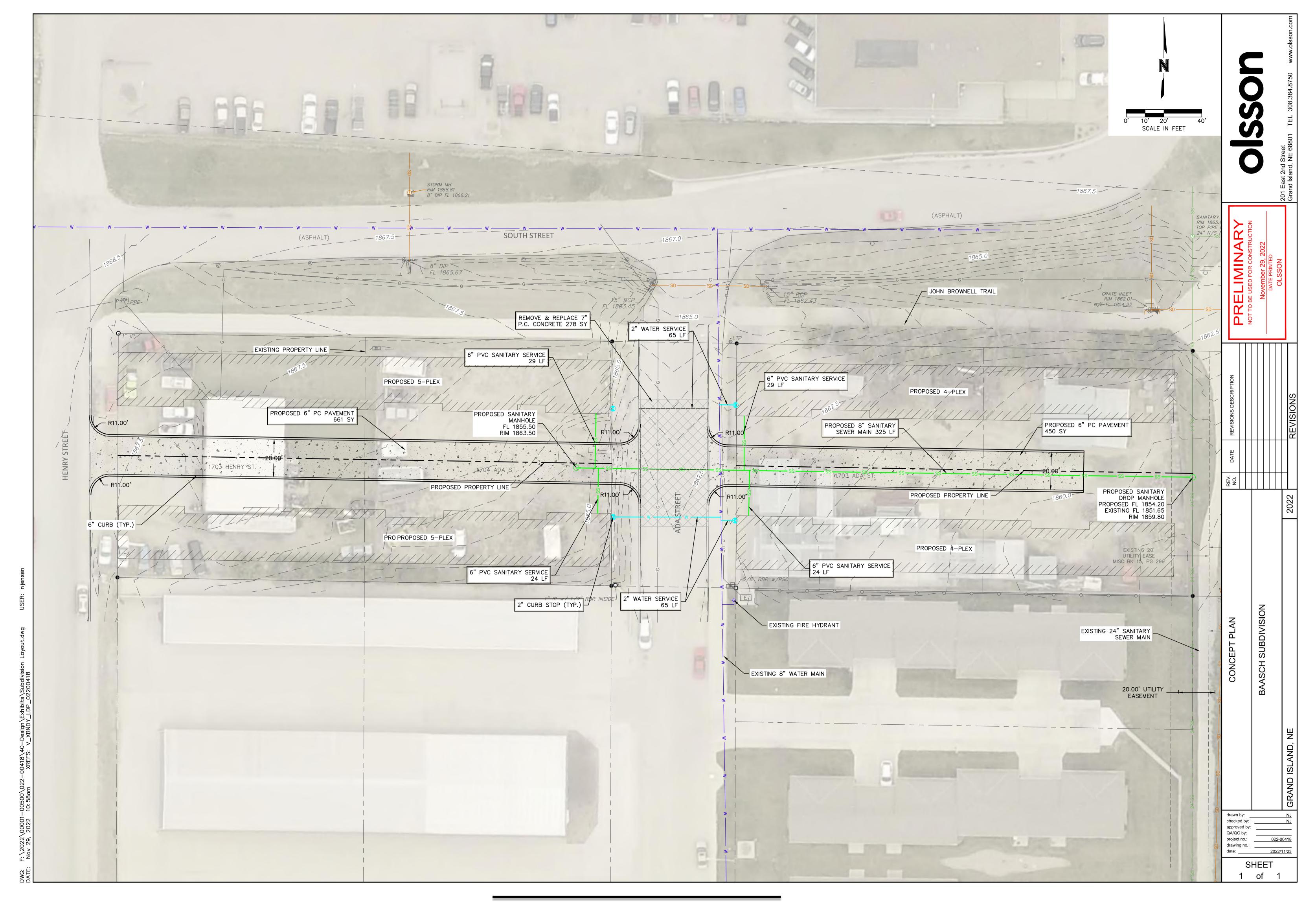
Notes:

 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	





NEW 4-PLEX FOR GRAND ISLAND, NE.

GENERAL ABBREVIATIONS

CONNECTION

Grand Island

CONTINU(E) (OUS) (ATION)

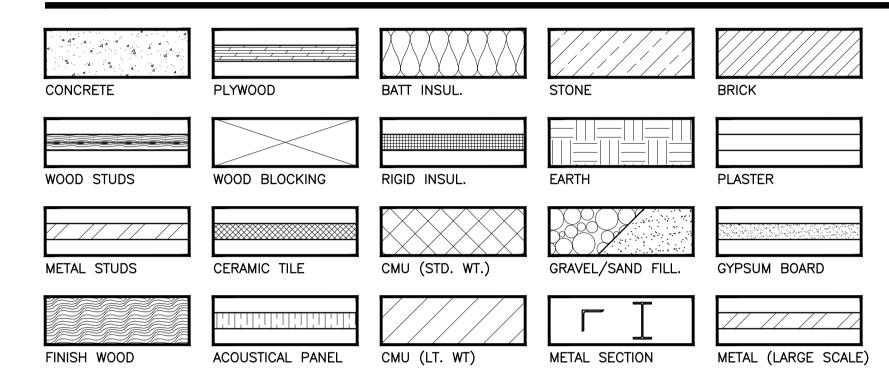
ELECTRIC WATER COOLER

					_						
	—— A ———		——C——		E		——————————————————————————————————————		M		S
AB	ANCHOR BOLT	CONTR	CONTRACT(OR)	EXC	FXCAVAT(F) (FD) (ION)	Н	HIGH, HEIGHT	MAS	MASONRY	S	SOUTH
A /C	AIR CONDITIONER	CORR	CORRIDOR	EXCL	EXCAVAT(E) (ED) (ION) EXCLUD(E) (ED) (ING)	нв	HOSE BIB	MAX	MAXIMUM	SCHED	SCHEDULE
A/C ACC	ACCESS(IBLE) (ORIES)	CTSK	COUNTER(SINK) (SUNK)	EXCP	EXCEPT	HC	HOLLOW CORE	MECH	MECHANICAL	SECT	SECTION
ACCOUS	ACCUSTICAL	CTR	CENTER	EXH	EXHAUST	HCP	HANDICAP	MET	METAL	SHT	SHEET
ACCOUS				EXIT	EXIDAUSI			MFR			SIMILAR
ADDL	ADDITIONAL	CUH	CABINET UNIT HEATER	EXST	EXISTING	HD	HEAVY DUTY		MANUFACTURER	SIM	
ADJ	ADJUSTABLE	CLO	CLOSET	EXPO	EXPOSED (SIGN)	HDR	HEADER	MH	MANHOLE	SPEC	SPECIFICATIONS
ADJC	ADJACENT	CLR	CLEAR(ANCE)	EXP	EXPAN(D) (SION)	HDWD	HARDWOOD	MIN	MINIMUM		т
A/E	ARCHITECT/ENGINEER	CJ	CONTROL/CÓNSTRUCTION JOINT	EXT	EXTERIÒR	HDWE	HARDWARE	MISC	MISCELLANEOUS		
AFF	ABOVE FINISH FLOOR	CLG	CEILING		_	НМ	HOLLOW METAL	MO	MASONRY OPENING	TEMP	TEMPORARY
AL	ALUMINUM		Б		—— - ———	НО	HOLD OPEN	MTD	MOUNTED	TC	TOP OF CURB
ALT	ALTERNATE		——D———	F/F	FACE TO FACE	HORIZ	HORIZONTAL	MTL	METAL	T & G	TONGUE AND GROOVE
ANC	ANCHOR(AGE)	D	DEEP, DEPTH, DATA OUTLET	FÁB	FABRICAT(E) (ED) (OR) FASTEN(ED) (ER)	HR	HOUR		. .	THK	THICK
APPROX	APPROXIMATÉ(LY)	D AND E		FAS	FASTEN(ED) (ER)	HTR	HEATER		N	TOM	TOP OF MASONRY
ARCH	ARCHITECT	DBE	DECK BEARING ELEVATION	FC(S)	FACE(S)	HVAC	HEATING/ VENTILATING/	N	NORTH	TOS	TOP OF STEEL
AUTO	AUTOMATIC	DBL	DOUBLE	FD	FLOOR DRAIN		AIR CONDITIONING	NIC	NOT IN CONTRACT	TPD	TOILET PAPER DISPENSER
AVG	AVERAGE	DEG	DEGREE(S)	FND	FOUNDATION			NO	NUMBER	TR	TREAD
		DEMO	DEMO(LISH) (LITION)	FE	FIRE EXTINGUISHER			NOM	NOMINAL	ΤV	TELEVISION
	—— R ———	DEPT	DEPARTMENT	FEC	FIRE EXTINGUISHER CABINET	ID	INSIDE DIAMETER/DIMENSION/	NTS	NOT TO SCALE	1 V	TELEVISION
BD	BOARD	DET	DETAIL	FIN	FINISH	טו	IDENTIFICATION	1413	NOT TO SCALL		
BITUM	BITUMINOUS	DE	DRINKING FOUNTAIN	FL	FLOOR	IF	INSIDE FACE				
	BUILDING		DIAMETER	FL FLASH	FLASHING	• • • • • • • • • • • • • • • • • • • •			0	UNO	UNLESS NOTED OTHERWISE
BLDG		DIA				IN	INCH(ES)	OBS	OBSCURE	UR	URINAL
BLE	BRICK LEDGE ELEVATION	DIAG	DIAGONAL	FLEX	FLEXIBLE	INCL	INCLU(DE) (DED) (DING) (SIVE)	OC	ON CENTER	UTIL	UTILITY
BLK	BLOCK(ING)	DIF	DIFFEREN(CE) (TIAL)	FLG	FLANGE	INFO	INFORMATION	OD	OUTSIDE DIAMETER		1.7
BM	BEAM	DIFF	DIFFUSER	FLR	FLOOR(ING)	INSUL	INSULAT(E) (ED) (ION)	OFF	OFFICE		V
BOT	ВОТТОМ	DIM	DIMENSION	FOW	FACE ÒF WALL	INT	INTERIOR	OPNG	OPENING	VB	VAPOR BARRIER
BRDG	BRIDGING	DN	DOWN	FR	FRAME		1	OPT	OPTIONAL	VERT	VERTICAL
BRG	BEARING	DO	DOOR OPENING	FT	FOOT OR FEET		J	OPP	OPPOSITE	VEST	VESTIBULE
BRKT	BRACKET	DOC	DOCUMENT(S)	FTG	FOOTING	JAN	JANITOR	ORD	OVERFLOW ROOF DRAIN	1201	¥23113322
BTW	BETWEEN	DR	DOOR	FURR	FURR(ED) (ING)	JBE	JOIST BEARING ELEVATION	os	OVERFLOW SCUPPER		\\//
BW	BOTH WAYS	DS	DOWNSPOUT	FUT	FUTURE	JC	JANITOR CLOSET			147	V V
	_	DSP	DRY STANDPIPE		_	JST	JOIST		P	W	WIDE, WIDTH, WEST
	——C——	DWG(S)	DRAWING(S)		G	JT	JOINT	PL	PLATE .	W/	WITH
C	CHANNEL	DWL`´	DOWEL (ŘÉBAR)	GA	GAUGE	01	33111	PLAM	PLASTIC LAMINATE	WP	WATERPROOF
c/c	CENTER TO CENTER	DWR	DRAWER	GALV	GALVANIZED		K			WT	WEIGHT
CAB	CABINET	<u> </u>		GB	GRAB BAR OR GYPSUM BOARD	L/	III (1000 DOLINDO)	PLWD	PLYWOOD		
CBD	CHALKBOARD		F	GC	GENERAL CONTRACTOR	K	KIP (1000 POUNDS)	PR	PAIR	-5P	ECIAL SYMBOLS—
CEN	CENT(ER) (TRAL)	F	EAST, EASTING	GENL	GENERAL CONTRACTOR GENERAL	KIT	KITCHEN	PREFIN	PREFINISHED	&	AND
		_ 				KO	KNOCK OUT	PTN	PARTITION	۷	ANGLE
CHAM	CORNER GUARDS CHAMFER	EA EF	EACH EACH FACE	GFI	GOUND FAULT CIRCUIT INTERRUPTER	•	ı		D	©	AT
CHAM				GL	GLASS	-	L	-	——R———	Ć	CENTERLINE
CI	CAST IRON	EJ	EXPANSION JOINT	GLB	GLUE LAMINATED BEAM	LAB	LABORATORY	R	RISER	₽Ī	PLATE LINE
CNTR	COUNTER	EL	ELEVATION	GND	GOUND	LAM	LAMINATE	RAD	RADIUS	$ar{\#}$	POUND / NUMBER
COL	COLUMN	ELEC	ELECTRICAL	GR	GRADE	LAV	LAVATORY	REINF	REINFORCE (D) (ING)	u Ø	DIAMETER / ROUND
COMP	COMPOSITE	ELEV	ELEVATOR	GRL	GRILLE	LKR	LOCKER	REQ'D	REQUIRED	~	DIVINIETER / NOOND
CONC	CONCRETE	EQ	EQUAL	GRV	GRAVITY ROOF VENTILATOR	LT	LIGHT	RM	ROOM		
CONF	CONFERENCE	EQUIP	EQUIPMENT	GYP	GYPSUM		•	RO	ROUGH OPENING		
COND	CONDITION	EW	EACH WAY								
CONN	CONNECTION	EWC	ELECTRIC WATER COOLER								

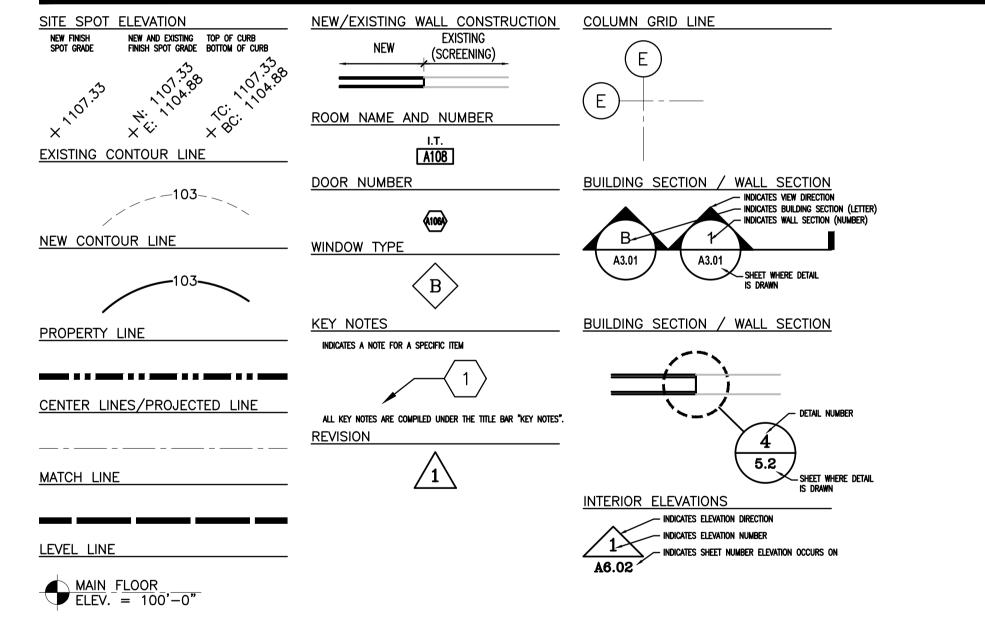
GENERAL NOTES

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR

MATERIAL INDICATIONS



GRAPHIC SYMBOLS



SHEET INDEX

0.01	TITLE SHEET
NDA	ADA INFORMATION
1.01 1.02 1.03 1.04 1.05	FOUNDATION PLAN FIRST FLOOR COMPOSITE PLAN PARTIAL FIRST FLOOR PLAN — AREA 'A' PARTIAL FIRST FLOOR PLAN — AREA 'B' ROOF PLAN
2.01	EXTERIOR ELEVATIONS
3.01	WALL SECTIONS

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

EVISION: DATE:

RMATION CONTAINED WITHIN THIS HENT INCLUDING, BUT NOT LIMITED TO, N CONCEPTS, ARE PROPERTY OF NING. REPRODUCTION OF THIS MATION IS PROHIBITED WITHOUT EN CONSENT OF SPOTANSKI CREATIVE ING DESIGN & DRAFTING.

Throviding affordable, creative designs using a one-on-one approach to achieve ultimate client satisfaction.

The 285, Grand Island, NE 68801

Sometimes of the control of

Spotanski Creative Build & Drafting, Ll 8. Drafting, Ll 1811 W. 2nd Street (308) 850–8186

JBA VENTURES LLC 114 N. CUSTER AVE. GRAND ISLAND, NE. 6880

114 N. CUSTE GRAND ISLAN —

> ECT DESCRIPTION: NEW 4-PLEX FO ICH DEVELOPMENT PROJECT ADA STREET/1703 HENRY STREET ID ISLAND. NE. 68803

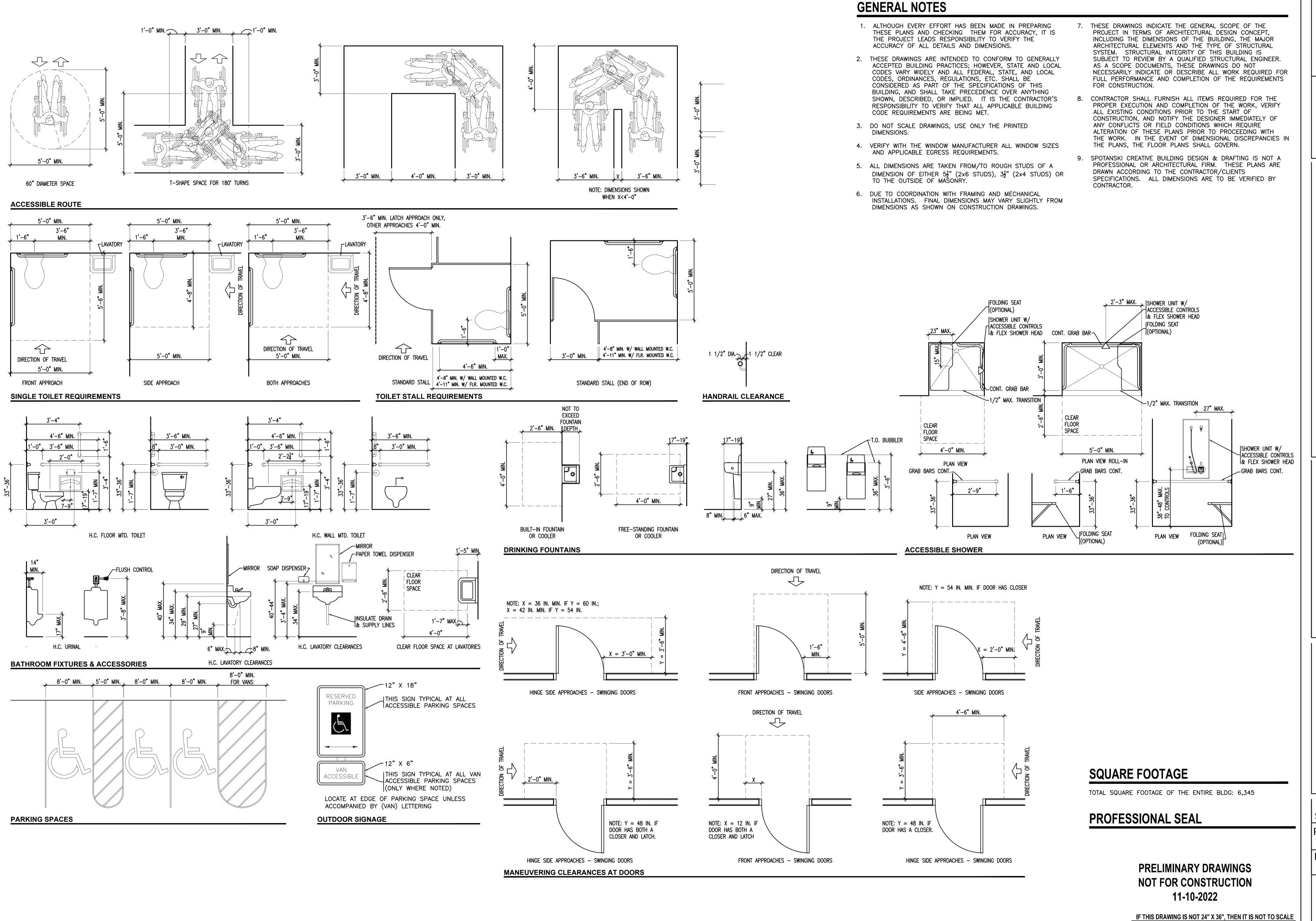
DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE: 11-10-2022

SHEET:

1.01

Regular Meeting - 2/8/2023



DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET:

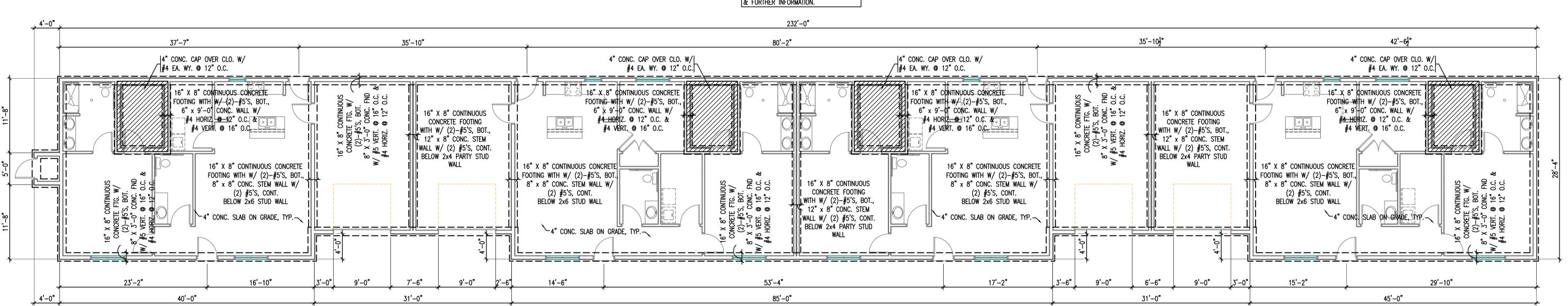
ADA

Grand Island

GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

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



FOUNDATION PLAN

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

REVISION: DATE:

©INFORMATION CONTAINED WITHIN THIS DOCUMENT INCLUDING, BUT NOT LIMITED TO, DESIGN CONCEPTS, ARE RROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING. REPRODUCTION OF THIS INFORMATION IS PROHIBITED WITHOUT INFORMATION IS PROHIBITED WITHOUT BUILDING DESIGN & DRAFTING.

ding Design
designs using a one-on-one
designs using a one-on-one
approach to achieve ultimate
client satisfaction."

t, Suite 285, Grand Island, NE 68801
stacy@spotanskicbdd.com

Spotanski
Creative Building Design
& Drafting, LLC

1811 W. 2nd Street, Suite 285, Grand Islan
(308) 850–8186 stacy@spotanskicbdd.con

STACY I SPOTANSKI

JBA VENTORES LLC 114 N. CUSTER AVE. GRAND ISLAND, NE. 688

GRAND IS

IPTION: NEW 4-PLEX FOR PMENT PROJECT

PROJECT DESCRIPTION: N BAASCH DEVELOPMENT PR 1703 ADA STREET/1703 HE

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE:

11-10-2022 SHEET:

A1.01

Grand Island

Regular Meeting - 2/8/2023

—req'd exit width

—ACTUAL EXIT WIDTH

LIFE SAFEY 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): STORAGE (S-2) (GARAGE): 13,500

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

BEARING WALLS

EXTERIOR:

STORAGE (S-2): FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS) (601) FOR TYPE V-B CONST. PRIMARY STRUCTURAL FRAME:

INTERIOR: 0-HOUR NONBEARING WALLS AND PARTITIONS EXTERIOR: 0-HOUR NONBEARING WALLS AND PARTITIONS 0-HOUR INTERIOR: 0-HOUR

0-HOUR

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HOUR

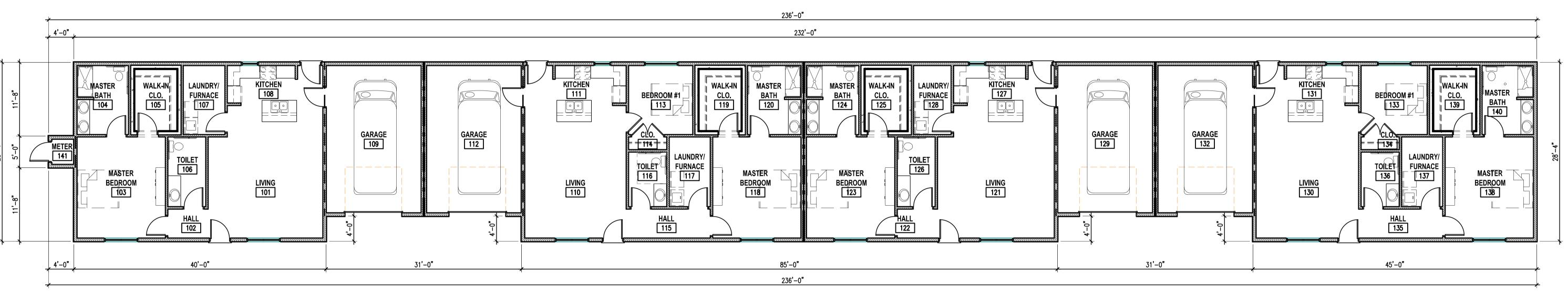
1. REQUIRED SEPARATION OF OCCUPANCIES SHALL BE ACCORDING TO TABLE 508.4.

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

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

GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING. THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.



FIRST FLOOR COMPOSITE PLAN

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

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET:

A1.02

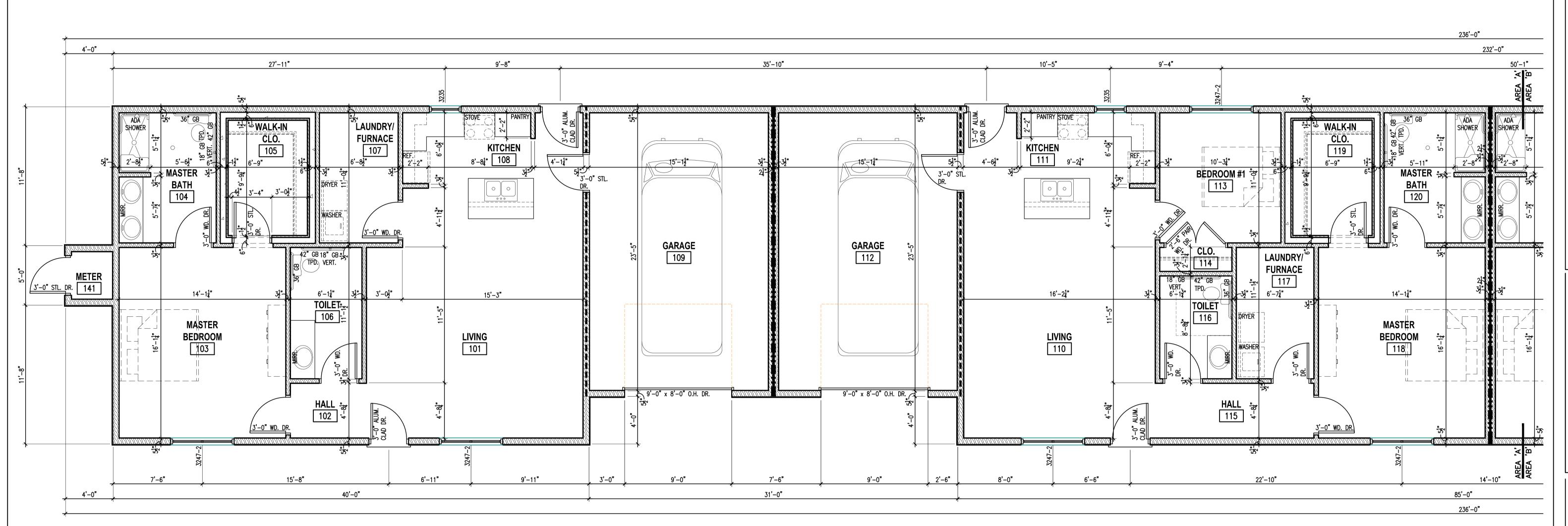
Grand Island Regular Meeting - 2/8/2023 Page 26 / 51 **LEGEND**

HOUR RATED CONSTRUCTION

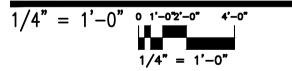
2 HOUR RATED CONSTRUCTION

GENERAL NOTES

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.



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

REVISION: DATE:

B TO,

18

TIVE

e ©INFORMATION CONTAINED WITHIN THIS DOCUMENT INCLUDING, BUT NOT LIMITED TO, DESIGN CONCEPTS, ARE PROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFING. REPRODUCTION OF THIS INFORMATION IS PROHIBITED WITHOUT WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFIING.

Spotanski
Creative Building Design
& Draviding affordable, creative Building Design
& Drafting, LLC
1811 W. 2nd Street, Suite 285, Grand Island, NE 68801
(308) 850–8186 stacy@spotanskicbdd.com
STACY J. SPOTANSKI

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

CT DESCRIPTION: NEW 4-PLEX FOR H. DEVELOPMENT PROJECT NDA STREET/1703 HENRY STREET

DRAWN BY:
S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE:

11-10-2022 SHEET:

A1.03

Page 27 / 51

Grand Island

Regular Meeting - 2/8/2023

--- SOAP DISPENSER

— TACKBOARD

PTD/WR --- PAPER TOWEL DISP. & WASTE RECEPT.

— TOILET PAPER DISPENSER

—— HORIZONTAL WINDOW BLIND

LEGEND

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.

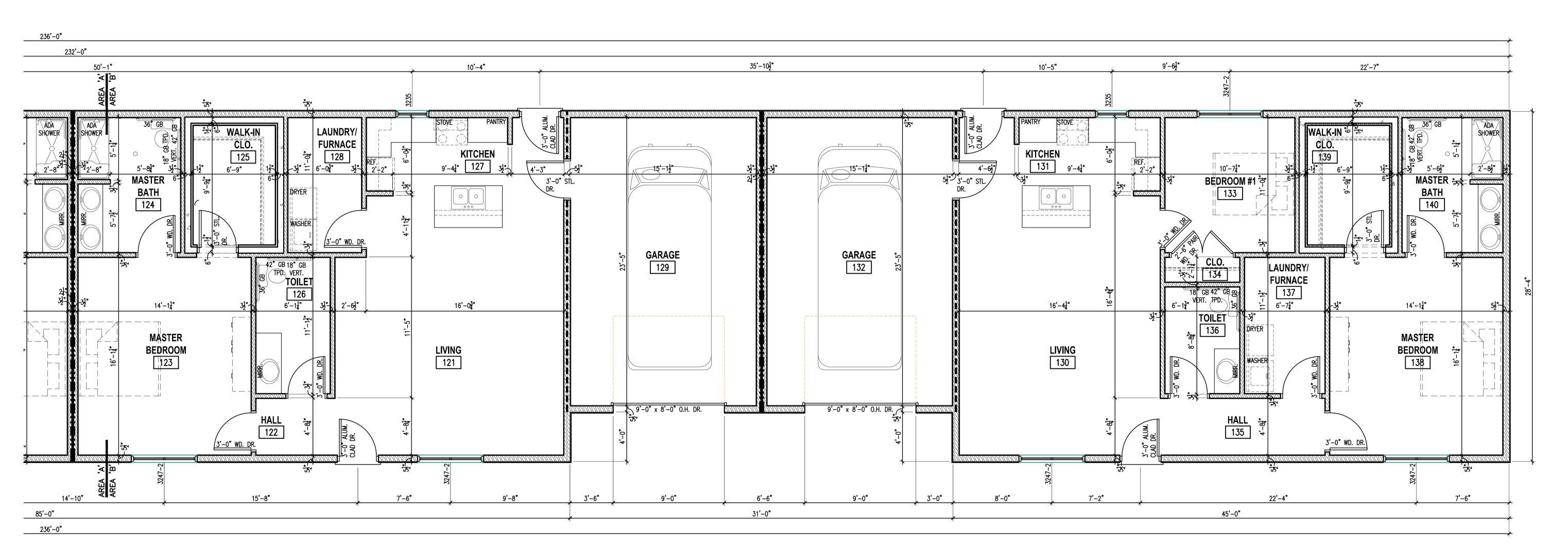
GENERAL NOTES

2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.

- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.

7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.

- 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- 9. SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.



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

REVISION: DATE:

©INFORMATION CONTAINED WITHIN THIS DOCUMENT INCLUDING, BUT NOT LIMITED TO, DESIGN CONCEPTS, ARE PROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING. REPRODUCTION OF THIS INFORMATION IS PROHIBITED WITHOUT WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING.

Spotanski
Creative Building Design
& Drafting, LLC

1811 W. 2nd Street, Suite 285, Grand Island, NE 68801
(308) 850–8186 stacy@spotanskicbdd.com

STACY J. SPOTANSKI

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

SCRIPTION: NEW 4-PLEX FOR ELOPMENT PROJECT

PROJECT DESCRIPTION: NE BAASCH DEVELOPMENT PRC 1703 ADA STREET/1703 HEI

DRAWN BY: S. SPOTANSKI

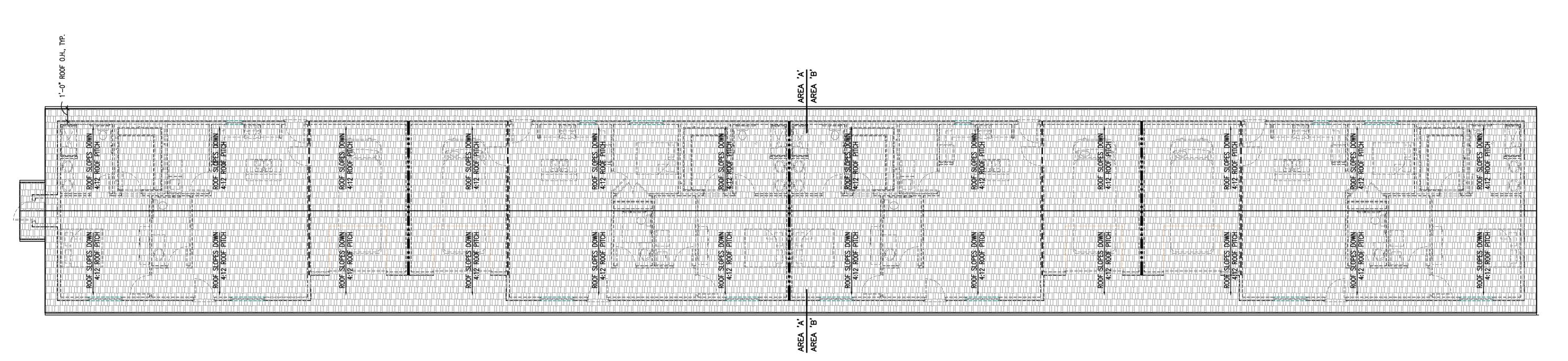
PLAN DATE: 11-10-2022 PLOT DATE:

11-10-2022 SHEET:

A1.04

GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.



ROOF PLAN 1/8" = 1'-0" o 2'-0"4'-0" 8'-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

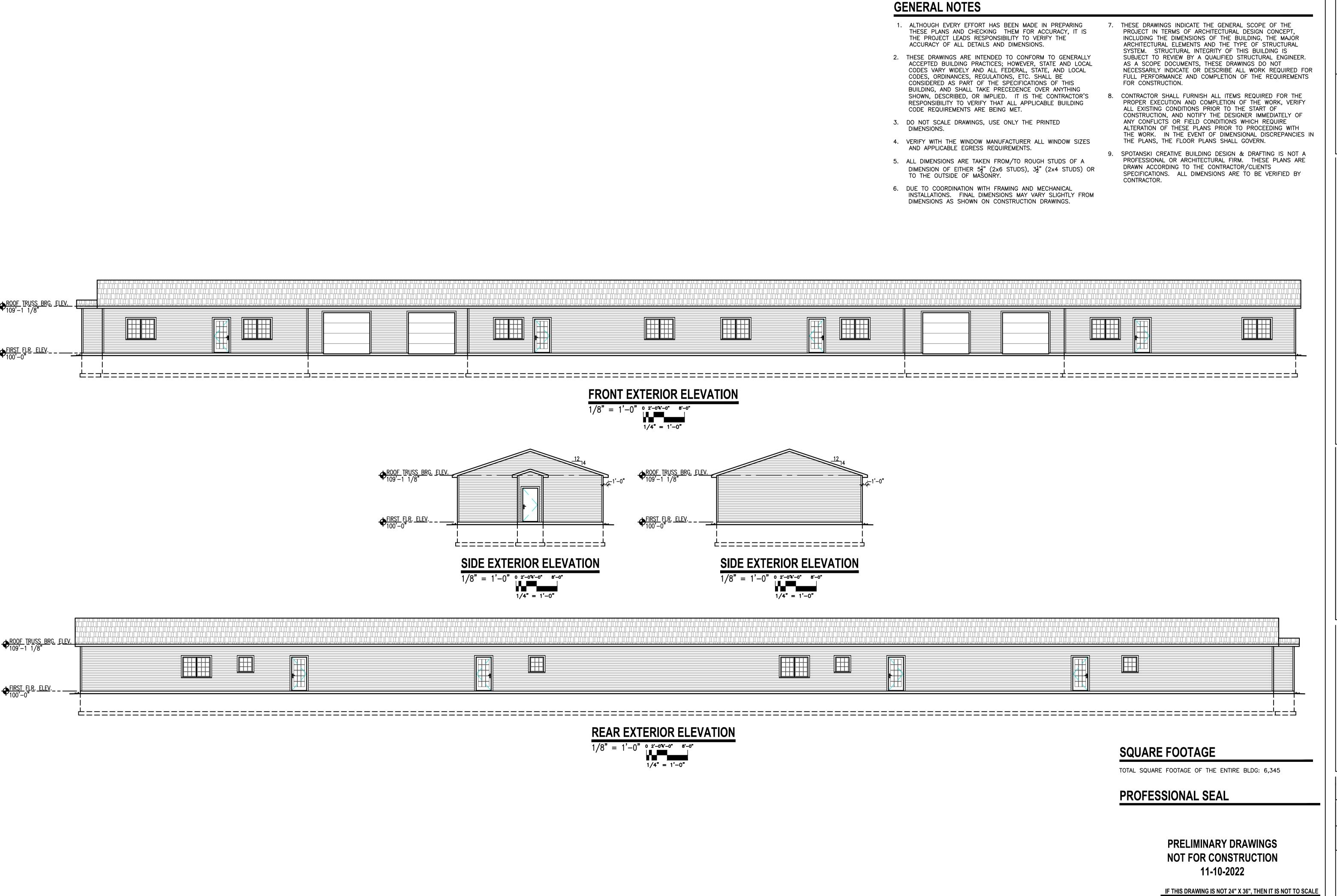
DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE: 11-10-2022

SHEET:

A1.05

Regular Meeting - 2/8/2023 Page 29 / 51 Grand Island



DRAWN BY: S. SPOTANSKI

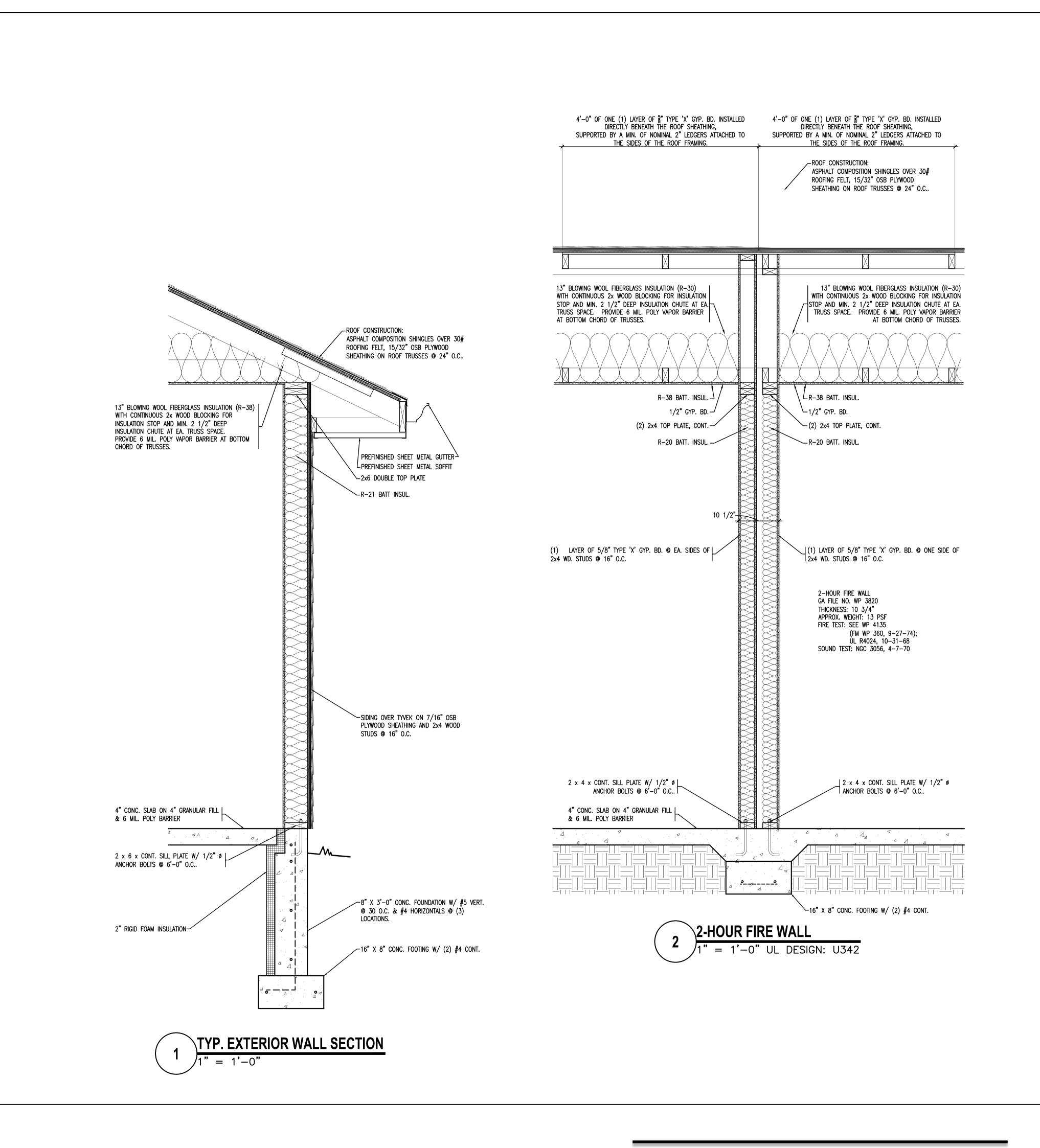
PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET:

A2.01

Regular Meeting - 2/8/2023 Page 30 / 51 Grand Island



Grand Island

GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING. THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE:

11-10-2022 SHEET:

A3.01

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

NEW 5-PLEX FOR

GRAND ISLAND, NE.

GENERAL ABBREVIATIONS

CONNECTION

CONTINU(E) (OUS) (ATION)

COND

Grand Island

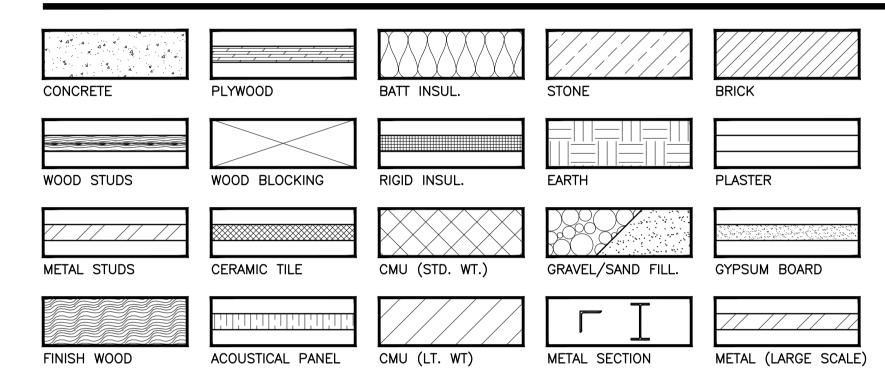
ELECTRIC WATER COOLER

	——A———		C		——E——		——Н———		M		S
AB	ANCHOR BOLT	CONTR	CONTRACT(OR)	EXC	EXCAVAT(E) (ED) (ION) EXCLUD(E) (ED) (ING)	Н	HIGH, HEIGHT	MAS	MASONRY	S	SOUTH
A/C ACC	AIR CONDITIONER	CORR	CORRIDOR` ´	EXCL	EXCLUD(È) (ÈD) (ÌNG)	HB	HOSE BIB	MAX	MAXIMUM	SCHED	SCHEDULE
AĆC	ACCESS(IBLE) (ORIES)	CTSK	COUNTER(SINK) (SUNK)	EXCP	EXCEPT`´``´`	HC	HOLLOW CORE	MECH	MECHANICAL	SECT	SECTION
ACCOUS	ACOUSTICAL ()	CTR	CENTER ` ´ ` ` ´	EXH	EXHAUST	HCP	HANDICAP	MET	METAL	SHT	SHEET
ADDL	ADDITIONAL	CUH	CABINET UNIT HEATER	EXST	EXISTING	HD	HEAVY DUTY	MFR	MANUFACTURER	SIM	SIMILAR
ADJ	ADJUSTABLE	CLO	CLOSET	EXPO	EXPOSED	HDR	HEADER	MH	MANHOLE	SPEC	SPECIFICATIONS
ADJC	ADJACENT	CLR	CLEAR(ANCE)	EXP	EXPAN(D) (SION)	HDWD	HARDWOOD	MIN	MINIMUM		
A/E	ARCHITECT/ENGINEER	CJ	CONTROL/CONSTRUCTION JOINT	EXT	EXTERIOR	HDWE	HARDWARE	MISC	MISCELLANEOUS		T
AFF	ABOVE FINISH FLOOR	CLG	CEILING		_,,,_,,,	НМ	HOLLOW METAL	MO	MASONRY OPENING	TEMP	TEMPORARY
AL	ALUMINUM	020	32,2,113		F	HO	HOLD OPEN	MTD	MOUNTED	TC	TOP OF CURB
ALT	ALTERNATE		D	F/F	FACE TO FACE	HORIZ	HORIZONTAL	MTL	METAL	T & G	TONGUE AND GROOVE
ANC	ANCHOR(AGE)	D	DEED DEDTH DATA OUTLET			HR	HOUR	1 V 111 C	WEINE		THICK
APPROX	APPROXIMATE(LY)	D AND E	DEEP, DEPTH, DATA OUTLET	FAB	FABRICAT(E) (ED) (OR)	HTR	HEATER		N	THK	TOP OF MASONRY
ARCH	ARCHITECT			FAS FC(S)	FASTEN(EĎ) (ÈR)	HVAC	HEATING/ VENTILATING/	N.I	NODTH	TOM	TOP OF STEEL
AUTO	AUTOMATIC	DBE	DECK BEARING ELEVATION	FC(S)	FACE(S)	TIVAC	AIR CONDITIONING	N	NORTH	TOS	TOP OF STEEL
AVG	AVERAGE	DBL	DOUBLE DESCRIPTION	FD	FLOOR DRAIN		AIN CONDITIONING	NIC	NOT IN CONTRACT	TPD	TOILET PAPER DISPENSER
AVG	AVERAGE	DEG	DEGREE(S)	FND	FOUNDATION			NO	NUMBER	TR	TREAD
	——В———	DEMO	DEMO(LISH) (LITION)	FE	FIRE EXTINGUISHER		I	NOM	NOMINAL	TV	TELEVISION
		DEPT	DEPARTMENT	FEC	FIRE EXTINGUISHER CABINET	ID	INSIDE DIAMETER/DIMENSION/	NTS	NOT TO SCALE		1.1
BD	BOARD	DET	DETAIL	FIN	FINISH		IDENTIFICATION		\circ		U
BITUM	BITUMINOUS	DF	DRINKING FOUNTAIN	FL	FLOOR	IF	INSIDE FACE		0	UNO	UNLESS NOTED OTHERWISE
BLDG	BUILDING	DIA	DIAMETER	FLASH	FLASHING	IN	INCH(ES)	OBS	OBSCURE	UR	URINAL
BLE	BRICK LEDGE ELEVATION	DIAG	DIAGONAL	FLEX	FLEXIBLE	INCL	INCLŮ(DÉ) (DED) (DING) (SIVE)	OC	ON CENTER	UTIL	UTILITY
BLK	BLOCK(ING)	DIF	DIFFEREN(CE) (TIAL)	FLG	FLANGE	INFO	INFORMATION	OD	OUTSIDE DIAMETER		
ВМ	BEAM `	DIFF	DIFFUSER	FLR	FLOOR(ING)	INSUL	INSULAT(E) (ED) (ION)	OFF	OFFICE		V
BOT	BOTTOM	DIM	DIMENSION	FOW	FACE ÒF WALL	INT	INTERIOR	OPNG	OPENING	VB	VAPOR BARRIER
BRDG	BRIDGING	DN	DOWN	FR	FRAME			OPT	OPTIONAL	VERT	VERTICAL
BRG	BEARING	DO	DOOR OPENING	FT	FOOT OR FEET	-	J	OPP	OPPOSITE	VEST	VESTIBULE
BRKT	BRACKET	DOC	DOCUMENT(S)	FTG	FOOTING	JAN	JANITOR	ORD	OVERFLOW ROOF DRAIN	V ES1	VESTIBULE
BTW	BETWEEN	DR	DOOR	FURR	FURR(ED) (ING)	JBE	JOIST BEARING ELEVATION	OS	OVERFLOW SCUPPER		\\/
BW	BOTH WAYS	DS	DOWNSPOUT	FUT	FUTURE ()	JC	JANITOR CLOSET			147	V V
		DSP	DRY STANDPIPE			JST	JOIST		P	. W	WIDE, WIDTH, WEST
	——C——	DWG(S)	DRAWING(S)		G	JT	JOINT	PL	PLATE	W/	WITH
С	CHANNEL	DWL ` ´	DOWEL (ŘÉBAR)	GA	GAUGE	•		PLAM	PLASTIC LAMINATE	WP	WATERPROOF
C/C	CENTER TO CENTER	DWR	DRAWER`	GALV	GALVANIZED		——K——	PLWD	PLYWOOD	WT	WEIGHT
CAB	CABINET		_	GB	GRAB BAR OR GYPSUM BOARD	V	KIP (1000 POUNDS)	PR PR	PAIR	CDI	CIAL CVMDOLC
CBD	CHALKBOARD		——— E ————	GC	GENERAL CONTRACTOR	K KIT	KITCHEN	PREFIN	PREFINISHED	-5Pr	ECIAL SYMBOLS—
CEN	CENT(ER) (TRAL)	F	EAST, EASTING	GENL	GENERAL			PREFIN		&	AND
CG	CORNER GUARDS	EA	EACH	GFI	GOUND FAULT CIRCUIT INTERRUPTER	, KO	KNOCK OUT	PTN	PARTITION	۷	ANGLE
CHAM	CHAMFER	FF	EACH FACE	GL	GLASS	` <u></u>			D	©	AT
CI	CAST IRON	F.I	EXPANSION JOINT	GLB	GLUE LAMINATED BEAM		<u> </u>		R	<u>Ç</u>	CENTERLINE
CNTR	COUNTER	EI	ELEVATION	GND	GOUND	LAB	LABORATORY	R	RISER	ዋ	PLATE LINE
COL	COLUMN	ELEC	ELECTRICAL		GRADE	LAM	LAMINATE	RAD	RADIUS	#	POUND / NUMBER
				GR		LAV	LAVATORY	REINF	REINFORCE (D) (ING)	ő	DIAMETER / ROUND
COMP	COMPOSITE	ELEV	ELEVATOR	GRL	GRILLE	LKR	LOCKER	REQ'D	REQUIRED		,
CONC	CONCRETE	EQ	EQUAL	GRV	GRAVITY ROOF VENTILATOR	LT	LIGHT	RM	ROOM		
CONF	CONFERENCE	EQUIP	EQUIPMENT	GYP	GYPSUM			RO	ROUGH OPENING		
COND	CONDITION	ĿW	EACH WAY								

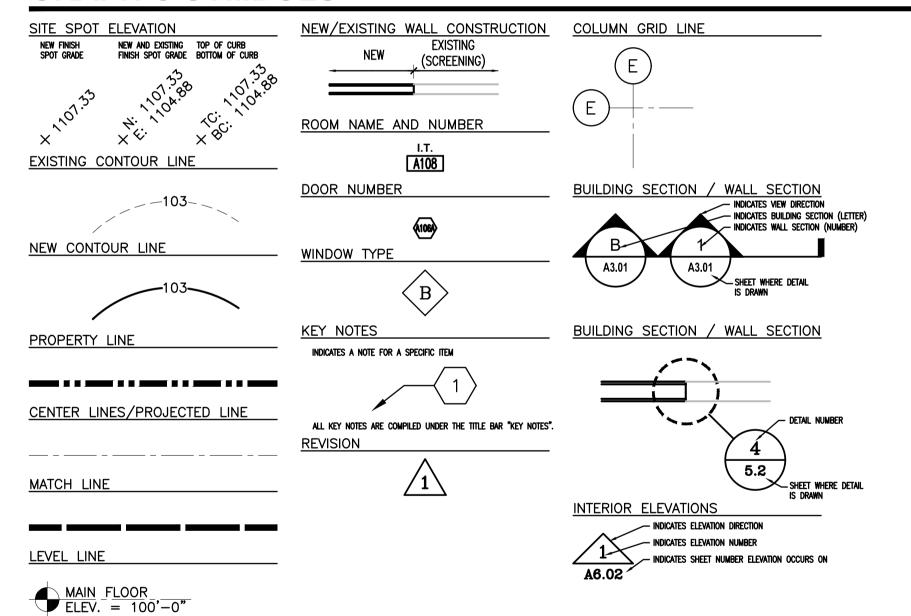
GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY

MATERIAL INDICATIONS



GRAPHIC SYMBOLS



SHEET INDEX

ΤΟ.Ο1	TITLE SHEET
ADA	ADA INFORMATION
41.01 41.02 41.03 41.04	FOUNDATION PLAN FIRST FLOOR COMPOSITE PLA FIRST FLOOR ENLARGED PLAN ROOF PLAN
42.01	EXTERIOR ELEVATIONS
43.01	WALL SECTIONS

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126 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

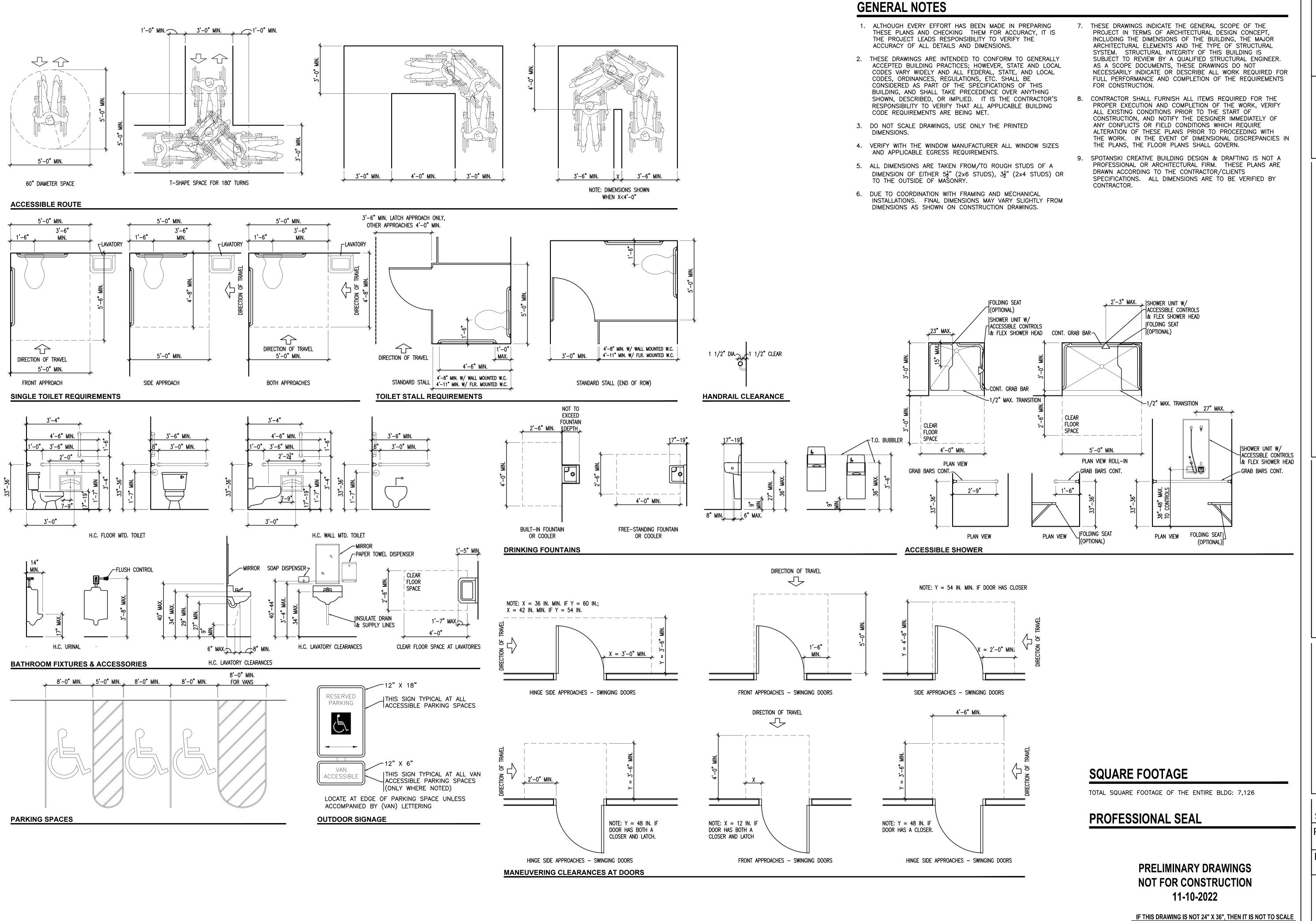
DRAWN BY: S. SPOTANSKI PLAN DATE:

11-10-2022 PLOT DATE: 11-10-2022

T.01

SHEET:

Regular Meeting - 2/8/2023



Grand Island

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE:

11-10-2022 SHEET:

ADA

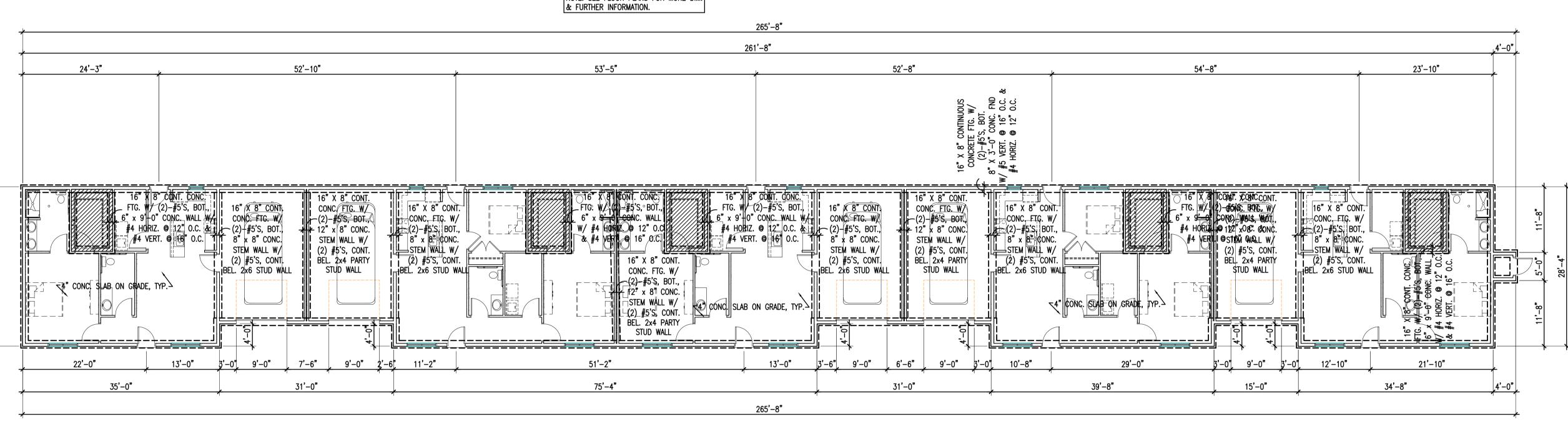
Regular Meeting - 2/8/2023

Page 33 / 51

GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

NOTE: SEE FLOOR PLANS FOR MORE DIM.



FOUNDATION PLAN 3/32" = 1'-0" o 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

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE: 11-10-2022

SHEET:

A1.01

—NO. OF OCCUPANTS EXITING

—REQ'D EXIT WIDTH —ACTUAL EXIT WIDTH

—NO. OF OCCUPANT/NO. OF EXIT

LIFE SAFEY SUMMARY

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

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)

STORAGE (S-2) (GARAGE)

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:**

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

NEW BUILDING: V-B

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):

STORAGE (S-2): FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS) (601) FOR TYPE V-B CONST. PRIMARY STRUCTURAL FRAME: BEARING WALLS

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

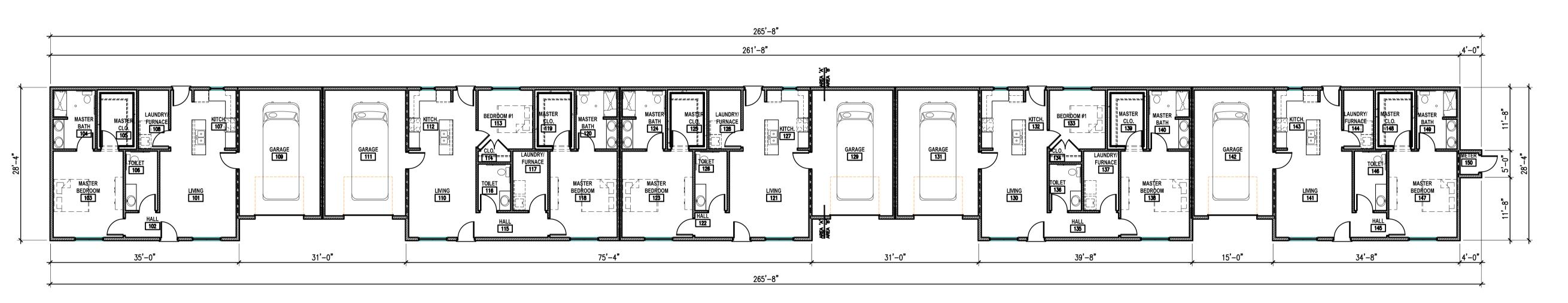
1. REQUIRED SEPARATION OF OCCUPANCIES SHALL BE ACCORDING TO TABLE 508.4.

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

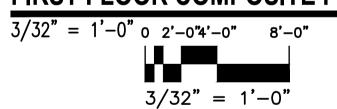
	INTERIOR EXIT STAIRWAY STAIRWAY AND	CORRIDOR AND ENCLOSURE ROOMS AND ENCLOSURE FOR ACCESS	ENCLOSED
GROUP:	EXIT PASSAGEWAY	STAIRWAY	SPACES .
R-3	С	С	С
S-2	В	В	С

GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING. THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.



FIRST FLOOR COMPOSITE PLAN



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

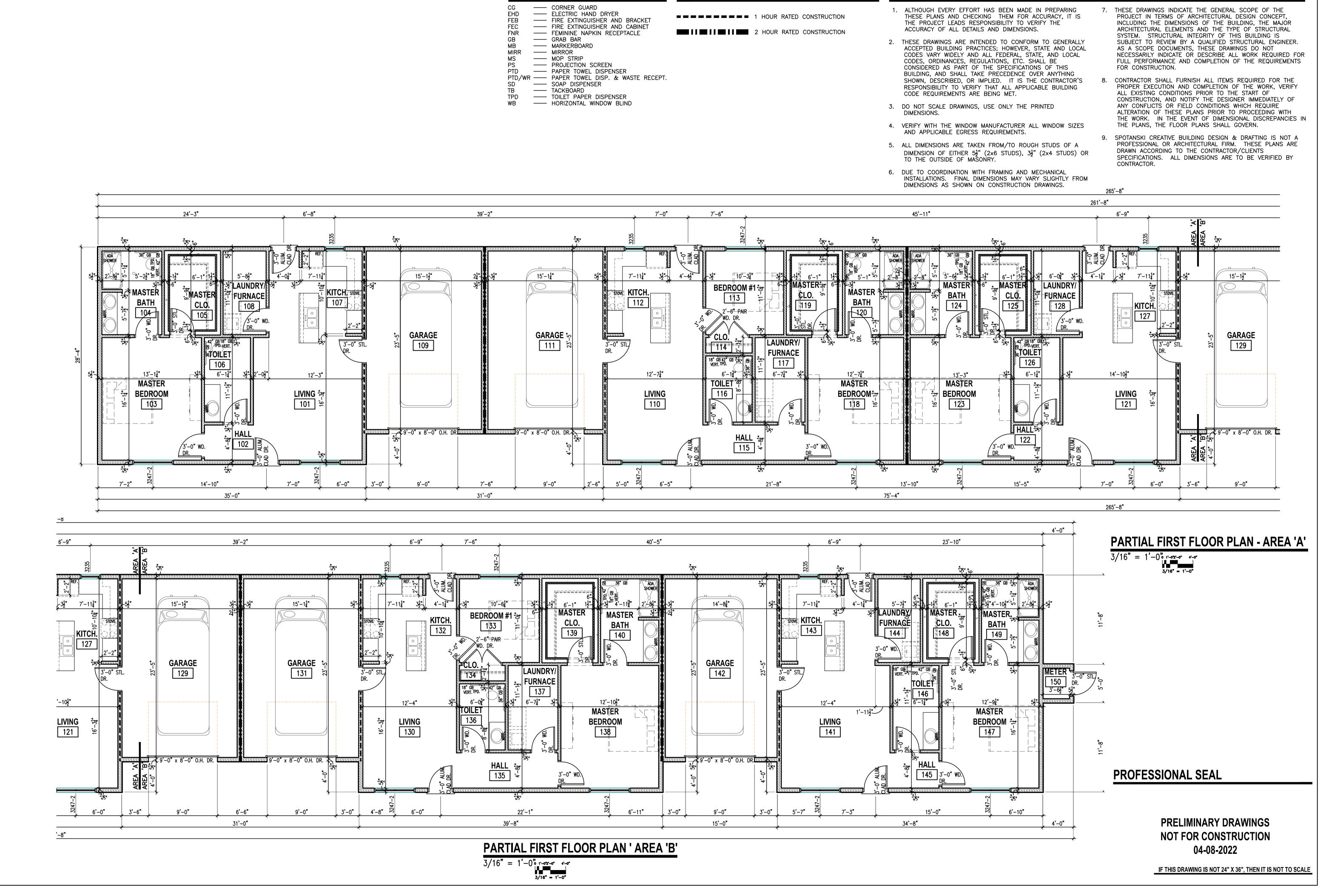
DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE: 11-10-2022

SHEET:

A1.02

Page 35 / 51 Regular Meeting - 2/8/2023 Grand Island



MATERIAL KEYING LEGEND

LEGEND

GENERAL NOTES

DRAWN BY: S. SPOTANSKI

PLAN DATE:

04-08-2022 PLOT DATE: 04-08-2022

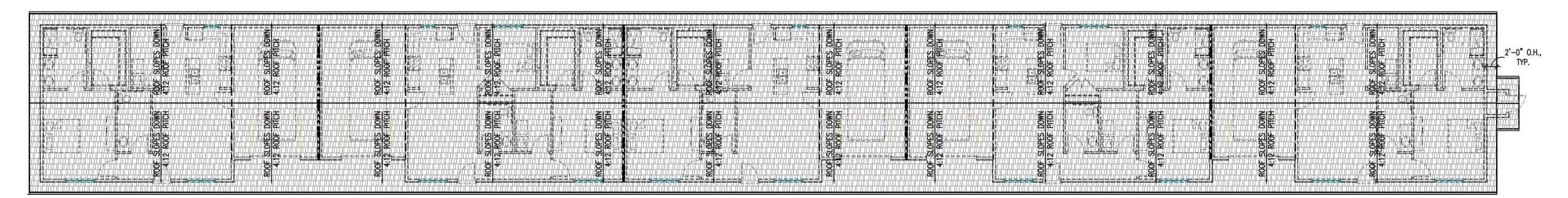
SHEET:

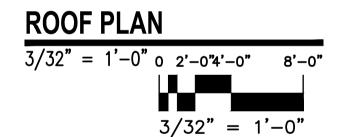
A1.03

Grand Island

GENERAL NOTES

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- 9. SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.





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:

JINFORMATION CONTAINED WITHIN THIS
OCCUMENT INCLUDING, BUT NOT LIMITED TO,
ESIGN CONCEPTS, ARE PROPERTY OF
POTANSKI CREATINE BULIDING DESIGN &
RAFTING. REPRODUCTION OF THIS
FYORMATION IS PROHIBITED WITHOUT
RELITER CONSENT OF SPOTANSKI CREATIVE
UILDING DESIGN & DRAFTING.

"Providing affordable, creative designs using a one-on-approach to achieve ultimated protoch ult

58803

3A VENTURES LLC 14 N. CUSTER AVE.

11 9.

CRIPTION: NEW 5-PLEX FOR ELOPMENT PROJECT REET/1703 HENRY STREET ID, NE. 68803

SHEET TITLE

SHEET TITLE

PROJECT DES

BAASCH DEV

1703 ADA ST

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE: 11-10-2022

SHEET:

A1.04

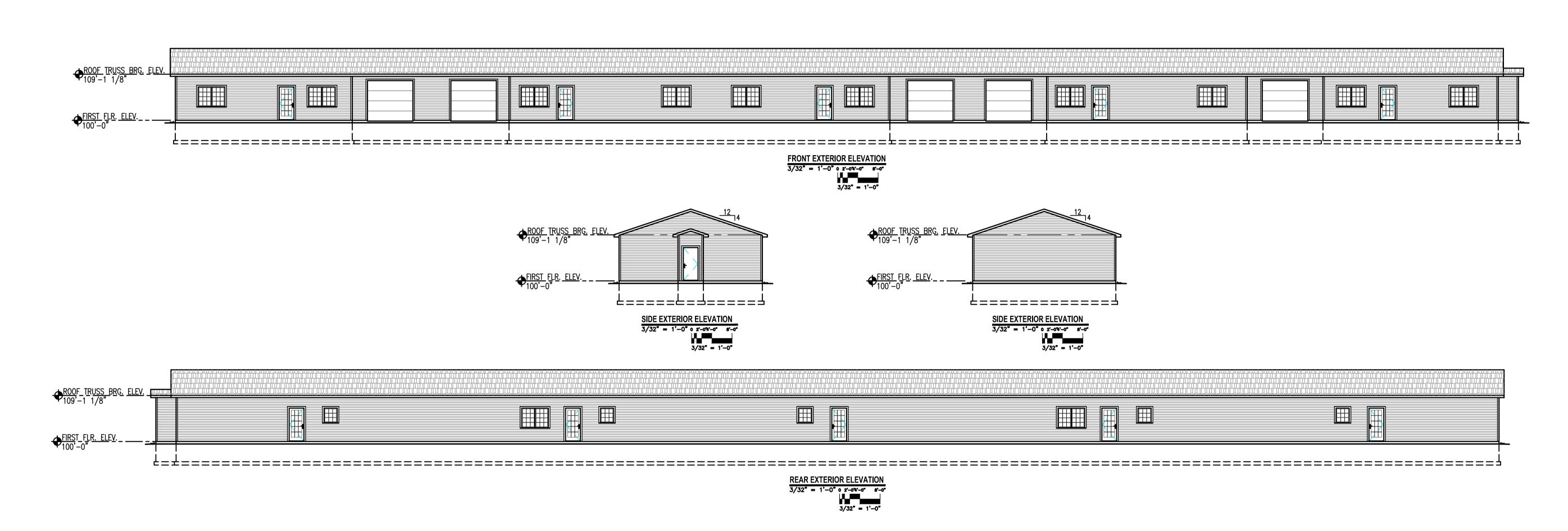
Grand Island

Regular Meeting - 2/8/2023

Page 37 / 51

GENERAL NOTES

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.



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:

©INFORMATION CONTAINED WITHIN THIS DOCUMENT INCLUDING, BUT NOT LIMITED TO, DESIGN CONCEPTS, ARE PROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING. REPRODUCTION OF THIS INFORMATION IS RROHIBITED WITHOUT WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING.

"Providing affordable, creative designs using a one-on-one approach to achieve ultimate client satisfaction."

and, NE 68801

OM

INPORMATION

DOCUMENT IN

DESIGN CONC

SPOTANSIC IS

DRAFING. RE

REMANION

INPORMATION

INPORMA

Spotanski
Creative Building Design
Greative Building Design

& Drafting, LLC

1811 W. 2nd Street, Suite 285, Grand Island, NE 68801
(308) 850–8186 stacy@spotanskicbdd.com

3A VENTURES LLC 14 N. CUSTER AVE. RAND ISLAND, NE. 6880

JER: JBA VENTU 114 N. CUS

5-PLEX FOR

JECT DESCRIPTION: NEW 5 SCH DEVELOPMENT PROJECT 3 ADA STRFET/1703 HENRY

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE:

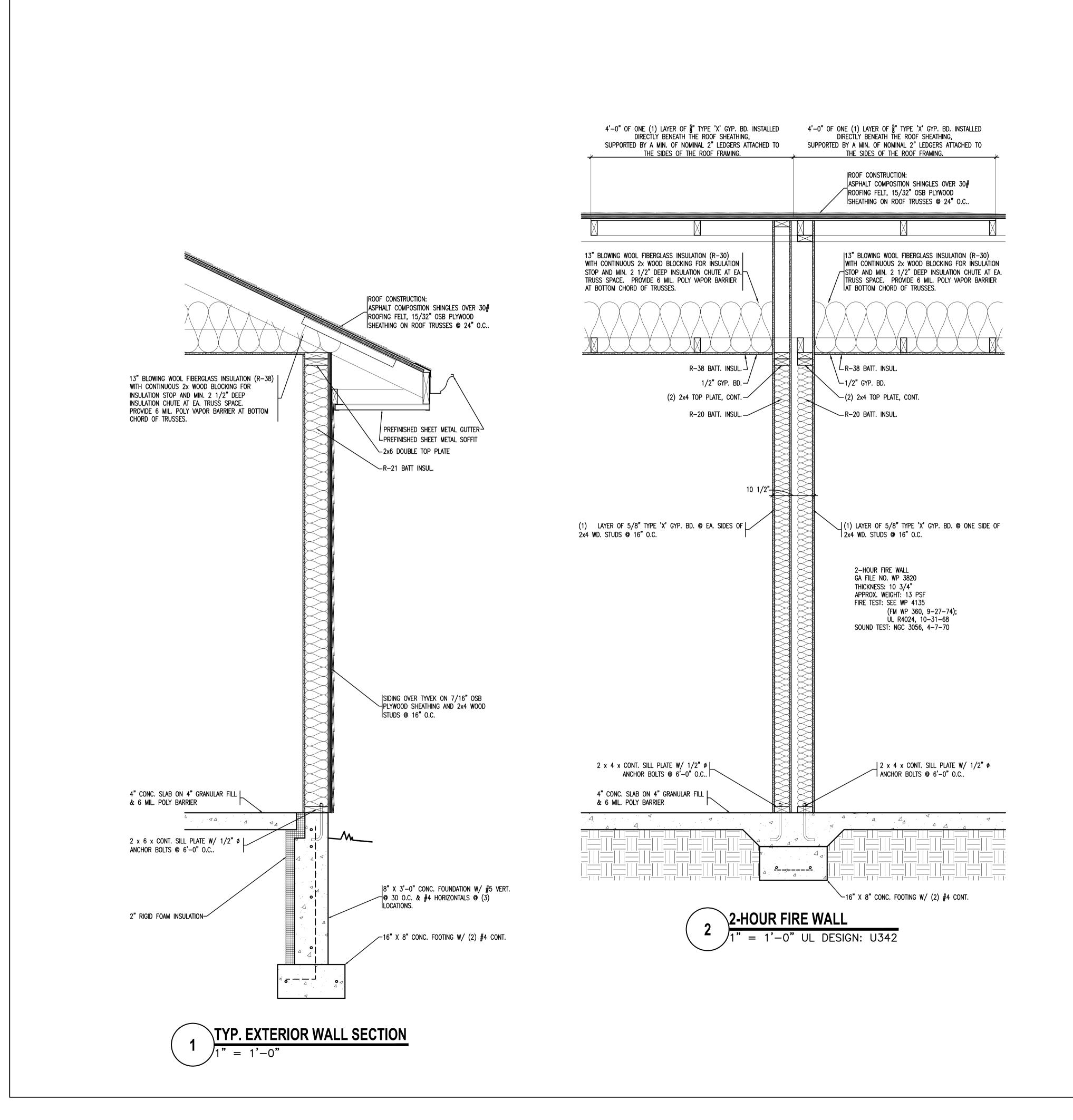
11-10-2022 SHEET:

A2.01

Grand Island

Regular Meeting - 2/8/2023

Page 38 / 51



Grand Island

GENERAL NOTES

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
- DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER $5\frac{1}{2}$ " (2x6 STUDS), $3\frac{1}{2}$ " (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
- SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

REVISION: DATE:

INFORMATION CONTAINED WITHIN THIS OCUMENT INCLUDING, BUT NOT LIMITED TO, ESIGN CONCEPTS, ARE PROPERTY OF POTANSIC REAFITVE BULLDING DESIGN & RAFITING. REPRODUCTION OF THIS NORMATION IS PROHIBITED WITHOUT HIS PROHIBITED WITHOUT BUTTING NESSIGN & DESIGN & REAFING.

"Providing affordable, creative
designs using a one-on-one
approach to achieve ultimate
client satisfaction."

DOCUMEN

DOCUMEN

DOCUMEN

SMA, NE 68801

MRORMAT

MRO

& Drafting, LLC

1811 W. 2nd Street, Suite 285, Grand Island, NE 68801
(308) 850–8186 stacy@spotanskicbdd.com

STACY J. SPOTANSKI

NIURES LLC CUSTER AVE. ISLAND, NE. 68803

114 N. CUSTER, GRAND ISLAND,

l 6

PTION: NEW 5-PLEX FOR PMENT PROJECT F/1703 HENRY STREET

JJECT DESCRIPTION: NE

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022 PLOT DATE:

11-10-2022 SHEET:

A3.01

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

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

	PAGE
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.



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

	In	With Tax crement inancing	In	ithout Tax crement inancing
Gross Taxable Income:	•			422.000
Rental revenue	\$	132,000	\$	132,000
Tax increment financing (TIF) revenue		55,030 187,030		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		102,104		102,104
		358,665		394,727
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		(45,192)		(74,310)
		38,690		27,794
Net cash receipts	\$	(132,945)	<u>\$</u>	(234,933)

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.

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

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

Exhibit E



January 23, 2023

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

Dear Dr. Schroeder,

This letter is to inform you that the Community Redevelopment Authority (CRA) of the City of Grand Island has received an application requesting Tax Increment Financing (TIF) for a residential development including 10 one bedroom and 8 two bedroom apartments near the Grand Island Cemetery on Henry and Ada Streets north of Stolley Park Road.

The application seeks \$930,811 in TIF assistance for the development of the 18 units of housing. These will be marketed primarily to persons 59 and older. It is estimated that this development will take place over the next two years.

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

- CRA receives initial application, 4 p.m., February 8.
- Regional Planning Commission holds public hearing 6 p.m., March 1.
- CRA reviews Planning Commission recommendation, 4 p.m. March 15.
- Grand Island City Council holds public hearing and takes action, 7 p.m., March 28.
- CRA considers redevelopment contract, 4 p.m. on or after April 12.

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

Sincerely,

Chad Nabity, AICP

Director

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION NO. 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.
ATTEST:	By Chairperson
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.
ATTEST:	By Chairperson
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