



Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2023
Regular Meeting Packet**

Board Members:

Tom Gdowski - Chairman

Jim Truell - Vice Chairman

Sue Pirnie

Bart Qualsett

Krae Dutoit

4:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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

DIRECTOR COMMUNICATION

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



Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2023
Regular Meeting**

Item A1

Agenda - February 8, 2023

Staff Contact:



AGENDA
Wednesday, February 8, 2023
4 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of January 25, 2023 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment CRA Area 34- – Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited
 - a. Consideration of Resolution 423- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited
7. Redevelopment Plan Amendment CRA Area 31- 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC
 - a. Consideration of Resolution 424- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property located at 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC
 - b. Consideration of Resolution 425 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC

8. Director's Report
9. Adjournment

Next Meeting March 15, 2023

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Wednesday, February 8, 2023

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting January 25, 2023 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for January 1-31 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$5,523.84
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. AMENDED REDEVELOPMENT PLAN CRA AREA 34- STAROSTKA GROUP UNLIMITED MILLENNIAL ESTATES SUBDIVISION-

Concerning a redevelopment plan for CRA Area No. 34 for development of 120 housing units in the proposed Millennial Estates Subdivision north of 13th Street west of the Moore's Creek Drainway along with an extension of Claude Road between 13th Street and the north edge of the Millennial Estates project. The plan requests \$5,650,000 in tax increment financing along with associated interest on the TIF bonds. The original plan was approved by the Grand Island City Council on August 23, 2022 with the expectation that as part of this development The Starostka Group would construct Claude Road along their eastern boundary. They are requesting that the City of Grand Island construct that road on ground that they will dedicate and that 25% of the TIF generated by the project \$1,412,500 will be paid to the city for that project. As this is a major revision to the approved plan it has to go through the approval process again. The CRA may forward the plan to the Regional Planning Commission for review. A MOTION to approve Resolution 423 (forward to Regional Planning Commission)

7. REDEVELOPMENT PLAN CRA AREA 31- JBA VENTURES, LLC HENRY AND ADA

Concerning a redevelopment plan for CRA Area No. 31 for redevelopment of the property located south of South Street fronting onto Henry and Ada Streets near the Grand Island Cemetery. JBA Ventures plans to build 18 units of apartments in 4 and 5 unit buildings on the site (10 one bedroom and 8 two bedroom). They intend to market these to individuals that are 59 years old and above. These buildings would be very similar to the buildings south of this property along both Henry and Ada Streets. The plan requests \$950,932 in tax increment financing. The CRA may forward the

plan to the Regional Planning Commission for review and give 30-day notice to the Grand Island City Council of a potential development contract. A MOTION to approve Resolution 424 (forward to Regional Planning Commission) and Resolution 425 (30-day intent notice to city council) is in order.

8. DIRECTOR'S REPORT.

9. ADJOURNMENT

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, February 8, 2023
Regular Meeting

Item B1

Meeting Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF January 25, 2023

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on January 25, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the January 20, 2023 Grand Island Independent.

1. CALL TO ORDER.

Vice Chairman Truell called the meeting to order at 4:00 p.m. The following members were present: Jim Truell, Sue Pirnie and Chris Schwieger. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, City Attorney Laura McAloon, Finance Director Patrick Brown and Assistant Finance Director Brian Schultz.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the December 27, 2022 meeting was made by Pirnie and second by Schwieger. Upon roll call vote, all present voted aye. Motion carried 3-0 (Gdowski and Mustion were absent)

3. Review of Financials

Financial reports were reviewed by Brian Schultz.

4. Approval of Bills

A motion was made by Pirnie and second by Schwieger to approve the bills for \$632,779.74. Upon roll call vote, all present voted aye. Motion carried 3-0. (Gdowski and Mustion were absent)

5. Review of Committed Projects and CRA Properties

The committed projects and CRA projects were reviewed by Nabity.

Take Flight – Paid Off

Hope Harbor – Is coming up with a new design to lower noise 30 from Hwy to qualify for CDBG funds.

Life Safety Grants

Rawr Holdings – February 2023 is agreement date. Mr. Spiehs has a plan laid out- will have a building permit by February 2023 to move forward or he will sell the building.

CRA Property

3235 S. Locust (Desert Rose) – Still available

6. Redevelopment Contract and Bond Resolution Area 1 – 124 W. 3rd Street – Living Waters

a. Consideration of Resolution 420 – Bond Resolution for 124 W. 3rd Street – Living Waters

Nabity stated City Council approved the plan amendment and authorized CRA to enter into contract for this project.

A motion was made by Schwieger and second by Pirnie to approve resolution 420. Upon roll call vote, all present voted aye. Motion carried 3-0. (Gdowski and Mustion were absent)

7. Redevelopment Contract and Bond Resolution Area 16 – 2206 and 2300 W. Capital Avenue (Veteran’s Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC

a. Consideration of Resolution 421 – Bond Resolution for 2206 and 2300 W. Capital Avenue (Veteran’s Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC

A motion was made by Pirnie and second by Schwieger to approve resolution 421. Upon roll call vote, all present voted aye. Motion carried 3-0. (Gdowski and Mustion were absent)

8. Amended Redevelopment Contract and Bond Resolution Area 17 – For Property at 3553 Prairieview Street (Lot 3 and a portion of Lot 1 of Prairie Commons Second Subdivision) – Pataria Ventures LLC

a. Consideration of Resolution 422 – Bond Resolution for property at 3553 Prairieview Street (Lot 3 and a portion of Lot 1 of Prairie Commons Second Subdivision) – Pataria Ventures LLC

Nabity stated the redevelopment plan amendment is for CRA Area No.17, for the development of a medical office building in place of the planned Hotel. City Council approved the plan amendment and authorized the CRA to enter a contract for this project.

A motion was made by Truell and second by Pirnie to approve resolution 422. Upon roll call vote, all present voted aye. Motion carried 3-0. (Gdowski and Mustion were absent)

9. Director’s Report –

- Legislature – TIF limits/uses

10. Adjournment 4:22 p.m.

Respectfully Submitted,
Norma Hernandez

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 8, 2023

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on February 8, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the February 1, 2023 Grand Island Independent.

1. CALL TO ORDER.

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

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the January 25, 2023 meeting was made by Truell and second by Mustion. Upon roll call vote, all present voted aye. Motion carried. 5-0

3. Review of Financials

Financial reports were reviewed by Brian Schultz.

A motion was made by Mustion and second by Truell to approve January 2023 Financials. Upon roll call vote, all present voted aye. Motion carried. 5-0

4. Approval of Bills

A motion was made by Pirnie and second by Schwieger to approve the bills for \$5,523.84. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. Review of Committed Projects and CRA Properties

The committed projects and CRA projects were reviewed by Nabity.

Chamber Exterior Remodel – will start in the spring.

Hope Harbor – did get architectural plans and were able to show they can get under the 65 decibels and qualify for CDBG.

Life Safety Grants

Hedde – Still waiting on counter tops

Azur - should be done soon

Rawr Holdings – February 2023 is agreement date. Mr. Spiels has a plan laid out- will have a building permit by February 2023 to move forward or he will sell the building.

CRA Property

3235 S. Locust (Desert Rose) – Still available

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

- a. Consideration of Resolution 423 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited

Nabity explained the original plan was approved by Grand Island City Council on August 23, 2022 with the expectation with the development The Starostka Group Unlimited would construct Claude Road along their eastern boundary. The city is moving ahead with the 18th Street project. The 18th Street project will connect Diers Avenue and Aspen Circle through an 18th Street alignment tying into State Street to Claude Rd. The Starostka Group Unlimited is requesting that the City of Grand Island construct that road on ground that they will dedicate and that 25% of the TIF generated by the project \$1,412,500 will be paid to the city for the project. With this being a major revision to the approved plan it has to go through the approval process again.

A motion was made by Mustion and second by Truell to approve Resolution 423. Upon roll call vote, all present voted aye. Motion carried 5-0.

7. Redevelopment Plan Amendment CRA Area 31 – 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC

- a. Consideration of Resolution 424 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property located at 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC
- b. Consideration of Resolution 425 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council 1703 Ada Street and 1703 Henry Street (Lot 1 and Lot 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC

Nabity stated JBA Ventures plans to build 18 units of apartments in 4 and 5 unit buildings on site (10 one bedroom and 8 two bedroom). The developer is requesting \$950,932 in Tax Increment Financing to help pay for extension of sewer and water, demolition and acquisition of the property.

A motion was made by Truell and second by Mustion to approve Resolution 424 and Resolution 425. Upon roll call vote, all present voted aye. Motion carried 5-0.

- 8. Director's Report –**
CRA Meeting Dates –
March 15, 2023
April 19, 2023

9. Adjournment 4:26 p.m.

Respectfully Submitted,
Norma Hernandez



Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2023
Regular Meeting**

Item C1

Financials January 2023

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | MONTH ENDED <u>January-23</u> | 2022-2023 <u>YEAR TO DATE</u> | 2023 <u>BUDGET</u> | REMAINING <u>BALANCE</u> | % OF BUDGET <u>USED</u> |
|--|----------------------------------|----------------------------------|-----------------------|-----------------------------|----------------------------|
| CONSOLIDATED | | | | | |
| Beginning Cash | 779,896 | | 946,468 | | |
| REVENUE: | | | | | |
| Property Taxes - CRA | 41,500 | 65,432 | 548,263 | 482,831 | 11.93% |
| Property Taxes - Lincoln Pool | 501 | 14,140 | 197,340 | 183,200 | 7.17% |
| Property Taxes -TIF's | 562,043 | 1,353,924 | 7,100,000 | 5,961,705 | 19.07% |
| Loan Income (Poplar Street Water Line) | - | - | 20,000 | 20,000 | 0.00% |
| Interest Income - CRA | 873 | 2,472 | 10,000 | 7,528 | 24.72% |
| Interest Income - TIF'S | - | - | - | - | |
| Land Sales | - | - | - | - | #DIV/0! |
| Other Revenue - CRA | 277 | 230,594 | 200,000 | - | 115.30% |
| Other Revenue - TIF's | - | - | - | - | |
| TOTAL REVENUE | 605,193 | 1,666,562 | 8,075,603 | 6,655,263 | 20.64% |
| TOTAL RESOURCES | 1,385,089 | 1,666,562 | 9,022,071 | 6,655,263 | |
| EXPENSES | | | | | |
| Auditing & Accounting | - | - | 3,000 | 3,000 | 0.00% |
| Legal Services | - | - | 3,000 | 3,000 | 0.00% |
| Consulting Services | - | - | 5,000 | 5,000 | 0.00% |
| Contract Services | 4,985 | 20,039 | 80,000 | 59,961 | 25.05% |
| Printing & Binding | - | - | 1,000 | 1,000 | 0.00% |
| Other Professional Services | 10,689 | 10,689 | 16,000 | 5,311 | 66.81% |
| General Liability Insurance | - | - | 250 | 250 | 0.00% |
| Postage | - | - | 250 | 250 | 0.00% |
| Legal Notices | - | 65 | 500 | 435 | 13.00% |
| Travel & Training | - | - | 4,000 | 4,000 | 0.00% |
| Other Expenditures | - | - | - | - | |
| Office Supplies | - | 35 | 1,000 | 965 | 3.50% |
| Supplies | - | - | 300 | 300 | 0.00% |
| Land | - | 10,000 | 50,000 | 40,000 | |
| Bond Principal - Lincoln Pool | - | 195,000 | 190,000 | - | 102.63% |
| Bond Interest | - | 2,340 | 7,340 | 5,000 | 31.88% |
| Fiscal Agent Fees/Bond Costs | - | 525 | - | - | |
| Husker Harvest Days | - | 200,000 | 200,000 | - | 100.00% |
| Façade Improvement | - | - | 370,000 | 370,000 | 0.00% |
| Building Improvement | 53,000 | 156,593 | 722,000 | 565,407 | 21.69% |
| Other Projects | - | - | 250,000 | 250,000 | 0.00% |
| Bond Principal-TIF's | 564,106 | 1,352,748 | 7,100,000 | 5,747,252 | 19.05% |
| Bond Interest-TIF's | - | - | - | - | |
| Interest Expense | - | - | - | - | |
| TOTAL EXPENSES | 632,780 | 1,948,035 | 9,003,640 | 7,061,130 | 21.64% |
| INCREASE(DECREASE) IN CASH | (27,587) | (281,472) | (928,037) | | |
| ENDING CASH | 752,309 | (281,472) | 18,431 | - | |
| CRA CASH | 724,070 | | | | |
| TIF CASH | 28,239 | | | | |
| Total Cash | 752,309 | | | | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | <u>MONTH ENDED</u> <u>January-23</u> | <u>2022-2023</u> <u>YEAR TO DATE</u> | <u>2023</u> <u>BUDGET</u> | <u>REMAINING</u> <u>BALANCE</u> | <u>% OF BUDGET</u> <u>USED</u> |
|--|---|---|------------------------------|------------------------------------|-----------------------------------|
| GENERAL OPERATIONS: | | | | | |
| Property Taxes - CRA | 41,500 | 65,432 | 548,263 | 482,831 | 11.93% |
| Property Taxes - Lincoln Pool | 501 | 14,140 | 197,340 | 183,200 | 7.17% |
| Interest Income | 873 | 2,472 | 10,000 | 7,528 | 24.72% |
| Loan Income (Poplar Street Water Line) | | - | 20,000 | 20,000 | 0.00% |
| Land Sales | | - | - | - | #DIV/0! |
| Other Revenue & Motor Vehicle Tax | 277 | 230,594 | 200,000 | - | 115.30% |
| TOTAL | 43,150 | 312,638 | 975,603 | 693,559 | 32.05% |
| GIRARD VET CLINIC | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| GEDDES ST APTS-PROCON | | | | | |
| Property Taxes | 31,247 | 31,247 | | - | |
| TOTAL | 31,247 | 31,247 | - | - | |
| SOUTHEAST CROSSING | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| POPLAR STREET WATER | | | | | |
| Property Taxes | 263 | 549 | | - | |
| TOTAL | 263 | 549 | - | - | |
| CASEY'S @ FIVE POINTS | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| SOUTH POINTE HOTEL PROJECT | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TOKEN PROPERTIES RUBY | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| GORDMAN GRAND ISLAND | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| BAKER DEVELOPMENT INC | | | | | |
| Property Taxes | | 1,932 | | - | |
| TOTAL | - | 1,932 | - | - | |
| STRATFORD PLAZA INC | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| COPPER CREEK 2013 HOUSES | | | | | |
| Property Taxes | 4,068 | 4,068 | | - | |
| TOTAL | 4,068 | 4,068 | - | - | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | MONTH ENDED <u>January-23</u> | 2022-2023 <u>YEAR TO DATE</u> | 2023 <u>BUDGET</u> | REMAINING <u>BALANCE</u> | % OF BUDGET <u>USED</u> |
|-------------------------------------|--|--|-------------------------------------|---|--|
| FUTURE TIF'S | | | | | |
| Property Taxes | | - | 7,100,000 | 7,100,000 | |
| TOTAL | - | - | 7,100,000 | 7,100,000 | |
| CHIEF INDUSTRIES AURORA COOP | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TOKEN PROPERTIES KIMBALL ST | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| GI HABITAT OF HUMANITY | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| AUTO ONE INC | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| EIG GRAND ISLAND | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TOKEN PROPERTIES CARY ST | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| WENN HOUSING PROJECT | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| COPPER CREEK 2014 HOUSES | | | | | |
| Property Taxes | 11,441 | 13,953 | | (13,953) | |
| TOTAL | 11,441 | 13,953 | - | (13,953) | |
| TC ENCK BUILDERS | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| SUPER MARKET DEVELOPERS | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| MAINSTAY SUITES | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TOWER 217 | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| COPPER CREEK 2015 HOUSES | | | | | |
| Property Taxes | 3,834 | 5,517 | - | (5,517) | |
| TOTAL | 3,834 | 5,517 | - | (5,517) | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | MONTH ENDED <u>January-23</u> | 2022-2023 <u>YEAR TO DATE</u> | 2023 <u>BUDGET</u> | REMAINING <u>BALANCE</u> | % OF BUDGET <u>USED</u> |
|-------------------------------------|--|--|-------------------------------------|---|--|
| NORTHWEST COMMONS | | | | | |
| Property Taxes | 186,023 | 186,023 | - | (186,023) | |
| TOTAL | 186,023 | 186,023 | - | (186,023) | |
| HABITAT - 8TH & SUPERIOR | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| KAUFMAN BUILDING | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TALON APARTMENTS | | | | | |
| Property Taxes | 91,057 | 91,057 | | (91,057) | |
| TOTAL | 91,057 | 91,057 | - | (91,057) | |
| VICTORY PLACE | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| THINK SMART | | | | | |
| Property Taxes | 6,233 | 6,233 | | (6,233) | |
| TOTAL | 6,233 | 6,233 | - | (6,233) | |
| BOSSELMAN HQ | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TALON APARTMENTS 2017 | | | | | |
| Property Taxes | 102,363 | 102,363 | | (102,363) | |
| TOTAL | 102,363 | 102,363 | - | (102,363) | |
| WEINRICH DEVELOPMENT | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| WING WILLIAMSONS | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| HATCHERY HOLDINGS | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| FEDERATION LABOR TEMPLE | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| MIDDLETON PROPERTIES II | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| COPPER CREEK 2016 HOUSES | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | <u>MONTH ENDED</u> <u>January-23</u> | <u>2022-2023</u> <u>YEAR TO DATE</u> | <u>2023</u> <u>BUDGET</u> | <u>REMAINING</u> <u>BALANCE</u> | <u>% OF BUDGET</u> <u>USED</u> |
|---|---|---|------------------------------|------------------------------------|-----------------------------------|
| EAST PARK ON STUHR | | | | | |
| Property Taxes | | 54,155 | | (54,155) | |
| TOTAL | - | 54,155 | - | (54,155) | |
| MENDEZ ENTERPRISES LLC PHASE 1 | | | | | |
| Property Taxes | 332 | 332 | | (332) | |
| TOTAL | 332 | 332 | - | (332) | |
| EAST PARK ON STUHR | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TAKE FLIGHT INVESTMENTS | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| PRATARIA VENTURES HOSPITAL | | | | | |
| Property Taxes | | 730,043 | | (730,043) | |
| TOTAL | - | 730,043 | - | (730,043) | |
| AMMUNITION PLANT | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| URBAN ISLAND LLC | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| PEACEFUL ROOT | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TALON 2019 LOOKBACK | | | | | |
| Property Taxes | 2,775 | 2,775 | | (2,775) | |
| TOTAL | 2,775 | 2,775 | - | (2,775) | |
| COPPER CREEK PH2 2019 LOOKBACK | | | | | |
| Property Taxes | 3,729 | 3,729 | | (3,729) | |
| TOTAL | 3,729 | 3,729 | - | (3,729) | |
| GRAND ISLAND HOTEL | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| PARAMOUNT OLD SEARS | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| CENTRAL NE TRUCK WASH | | | | | |
| Property Taxes | 38,790 | 38,790 | | (38,790) | |
| TOTAL | 38,790 | 38,790 | - | (38,790) | |
| PRATARIA VENTURES MEDICAL OFFICE | | | | | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | <u>MONTH ENDED</u> <u>January-23</u> | <u>2022-2023</u> <u>YEAR TO DATE</u> | <u>2023</u> <u>BUDGET</u> | <u>REMAINING</u> <u>BALANCE</u> | <u>% OF BUDGET</u> <u>USED</u> |
|---|---|---|------------------------------|------------------------------------|-----------------------------------|
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TALON 2020 LOOKBACK PHASE 4 | | | | | |
| Property Taxes | 29,043 | 29,043 | | (29,043) | |
| TOTAL | 29,043 | 29,043 | - | (29,043) | |
| TAROSTKA 5TH ST LOOKBACK PHASE 1 | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TOPPER CREEK PHASE 2 2020 LOOKBACK | | | | | |
| Property Taxes | | 339 | | (339) | |
| TOTAL | - | 339 | - | (339) | |
| TOPPER CREEK PHASE 3 2020 LOOKBACK | | | | | |
| Property Taxes | 1,415 | 1,415 | | (1,415) | |
| TOTAL | 1,415 | 1,415 | - | (1,415) | |
| HEDDE BUILDING 201 W 3RD | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| RAWR HOLDINGS LLC 110 W 2ND | | | | | |
| Property Taxes | 568 | 568 | | (568) | |
| TOTAL | 568 | 568 | - | (568) | |
| ORCHARD REDEVELOPMENT PROJECT | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| AMUR REAL ESTATE OLD WELLS FARGO | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| WALD 12 PROPERTIES LLC | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| WING PROPERTIES 112 E 3RD ST | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| WEINRICH DEVELOPMENT 408 E 2ND ST | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| O'NEILL WOOD RESOURCES | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| SOUTHEAST COMMONS - FONNERVIEW | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | MONTH ENDED <u>January-23</u> | 2022-2023 <u>YEAR TO DATE</u> | 2023 <u>BUDGET</u> | REMAINING <u>BALANCE</u> | % OF BUDGET <u>USED</u> |
|--|--|--|-------------------------------------|---|--|
| PARAMOUNT 824 E 9TH ST | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| J&L WESTWARD ENTERPRISES CAAP | | | | | |
| Property Taxes | | 931 | | (931) | |
| TOTAL | - | 931 | - | (931) | |
| MILLER TIRE | | | | | |
| Property Taxes | | - | | - | |
| TOTAL | - | - | - | - | |
| TALON 2021 LOOKBACK PHASE 5 | | | | | |
| Property Taxes | 48,524 | 48,524 | | (48,524) | |
| TOTAL | 48,524 | 48,524 | - | (48,524) | |
| STAROSTKA 5TH ST 21 LOOKBACK#2 | | | | | |
| Property Taxes | 340 | 340 | | (340) | |
| TOTAL | 340 | 340 | - | (340) | |
| TOTAL REVENUE | 605,193 | 1,666,562 | 8,075,603 | 6,477,430 | 20.64% |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | MONTH ENDED <u>January-23</u> | 2022-2023 <u>YEAR TO DATE</u> | 2023 <u>BUDGET</u> | REMAINING <u>BALANCE</u> | % OF BUDGET <u>USED</u> |
|-----------------------------------|----------------------------------|----------------------------------|-----------------------|-----------------------------|----------------------------|
| EXPENSES | | | | | |
| CRA | | | | | |
| GENERAL OPERATIONS: | | | | | |
| Auditing & Accounting | | - | 3,000 | 3,000 | 0.00% |
| Legal Services | | - | 3,000 | 3,000 | 0.00% |
| Consulting Services | | - | 5,000 | 5,000 | 0.00% |
| Contract Services | 4,985 | 20,039 | 80,000 | 59,961 | 25.05% |
| Printing & Binding | | - | 1,000 | 1,000 | 0.00% |
| Other Professional Services | 10,689 | 10,689 | 16,000 | 5,311 | 66.81% |
| General Liability Insurance | | - | 250 | 250 | 0.00% |
| Postage | | - | 250 | 250 | 0.00% |
| Legal Notices | | 65 | 500 | 435 | 13.00% |
| Travel & Training | | - | 4,000 | 4,000 | 0.00% |
| Other Expenditures | | - | - | - | #DIV/0! |
| Office Supplies | | 35 | 1,000 | 965 | 3.50% |
| Supplies | | - | 300 | 300 | 0.00% |
| Land | | 10,000 | 50,000 | 40,000 | 20.00% |
| Bond Principal - Lincoln Pool | | 195,000 | 190,000 | - | 102.63% |
| Bond Interest - Lincoln Pool | | 2,340 | 7,340 | 5,000 | 31.88% |
| Fiscal Agent Fees/Bond Costs | | 525 | - | - | #DIV/0! |
| PROJECTS | | | | | |
| Husker Harvest Days | | 200,000 | 200,000 | - | 100.00% |
| Façade Improvement | | - | 370,000 | 370,000 | 0.00% |
| Building Improvement | 53,000 | 156,593 | 722,000 | 565,407 | 0.00% |
| Other Projects | | - | 250,000 | 250,000 | 0.00% |
| TOTAL CRA EXPENSES | 68,674 | 595,286 | 1,903,640 | 1,313,879 | 31.27% |
| GIRARD VET CLINIC | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| GEDDES ST APTS - PROCON | | | | | |
| Bond Principal | 32,078 | 32,078 | - | - | |
| TOTAL | 32,078 | 32,078 | - | - | |
| SOUTHEAST CROSSINGS | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| POPLAR STREET WATER | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| CASEY'S @ FIVE POINTS | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| SOUTH POINTE HOTEL PROJECT | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | <u>MONTH ENDED</u> <u>January-23</u> | <u>2022-2023</u> <u>YEAR TO DATE</u> | <u>2023</u> <u>BUDGET</u> | <u>REMAINING</u> <u>BALANCE</u> | <u>% OF BUDGET</u> <u>USED</u> |
|--|---|---|------------------------------|------------------------------------|-----------------------------------|
| TOKEN PROPERTIES RUBY | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| GORDMAN GRAND ISLAND | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| BAKER DEVELOPMENT INC | | | | | |
| Bond Principal | | 1,932 | - | - | |
| TOTAL | - | 1,932 | - | - | |
| STRATFORD PLAZA LLC | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| COPPER CREEK 2013 HOUSES | | | | | |
| Bond Principal | 4,068 | 4,068 | - | - | |
| TOTAL | 4,068 | 4,068 | - | - | |
| CHIEF INDUSTRIES AURORA COOP | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| TOKEN PROPERTIES KIMBALL STREET | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| GI HABITAT FOR HUMANITY | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| AUTO ONE INC | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| EIG GRAND ISLAND | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| TOKEN PROPERTIES CARY STREET | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| WENN HOUSING PROJECT | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| COPPER CREEK 2014 HOUSES | | | | | |
| Bond Principal | 11,441 | 13,953 | - | - | |
| TOTAL | 11,441 | 13,953 | - | - | |
| TC ENCK BUILDERS | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | <u>MONTH ENDED</u> <u>January-23</u> | <u>2022-2023</u> <u>YEAR TO DATE</u> | <u>2023</u> <u>BUDGET</u> | <u>REMAINING</u> <u>BALANCE</u> | <u>% OF BUDGET</u> <u>USED</u> |
|-------------------------------------|---|---|------------------------------|------------------------------------|-----------------------------------|
| SUPER MARKET DEVELOPERS | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| MAINSTAY SUITES | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| TOWER 217 | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| COPPER CREEK 2015 HOUSES | | | | | |
| Bond Principal | 5,517 | 5,517 | - | - | |
| TOTAL | 5,517 | 5,517 | - | - | |
| NORTHWEST COMMONS | | | | | |
| Bond Principal | 186,023 | 186,023 | - | - | |
| TOTAL | 186,023 | 186,023 | - | - | |
| HABITAT - 8TH & SUPERIOR | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| KAUFMAN BUILDING | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| TALON APARTMENTS | | | | | |
| Bond Principal | 91,057 | 91,057 | - | - | |
| TOTAL | 91,057 | 91,057 | - | - | |
| VICTORY PLACE | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| FUTURE TIF'S | | | | | |
| Bond Principal | | - | 7,100,000 | 7,100,000 | |
| TOTAL | - | - | 7,100,000 | 7,100,000 | |
| THINK SMART | | | | | |
| Bond Principal | 6,400 | 6,400 | - | - | |
| TOTAL | 6,400 | 6,400 | - | - | |
| BOSSELMAN HQ | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | - | - | |
| TALON APARTMENTS 2017 | | | | | |
| Bond Principal | 105,213 | 105,213 | - | - | |
| TOTAL | 105,213 | 105,213 | - | - | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | MONTH ENDED <u>January-23</u> | 2022-2023 <u>YEAR TO DATE</u> | 2023 <u>BUDGET</u> | REMAINING <u>BALANCE</u> | % OF BUDGET <u>USED</u> |
|---------------------------------------|--|--|-------------------------------------|---|--|
| WEINRICH DEVELOPMENT | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| WING WILLIAMSONS | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| HATCHERY HOLDINGS | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| FEDERATION LABOR TEMPLE | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| MIDDLETON PROPERTIES II | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| COPPER CREEK 2016 HOUSES | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| EAST PARK ON STUHR | | | | | |
| Bond Principal | | 54,155 | - | - | |
| TOTAL | - | 54,155 | | - | |
| TAKE FLIGHT INVESTMENTS | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| PRATARIA VENTURES HOSPITAL | | | | | |
| Bond Principal | | 730,043 | - | - | |
| TOTAL | - | 730,043 | | - | |
| AMMUNITION PLANT | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| URBAN ISLAND LLC | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| PEACEFUL ROOT | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| TALON 2019 LOOKBACK | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| COPPER CREEK PH2 2019 LOOKBACK | | | | | |
| Bond Principal | 3,729 | 3,729 | - | - | |
| TOTAL | 3,729 | 3,729 | | - | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | <u>MONTH ENDED</u> <u>January-23</u> | <u>2022-2023</u> <u>YEAR TO DATE</u> | <u>2023</u> <u>BUDGET</u> | <u>REMAINING</u> <u>BALANCE</u> | <u>% OF BUDGET</u> <u>USED</u> |
|---|---|---|------------------------------|------------------------------------|-----------------------------------|
| GRAND ISLAND HOTEL | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| PARAMOUNT OLD SEARS | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| CENTRAL NE TRUCK WASH | | | | | |
| Bond Principal | 38,790 | 38,790 | - | - | |
| TOTAL | 38,790 | 38,790 | | - | |
| PRATARIA VENTURES MEDICAL OFFICE | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| TALON 2020 LOOKBACK PHASE 4 | | | | | |
| Bond Principal | 29,851 | 29,851 | - | - | |
| TOTAL | 29,851 | 29,851 | | - | |
| TAROSTKA 5TH ST LOOKBACK PHASE 1 | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| TOPPER CREEK PHASE 2 2020 LOOKBACK | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| TOPPER CREEK PHASE 3 2020 LOOKBACK | | | | | |
| Bond Principal | 1,415 | 1,415 | - | - | |
| TOTAL | 1,415 | 1,415 | | - | |
| HEDDE BUILDING 201 W 3RD | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| RAWR HOLDINGS LLC 110 W 2ND ST | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| ORCHARD REDEVELOPMENT PROJECT | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| MUR REAL ESTATE OLD WELLS FARGO | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| WALD 12 PROPERTIES LLC OLD GREENB | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| WING PROPERTIES 112 2 3RD ST | | | | | |
| Bond Principal | | - | - | - | |

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2023

| | <u>MONTH ENDED</u> <u>January-23</u> | <u>2022-2023</u> <u>YEAR TO DATE</u> | <u>2023</u> <u>BUDGET</u> | <u>REMAINING</u> <u>BALANCE</u> | <u>% OF BUDGET</u> <u>USED</u> |
|--|---|---|------------------------------|------------------------------------|-----------------------------------|
| TOTAL | - | - | | - | |
| WEINRICH DEVELOPMENT 408 E 2ND ST | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| O'NEILL WOOD RESOURCES | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| SOUTHEAST COMMONS - FONNERVIEW | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| PARAMOUNT 824 E 9TH ST | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| J&L WESTWARD ENTERPRISES CAAP | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| TALON 2021 LOOKBACK PHASE 5 | | | | | |
| Bond Principal | 48,524 | 48,524 | - | - | |
| TOTAL | 48,524 | 48,524 | | - | |
| STAROSTKA 5TH ST 21 LOOKBACK #2 | | | | | |
| Bond Principal | | - | - | - | |
| TOTAL | - | - | | - | |
| TOTAL EXPENSES | 632,780 | 1,948,035 | 9,003,640 | 8,413,879 | 21.64% |



Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2023
Regular Meeting**

Item D1

February 2023 Bills

Staff Contact:



8-Feb-23

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment

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

| | | | |
|--------------------------|----------------------------------|----|----------|
| City of Grand Island | Administration fees for Jan 2023 | \$ | 5,523.84 |
| Grand Island Independent | Legals | | |
| Total | | \$ | 5,523.84 |



Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2023
Regular Meeting**

Item E1

January 2023 - Committed Projects and CRA Properties

Staff Contact:

| COMMITTED PROJECTS | REMAINING GRANT AMOUNT | 2023 FISCAL YR | 2024 FISCAL YR | 2025 FISCAL YR | ESTIMATED COMP |
|--------------------------------------|------------------------------|-----------------|----------------|----------------|-------------------|
| Chamber Exterior Remodel (8/10/2022) | \$ 290,000.00 | \$ 290,000.00 | | | Summer 2023 |
| Hope Harbor (7/13/2022) | \$ 50,000.00 | \$ 50,000.00 | | | Dec-22 |
| 3231 Ramada Rd (10/19/2022) | \$ 100,000.00 | \$ 100,000.00 | | | Summer 2023 |
| 118 W 2nd St (10/19/2022) | \$ 100,000.00 | \$ 100,000.00 | | | Summer 2023 |
| 106 N Locust (10/19/2022) | \$ 100,000.00 | \$ 100,000.00 | | | Summer 2023 |
| 313-315 N Locust (10/19/2022) | \$ 100,000.00 | \$ 100,000.00 | | | Summer 2023 |
| Total Committed | \$ 1,004,513.00 | \$ 1,004,513.00 | \$ - | \$ - | |
| | | | | | |
| FIRE & LIFE SAFETY GRANT | TOTAL AMOUNT | 2023 FISCAL YR | 2024 FISCAL YR | 2025 FISCAL YR | ESTIMATED COMP |
| 201-203 W. 3rd St. Anson (8-24-16) | \$ 260,000.00 | \$ 260,000.00 | | | Fall 2022 |
| Azure Investment Group (5-12-21) | \$ 70,000.00 | \$ 70,000.00 | | | Spring 2023 |
| Rawr Holdings 110 W 2nd (12/12/18) | \$ 35,000.00 | \$ 35,000.00 | | | Fall 2022 |
| Total Committed F&L Safety Grant | \$ 365,000.00 | \$ 365,000.00 | \$ - | \$ - | |

| | BUDGET | 2023 | 2023 LEFT |
|------------------------------|---------------|---------------|---------------|
| Façade Budgeted 2023 | \$ 370,000.00 | \$ 370,000.00 | \$ - |
| Other Projects Budgeted 2023 | \$ 250,000.00 | \$ 155,000.00 | \$ 95,000.00 |
| Land - Budgeted 2023 | \$ 50,000.00 | \$ - | \$ 50,000.00 |
| Land Sales Budgeted 2023 | \$ - | \$ - | \$ - |
| subtotal | | \$ 525,000.00 | \$ 145,000.00 |
| Balance | | \$ 525,000.00 | \$ 145,000.00 |

| | BUDGET | PAID | LEFT |
|-------------------------|---------------|---------------|---------------|
| Building Improvements * | \$ 722,000.00 | \$ 156,593.00 | \$ 565,407.00 |

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

CRA PROPERTIES

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

January 31, 2023



Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2023
Regular Meeting**

Item I1

**Redevelopment Plan Amendment CRA Area 34 - Millennial
Estates Subdivision property - Starostka Group Unlimited**

Staff Contact:

**Redevelopment Plan Amendment
Grand Island CRA Area 34
July 2022 Amended February 2023**

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

Executive Summary:

Project Description

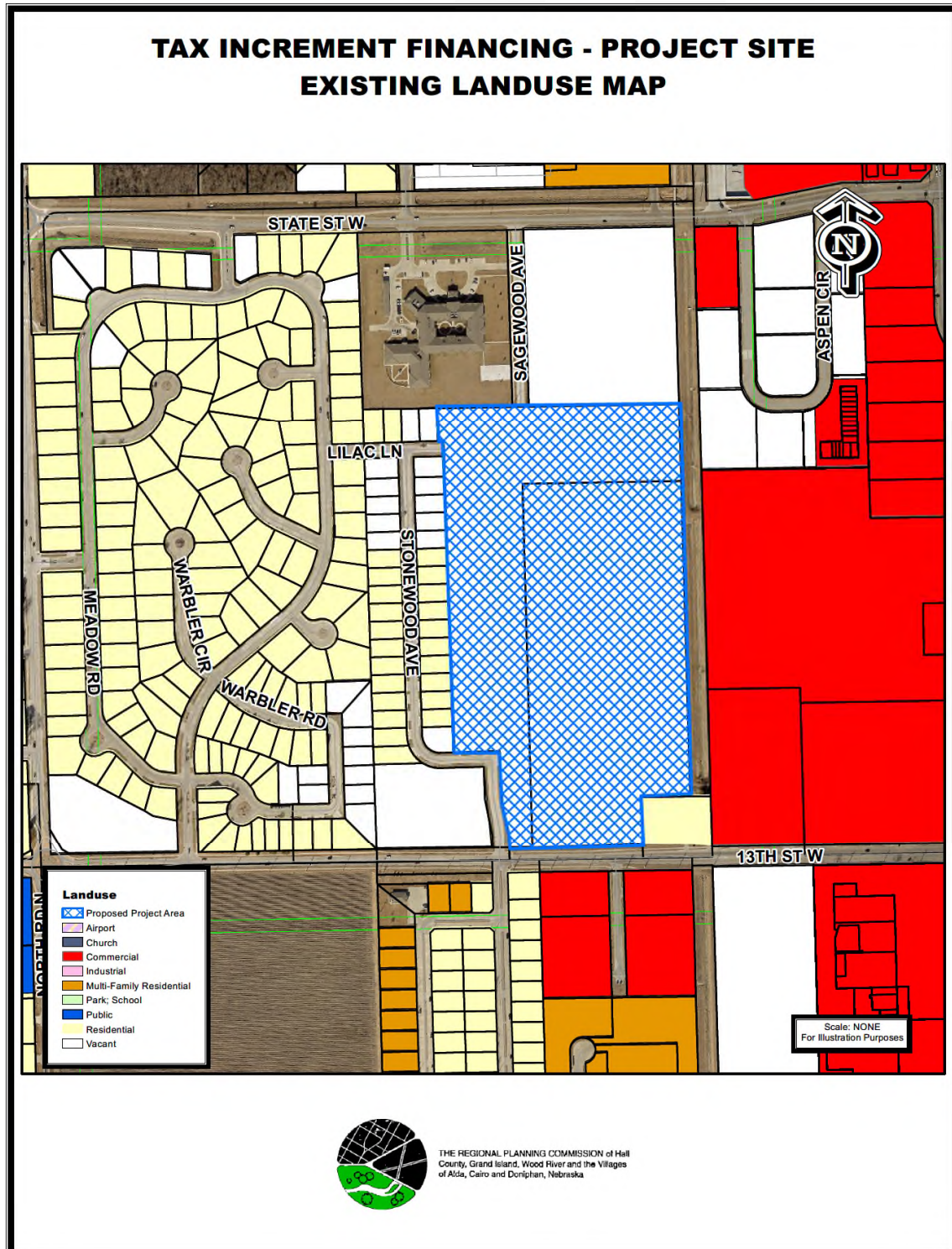
THE REDEVELOPMENT APPROXIMATELY 49 ACRES OF PROPERTY LOCATED NORTH OF 13TH STREET SOUTH OF STATE STREET AND WEST OF THE MOORE’S CREEK DRAINWAY IN NORTHWEST GRAND ISLAND FOR A RESIDENTIAL HOUSING INCLUDING UP TO 120 UNITS OF HOUSING.

The use of Tax Increment Financing to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sanitary sewer, water, and storm sewer) for the development of 120 units of housing. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The 2020 Housing Study for the City of Grand Island identified a need of 1361 new rental and owner occupied housing units by 2024.

Starostka Group Unlimited, Inc has purchased a portion of this property and has an option to purchase rest for residential development. This project is in CRA Area 34. This redevelopment project includes two components. The first component supports the private project. The second component will support the construction of Claude Road between Faidley Avenue and State Street (the “Public Project”). The CRA will issue two TIF Notes. Seventy five percent of the TIF Revenue will be allocated to the TIF Note purchased by the Redeveloper. Twenty Five percent of the TIF Revenue will be allocated to the TIF Note to support the Public Project, which shall be assigned by the Redeveloper to the CRA. The CRA will enter into a contract with the City to install the Public Project. The City will be reimbursed for the Public Project by assignment of the TIF Note for the Public Project. Changes in the cost of construction, availability of materials and the approval of several other housing projects using Tax Increment Financing have led to this application for assistance with the project. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the construction of units. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over multiple 15 year periods beginning either January 1, 2024 or January 1, 2025 towards the allowable costs and associated financing for the development of this property.

**TAX INCREMENT FINANCING TO PAY FOR THE DEVELOPMENT OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the “Redevelopment Project Area”)**

Legal Descriptions: Part of the E ½ of the SW ¼ of 12-11-10 (PID 400149971) and Part of the E ½ of the SW ¼ 12-11-10 (PID 400149966)



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 2049 inclusive. The TIF contract will be structured so it can be amended each year for up to ten years to add the housing units to be completed during that year. No single property will be eligible for TIF for a period of more than 15 years.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of the property for residential and commercial uses as previously described.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract or any amendment to the redevelopment contract, consistent with this Redevelopment Plan. The plan anticipates that each phase of the development will constitute new effective date for the purposes of determining the period of fifteen years. Said taxes shall be divided as follows:

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on September 28, 2021.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the property for permitted uses on this property as defined by the current and effective zoning regulations. The Hall County Regional Planning Commission held a public hearing at their meeting on August 3, 2022 and passed Resolution 2022-12 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island. This amendment was also submitted to the Hall County Regional Planning Commission. 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. The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment prior to it being submitted to the CRA for initial consideration.

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

a. Land Acquisition:

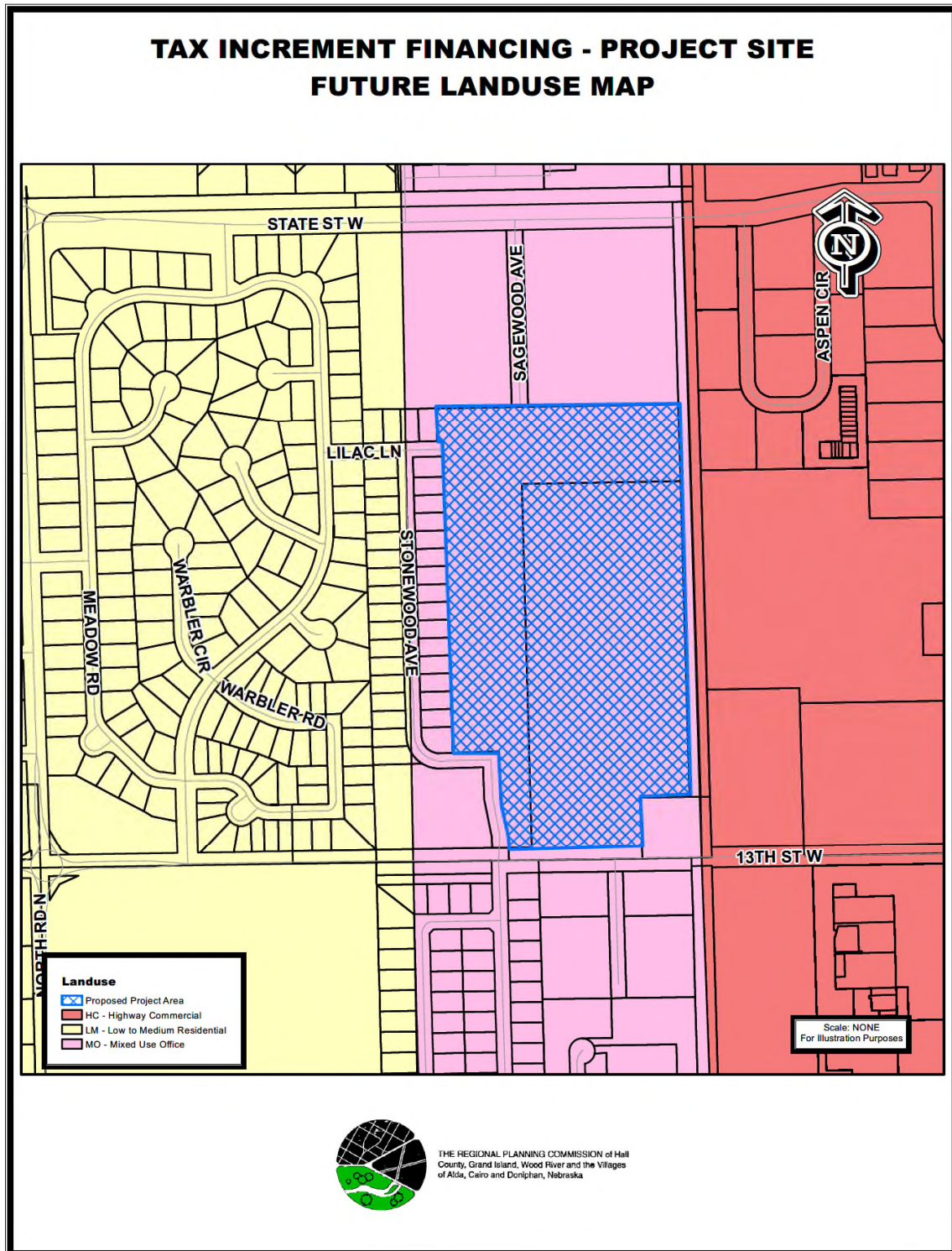
This Redevelopment Plan for Area 34 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

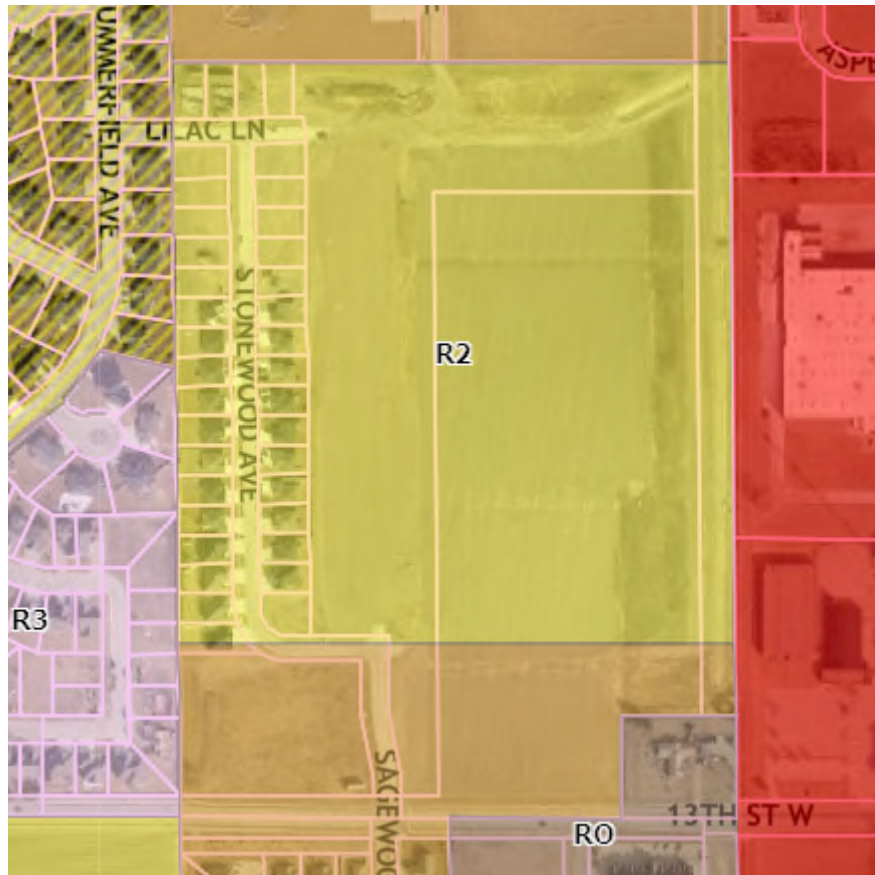
See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for low to medium density residential development. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the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



City of Grand Island Future Land Use Map

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

The area is zoned R4 High Density Residential along 13th street and R2 Low Density Residential on the northern portion of the site. The future land use map calls for medium density to office use development across this entire site. New public streets and utilities are anticipated and needed to support this project and it is anticipated that TIF revenues will offset the costs of those improvements. No changes are anticipated in building codes or other ordinances. No other planning changes contemplated. [§18-2103(b) and §18-2111]



Current Zoning on the Site

e. Site Coverage and Intensity of Use

The R2 zoning district allows for one dwelling unit per 6000 square feet of lot space with a 6000 square foot minimum lot size. The R0 zoning district does not limit the density of housing units but does require minimum 6000 square foot lot. The development as proposed will have a residential density of 2.4 units per acre. *Appendix A of this plan includes the developer's vision for the development.* [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

Electric utilities are sufficient for the proposed use of this property. Electric lines, transformers, and conduit will need to be extended throughout the property.

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]

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

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

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

The purchase price of the property is \$810,000 as an eligible expense. The estimated costs of utilities including sewer and water is \$1,446,189. Streets and drainage are estimated at \$2,520,655. Planning activities including engineering, architecture, legal fees and government fees are estimated at \$872,706. The total of the eligible expenses for this project is estimated by the developer at \$5,650,000.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$5,650,000 from the proceeds of the TIF. The project will include the project as describe in this plan and costs associated with building Claude Road between this property and State Street. The revenues shall be split with 75% dedicated to the residential subdivision project paid to the developer and 25% dedicated to Claude Road and paid to the city for those expenses. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2024 through December 2049.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of increasing the number of residential units within the City of Grand Island and encouraging infill development. This project will also provide for the development of Claude Road and reducing congestion along Diers Avenue within the City of Grand Island.

8. Time Frame for Development

Development of this project is anticipated to begin in the 2023 year. The build out of the subdivision is planned in five phases between 2024 and 2033. It is anticipated that the units in this development will be fully built out by 2033 with the tax increment on those homes extending to 2048. Excess valuation should be available for the first homes built with this project for 15 years beginning with either the 2024 or 2025 tax year, depending on the timing of the first phase.

9. Justification of Project

The 2020 housing study for the City of Grand Island projected that by 2024 we would need an additional 1361 new housing units. There should be 902 non-age restricted units with 518 owner occupied and with 384 rental units. There should be 459 age restricted unit 459 with 222 as 55+ owner occupied and with 237 as 55+ rental units. Between January 1 of 2020 and December of 2021 the city issued permits for 430 new housing units including both restricted and unrestricted units leaving a need for 931 additional units by 2024. The current housing market, a combination of the cost of producing

housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for all citizens and potential citizens of Grand Island and will likely result in the sale of existing homes around the city.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$5,650,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$32,424,550 in private sector financing and investment; a private investment of \$5.74 for every TIF dollar invested.

| Use of Funds Description | Source of funds | | |
|-----------------------------|-----------------|---------------|--------------|
| | TIF Funds | Private Funds | Total |
| Site Acquisition | \$810,000 | | \$810,000 |
| Building Costs | | \$32,400,000 | \$32,400,000 |
| Sewer and Water | \$1,446,189 | | \$1,446,189 |
| Public Streets/ sidewalks | \$1,108,155 | | \$1,108,155 |
| Planning (Arch. & Eng.) | \$872,706 | | \$872,706 |
| Legal/ TIF contract | \$450 | \$24,550 | \$25,000 |
| 25% for Claude Road | \$1,412,500 | | \$1,412,500 |
| Total | \$5,650,000 | \$32,424,550 | \$38,074,550 |

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2023 valuation of approximately \$149,793. Based on the 2021 levy this would result in a real property tax of approximately \$3,247. It is anticipated that the assessed value will increase by \$32,400,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$699,000 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

| | | |
|----------------------------------|----|------------|
| Estimated 2023 assessed value: | \$ | 149,793 |
| Estimated value after completion | \$ | 32,400,000 |
| Increment value | \$ | 32,250,261 |
| Annual TIF generated (estimated) | \$ | 699,308 |
| TIF bond issue | \$ | 5,650,000 |

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

The redevelopment project area currently has an estimated valuation of \$89,739. The proposed redevelopment will create additional valuation of \$32,400,000 over the course of the next ten years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 120 additional housing units and provide for the development and construction of Claude Road on the east side of this property. The tax shift from this project will be equal to the total of the bond principal of \$5,650,000 if fully funded and any associated interest on the bond to be assigned with contract approval.

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

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

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

This will provide additional housing options for the residents of Grand Island. The National Homebuilders Association estimated in a 2014 study¹ that each unit of single family housing resulted in 2.97 full time equivalent jobs so this development at 13 units per year would represent an additional 39 FTE's within the city for the next nine years.

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

This project will not have a negative impact on other employers different from any other expanding business within the Grand Island area. Grand Island does have tight labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

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

This development will have an impact on the Grand Island School system and will likely result in additional students at the elementary and secondary school levels.

¹ <https://www.nahb.org/news-and-economics/housing-economics/housings-economic-impact/impact-of-home-building-and-remodeling-on-the-us-economy>

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61. 120 additional households would house 313 people. According to the 2010 census 19.2% of the population of Grand Island was over 4 years old and under 18 years old. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it would be expected that there would be an additional 60 school age children generated by this development. If this develops at a rate of 13 units per year for 9 years approximately 7 children could be added to the school age population every year with this development. These 7 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics² the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally.

The Grand Island Public School System was notified on January 31, 2022 that the CRA would be considering this application at their July 13, 2022 meeting.

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

This project is consistent the goals of the 2020 Housing Study for the City of Grand Island to create more than 1361 new housing units. Between January of 2020 and December of 2021 the City of Grand Island has issue permits for 430 housing units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development. Twenty Five percent of the increment generated approximately \$1,412,500 will be made available to the City of Grand Island for the development of Claude Road along the east side of property.

Time Frame for Development

Development of this project is anticipated to be completed between Spring of 2023 and the end of 2033. The base tax year should be calculated on the value of the property as of January 1, 2023 for the first phase with each phase based on the preceding year's valuation of the property included in the amendment for that year. Excess valuation should be available for this project beginning in 2024 with taxes due in 2025. Provided, however, if the first phase is not completed in 2023 to create an increase in the ad valorem taxes for the 2024 tax year, then the base year shall be January 1, 2024 and the first year for division of taxes will be 2025. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each property or an amount not to exceed a base amount of \$5,650,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$5,650,000 on TIF eligible activities.

² https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Starostka Group Unlimited, Inc.

Address:

429 Industrial Lane

Telephone No.: (308) 385-0636

Fax No.: _____

Email: jordanstar@stargroupunl.com

Contact:

Jordan Starostka

Application Submission Date: 6/7/2022

Brief Description of Applicant's Business:

Applicant is a developer and contractor that provides comprehensive contracting for residential, commercial, and civil/industrial projects.

Legal Description/Address of Proposed Project

MISC TRACTS 12-11-10 PT E1/2 SW1/4 and MISCELLANEOUS TRACTS 12-11-10 PT E 1/2 SW 1/4 34.41 AC (3812 W. 13th)

Community Redevelopment Area Number _____

Present Ownership Proposed Project Site:
Starostka Group, Unlimited (PID 400149971)
Blender, LLC (PID 400149966)

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.

Redeveloper intends to construct an approximately 120 unit residential subdivision in multiple phases. The project site is currently vacant and in the need of significant infrastructure improvements to be developable and usable for any purposes.

See attached preliminary proposed site plan. The project will consist of three phases of residential development, with subphases as appropriate, and a phase for the construction of Claude Road. The phases are referred to on the site plan as (i) Phase 1, (ii) Phase 2, (iii) Phase 3, and (iv) Claude Road.

If Property is to be Subdivided, Show Division Planned: See attached preliminary site plan

VI. Estimated Project Costs: **See attached explanation of estimated costs**

Acquisition Costs:

| | |
|-------------|----------|
| A. Land | \$ _____ |
| B. Building | \$ _____ |

Construction Costs:

| | |
|----------------------------------|----------|
| A. Renovation or Building Costs: | \$ _____ |
| B. On-Site Improvements: | |
| Sewer | \$ _____ |
| Water | \$ _____ |
| Electric | \$ _____ |
| Gas | \$ _____ |
| Public Streets/Sidewalks | \$ _____ |

| | |
|-----------------------|-----------------|
| Private Streets | \$ _____ |
| Trails | \$ _____ |
| Grading/Dirtwork/Fill | \$ _____ |
| Demolition | \$ _____ |
| Other | \$ _____ |
| Total | \$ _____ |

Soft Costs:

| | |
|--------------------------------------|----------|
| A. Architectural & Engineering Fees: | \$ _____ |
| B. Financing Fees: | \$ _____ |
| C. Legal | \$ _____ |
| D. Developer Fees: | \$ _____ |
| E. Audit Fees | \$ _____ |
| F. Contingency Reserves: | \$ _____ |
| G. Other (Please Specify) | \$ _____ |

TOTAL \$ _____

Total Estimated Market Value at Completion: \$ 32,400,000

Source for Estimated Market Value \$270,000 per unit x 120 residential units

Source of Financing:

| | |
|------------------------------|----------|
| A. Developer Equity: | \$ _____ |
| B. Commercial Bank Loan: | \$ _____ |
| C. Tax Credits: | |
| 1. N.I.F.A. | \$ _____ |
| 2. Historic Tax Credits | \$ _____ |
| 3. New Market Tax Credits | \$ _____ |
| 4. Opportunity Zone | \$ _____ |
| D. Industrial Revenue Bonds: | \$ _____ |
| E. Tax Increment Assistance: | \$ _____ |
| F. Enhanced Employment Area | \$ _____ |

G. Nebraska Housing Trust Fund \$ _____

H. Other \$ _____

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

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

There will be approximately 120 residential units. Based on applicant's plan to develop and construct workforce housing, we are assuming an average valuation of approximately \$270,000 per unit. There will likely be some difference between units, but the average value of \$270,000 and a presumed tax levy of 2.161133 would yield a annual real estate tax of \$5,835 per lot.

While the construction of the units will be phased, when completed the taxes on the entire project would be approximately \$646,200 (\$5,385x120)

Project Construction Schedule: Please see attached explanation

Construction Start Date:

2022

Construction Completion Date:

anticipated 2028 (would like flexibility until

If Phased Project:

| | | | |
|-------|------|-------|------------|
| _____ | Year | _____ | % Complete |
| _____ | Year | _____ | % Complete |
| _____ | Year | _____ | % Complete |
| _____ | Year | _____ | % Complete |
| _____ | Year | _____ | % Complete |
| _____ | Year | _____ | % Complete |

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

Redeveloper is requesting \$5,650,000 in TIF over all of the phases of the project. Redeveloper is requesting the TIF bond be issued at 8% interest.

TIF would assist with the cost of the infrastructure improvements necessary to develop the project site. This would include approximately: \$810,000 in site acquisition, \$4,000,000 in infrastructure improvements, \$873,000 in architectural, engineering, and legal fees, and 8% interest on the TIF bond. The 8% interest is necessary to justify the long term commitment and risk over the multi-year, multiple phase redevelopment project.

See attached addendum for additional information.

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

Applicant desires to develop a residential subdivision with approximately 120 workforce housing units. The goal for the workforce housing units is to keep the average final value at approximately \$270,000 per unit. Construction costs are so high right that this will be a challenge. Without the requested TIF assistance, which equates to approximately \$83,000 per lot, this would be impossible. A large scale subdivision like the proposed project is simply not possible with the required cost of infrastructure without the assistance of TIF. It would be particularly impossible to build any workforce housing without TIF, because the applicant could never recover its costs, let alone make any profit necessary for the risk involved with this project.

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

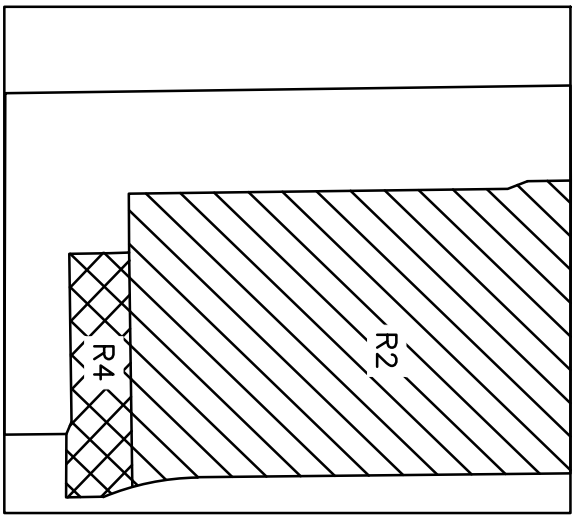
Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com

SUBDIVISION AREA = 49.6 ACRES
LOT USAGE
120 LOTS
1 OUTLOTS

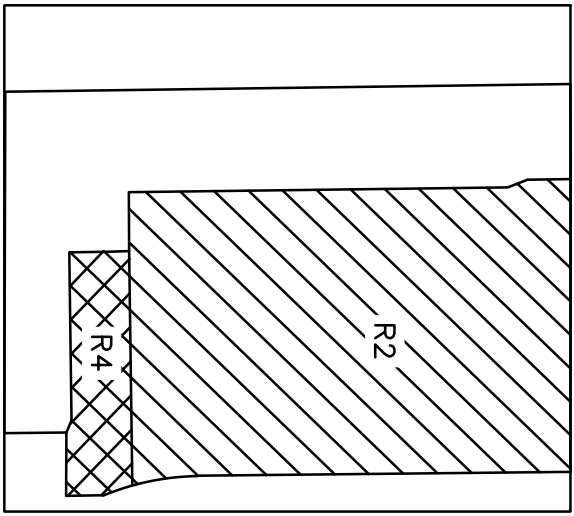
OWNER / DEVELOPER
STAROSTKA GROUP UNLIMITED, INC
429 INDUSTRIAL LANE
GRAND ISLAND, NE 68803

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68802

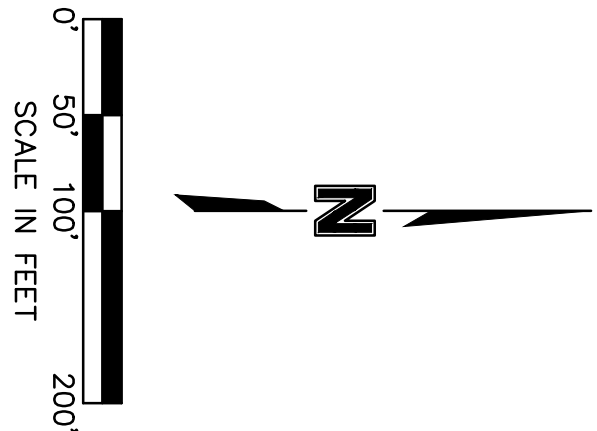
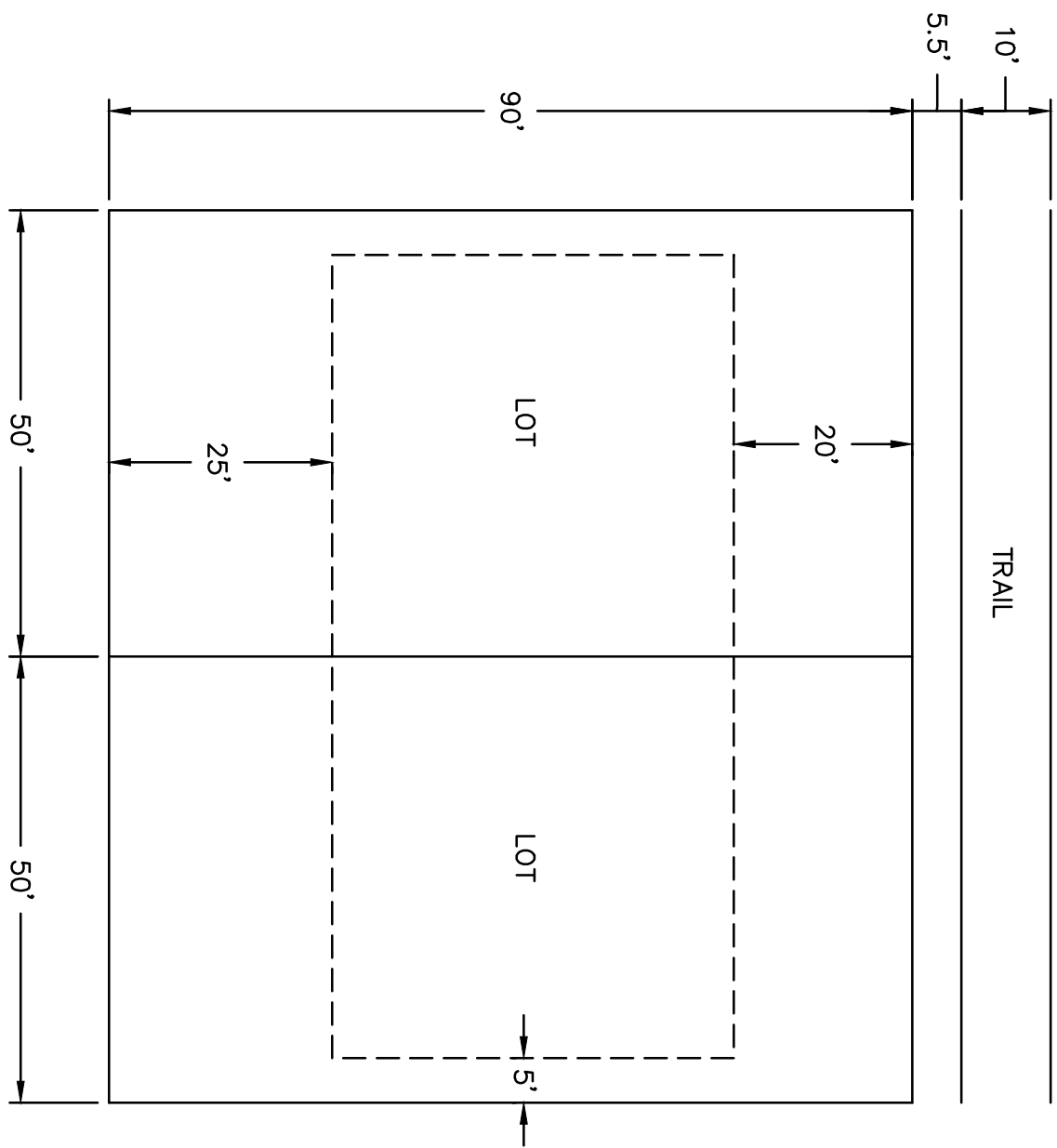
EXISTING ZONING



PROPOSED ZONING



- PHASING BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN ZONE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- FOUND PROPERTY CORNER



120 TOTAL LOTS

olsson

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

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|----------|------|-----------------------|
| | | |
| | | |
| | | |
| | | |

| | |
|--|--|
| LOT LAYOUT | |
| MILLENNIAL ESTATES SUBDIVISION PRELIMINARY PLAT | |
| GRAND ISLAND, NEBRASKA | |

| | |
|--------------|-----------|
| drawn by: | SMG |
| checked by: | BJD |
| approved by: | BJD |
| QA/QC by: | 022-00432 |
| project no.: | 022-00432 |
| drawing no.: | 5.5.0022 |

Explanation of Estimated Costs

LAND ACQUISITION:

- PID 400149971 was recently acquired for approximately \$410,000
- PID 400149966 is under contract and will be acquired for approximately \$400,000

TIF USES:

Total proposed TIF uses for the Project are approximately \$5,650,000:

| | |
|---------------------|-------------|
| Subdivision Phase 1 | \$1,613,788 |
| Subdivision Phase 2 | \$1,521,263 |
| Subdivision Phase 3 | \$1,321,582 |
| Claude Road | \$1,192,916 |
| Total | \$5,649,549 |

Redeveloper requests a TIF Bond with an interest rate of 8%. The 8% interest rate is necessary for the financing and investment, based on the risk of the large infrastructure investment for the multi-phase project.

The TIF uses consist of site acquisition costs, site preparation, utility and infrastructure improvements, and engineering, architectural, and legal fees.

The proposed TIF uses by phase are set forth in the chart below:

MILLENNIAL ESTATES REDEVELOPMENT PROJECT

| Phase | Phase 2 | Phase 3 | Phase 4 | Claude Rd | total |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|
| Lots | 39 | 39 | 42 | 0 | 120 |
| Anticipated Construction Year | 2022 | 2025 | 2027 | 2027 | n/a |
| TIF Uses (see below) | \$1,613,788 | \$1,521,263 | \$1,321,582 | \$1,192,916 | \$5,649,549 |

TIF USES

| | | | | | |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|
| PAVING / Grading | \$526,873 | \$568,590 | \$561,792 | \$738,400 | \$2,395,655 |
| Utilities (Water & Wastewater) | \$402,339 | \$320,478 | \$461,472 | \$114,400 | \$1,298,689 |
| Dewatering | \$57,500 | \$30,000 | \$60,000 | \$0 | \$147,500 |
| Lighting / Striping | \$0 | \$0 | \$0 | \$125,000 | \$125,000 |
| TOTAL INFRASTRUCTURE | \$986,712 | \$919,068 | \$1,083,264 | \$977,800 | \$3,966,844 |
| Site Acquisition | \$410,000 | \$400,000 | \$0 | \$0 | \$810,000 |
| Survey, Engineering, Legal | \$217,077 | \$202,195 | \$238,318 | \$215,116 | \$872,706 |
| Total | \$1,613,788 | \$1,521,263 | \$1,321,582 | \$1,192,916 | \$5,649,549 |

All costs set forth herein are preliminary estimates and will be certified upon completion. Given the current state of labor and materials pricing in the construction industry, it is likely that the prices will continue to increase and will not go down any time soon.

OVERALL PROJECT COSTS:

In addition to the initial \$5,650,000 for public improvements, Applicant will construct 120 residential dwelling units. Because of the unstable cost of labor and materials in the construction industry and the long term construction schedule, it is impossible to determine the construction costs for the private improvements. However, applicant's goal is to construct workforce housing – targeting an average house valuation of approximately \$270,000. Accordingly, the final valuation is anticipated to be approximately \$32,400,000 when construction of the entire project is completed, so total construction costs of more than \$30,000,000 is a reasonable estimate at this point.

Construction Schedule

The Project will be built in four (4) phases: three phases of residential units and the Claude Road phase. Each residential phase shall be completed in up to three (3) subphases. The residential phases are referred to herein as Phase 1, Phase 2, and Phase 3.

Redeveloper desires to complete the project by the end of 2027. However, Redeveloper desires to built in a little flexibility to account for the unknown market conditions that will affect the project.

First, applicant's desired schedule is set forth below:

| | | Completion date | Effective Date |
|-------------|------------|-----------------|----------------|
| Phase 1 | Subphase 1 | 12/31/2023 | 1/1/2024 |
| | Subphase 2 | 12/31/2024 | 1/1/2025 |
| Phase 2 | Subphase 1 | 12/31/2025 | 1/1/2026 |
| | Subphase 2 | 12/31/2026 | 1/1/2027 |
| Phase 3 | Subphase 1 | 12/31/2027 | 1/1/2028 |
| | Subphase 2 | 12/31/2028 | 1/1/2029 |
| Claude Road | | 12/31/2027 | n/a |

Because the construction schedule will depend on market conditions and absorption rate of new home purchases, Redeveloper desires to build a little flexibility into the schedule required by the Redevelopment Agreement. Therefore, while Redeveloper intends to try to complete the project by the desires schedule set forth above, the proposed schedule for the Redevelopment Agreement is set forth below:

| | | Completion date | Effective Date |
|-------------|------------|-----------------|----------------|
| Phase 1 | Subphase 1 | 12/31/2023 | 1/1/2024 |
| | Subphase 2 | 12/31/2024 | 1/1/2025 |
| | Subphase 3 | 12/31/2025 | 1/1/2026 |
| Phase 2 | Subphase 1 | 12/31/2026 | 1/1/2027 |
| | Subphase 2 | 12/31/2027 | 1/1/2028 |
| | Subphase 3 | 12/31/2028 | 1/1/2029 |
| Phase 3 | Subphase 1 | 12/31/2029 | 1/1/2030 |
| | Subphase 2 | 12/31/2030 | 1/1/2031 |
| | Subphase 3 | 12/31/2031 | 1/1/2032 |
| Claude Road | | 12/31/2029 | n/a |

Here is a more detailed explanation of the more conservative schedule set forth above:

Phase 1

It is anticipated that the infrastructure for Phase 1 will commence in 2022.

It will take up to three (3) subphases to complete the 39 residential units consisting of Phase 1. While construction may occur quicker depending on the market, current assumptions are that 1/3 of the units (13 units) will be built each year, such that the Phase 1 schedule will be:

- Infrastructure construction: 2022
- 13 homes built: 2023
- 13 homes built: 2024
- 13 homes built: 2025

Phase 2

It is anticipated that the infrastructure for Phase 2 will commence in 2025.

It will take up to three (3) subphases to complete the 39 residential units consisting of Phase 2. While construction may occur quicker depending on the market, current assumptions are that 1/3 of the units (13 units) will be built each year, such that the Phase 2 schedule will be:

- Infrastructure construction: 2025
- 13 homes built: 2026
- 13 homes built: 2027
- 13 homes built: 2028

Phase 3

It is anticipated that the infrastructure for Phase 3 will commence in 2027 or 2028. It will take up to three (3) subphases to complete the 42 residential units consisting of Phase 3. While construction may occur quicker depending on the market, current assumptions are that 1/3 of the units (14 units) will be built each year, such that the Phase 3 schedule will be:

- Infrastructure construction: 2028
- 14 homes built: 2029
- 14 homes built: 2030
- 14 homes built: 2031

Claude Road

Claude Road will be constructed by the time the first homes are built for Phase 3. It is intended that this will occur by December 31, 2027, but in no case will this be later than December 31, 2029.



February 2, 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 small housing development. The property is located south of Montana Avenue and east of Independence Avenue.

The application seeks \$5,650,000 in TIF assistance for the development of the 120 units of housing along with Claude Road where it abuts the property. It is estimated that this development will take place over the next 9 years with 13 or 14 units built each year.

This project was given approval by Council in September last year but the developer is requesting a change to the project that impacts the split of funds for the construction of Claude Road as part of the project. The number of housing units and the amount of the TIF is not changing.

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. 396

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 8th day of February, 2023

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

By _____
Chairperson

ATTEST:

Secretary

Starostka Millennial Area 34 Amended Plan February 2023



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 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific redevelopment project in Area 31.

Executive Summary:

Project Description

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

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the both the Henry and Ada Street properties. The developer is proposing to develop multifamily residential in four buildings with 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.

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

N

South St W

Bock Ave

La Mar Ave

Doreen St

Curtis St

Ingalls St

Henry St

Ada St

Cemetery Dr

Stolley Park Rd W

Brentwood Blvd

Circle Dr

Legend
Grand Island Existing Land Use

- Church
- Commercial
- Industrial
- Multi-Family Residential
- Public
- Residential
- Vacant

0 150 300 Feet

THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Afton, Cairo and Compton, 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:

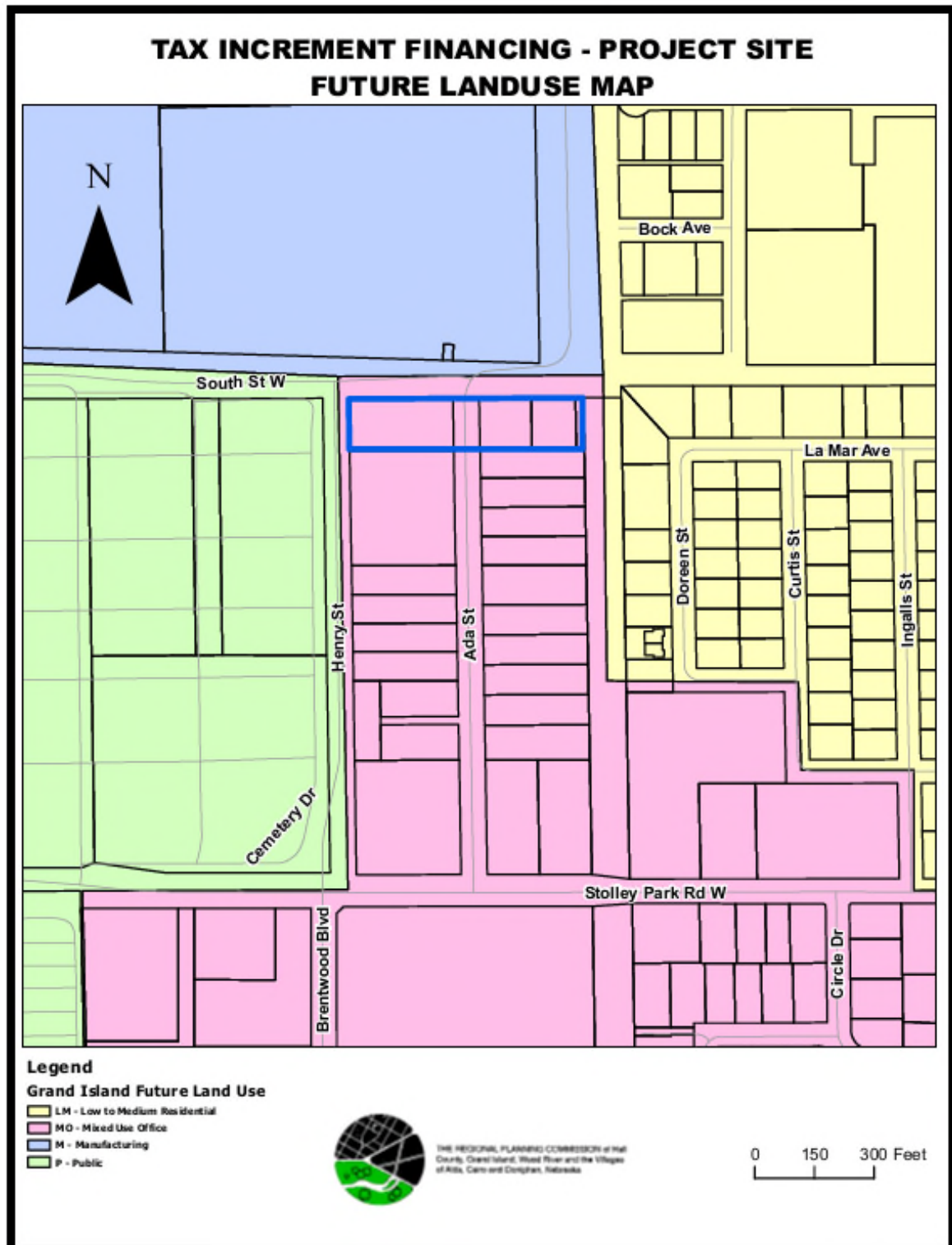
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

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 anticipated that any additional tax burdens will be assumed by public entities as a result of this project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

Existing water and waste water facilities are sufficient to accommodate this development but will need to be extended to serve the properties. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development.

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

This will not have an impact on employers within the area..

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

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

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

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

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61. According to the 2020 census 19.8% of the population of Grand Island was between the ages of 5 and 18. 2020 census and 2022 ACS. If the averages hold it would be expected that there would be a maximum of 19 school age child generated by this development. This is mitigate by the fact that 10 of the 18 proposed units are one bedroom units and the other 8 units are only two bedroom.

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

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

Time Frame for Development

Development of this project is anticipated to be completed by December of 2025. The base tax year will vary between January 1, 2024 or 25 and January 1, 2026. Excess valuation should be available for each phase of this project for 15 years beginning in

2024 with taxes due in 2025. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 18 years with no more than 15 years on any phase of the project or an amount not to exceed \$950,932 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$1,124,000 on TIF eligible activities in excess of other grants given.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

JBA Ventures, LLC

Address:

114 N. Custer Ave. Grand Island, NE 68803

Telephone No.: 308-390-0351

Fax No.: 308-382-3553

Email: JBAventuresGI@gmail.com

Contact:

Riley Baasch

Application Submission Date: _____

Brief Description of Applicant's Business:

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

Legal Description/Address of Proposed Project

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

Community Redevelopment Area Number _____

Present Ownership Proposed Project Site:
JBA Ventures, LLC

Is purchase of the site contingent on Tax Increment Financing Approval? Yes ☐ No ☒

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

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

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

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

Construction Costs:

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

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

Soft Costs:

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

TOTAL \$ 7,534,435

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

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

Source of Financing:

| | |
|------------------------------|--------------|
| A. Developer Equity: | \$ 556,495 |
| B. Commercial Bank Loan: | \$ 6,027,548 |
| C. Tax Credits: | |
| 1. N.I.F.A. | \$ |
| 2. Historic Tax Credits | \$ |
| 3. New Market Tax Credits | \$ |
| 4. Opportunity Zone | \$ |
| D. Industrial Revenue Bonds: | \$ |
| E. Tax Increment Assistance: | \$ 950,392 |
| F. Enhanced Employment Area | \$ |

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) Page | 3

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

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

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

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

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

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

See Exhibit B for details

Project Construction Schedule:

Construction Start Date:

2023

Construction Completion Date:

2025

If Phased Project:

| | | | |
|------|------|-----|------------|
| 2023 | Year | 50 | % Complete |
| 2025 | Year | 100 | % Complete |
| | Year | | % Complete |
| | Year | | % Complete |
| | Year | | % Complete |
| | Year | | % Complete |

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

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

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

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

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

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

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

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

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

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

Existing Assessed Value and Real Estate Tax on Project Site

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

Estimated Real Estate Taxes on Project Site Upon Completion of Project

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

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

Estimated Real Estate Taxes on Project Site Upon Completion of Project

| | 2022 Assessment | | | Note 1 Limitation |
|---|-----------------|---------------|-----------------|----------------------|
| | Phase 1 | Phase 2 | Total | |
| 2022 taxes assessed on site prior to project commencement | 2,249 | 2,264 | 4,514 | |
| Divided by base assessed value | 106,294 | 106,988 | 213,282 | |
| Estimated tax rate | 2.116220% | 2.116220% | 2.116220% | |
| Proposed assessed value | 2,706,672 | 2,753,796 | 5,460,468 | |
| Estimated annual real estate tax after project completion | 57,279 | 58,276 | 115,556 | |
| Less existing annual real estate tax | (2,249) | (2,264) | (4,514) | |
| Estimated increase in annual real estate tax | 55,030 | 56,012 | 111,042 | 107,667 |
| Requested TIF assistance at zero percent lending rate | 15 825,446 | 15 840,184 | 15 1,665,630 | 15 1,615,009 |

| Principal debt service at indicated rate | | Rate | Principal | 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 |

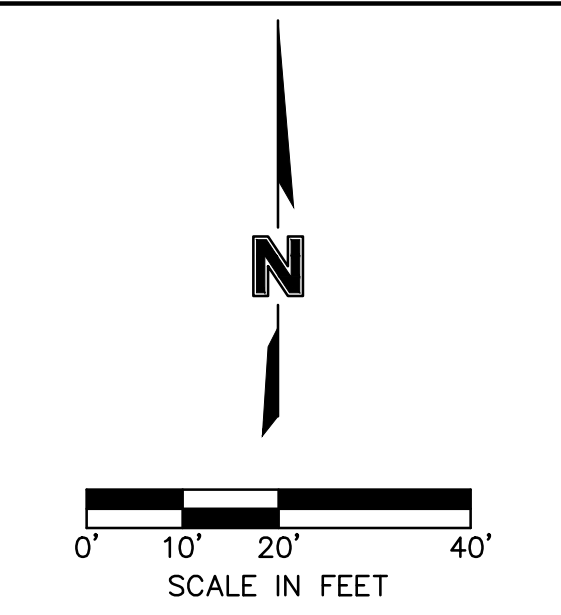
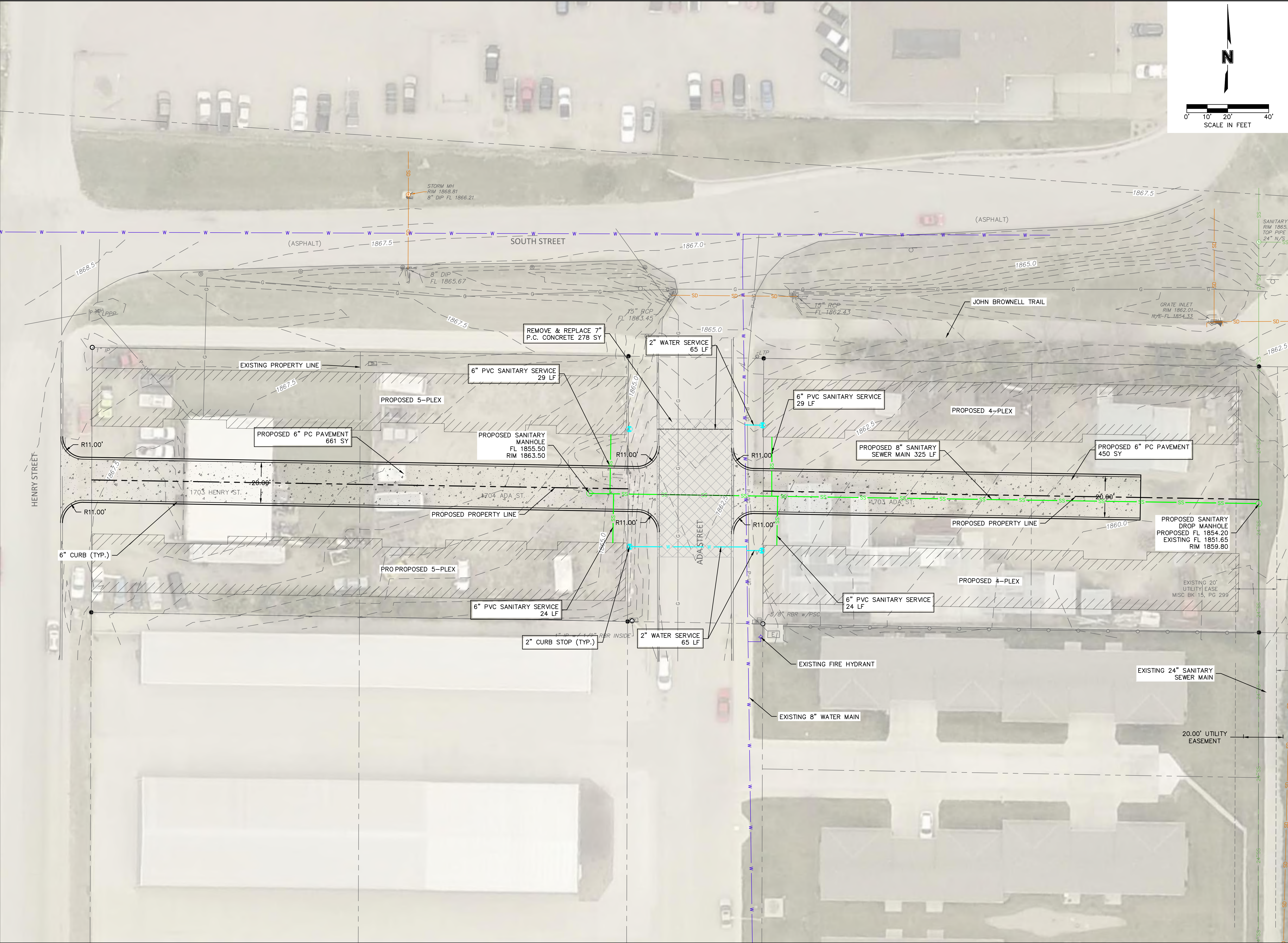
Notes:

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

**JBA Ventures LLC
Project Cost Summary**

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

DWG: F:\2022\00001-00500\022-00418\40-Design\Exhibits\Subdivision Layout.dwg
DATE: Nov 29, 2022 10:59am
XREFS: V_XBNDY_LDP_02200418
USER: njensen



olsson

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

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

November 29, 2022

DATE PRINTED

OLSSON

CONCEPT PLAN

BAASCH SUBDIVISION

GRAND ISLAND, NE

drawn by: _____

checked by: _____

approved by: _____

project no.: 022-00418

drawing no.: _____

date: 2022/11/23

SHEET

1 of 1

REVISIONS

| REV | NO. | DATE | REVISIONS DESCRIPTION |
|-----|-----|------|-----------------------|
| | | | |
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Grand Island

Regular Meeting - 2/8/2023

Page 79 / 108

NEW 4-PLEX FOR GRAND ISLAND, NE.

GENERAL ABBREVIATIONS

| | | | |
|------------|-----------------------|----------|----------------------------|
| A | | C | |
| AB | ANCHOR BOLT | CONTR | CONTRACT(OR) |
| A/C | AIR CONDITIONER | CORR | CORRIDOR |
| ACC | ACCESS(IBLE) (ORIES) | CTSK | COUNTER(SINK) (SUNK) |
| ACCOUS | ACOUSTICAL | CTR | CENTER |
| ADDL | ADDITIONAL | CUH | CABINET UNIT HEATER |
| ADJ | ADJUSTABLE | CLO | CLOSET |
| ADJC | ADJACENT | CLR | CLEAR(ANCE) |
| A/E | ARCHITECT/ENGINEER | CJ | CONTROL/CONSTRUCTION JOINT |
| AFF | ABOVE FINISH FLOOR | CLG | CEILING |
| AL | ALUMINUM | D | |
| ALT | ALTERNATE | D | DEEP, DEPTH, DATA OUTLET |
| ANC | ANCHOR(AGE) | D AND E | DRILL, AND EPOXY GROUT |
| APPROX | APPROXIMATE(LY) | DBE | DECK BEARING ELEVATION |
| ARCH | ARCHITECT | DBL | DOUBLE |
| AUTO | AUTOMATIC | DEG | DEGREE(S) |
| AVG | AVERAGE | DEMO | DEMO(LISH) (LITON) |
| B | | DEPT | DEPARTMENT |
| BD | BOARD | DET | DETAIL |
| BITUM | BITUMINOUS | DF | DRINKING FOUNTAIN |
| BLDG | BUILDING | DIA | DIAMETER |
| BLE | BRICK LEDGE ELEVATION | DIAG | DIAGONAL |
| BLK | BLOCK(ING) | DIF | DIFFEREN(CE) (TIAL) |
| BM | BEAM | DIFF | DIFFUSER |
| BOT | BOTTOM | DIM | DIMENSION |
| BRDG | BRIDGING | DN | DOWN |
| BRG | BEARING | DO | DOOR OPENING |
| BRKT | BRACKET | DOC | DOCUMENT(S) |
| BTW | BETWEEN | DR | DOOR |
| BW | BOTH WAYS | DS | DOWNSPOUT |
| C | | DSP | DRY STANDPIPE |
| C | CHANNEL | DWG(S) | DRAWING(S) |
| C/C | CENTER TO CENTER | DWL | DOWEL (REBAR) |
| CAB | CABINET | DWR | DRAWER |
| CBD | CHALKBOARD | E | |
| CEN | CENT(ER) (TRAL) | E | EAST, EASTING |
| CG | CORNER GUARDS | EA | EACH |
| CHAM | CHAMFER | EF | EACH FACE |
| CI | CAST IRON | EJ | EXPANSION JOINT |
| CNTR | COUNTER | EL | ELEVATION |
| COL | COLUMN | ELEC | ELECTRICAL |
| COMP | COMPOSITE | ELEV | ELEVATOR |
| CONC | CONCRETE | EQ | EQUAL |
| CONF | CONFERENCE | EQUIP | EQUIPMENT |
| COND | CONDITION | EW | EACH WAY |
| CONNT | CONNECTION | EX | ELECTRIC WATER COOLER |
| CONTINU(E) | (OUS) (ATION) | EX | EXAMPLE |

| | | | |
|----------|---|------------------------|---|
| E | | F | |
| EXC | EXCAVAT(E) (ED) (ION) | F/F | FACE TO FACE |
| EXCL | EXCLUD(E) (ED) (ING) | FAB | FABRICAT(E) (ED) (OR) |
| EXCP | EXCEPT | FAS | FASTER(ED) (ER) |
| EXH | EXHAUST | FO(S) | FACE(S) |
| EXST | EXISTING | FD | FLOOR DRAIN |
| EXPO | EXPOSED | FND | FOUNDATION |
| EXP | EXPAN(D) (SION) | FE | FIRE EXTINGUISHER |
| EXT | EXTERIOR | FEC | FIRE EXTINGUISHER CABINET |
| F | | FIN | FINISH |
| F/F | FACE TO FACE | FL | FLOOR |
| FAB | FABRICAT(E) (ED) (OR) | FLASH | FLASHING |
| FAS | FASTER(ED) (ER) | FLEX | FLEXIBLE |
| FO(S) | FACE(S) | FLG | FLANGE |
| FD | FLOOR DRAIN | FLR | FLOOR(ING) |
| FND | FOUNDATION | FLR | FACE OF WALL |
| FE | FIRE EXTINGUISHER | FW | FRAME |
| FEC | FIRE EXTINGUISHER CABINET | FT | FOOT OR FEET |
| FIN | FINISH | FTG | FOOTING |
| FL | FLOOR | FURR | FURR(ED) (ING) |
| FLASH | FLASHING | FUT | FUTURE |
| FLEX | FLEXIBLE | G | |
| FLG | FLANGE | GA | GAUGE |
| FLR | FLOOR(ING) | GALV | GALVANIZED |
| FLR | FACE OF WALL | GB | GRAB BAR OR GYPSUM BOARD |
| FW | FRAME | GC | GENERAL CONTRACTOR |
| FT | FOOT OR FEET | GENL | GENERAL |
| FTG | FOOTING | GFI | GROUND FAULT CIRCUIT INTERRUPTER |
| FURR | FURR(ED) (ING) | GL | GLASS |
| FUT | FUTURE | GLB | GLUE LAMINATED BEAM |
| G | | GND | GROUND |
| GA | GAUGE | GR | GRADE |
| GALV | GALVANIZED | GRLL | GRILLE |
| GB | GRAB BAR OR GYPSUM BOARD | GRV | GRAVITY ROOF VENTILATOR |
| GC | GENERAL CONTRACTOR | GYP | GYPSUM |
| GENL | GENERAL | H | |
| GFI | GROUND FAULT CIRCUIT INTERRUPTER | H | HIGH, HEIGHT |
| GL | GLASS | HB | HOSE BIB |
| GLB | GLUE LAMINATED BEAM | HC | HOLLOW CORE |
| GND | GROUND | HCP | HANDICAP |
| GR | GRADE | HD | HEAVY DUTY |
| GRLL | GRILLE | HDR | HEADER |
| GRV | GRAVITY ROOF VENTILATOR | HM | HARDWARE |
| GYP | GYPSUM | HOWE | HOLLOW METAL |
| H | | HO | HOLD OPEN |
| H | HIGH, HEIGHT | HORIZ | HORIZONTAL |
| HB | HOSE BIB | HOUR | HOUR |
| HC | HOLLOW CORE | HTR | HEATER |
| HCP | HANDICAP | HVAC | HEATING/ VENTILATING/ AIR CONDITIONING |
| HD | HEAVY DUTY | I | |
| HDR | HEADER | ID | INSIDE DIAMETER/DIMENSION/ IDENTIFICATION |
| HM | HARDWARE | IF | INSIDE FACE |
| HOWE | HOLLOW METAL | IN | INCH(ES) |
| HO | HOLD OPEN | INCL | INCLU(DE) (DED) (DING) (SIVE) |
| HORIZ | HORIZONTAL | INFO | INFORMATION |
| HOUR | HOUR | INSUL | INSULAT(E) (ED) (ION) |
| HTR | HEATER | INT | INTERIOR |
| HVAC | HEATING/ VENTILATING/ AIR CONDITIONING | J | |
| I | | JAN | JANITOR |
| ID | INSIDE DIAMETER/DIMENSION/ IDENTIFICATION | JBE | JOIST BEARING ELEVATION |
| IF | INSIDE FACE | JC | JANITOR CLOSET |
| IN | INCH(ES) | JST | JOIST |
| INCL | INCLU(DE) (DED) (DING) (SIVE) | JT | JOINT |
| INFO | INFORMATION | K | |
| INSUL | INSULAT(E) (ED) (ION) | K | KIP (1000 POUNDS) |
| INT | INTERIOR | KIT | KITCHEN |
| J | | KO | KNOCK OUT |
| JAN | JANITOR | L | |
| JBE | JOIST BEARING ELEVATION | LAB | LABORATORY |
| JC | JANITOR CLOSET | LAM | LAMINATE |
| JST | JOIST | LAV | LAVATORY |
| JT | JOINT | LKR | LOCKER |
| K | | LT | LIGHT |
| K | KIP (1000 POUNDS) | M | |
| KIT | KITCHEN | MAS | MASONRY |
| KO | KNOCK OUT | MAX | MAXIMUM |
| L | | MECH | MECHANICAL |
| LAB | LABORATORY | MET | METAL |
| LAM | LAMINATE | MFR | MANUFACTURER |
| LAV | LAVATORY | MH | MANHOLE |
| LKR | LOCKER | MIN | MINIMUM |
| LT | LIGHT | MISC | MISCELLANEOUS |
| M | | MO | MASONRY OPENING |
| MAS | MASONRY | MTD | MOUNTED |
| MAX | MAXIMUM | MTL | METAL |
| MECH | MECHANICAL | N | |
| MET | METAL | N | NORTH |
| MFR | MANUFACTURER | OC | NOT IN CONTRACT |
| MH | MANHOLE | NO | NUMBER |
| MIN | MINIMUM | NOM | NOMINAL |
| MISC | MISCELLANEOUS | NTS | NOT TO SCALE |
| MO | MASONRY OPENING | O | |
| MTD | MOUNTED | OBS | OBSCURE |
| MTL | METAL | OC | ON CENTER |
| N | | OD | OUTSIDE DIAMETER |
| N | NORTH | OFF | OFFICE |
| OC | NOT IN CONTRACT | OPNG | OPENING |
| NO | NUMBER | OPT | OPTIONAL |
| NOM | NOMINAL | OPP | OPPOSITE |
| NTS | NOT TO SCALE | ORD | OVERFLOW ROOF DRAIN |
| O | | OS | OVERFLOW SCUPPER |
| OBS | OBSCURE | P | |
| OC | ON CENTER | PL | PLATE |
| OD | OUTSIDE DIAMETER | PLAM | PLASTIC LAMINATE |
| OFF | OFFICE | PLYWD | PLYWOOD |
| OPNG | OPENING | PR | PAIR |
| OPT | OPTIONAL | PREFIN | PREFINISHED |
| OPP | OPPOSITE | PTN | PARTITION |
| ORD | OVERFLOW ROOF DRAIN | R | |
| OS | OVERFLOW SCUPPER | R | RISER |
| P | | RAD | RADIUS |
| PL | PLATE | REINF | REINFORCE (D) (ING) |
| PLAM | PLASTIC LAMINATE | REQ'D | REQUIRED |
| PLYWD | PLYWOOD | RM | ROOM |
| PR | PAIR | RO | ROUGH OPENING |
| PREFIN | PREFINISHED | S | |
| PTN | PARTITION | S | SOUTH |
| R | | SCHED | SCHEDULE |
| R | RISER | SECT | SECTION |
| RAD | RADIUS | SHT | SHEET |
| REINF | REINFORCE (D) (ING) | SIM | SIMILAR |
| REQ'D | REQUIRED | SPEC | SPECIFICATIONS |
| RM | ROOM | T | |
| RO | ROUGH OPENING | TEMP | TEMPORARY |
| S | | TC | TOP OF CURB |
| S | SOUTH | T & G | TONGUE AND GROOVE |
| SCHED | SCHEDULE | THK | THICK |
| SECT | SECTION | TOM | TOP OF MASONRY |
| SHT | SHEET | TOS | TOP OF STEEL |
| SIM | SIMILAR | TPD | TOILET PAPER DISPENSER |
| SPEC | SPECIFICATIONS | TR | TREAD |
| T | | TV | TELEVISION |
| TEMP | TEMPORARY | U | |
| TC | TOP OF CURB | UNO | UNLESS NOTED OTHERWISE |
| T & G | TONGUE AND GROOVE | UR | URINAL |
| THK | THICK | UTIL | UTILITY |
| TOM | TOP OF MASONRY | V | |
| TOS | TOP OF STEEL | VB | VAPOR BARRIER |
| TPD | TOILET PAPER DISPENSER | VERT | VERTICAL |
| TR | TREAD | VEST | VESTIBULE |
| TV | TELEVISION | W | |
| U | | W | WIDE, WIDTH, WEST |
| UNO | UNLESS NOTED OTHERWISE | W/ | WITH |
| UR | URINAL | WP | WATERPROOF |
| UTIL | UTILITY | WT | WEIGHT |
| V | | SPECIAL SYMBOLS | |
| VB | VAPOR BARRIER | & | AND |
| VERT | VERTICAL | ∠ | ANGLE |
| VEST | VESTIBULE | @ | AT |
| W | | CL | CENTERLINE |
| W | WIDE, WIDTH, WEST | PL | PLATE LINE |
| W/ | WITH | P | POUND / NUMBER |
| WP | WATERPROOF | Ø | DIAMETER / ROUND |
| WT | WEIGHT | E | |

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.
- 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.
- VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5½" (2x6 STUDS), 3½" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 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.

MATERIAL INDICATIONS

| | | | | |
|-------------|------------------|----------------|-------------------|---------------------|
| | | | | |
| CONCRETE | PLYWOOD | BATT INSUL. | STONE | BRICK |
| | | | | |
| WOOD STUDS | WOOD BLOCKING | RIGID INSUL. | EARTH | PLASTER |
| | | | | |
| METAL STUDS | CERAMIC TILE | CMU (STD. WT.) | GRAVEL/SAND FILL. | GYPSUM BOARD |
| | | | | |
| FINISH WOOD | ACOUSTICAL PANEL | CMU (LT. WT) | METAL SECTION | METAL (LARGE SCALE) |

GRAPHIC SYMBOLS

| | | |
|---|--|--|
| | | |
| SITE SPOT ELEVATION NEW FINISH FLOOR SPOT GRADE NEW AND EXISTING FINISH SPOT GRADE TOP OF CURB BOTTOM OF CURB | NEW/EXISTING WALL CONSTRUCTION NEW EXISTING (SCREENING) ROOM NAME AND NUMBER DOOR NUMBER WINDOW TYPE WINDOW TYPE KEY NOTES INDICATES A NOTE FOR A SPECIFIC ITEM REVISION ALL KEY NOTES ARE COMPILED UNDER THE TITLE BWP "KEY NOTES". | COLUMN GRID LINE BUILDING SECTION / WALL SECTION INDICATES VIEW DIRECTION INDICATES BUILDING SECTION (LETTER) INDICATES WALL SECTION (NUMBER) BUILDING SECTION / WALL SECTION DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN INTERIOR ELEVATIONS INDICATES ELEVATION DIRECTION INDICATES ELEVATION NUMBER INDICATES SHEET NUMBER ELEVATION OCCURS ON |
| NEW CONTOUR LINE NEW CONTOUR LINE | PROPERTY LINE CENTER LINES/PROJECTED LINE MATCH LINE LEVEL LINE MAIN FLOOR ELEV. = 100'-0" | |

SHEET INDEX

| | |
|-------|-------------------------------------|
| T0.01 | TITLE SHEET |
| ADA | ADA INFORMATION |
| A1.01 | FOUNDATION PLAN |
| A1.02 | FIRST FLOOR COMPOSITE PLAN |
| A1.03 | PARTIAL FIRST FLOOR PLAN - AREA 'A' |
| A1.04 | PARTIAL FIRST FLOOR PLAN - AREA 'B' |
| A1.05 | ROOF PLAN |
| A2.01 | EXTERIOR ELEVATIONS |
| A3.01 | 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

| | |
|-----------|-------|
| REVISION: | DATE: |
| | |
| | |
| | |

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
1114 N. CUSTER AVE., GRAND ISLAND, NE 68803
(408) 850-8188 info@spotanskibldg.com

INFORMATION CONTAINED WITHIN THIS DOCUMENT IS THE PROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC IS PROHIBITED.

OWNER: JBA VENTURES LLC
1114 N. CUSTER AVE.
GRAND ISLAND, NE. 68803

SHEET TITLE: TITLE SHEET

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

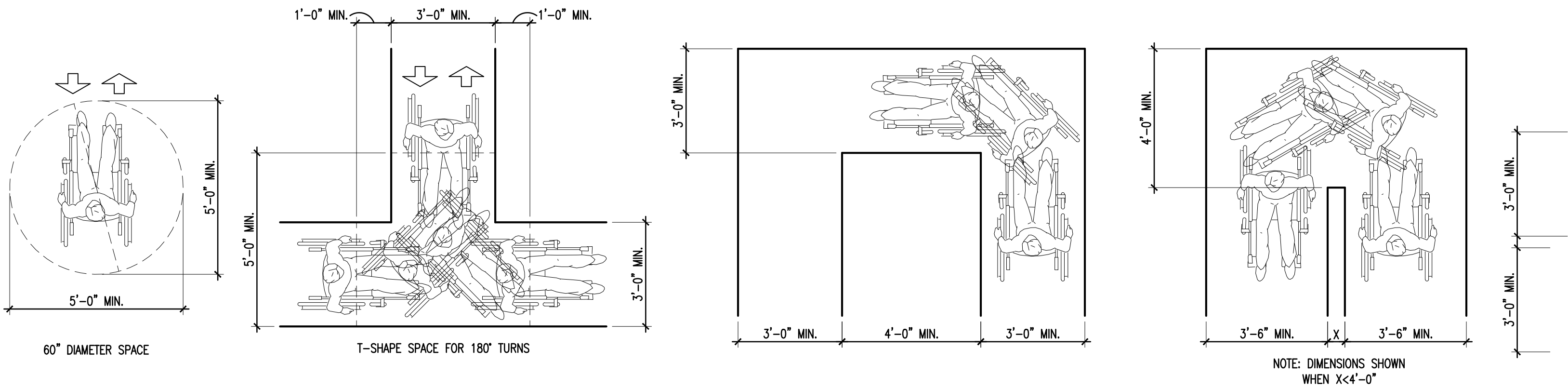
DRAWN BY:
S. SPOTANSKI

PLAN DATE:
11-10-2022

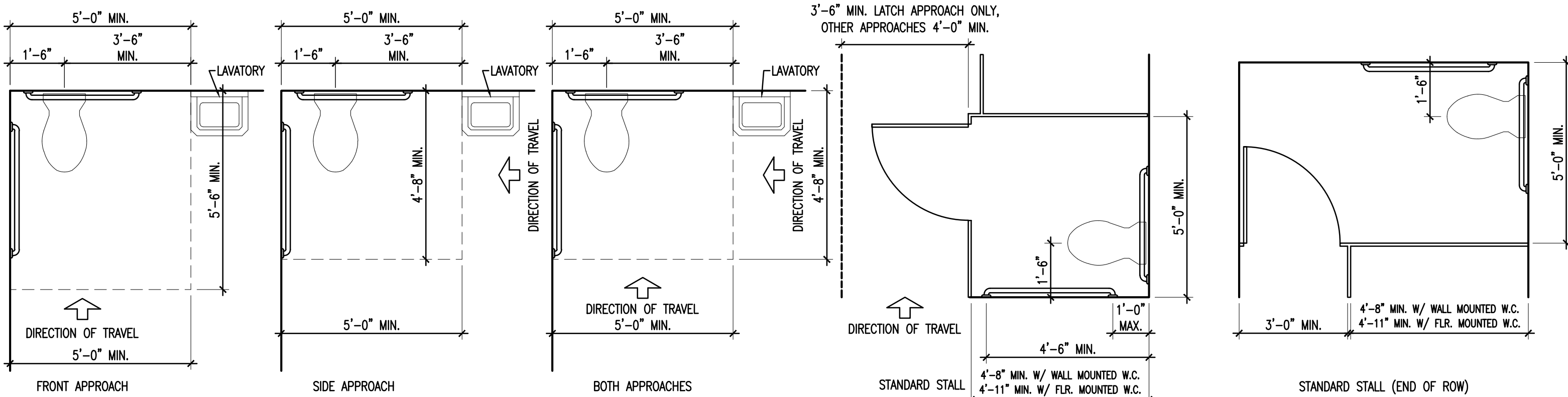
PLOT DATE:
11-10-2022

SHEET:

T.01



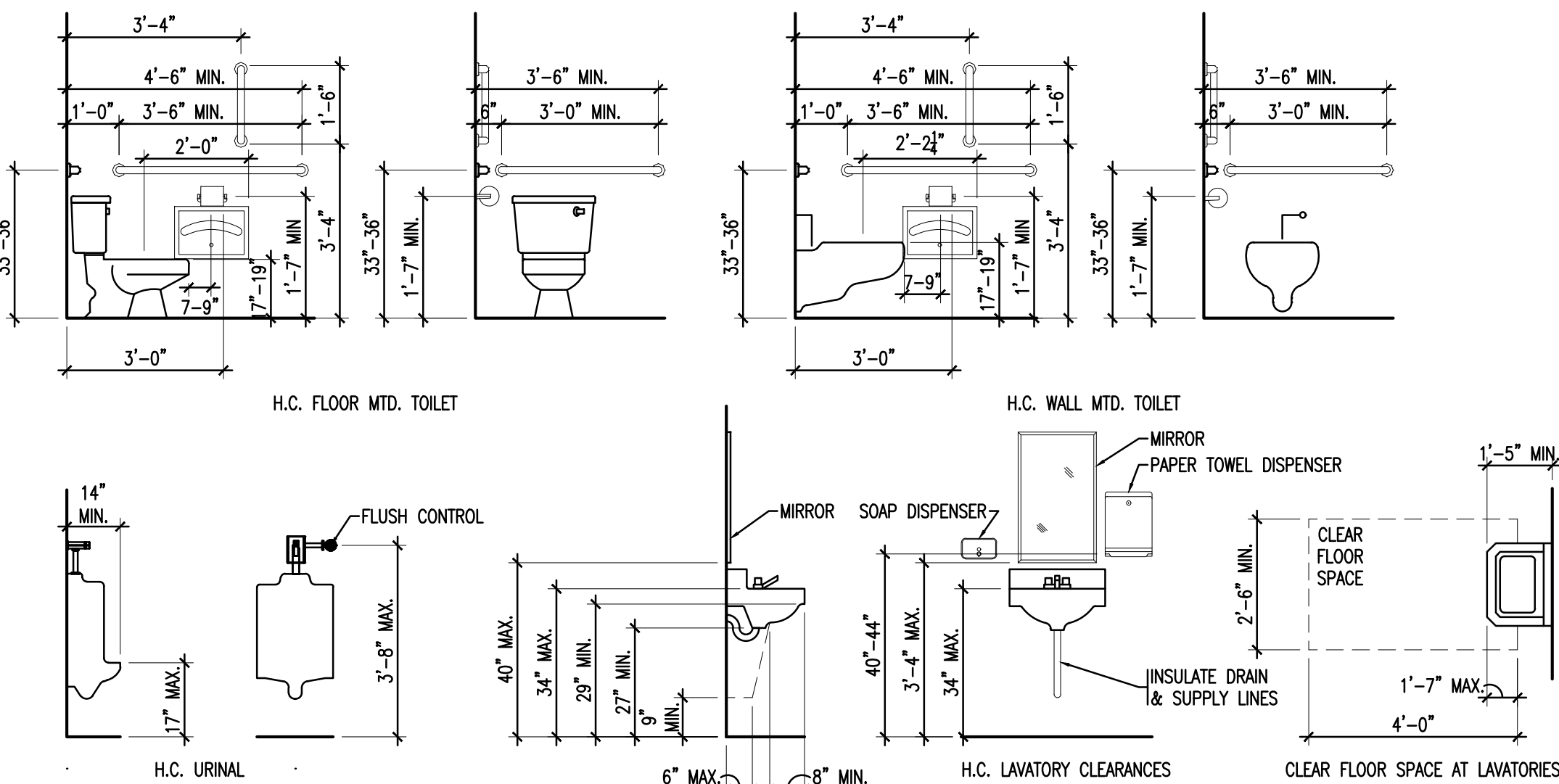
ACCESSIBLE ROUTE



SINGLE TOILET REQUIREMENTS

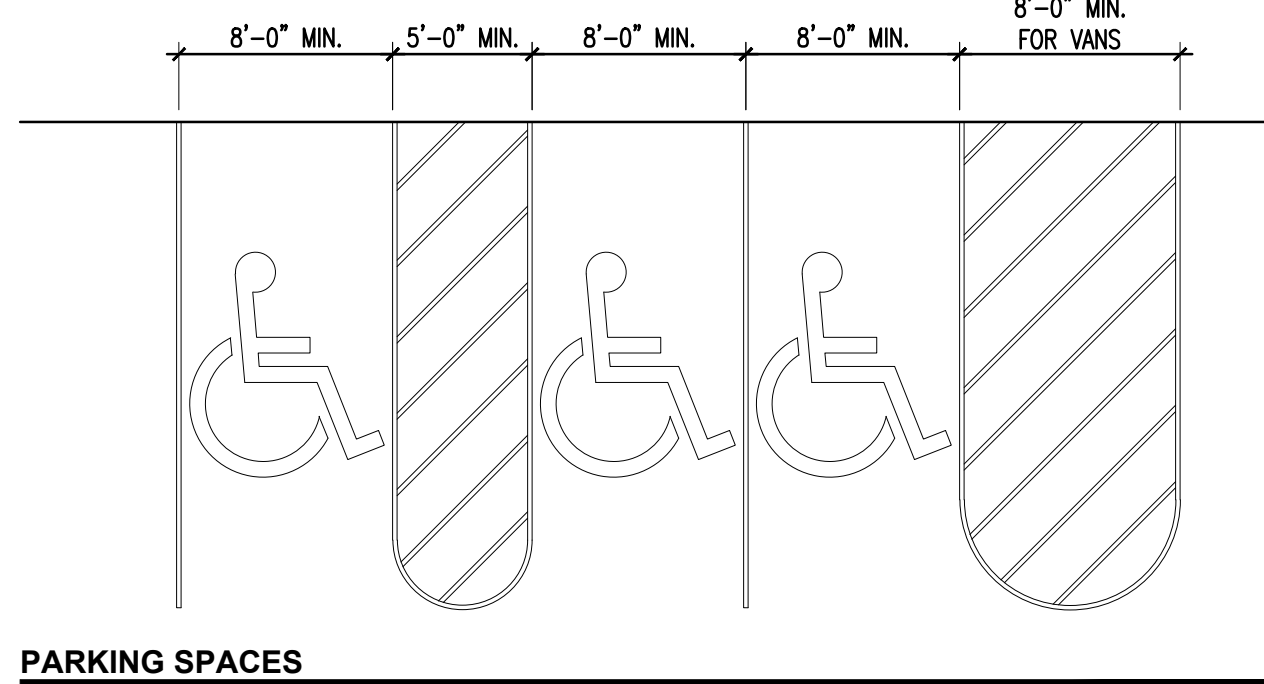
TOILET STALL REQUIREMENTS

HANDRAIL CLEARANCE

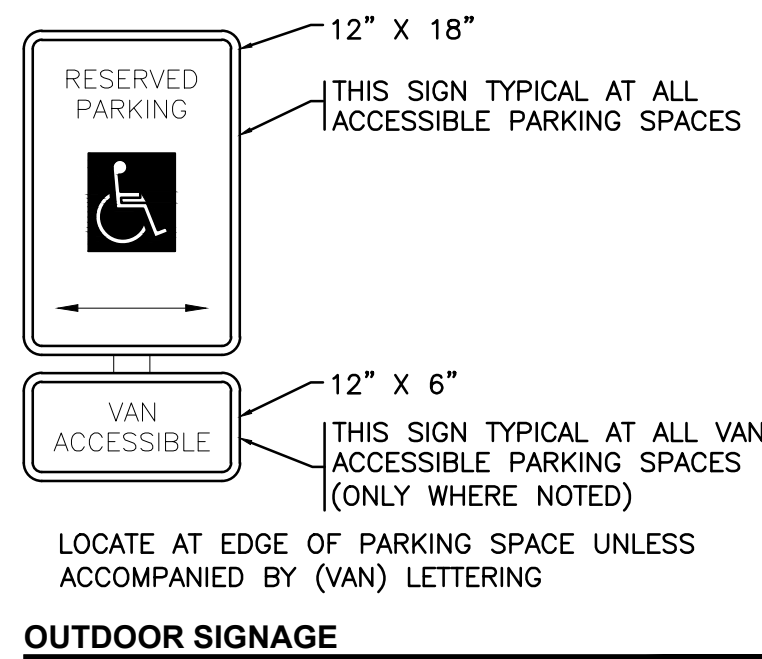


BATHROOM FIXTURES & ACCESSORIES

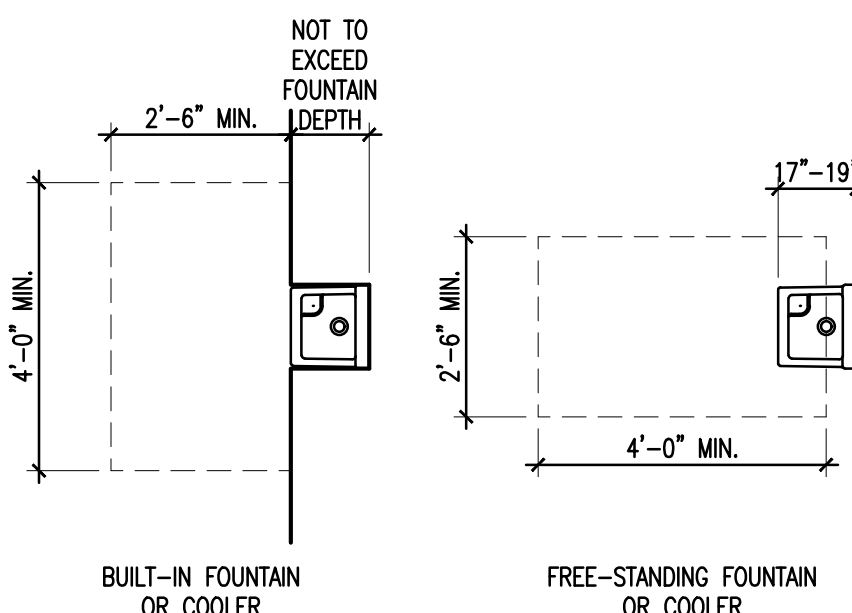
H.C. LAVATORY CLEARANCES



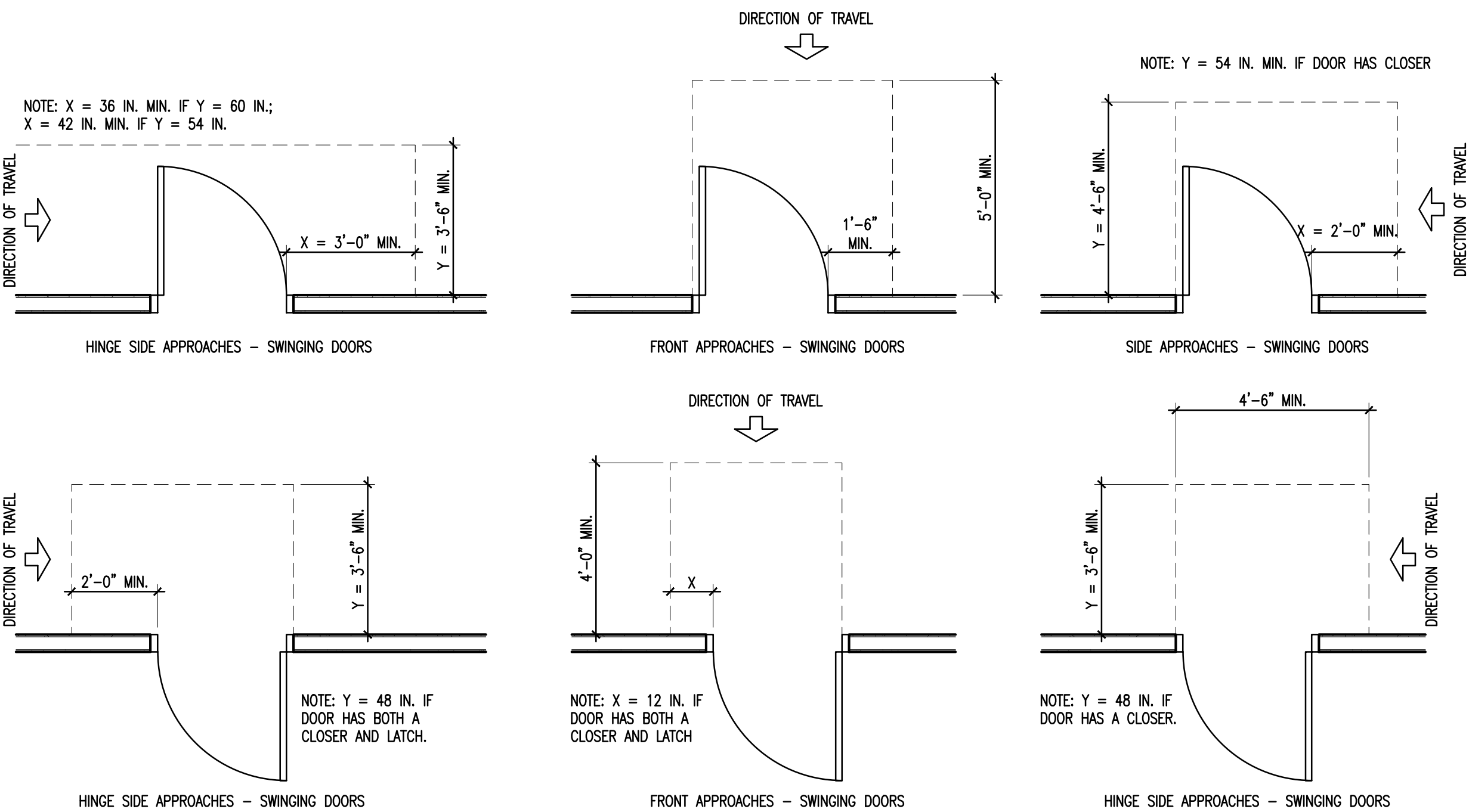
PARKING SPACES



OUTDOOR SIGNAGE



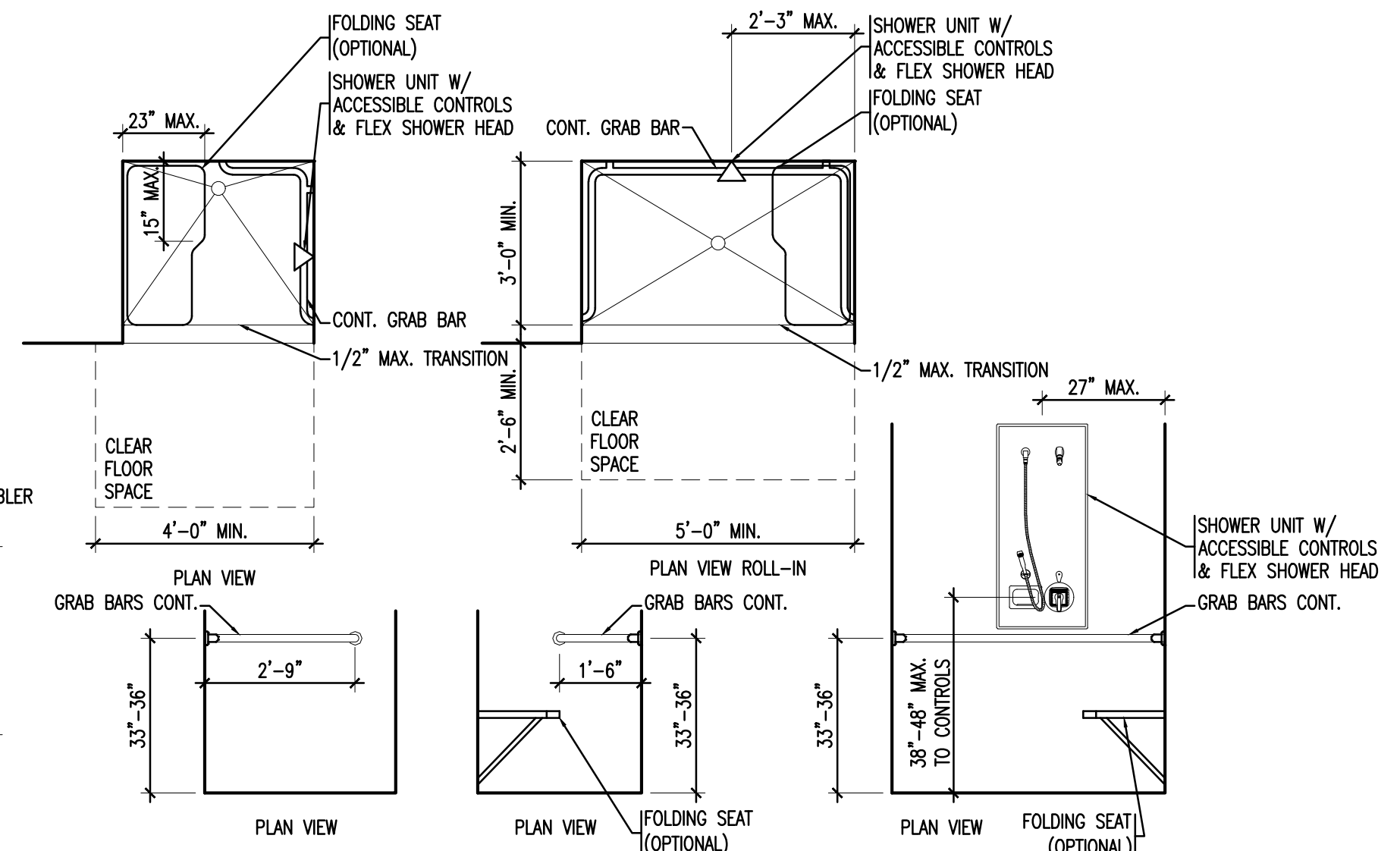
DRINKING FOUNTAINS



MANEUVERING CLEARANCES AT DOORS

GENERAL NOTES

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ACCESSIBLE SHOWER

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

| | |
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| DATE: | |
| REVISION: | |

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
114 N. CUSTER AVE. GRAND ISLAND, NE. 68803
(308) 860-8188 info@spotanskibldg.com

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

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

DRAWN BY:
S. SPOTANSKI

PLAN DATE:
11-10-2022

PLOT DATE:
11-10-2022

SHEET:

ADA

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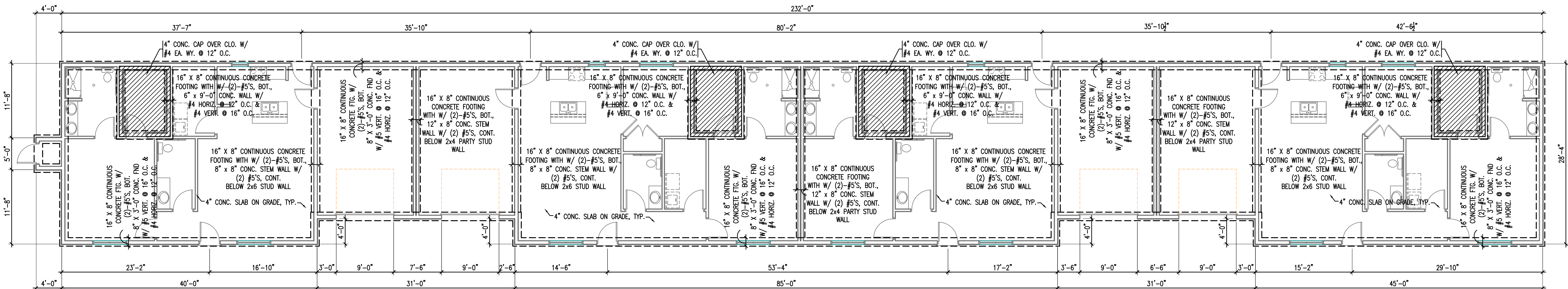
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NOTE: SEE FLOOR PLANS FOR MORE DIM. & FURTHER INFORMATION.



FOUNDATION PLAN

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

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SPOTANSKI
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& DRAFTING, LLC
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STACY J. SPOTANSKI

PROVIDING AFFORDABLE, CREATIVITY, AND DESIGN CONCEPTS ARE THE KEY TO OUR SUCCESS. WE ARE A TEAM OF ARCHITECTS, ENGINEERS, AND DESIGNERS. WE ARE A TEAM OF ARCHITECTS, ENGINEERS, AND DESIGNERS. WE ARE A TEAM OF ARCHITECTS, ENGINEERS, AND DESIGNERS.

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OWNER:

SPOTANSKI
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(208) 850-8188
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OWNER:

SHEET TITLE: FOUNDATION PLAN

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

DRAWN BY:
S. SPOTANSKI

PLAN DATE:
11-10-2022

PLOT DATE:
11-10-2022

SHEET:

A1.01

LEGEND

- 1 HOUR RATED CONSTRUCTION
- 2 HOUR RATED CONSTRUCTION
- SMOKE PARTITION - NO FIRE RESISTANCE RATING

INDICATES SOUND WALL CONSTRUCTION

FIRE EXTINGUISHER CABINET

FIRE EXTINGUISHER

AREA OF ROOM
OCCUPANT LOAD FACTOR
MAXIMUM OCCUPANCY

NO. OF OCCUPANTS EXITING
NO. OF OCCUPANT/NO. OF EXIT
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): UL
STORAGE (S-2) (GARAGE): 13,500

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (504.4):

RESIDENTIAL (R-3): 3
STORAGE (S-2): 2

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

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

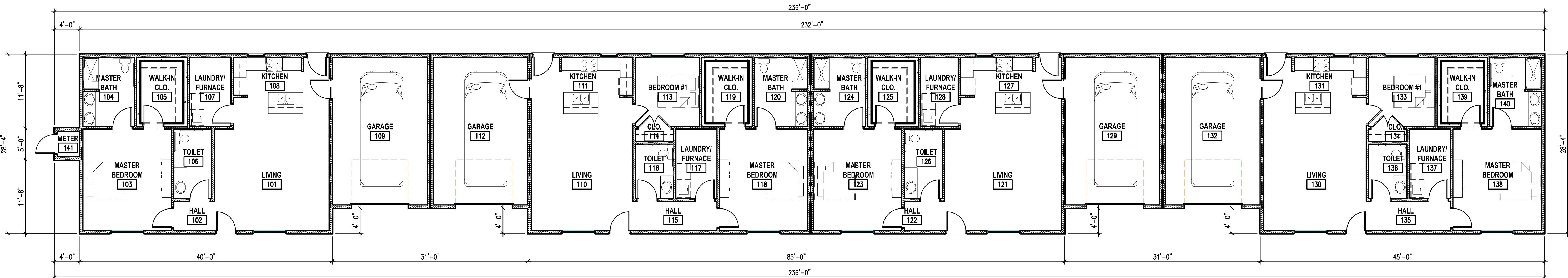
1. REQUIRED SEPARATION OF OCCUPANCIES SHALL BE ACCORDING TO TABLE 508.4.

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

INTERIOR EXIT STAIRWAY
STAIRWAY AND ENCLOSURE FOR ACCESS
CORRIDOR AND ENCLOSURE FOR ACCESS
ENCLOSED SPACES

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FIRST FLOOR COMPOSITE PLAN

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

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

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11-10-2022

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(408) 850-8188
info@spotanski.com

STACY J. SPOTANSKI

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

OWNER:

SHEET TITLE: FIRST FLOOR COMPOSITE PLAN

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

DRAWN BY:
S. SPOTANSKI

PLAN DATE:
11-10-2022

PLOT DATE:
11-10-2022

SHEET:

A1.02

MATERIAL KEYING LEGEND

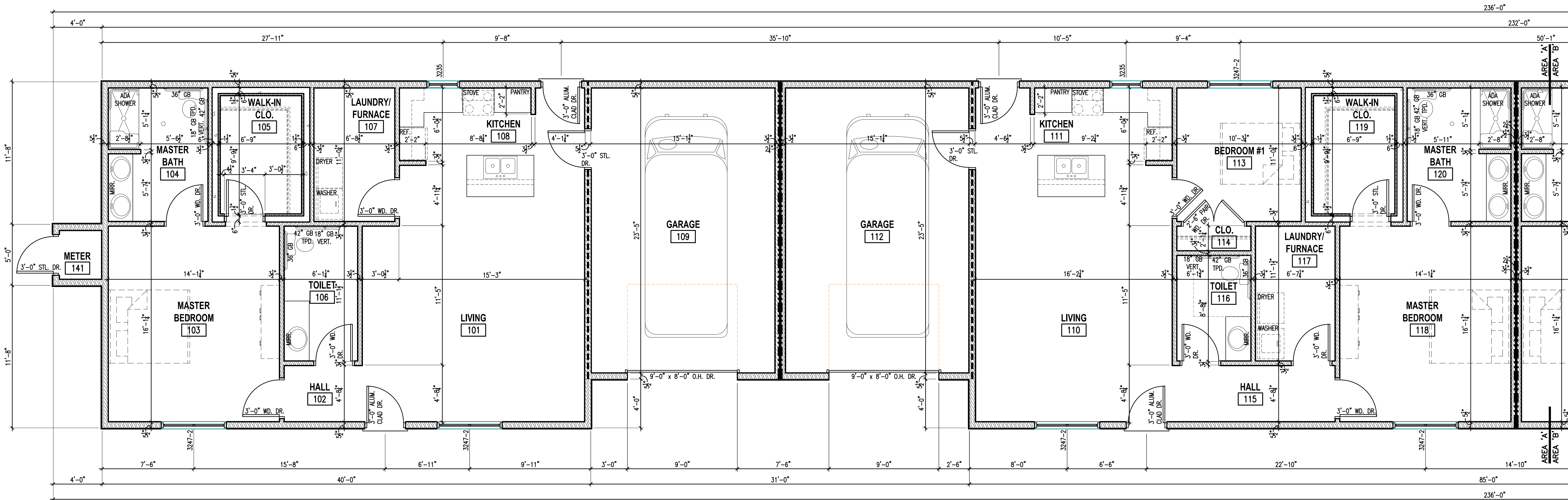
| | |
|--------|-----------------------------------|
| CG | CORNER GUARD |
| EHD | ELECTRIC HAND DRYER |
| FEB | FIRE EXTINGUISHER AND BRACKET |
| FEC | FIRE EXTINGUISHER AND CABINET |
| FNR | FEMININE NAPKIN RECEPTACLE |
| GB | GRAB BAR |
| MB | MARKERBOARD |
| MIRR | MIRROR |
| MS | MOP STRIP |
| PS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

LEGEND

| | |
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PARIAL FIRST FLOOR PLAN - 'AREA A'

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

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

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

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET:

A1.03

MATERIAL KEYING LEGEND

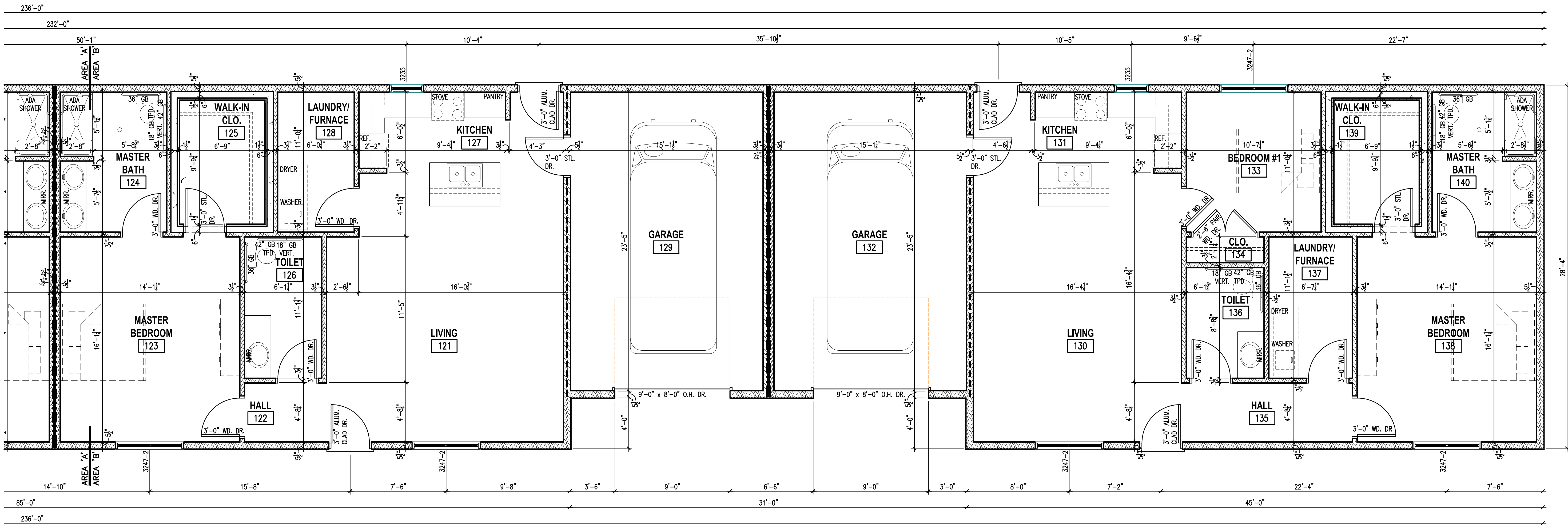
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PARIAL FIRST FLOOR PLAN - 'AREA B'

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

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

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SHEET TITLE: PARTIAL FIRST FLOOR PLAN - AREA 'B'

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GRAND ISLAND, NE. 68803

DRAWN BY:
S. SPOTANSKI

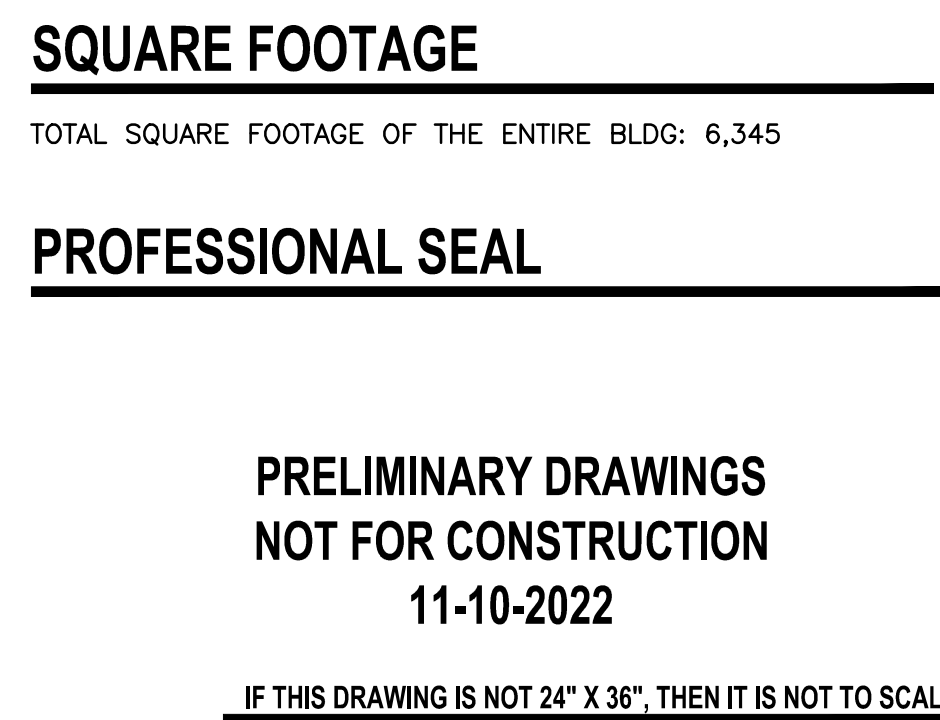
PLAN DATE:
11-10-2022

PLOT DATE:
11-10-2022

SHEET:

A1.04

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.
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9. SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CUSTOMER'S SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.



STACY J. SPOTANSKI
Creative Building Design
& Drafting, LLC

1811 W. Street, Suite 255, Grand Island, NE 68801
(309) 850-5186 stacy@stacyandkidd.com

*"Providing affordable, creative
design services to a new and
growing market has been the
ultimate
client satisfaction."*

AN AFFORDABLE, CREATIVE DESIGN FIRM WITH THE
EXPERIENCE INCLUDING, BUT NOT LIMITED TO,
COMMERCIAL, RESIDENTIAL, INDUSTRIAL, AND
SPECIALTY CREATIVE BUILDING DESIGN &
INFORMATION IS PROMPTED WITHOUT
BUILDING DESIGN & DRAFTING.

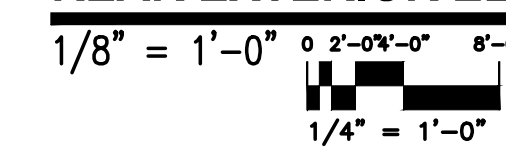
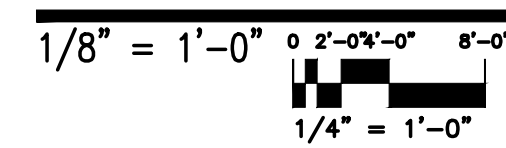
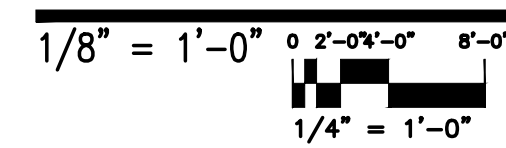
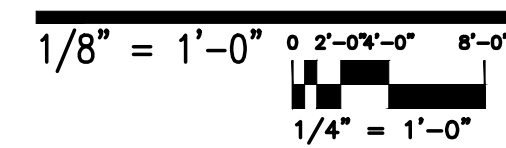
STACY J. SPOTANSKI

SHEET TITLE: ROOF PLAN

PROJECT DESCRIPTION: NEW 4-PLEX FOR
 BAASCH DEVELOPMENT PROJECT
 1703 ADA STREET/1703 HENRY STREET
 GRAND ISLAND, NE 69002

A1.05

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TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

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

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.



114 N. CUSTER AVE.
GRAND ISLAND, NE. 68803

SHEET TITLE: EXTERIOR ELEVATIONS

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

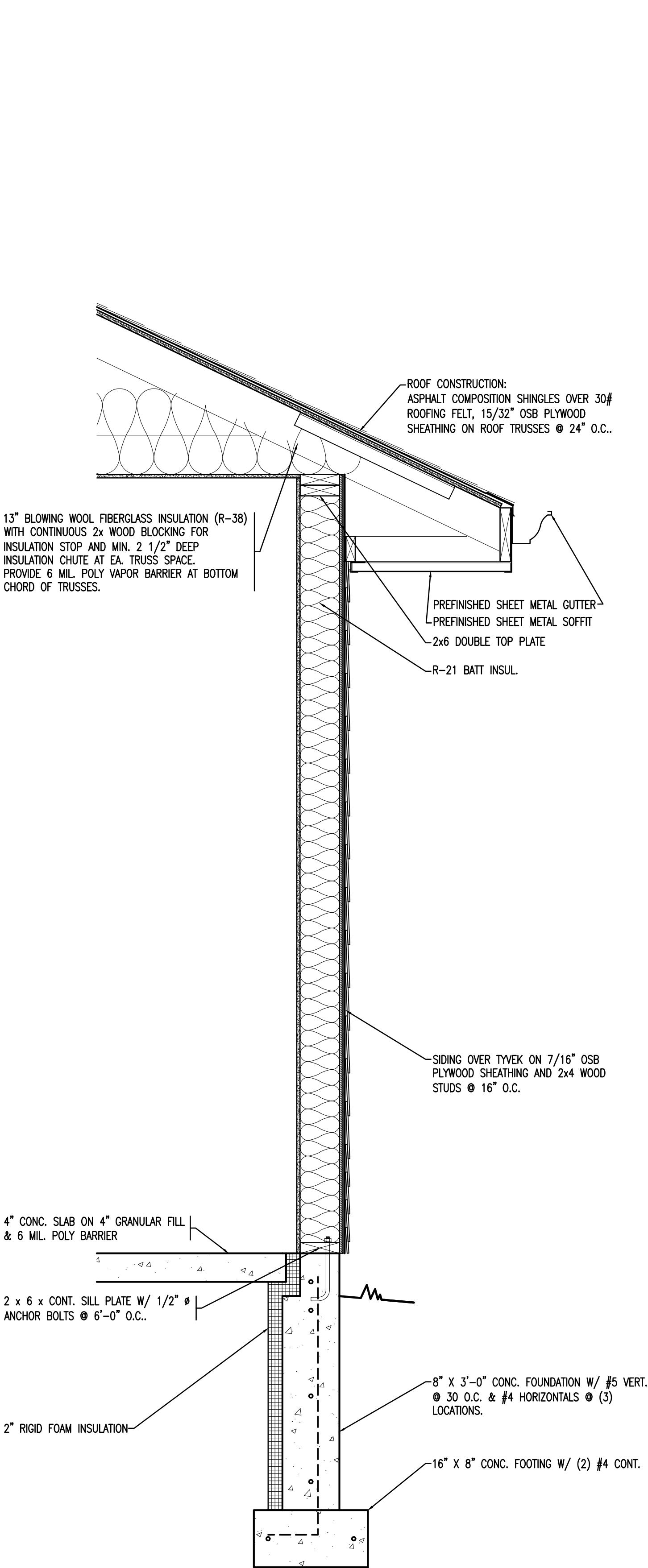
DRAWN BY:
J. SPOTANSKI

PLAN DATE:
11-10-2022

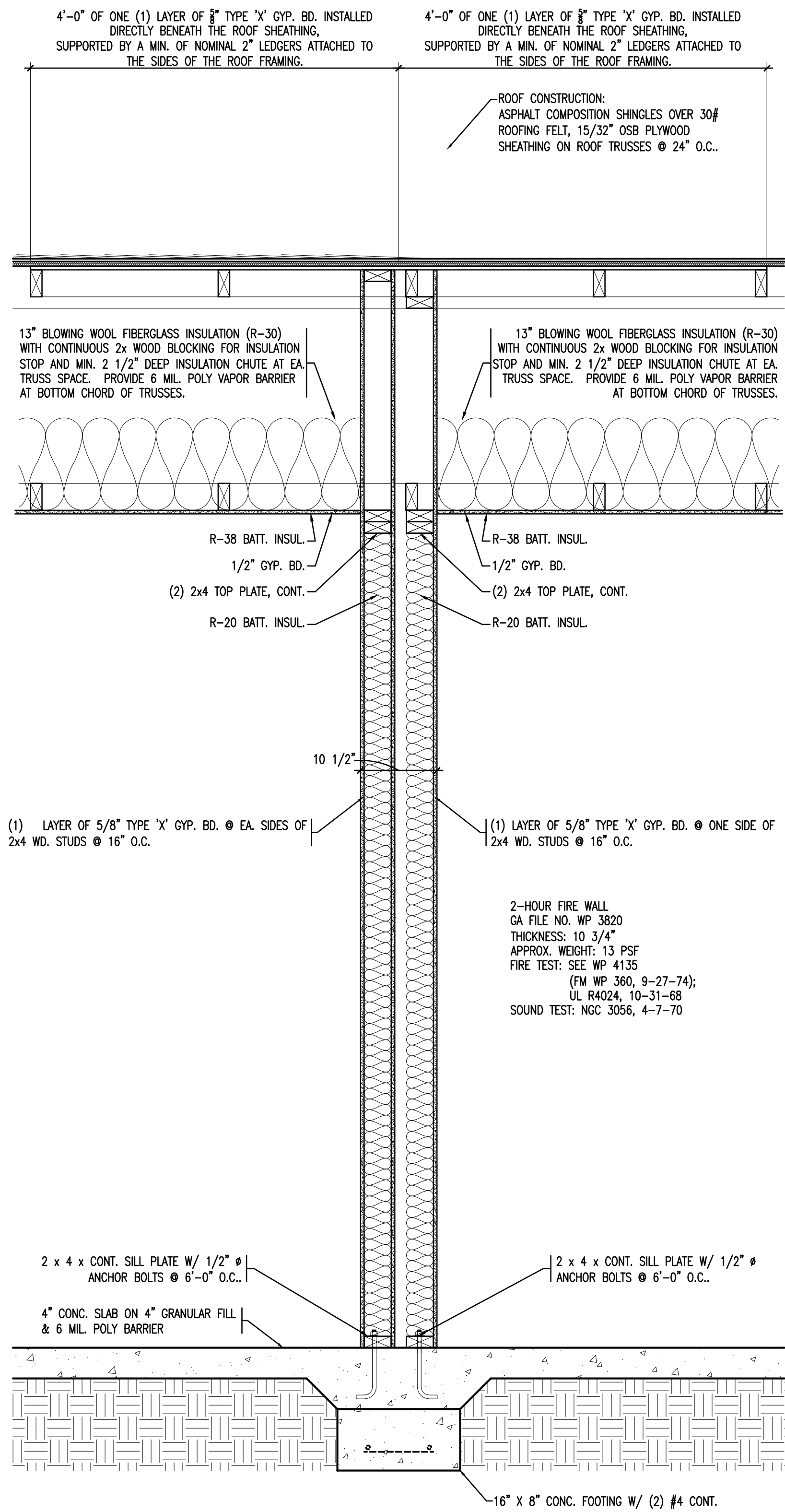
LOT DATE:
11-10-2022

SHEET:

A2.01



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



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

GENERAL NOTES

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SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
11-10-2022

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

| REVISION: | DATE: |
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SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
114 N. CUSTER AVE. GRAND ISLAND, NE. 68803
(408) 850-8188 info@spotanski.com

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

SHEET TITLE: WALL SECTION

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

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET:

A3.01

NEW 5-PLEX FOR GRAND ISLAND, NE.

GENERAL ABBREVIATIONS

| | | | |
|----------|---------------------------|----------|----------------------------|
| A | | C | |
| AB | ANCHOR BOLT | CONTR | CONTRACT(OR) |
| A/C | AIR CONDITIONER | CORR | CORRIDOR |
| ACC | ACCESS(IBLE) (ORIES) | CTSK | COUNTER(SINK) (SUNK) |
| ACCOUS | ACOUSTICAL | CTR | CENTER |
| ADDL | ADDITIONAL | CUH | CABINET UNIT HEATER |
| ADJ | ADJUSTABLE | CLO | CLOSET |
| ADJC | ADJACENT | CLR | CLEAR(ANCE) |
| A/E | ARCHITECT/ENGINEER | CJ | CONTROL/CONSTRUCTION JOINT |
| AFF | ABOVE FINISH FLOOR | CLG | CEILING |
| AL | ALUMINUM | D | |
| ALT | ALTERNATE | D | DEEP, DEPTH, DATA OUTLET |
| ANC | ANCHOR(AGE) | D AND E | DRILL, AND EPOXY GROUT |
| APPROX | APPROXIMATE(LY) | DBE | DECK BEARING ELEVATION |
| ARCH | ARCHITECT | DBL | DOUBLE |
| AUTO | AUTOMATIC | DEG | DEGREE(S) |
| AVG | AVERAGE | DEMO | DEMO(LISH) (LITON) |
| B | | DEPT | DEPARTMENT |
| BD | BOARD | DET | DETAIL |
| BITUM | BITUMINOUS | DF | DRINKING FOUNTAIN |
| BLDG | BUILDING | DIA | DIAMETER |
| BLE | BRICK LEDGE ELEVATION | DIAG | DIAGONAL |
| BLK | BLOCK(ING) | DIF | DIFFEREN(CE) (TIAL) |
| BM | BEAM | DIFF | DIFFUSER |
| BOT | BOTTOM | DIM | DIMENSION |
| BRDG | BRIDGING | DN | DOWN |
| BRG | BEARING | DO | DOOR OPENING |
| BRKT | BRACKET | DOC | DOCUMENT(S) |
| BTW | BETWEEN | DR | DOOR |
| BW | BOTH WAYS | DS | DOWNSPOUT |
| C | | DSP | DRY STANDPIPE |
| C | CHANNEL | DWG(S) | DRAWING(S) |
| C/C | CENTER TO CENTER | DWL | DOWEL (REBAR) |
| CAB | CABINET | DWR | DRAWER |
| CBD | CHALKBOARD | E | |
| CEN | CENT(ER) (TRAL) | E | EAST, EASTING |
| CG | CORNER GUARDS | EA | EACH |
| CHAM | CHAMFER | EF | EACH FACE |
| CI | CAST IRON | EJ | EXPANSION JOINT |
| CNTR | COUNTER | EL | ELEVATION |
| COL | COLUMN | ELEC | ELECTRICAL |
| COMP | COMPOSITE | ELEV | ELEVATOR |
| CONC | CONCRETE | EQ | EQUAL |
| CONF | CONFERENCE | EQUIP | EQUIPMENT |
| COND | CONDITION | EW | EACH WAY |
| CONN | CONNECTION | EWX | ELECTRIC WATER COOLER |
| CONT | CONTINU(ED) (OUS) (ATION) | EX | EXAMPLE |

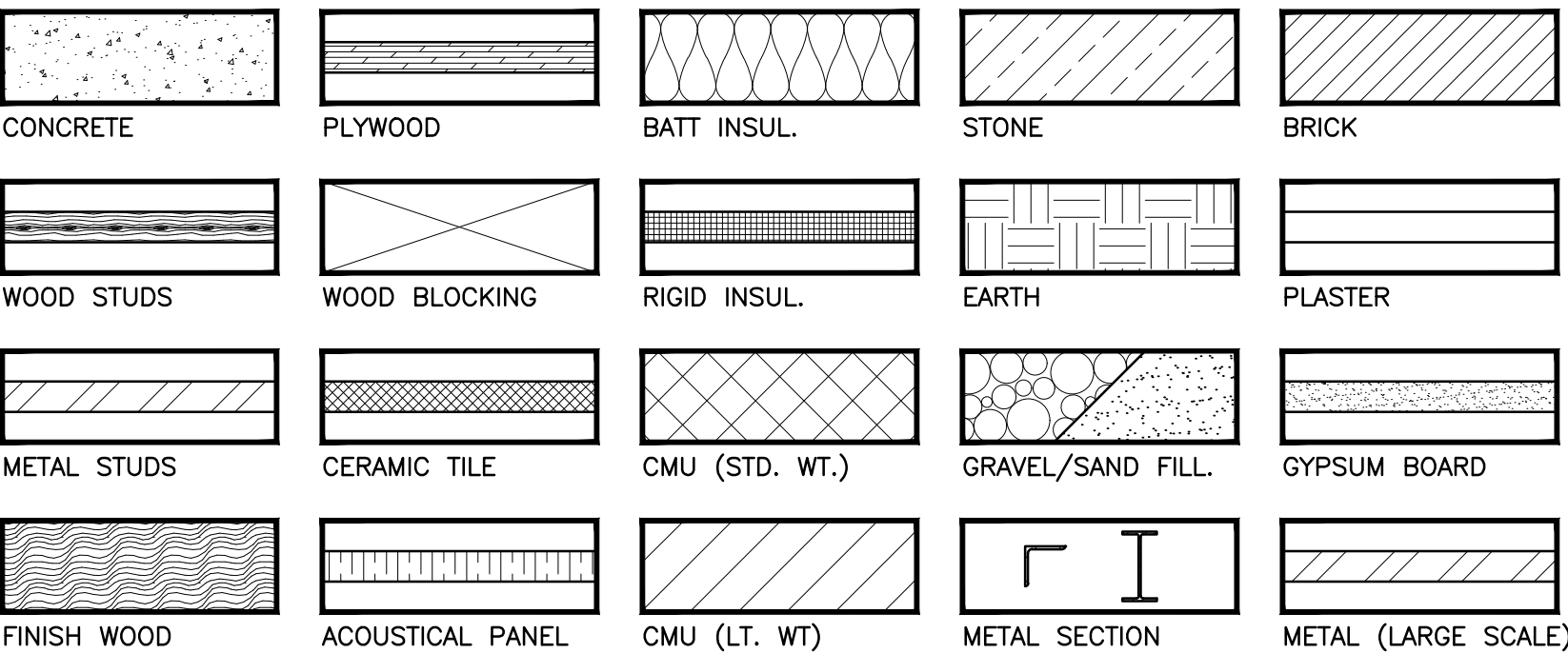
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|----------|----------------------------------|----------|----------------------------------|
| E | | F | |
| EXC | EXCAVAT(E) (ED) (ION) | F/F | FACE TO FACE |
| EXCL | EXCLUD(E) (ED) (ING) | FAB | FABRICAT(E) (ED) (OR) |
| EXCP | EXCEPT | FAS | FASSTEN(ED) (ER) |
| EXH | EXHAUST | FO(S) | FACE(S) |
| EXST | EXISTING | FD | FLOOR DRAIN |
| EXPO | EXPOSED | FND | FOUNDATION |
| EXP | EXPAN(D) (SION) | FE | FIRE EXTINGUISHER |
| EXT | EXTERIOR | FEC | FIRE EXTINGUISHER CABINET |
| F | | FIN | FINISH |
| F/F | FACE TO FACE | FL | FLOOR |
| FAB | FABRICAT(E) (ED) (OR) | FLASH | FLASHING |
| FAS | FASSTEN(ED) (ER) | FLEX | FLEXIBLE |
| FO(S) | FACE(S) | FLG | FLANGE |
| FD | FLOOR DRAIN | FLR | FLOOR(ING) |
| FND | FOUNDATION | FLR | FACE OF WALL |
| FE | FIRE EXTINGUISHER | FR | FRAME |
| FEC | FIRE EXTINGUISHER CABINET | FT | FOOT OR FEET |
| FIN | FINISH | FTG | FOOTING |
| FL | FLOOR | FURR | FURR(ED) (ING) |
| FLASH | FLASHING | FUT | FUTURE |
| FLEX | FLEXIBLE | G | |
| FLG | FLANGE | GA | GAUGE |
| FLR | FLOOR(ING) | GALV | GALVANIZED |
| FLR | FACE OF WALL | GB | GRAB BAR OR GYPSUM BOARD |
| FR | FRAME | GC | GENERAL CONTRACTOR |
| FT | FOOT OR FEET | GENL | GENERAL |
| FTG | FOOTING | GFI | GROUND FAULT CIRCUIT INTERRUPTER |
| FURR | FURR(ED) (ING) | GL | GLASS |
| FUT | FUTURE | GLB | GLUE LAMINATED BEAM |
| G | | GND | GROUND |
| GA | GAUGE | GR | GRADE |
| GALV | GALVANIZED | GRLL | GRILLE |
| GB | GRAB BAR OR GYPSUM BOARD | GRV | GRAVITY ROOF VENTILATOR |
| GC | GENERAL CONTRACTOR | GYP | GYPSUM |
| GENL | GENERAL | H | |
| GFI | GROUND FAULT CIRCUIT INTERRUPTER | H | HIGH, HEIGHT |
| GL | GLASS | HB | HOSE BIB |
| GLB | GLUE LAMINATED BEAM | HC | HOLLOW CORE |
| GND | GROUND | HCP | HANDICAP |
| GR | GRADE | HD | HEAVY DUTY |
| GRLL | GRILLE | HDR | HEADER |
| GRV | GRAVITY ROOF VENTILATOR | HOWE | HARDWARE |
| GYP | GYPSUM | HM | HOLLOW METAL |

| | | | |
|----------|---|----------|---------------------|
| H | | M | |
| H | HIGH, HEIGHT | MAS | MASONRY |
| HB | HOSE BIB | MAX | MAXIMUM |
| HC | HOLLOW CORE | MECH | MECHANICAL |
| HCP | HANDICAP | MET | METAL |
| HD | HEAVY DUTY | MFR | MANUFACTURER |
| HDR | HEADER | MH | MANHOLE |
| HOWE | HARDWARE | MIN | MINIMUM |
| HM | HOLLOW METAL | MISC | MISCELLANEOUS |
| HO | HOLD OPEN | MO | MASONRY OPENING |
| HORIZ | HORIZONTAL | MTD | MOUNTED |
| HOUR | HOUR | MTL | METAL |
| HTR | HEATER | N | |
| HVAC | HEATING/ VENTILATING/ AIR CONDITIONING | N | NORTH |
| I | | NIC | NOT IN CONTRACT |
| ID | INSIDE DIAMETER/DIMENSION/ IDENTIFICATION | NO | NUMBER |
| IF | INSIDE FACE | NOM | NOMINAL |
| IN | INCH(ES) | NTS | NOT TO SCALE |
| INCL | INCLU(DE) (DED) (DING) (SIVE) | O | |
| INFO | INFORMATION | OBS | OBSCURE |
| INSUL | INSULAT(E) (ED) (ION) | OC | ON CENTER |
| INT | INTERIOR | OD | OUTSIDE DIAMETER |
| J | | OFF | OFFICE |
| JAN | JANITOR | OPNG | OPENING |
| JBE | JOIST BEARING ELEVATION | OPT | OPTIONAL |
| JC | JANITOR CLOSET | OPP | OPPOSITE |
| JST | JOIST | ORD | OVERFLOW ROOF DRAIN |
| JT | JOINT | OS | OVERFLOW SCUPPER |
| K | | P | |
| K | KIP (1000 POUNDS) | PL | PLATE |
| KIT | KITCHEN | PLAM | PLASTIC LAMINATE |
| KO | KNOCK OUT | PLYWD | PLYWOOD |
| L | | PR | PAIR |
| LAB | LABORATORY | PREFIN | PREFINISHED |
| LAM | LAMINATE | PTN | PARTITION |
| LAV | LAVATORY | R | |
| LVR | LOCKER | R | RISER |
| LT | LIGHT | RAD | RADIUS |
| M | | REINF | REINFORCE (D) (ING) |
| REQ'D | REQUIRED | RM | ROOM |
| RO | ROUGH OPENING | ROUGH | ROUGH OPENING |

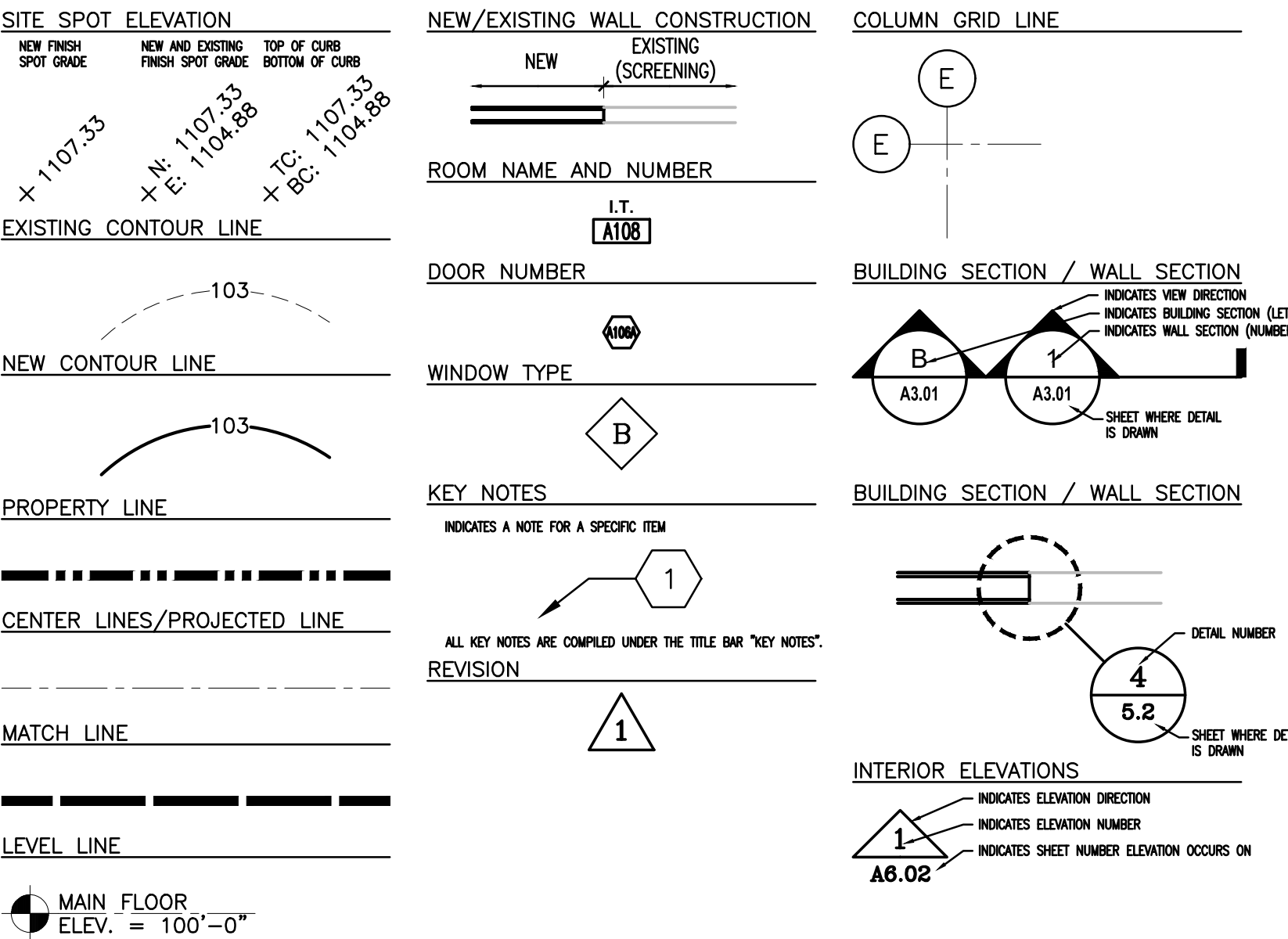
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MATERIAL INDICATIONS



GRAPHIC SYMBOLS



SHEET INDEX

| | |
|-------|----------------------------|
| T0.01 | TITLE SHEET |
| ADA | ADA INFORMATION |
| A1.01 | FOUNDATION PLAN |
| A1.02 | FIRST FLOOR COMPOSITE PLAN |
| A1.03 | FIRST FLOOR ENLARGED PLANS |
| A1.04 | ROOF PLAN |
| A2.01 | EXTERIOR ELEVATIONS |
| A3.01 | WALL SECTIONS |

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

COORDINATING PROFESSIONAL SEAL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
11-10-2022

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

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| REVISION: | DATE: |
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SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
114 N. CUSTER AVE., GRAND ISLAND, NE 68803
(408) 820-8188 info@spotanskibldg.com

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

SHEET TITLE: TITLE SHEET

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

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET: T.01

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

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

DRAWN BY:
S. SPOTANSKI

PLAN DATE:
11-10-2022

PLOT DATE:
11-10-2022

SHEET:

T.01

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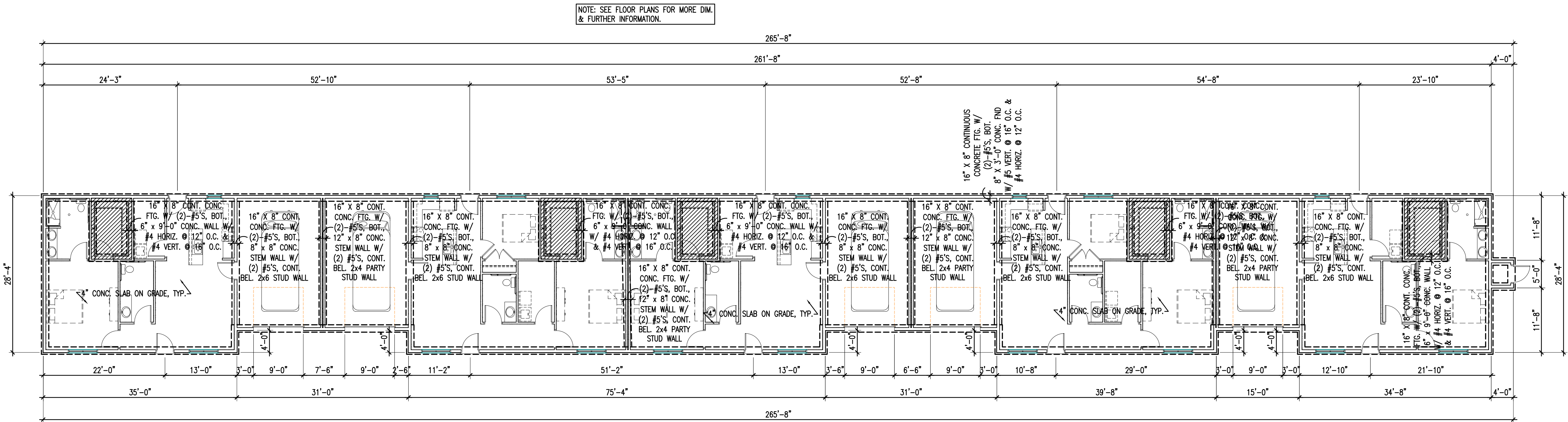
4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.

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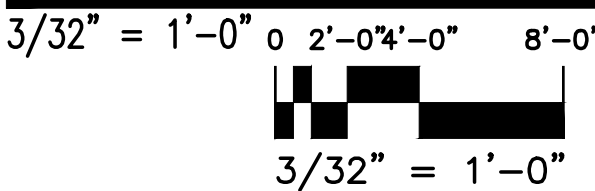
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FOUNDATION PLAN



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

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

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

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

OWNER:

SHEET TITLE: FOUNDATION PLAN

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

DRAWN BY:
S. SPOTANSKI

PLAN DATE:
11-10-2022

PLOT DATE:
11-10-2022

SHEET:

A1.01

LEGEND

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

LIFE SAEFY SUMMARY

PROJECT CODE INFORMATION:

INTERNATIONAL BUILDING CODE (IBC) 2018

NEW BUILDING USE & OCCUPANCY CLASSIFICATION:

FIRST FLOOR: RESIDENTIAL (R-3)

STORAGE (S-2) (GARAGE)

LIFE SAFETY CODE (NFPA 101) 2000

OCCUPANCIES: NEW RESIDENTIAL

NEW STORAGE

2010 AMERICANS WITH DISABILITIES ACT (ADA)

ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

(ALL UNITS SHALL COMPLY WITH THE TYPE (B) UNIT REQ'D AS INDICATE IN SECTION 1004 TYPE 'B' UNITS)

UNIFORM PLUMBING CODE (UPC) 2018 W/ LOCAL AMENDMENTS

UNIFORM MECHANICAL CODE (UMC) 2018 W/ LOCAL AMENDMENTS

NATIONAL ELECTRICAL CODE 2020 STATE W/ LOCAL AMENDMENTS

CONSTRUCTION TYPE:

NEW BUILDING: V-B

BUILDING AREA:

NEW FIRST FLOOR: 7,126 S.F.

ALLOWABLE BUILDING AREA BASED ON TYPE OF CONST. (506.2):

RESIDENTIAL (R-3): UL

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

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (504.4):

RESIDENTIAL (R-3): 3

STORAGE (S-2): 2

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

BEARING WALLS: 0-HOUR

EXTERIOR: 0-HOUR

NONBEARING WALLS AND PARTITIONS: 0-HOUR

EXTERIOR: 0-HOUR

NONBEARING WALLS AND PARTITIONS: 0-HOUR

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HOUR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HOUR

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

INTERIOR WALL AND CEILING REQUIREMENTS BY OCCUPANCY (803.1):

NON-SPRINKLER

GROUP: R-3 C

S-2 B

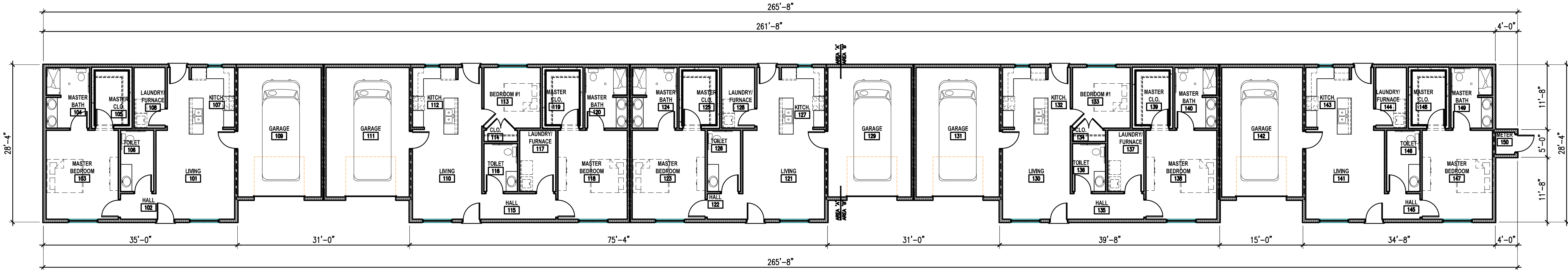
INTERIOR EXIT STAIRWAY AND STAIRWAY AND ENCLOSURE FOR ACCESS: C

CORRIDOR AND ENCLOSURE ROOMS AND ENCLOSURE FOR ACCESS: C

ENCLOSED SPACES: C

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FIRST FLOOR COMPOSITE PLAN

3/32" = 1'-0" 0 2'-0 3/4"-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

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SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC

114 N. CUSTER AVE. 68803

STACY J. SPOTANSKI

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STACY J. SPOTANSKI, AIA, LEED AP, CAPS, NCARB, NE 68801

stacy@spotanski.com

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC

OWNER:

JBA VENTURES LLC

114 N. CUSTER AVE. 68803

GRAND ISLAND, NE.

SHEET TITLE: FIRST FLOOR COMPOSITE PLAN

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

DRAWN BY:

S. SPOTANSKI

PLAN DATE:

11-10-2022

PLOT DATE:

11-10-2022

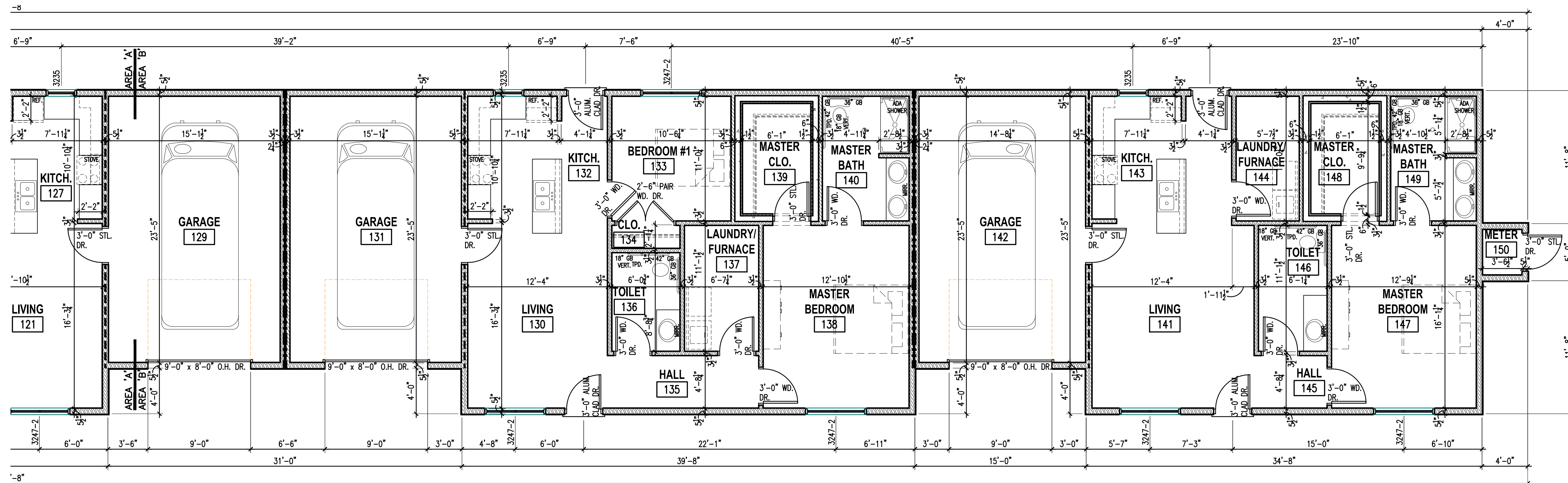
SHEET:

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

 1 HOUR RATED CONSTRUCTION
 2 HOUR RATED CONSTRUCTION

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3/16" = 1'-0"

3/16" = 1'-0"
3/16" = 1'-0"

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GRAND ISLAND, NE. 68803

E. FIRST FLOOR ENLARGED PLANS

PROJECT DESCRIPTION: NEW 4-PLEX & 5-PLEX FOR BAASCH DEVELOPMENT PROJECT
171703 ADA STREET/1703 HENRY STREET
GRAND ISLAND, NE 68803

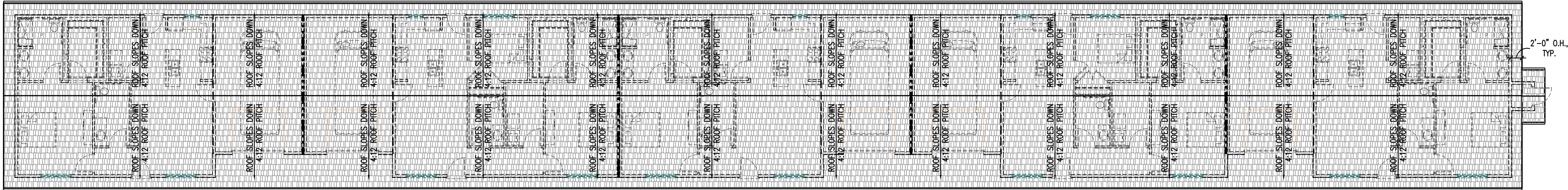
DRAWN BY:
S. SPOTANSKI

PLAN DATE:
04-08-2022

LOT DATE:
04-08-2022

SHEET:

A1.03



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

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SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

PROFESSIONAL SEAL

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11-10-2022

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

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

A1.04

OWNER: JBA VENTURES LLC
114 N. CUSTER AVE.
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STACY J. SPOTANSKI

REVISION:

DATE:

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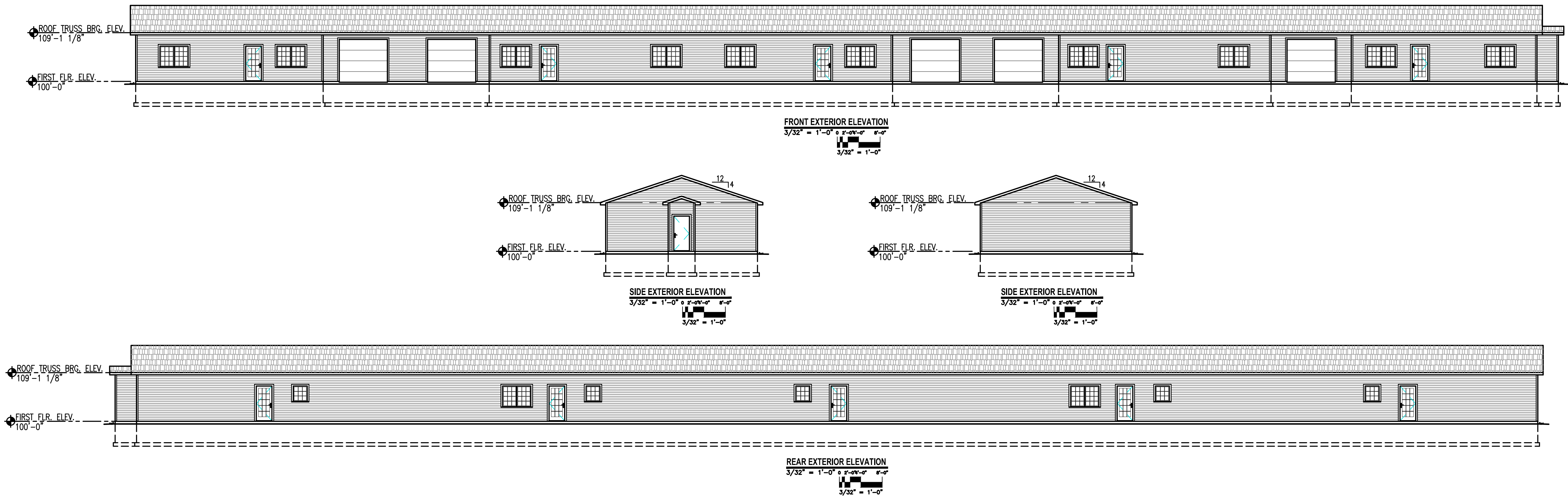
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PROFESSIONAL SEAL

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11-10-2022

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GRAND ISLAND, NE 68803
(308) 850-8188 info@spotanskibldg.com

STACY J. SPOTANSKI

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OWNER:

SHEET TITLE: EXTERIOR ELEVATIONS

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

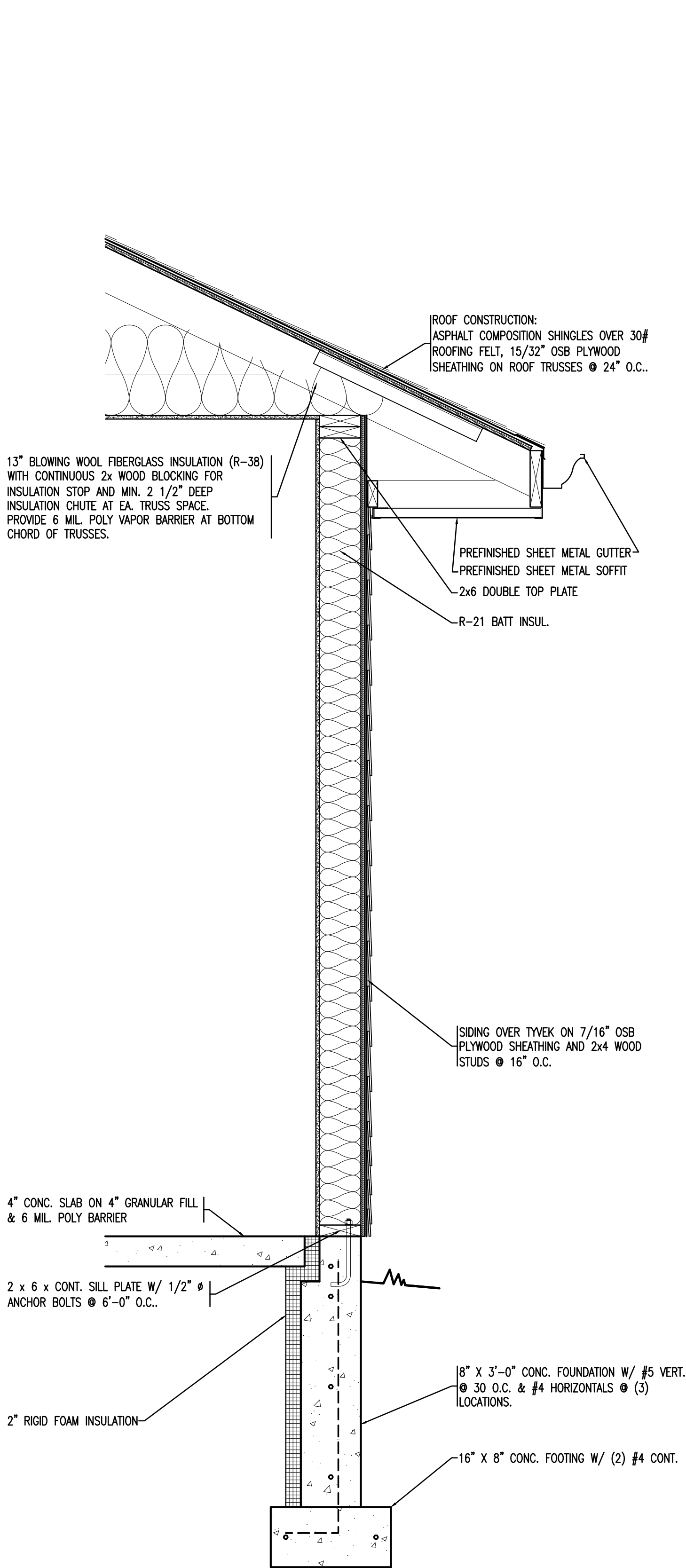
DRAWN BY:
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PLAN DATE:
11-10-2022

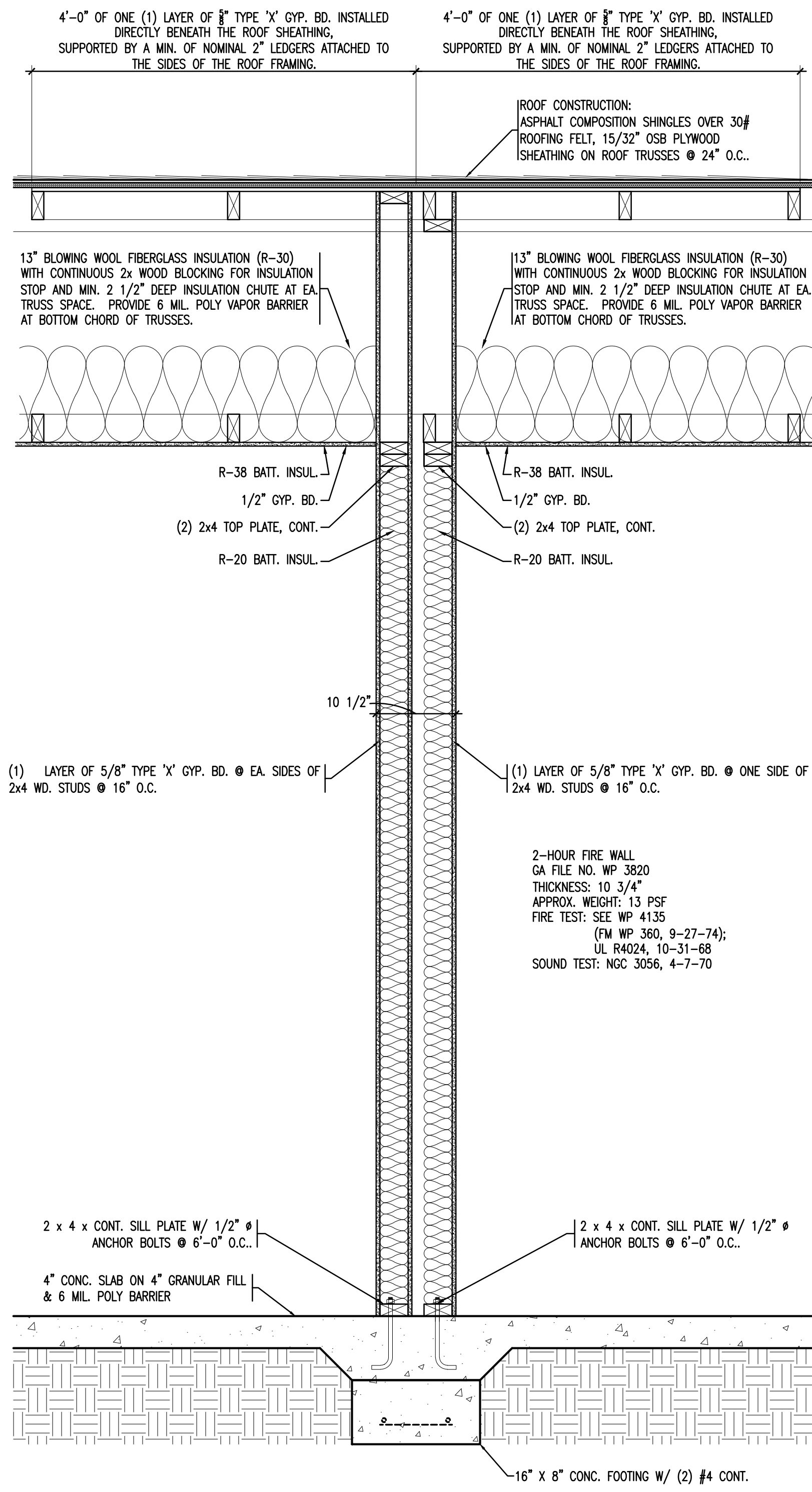
PLOT DATE:
11-10-2022

SHEET:

A2.01



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



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

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.
- 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.
- VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5 1/2" (2x6 STUDS), 3 1/2" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
- 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.

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

PROFESSIONAL SEAL

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

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

| REVISION: | DATE: |
|-----------|-------|
| | |
| | |
| | |
| | |

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC
114 N. CUSTER AVE. GRAND ISLAND, NE. 68803
(408) 850-8188 info@spotanski.com

PROVIDING AFFORDABLE, INNOVATIVE DESIGN CONCEPTS, AND QUALITY DESIGN CONCEPTS, ARE PROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC IS PROHIBITED.

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

SHEET TITLE: WALL SECTION

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

DRAWN BY: S. SPOTANSKI

PLAN DATE: 11-10-2022

PLOT DATE: 11-10-2022

SHEET:

A3.01

JBA Ventures, LLC

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

Twelve Months Ending After Project Phase 1 Completion

Exhibit E

CONTENTS

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

INTRODUCTION

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



SCHROEDER & SCHREINER, P.C.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To Management of
JBA Ventures, LLC
Grand Island, NE

Management is responsible for the accompanying projection of JBA Ventures, LLC, which comprise projected statements of receipts and disbursements under various tax increment financing scenarios detailed in Note A – cash basis of JBA Ventures, LLC (see introduction), for the twelve months ending after project phase 1 completion, and the related summaries of significant assumptions and accounting policies in accordance with guidelines for the presentation of a projection established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the projection nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this projection.

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

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

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

Schroeder & Schreiner, P.C.

Grand Island, NE
January 31, 2023

JBA VENTURES, LLC

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

Twelve Months Ending After Project Phase 1 Completion

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

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

JBA Ventures, LLC

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS

Twelve Months Ending After Project Phase 1 Completion

NOTE A – NATURE AND LIMITATION OF PROJECTIONS

The accompanying projection presents, to the best of JBA Ventures, LLC's knowledge and belief, cash receipts and disbursements for the twelve months ending after project phase 1 completion to be generated by housing units (e.g. "the project") located in Grand Island, Nebraska. Stated cash receipts and disbursements are intended to convey results of operations after the anticipated 2024 completion of phase 1 of the project, assuming funding of the estimated construction and acquisition costs of \$7,534,435 both with, and in the absence of, tax increment financing assistance. The projection reflects their judgment as of January 31, 2023, the date of this projection, of the expected conditions and their expected course of action. Actual results are likely to differ from the projected results because events and circumstances frequently do not occur as expected. Those differences may be material. The assumptions disclosed herein are those that management believes are significant to the projections. The projected information was prepared for use in a tax increment financing request to the Grand Island Community Redevelopment Authority.

NOTE B – BASIS OF ACCOUNTING

The presentations of cash receipts and disbursements for the projection period and the twelve months ending after project phase 1 completion portray results using the cash basis of accounting. The results of this basis differ from those using generally accepted accounting principles primarily because the cash basis does not recognize assets other than cash and the debt principal outstanding under the tax increment financing or construction or building loan(s).

NOTE C – CASH RECEIPTS

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

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

NOTE D – CASH DISBURSEMENTS

Interest expense and principal debt service are based on the assumption that with the exception of any TIF financing assistance, the entire construction project Phase 1 will be financed through \$556,495 of capital contributions from the owners of JBA Ventures, LLC with additional debt incurred to cover the remaining anticipated construction and improvement costs.

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

JBA Ventures, LLC

SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS, Continued

Twelve Months Ending After Project Phase 1 Completion

NOTE D – CASH DISBURSEMENTS, Continued

Phase 1 TIF debt is based on an initial \$950,392 principal balance that can be serviced with the anticipated incremental real estate tax generated by the project. The loan is expected to have a 15-year term with scheduled monthly payments of \$4,503 (annual \$54,036) and an interest rate of approximately 7.5%. This debt reflects only that incurred to cover the first phase of the project.

The remaining construction and land acquisition costs, not funded through tax increment financing, will be satisfied with \$556,495 of capital contributions and \$6,027,548 of bank debt for the residual obligation. All remaining non-TIF construction debt will have a 20-year term. All loans will have an annual interest rate of approximately 7.5%. Scenarios contemplating the denial of tax increment financing will assume bank debt replacing TIF financing at the same 15-year term and 7.5% annual interest rate as the equivalent TIF financing.

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

Projected costs for common area water, sewer and utilities; insurance; repairs and maintenance; professional fees; and other costs are all based on the experience of JBA Ventures, LLC's members and the expected occupancy of the facility.

This projection estimates a taxable loss under all reporting scenarios. Accordingly, in anticipation of passive activity loss limitations restricting the use of said losses, no member distributions to cover estimated individual income tax (or contributions to reflect estimated income tax benefits) based on tax law provisions expected to be in effect during the projection period have been considered. Although not a cash expenditure, estimated depreciation has been calculated and included in the projection to arrive at net taxable income. Estimated capitalized costs are depreciated under either the straight-line method for 27.5-year life building components or the 150 percent declining balance method for 15-year life paving and improvement components.

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

JBA Ventures, LLC
Tax Increment Financing Application
Capitalization Rate Analysis

| | <u>With Tax Increment Financing</u> | <u>Without Tax Increment Financing</u> |
|-----------------------------------|---|--|
| Net cash receipts (disbursements) | (132,945) | (234,933) |
| Add back: debt service | <u>248,791</u> | <u>295,749</u> |
| 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.

By _____
Chairperson

ATTEST:

Secretary

JBA Ventures LLC Henry and Ada-Area 31

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

RESOLUTION NO. 425

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

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

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

By _____
Chairperson

ATTEST:

Secretary

JBA Ventures LLC Henry and Ada-Area 31

Exhibit 1

Draft Redevelopment Plan Forwarded to the Planning Commission

JBA Ventures LLC Henry and Ada-Area 31