



# **Community Redevelopment Authority (CRA)**

## **Wednesday, March 15, 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, March 15, 2023**  
**Regular Meeting**

## **Item A1**

### **Agenda March 15 CRA Meeting**

**Staff Contact:**



**AGENDA**  
**Wednesday, March 15, 2023**  
**4 p.m.**  
**Grand Island City Hall**  
**REVISED 3:30 PM March 14, 2023**

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 February 8, 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 426- Forward a Redevelopment Plan Amendment to the Grand Island City Council 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 427- Forward a Redevelopment Plan Amendment to the Grand Island City Council 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
8. Redevelopment Plan Amendment CRA Area 34- Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision located south of 13<sup>th</sup> Street and west of Diers Avenue in Grand Island – Concord Investments, LLC

- a. Consideration of Resolution 428- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property south of 13<sup>th</sup> Street and west of Diers Avenue (Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision) in Grand Island – Concord Investments, LLC
  - b. Consideration of Resolution 429 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for property south of 13<sup>th</sup> Street and west of Diers Avenue (Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision) in Grand Island – Concord Investments, LLC
9. Consider motion to enter into executive session related to threatened litigation for condemnation of three leasehold interests at the Conestoga Mall; for purposes of considering engagement of legal services for Attorney Gregory Scaglione of the law firm of Koley Jessen P.C., L.L.O., for Attorney Michael L. Bacon of the law firm Bacon, Vinton and Venteicher, LLC and appraisal services of Thomas Kubert of the firm of Kubert Appraisal Group, P.C., and for such condemnation; for purposes of considering a Common Interest and Confidentiality Agreement related to such condemnation.
10. Consider adoption of a resolution of the Community Redevelopment Authority of the City of Grand Island, Nebraska, approving exercise of eminent domain power and related matters and agreements.
11. Director's Report
12. Adjournment

Next Meeting April 12 or 19, 2023

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM  
4 p.m. Wednesday, March 15, 2023

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting February 8, 2023 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for February 1-28 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$2,628,074.90.
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 13<sup>th</sup> Street west of the Moore's Creek Drainway along with an extension of Claude Road between 13<sup>th</sup> 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 Grand Island City Council for consideration. A MOTION to approve Resolution 426 is in order.

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 Grand Island City Council for consideration. A MOTION to approve Resolution 427 is in order.

8. REDEVELOPMENT PLAN AMENDMENT CRA AREA 34- BLOCK A OF CRANE VALLEY SUBDIVISION EXCLUDING LOTS 1, 2 AND OUTLOT A OF CRANE VALLEY 9<sup>TH</sup> SUBDIVISION LOCATED SOUTH OF 13<sup>TH</sup> STREET AND WEST OF DIERS AVENUE IN GRAND ISLAND – CONCORD INVESTMENTS, LLC

Concerning a redevelopment plan for CRA Area No. 34 for redevelopment of the property located south of 13<sup>th</sup> Street east of the Moore's Creek Drainway behind the old Kmart building. Concord Investments plans to build up to 84 units of apartments in multiple buildings on the site along with a clubhouse and garages and 2 commercial lots. The developer will be constructing Claude Road on the west side of the property from its current terminus at the south end of this property to 13<sup>th</sup> Street and extending Concord Avenue to intersect with Claude. The plan requests \$2,967,963 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 428 (forward to Regional Planning Commission) and Resolution 429 (30-day intent notice to city council) is in order.

9. CONSIDERATION OF CONTRACTING FOR LEGAL SERVICES RELATED TO CONDEMNATION PROCEEDINGS INVOLVING LEASES AT THE CONESTOGA MALL/CONESTOGA MARKET PLACE

The redevelopment plan and contract redevelopment of the Conestoga Mall anticipated that the CRA might have to enter into condemnation proceedings with tenants at the mall to aid in the renegotiation or termination of some tenant leases. Woodsonia has reached an impasse with three of the tenants and is asking the CRA to initiate condemnation proceedings. The first step in this would be to hire an attorney to represent the CRA. Mike Bacon does not specialize in this practice but would continue to advise the CRA on this item and how it will impact the redevelopment contract, TIF and EEA. Woodsonia is obligated to pay for the attorney and expert fees and costs associated with the condemnation proceedings and appeals therefrom, as well as any Awards or Judgments in those proceeds. Woodsonia is requesting that the CRA consider a contract with Greg Sacglione of Koley Jessen out of Omaha to represent both the CRA and Woodsonia in this matter as the interests of the CRA and Woodsonia are 100% united on the redevelopment plan. A MOTION to approve Resolution 430 is in order.

10. DIRECTOR'S REPORT.

11. ADJOURNMENT

Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023  
Regular Meeting**

## **Item B1**

**Minutes - February 8, 2023 Meeting and Draft March 15, 2023**

**Staff Contact:**

## 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. 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 Plan Amendment CRA Area 34 –  
Millennial Estates Subdivision property located in the E ½ of the SW  
½ 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 ½ 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 18<sup>th</sup> Street project. The 18<sup>th</sup> Street project will connect Diers Avenue and Aspen Circle through an 18<sup>th</sup> 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

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 15, 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 March 15, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the March 8, 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, Interim- City Administrator Laura McAloon, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz

**2. APPROVAL OF MINUTES.**

A motion for approval of the Minutes for the February 8, 2023 meeting was made by Mustion and second by Truell. 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 Schwieger to approve February 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 Truell to approve the bills for \$2,628,074.90. 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.

Life Safety Grants

Rawr Holdings - Will not move forward with their project. \$35,000 Life Safety funds can be reassigned.

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

- a. Consideration of Resolution 426 – Forward a Redevelopment Plan Amendment to the y Regional Planning Commission Millennial Estates Subdivision property located in the E ½ of the SW ½ of 12-11-10 – Starostka Group Unlimited

Nabity explained 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. The City will also have the ability to build Claude Road when the City is ready. The Regional Planning Commission recommended approval.

A motion was made by Mustion and second by Pirnie to approve Resolution 426. 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 427 – Forward a Redevelopment Plan Amendment to the Grand Island City Council 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**

Nabity stated JBA Ventures original proposal was to build 18 units of apartments in 4 and 5 buildings on site (10 one bedroom and 8 two bedroom). Nabity explained he would like to propose to amend the number of units to a minimum of 14 units to maximum 18 units a combination of 1 or 2 bedrooms due to setbacks. They intend to market these to individuals that are 55 plus and above.

A motion was made by Truell and second by Mustion to approve Resolution 427. Upon roll call vote, all present voted aye. Motion carried 5-0.

**8. Redevelopment Plan Amendment CRA Area 34 – Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision located south of 13<sup>th</sup> Street and west of Diers Avenue in Grand Island – Concord Investments, LLC**

- a. Consideration of Resolution 428 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property south of 13<sup>th</sup> Street and west of Diers Avenue (Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision) in Grand Island – Concord Investments, LLC
- b. Consideration of Resolution 429 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for property south of 13<sup>th</sup> Street and west Diers Avenue (Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision) in Grand Island – Concord Investments, LLC

Nabity stated Concord Investments plans to build up to 84 units of apartments in multiple buildings on the site along with a clubhouse and garages and 2 commercial lots. They are requesting Tax Increment Financing in the amount of \$2,967,963.

A motion was made by Mustion and second by Truell to approve Resolution 428 and Resolution 429. Upon roll call vote, all present voted aye. Motion carried 5-0.

9. Consider motion to enter into executive session related to threatened litigation for condemnation of three leasehold interests at the Conestoga Mall; for purposes of considering engagement of legal services for Attorney Gregory Scaglione of the law firm of Koley Jessen P.C., L.L.O., for Attorney Michael L. Bacon of the law firm Bacon, Vinton and Venteicher, LLC and appraisal services of Thomas Kubert of the firm of Kubert Appraisal Group, P.C., and for such condemnation; for purposes of considering a Common Interest and Confidentiality Agreement related to such condemnation.

Nabity called Mike Bacon to walk the board through the process of going into executive session. Mike advised the board regarding the proper procedures for entering into an executive session

The motion written above was read by Truell and second by Pirnie to go into executive session. Upon roll call vote, all present voted aye. Motion carried 5-0.

Gdowski reread the motion above as the reason and subject of the executive session and closed the meeting for the executive session. Stating that he expected that the board would continue the meeting and consider additional agenda items after the executive session.

The board entered into an executive session at 4:35 p.m.

Executive session ended at 5:00 p.m.

10. Consider adoption of a resolution of the Community Redevelopment Authority of the City of Grand Island, Nebraska, approving exercise of eminent domain power and related matters and agreements.

A motion was made by Truell and second by Pirnie to approve Resolution 430. Upon roll call vote, all present voted aye. Motion carried 5-0.

11. Director's Report.

12. Adjournment – 5:13 p.m.

13. Next Meeting April 12<sup>th</sup> at 4:00 p.m.

Respectfully Submitted,  
Norma Hernandez



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023**  
**Regular Meeting**

## **Item C1**

**Financials - CRA February 2023**

**Staff Contact:**

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023**

	<b>MONTH ENDED</b> <b>February-23</b>	<b>2022-2023</b> <b>YEAR TO DATE</b>	<b>2023</b> <b>BUDGET</b>	<b>REMAINING</b> <b>BALANCE</b>	<b>% OF BUDGET</b> <b>USED</b>
<b>CONSOLIDATED</b>					
Beginning Cash	752,309		946,468		
<b>REVENUE:</b>					
Property Taxes - CRA	44,008	109,440	548,263	438,823	19.96%
Property Taxes - Lincoln Pool	9,789	23,929	197,340	173,411	12.13%
Property Taxes -TIF's	182,620	1,536,544	7,100,000	5,563,456	21.64%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	1,314	3,786	10,000	6,214	37.86%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	-	230,594	200,000	-	115.30%
Other Revenue - TIF's	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>237,730</b>	<b>1,904,293</b>	<b>8,075,603</b>	<b>6,201,904</b>	<b>23.58%</b>
<b>TOTAL RESOURCES</b>	<b>990,040</b>	<b>1,904,293</b>	<b>9,022,071</b>	<b>6,201,904</b>	
<b>EXPENSES</b>					
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	5,524	25,563	80,000	54,437	31.95%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	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	(5,000)	102.63%
Bond Interest	-	2,340	7,340	5,000	31.88%
Fiscal Agent Fees/Bond Costs	-	525	-	(525)	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	370,000	370,000	0.00%
Building Improvement	-	156,593	722,000	565,407	21.69%
Other Projects	-	-	250,000	250,000	0.00%
Bond Principal-TIF's	-	1,352,748	7,100,000	5,747,252	19.05%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>5,524</b>	<b>1,953,558</b>	<b>9,003,640</b>	<b>7,050,082</b>	<b>21.70%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>232,207</b>	<b>(49,265)</b>	<b>(928,037)</b>		
<b>ENDING CASH</b>	<b>984,516</b>	<b>(49,265)</b>	<b>18,431</b>	<b>-</b>	
<b>CRA CASH</b>	<b>773,657</b>				
<b>TIF CASH</b>	<b>210,859</b>				
<b>Total Cash</b>	<b>984,516</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<u>MONTH ENDED</u> <u>February-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>
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	44,008	109,440	548,263	438,823	19.96%
Property Taxes - Lincoln Pool	9,789	23,929	197,340	173,411	12.13%
Interest Income	1,314	3,786	10,000	6,214	37.86%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax		230,594	200,000	-	115.30%
<b>TOTAL</b>	<b>55,110</b>	<b>367,749</b>	<b>975,603</b>	<b>638,448</b>	<b>37.69%</b>
<b>GIRARD VET CLINIC 90000013</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS-PROCON 90000014</b>					
Property Taxes		31,247		(31,247)	
<b>TOTAL</b>	<b>-</b>	<b>31,247</b>	<b>-</b>	<b>(31,247)</b>	
<b>SOUTHEAST CROSSING 90000015</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER 90000016</b>					
Property Taxes	633	1,181		(1,181)	
<b>TOTAL</b>	<b>633</b>	<b>1,181</b>	<b>-</b>	<b>(1,181)</b>	
<b>CASEY'S @ FIVE POINTS 90000017</b>					
Property Taxes	398	398		(398)	
<b>TOTAL</b>	<b>398</b>	<b>398</b>	<b>-</b>	<b>(398)</b>	
<b>OUTH POINTE HOTEL PROJECT 90000018</b>					
Property Taxes	2,224	2,224		(2,224)	
<b>TOTAL</b>	<b>2,224</b>	<b>2,224</b>	<b>-</b>	<b>(2,224)</b>	
<b>TOKEN PROPERTIES RUBY 90000024</b>					
Property Taxes	92	92		(92)	
<b>TOTAL</b>	<b>92</b>	<b>92</b>	<b>-</b>	<b>(92)</b>	
<b>GORDMAN GRAND ISLAND 90000025</b>					
Property Taxes	2,164	2,164		(2,164)	
<b>TOTAL</b>	<b>2,164</b>	<b>2,164</b>	<b>-</b>	<b>(2,164)</b>	
<b>BAKER DEVELOPMENT INC 90000026</b>					
Property Taxes	110	2,042		(2,042)	
<b>TOTAL</b>	<b>110</b>	<b>2,042</b>	<b>-</b>	<b>(2,042)</b>	
<b>STRATFORD PLAZA INC 90000027</b>					
Property Taxes	860	860		(860)	
<b>TOTAL</b>	<b>860</b>	<b>860</b>	<b>-</b>	<b>(860)</b>	
<b>COPPER CREEK 2013 HOUSES 90000028</b>					
Property Taxes	7,074	11,143		(11,143)	
<b>TOTAL</b>	<b>7,074</b>	<b>11,143</b>	<b>-</b>	<b>(11,143)</b>	



COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<b>MONTH ENDED</b> <b>February-23</b>	<b>2022-2023</b> <b>YEAR TO DATE</b>	<b>2023</b> <b>BUDGET</b>	<b>REMAINING</b> <b>BALANCE</b>	<b>% OF BUDGET</b> <b>USED</b>
<b>FUTURE TIF'S</b>					
Property Taxes		-	7,100,000	7,100,000	
<b>TOTAL</b>	-	-	7,100,000	7,100,000	
<b>CHIEF IND AURORA COOP 90000029</b>					
Property Taxes	981	981		(981)	
<b>TOTAL</b>	981	981	-	(981)	
<b>TOKEN PROP KIMBALL ST 90000030</b>					
Property Taxes	97	97		(97)	
<b>TOTAL</b>	97	97	-	(97)	
<b>GI HABITAT OF HUMANITY 90000031</b>					
Property Taxes	171	171		(171)	
<b>TOTAL</b>	171	171	-	(171)	
<b>AUTO ONE INC 90000032</b>					
Property Taxes	383	383		(383)	
<b>TOTAL</b>	383	383	-	(383)	
<b>EIG GRAND ISLAND 90000033</b>					
Property Taxes	2,369	2,369		(2,369)	
<b>TOTAL</b>	2,369	2,369	-	(2,369)	
<b>TOKEN PROPERTIES CARY ST 90000034</b>					
Property Taxes	225	225		(225)	
<b>TOTAL</b>	225	225	-	(225)	
<b>WENN HOUSING PROJECT 90000035</b>					
Property Taxes	147	147		(147)	
<b>TOTAL</b>	147	147	-	(147)	
<b>COPPER CREEK 2014 HOUSES 90000036</b>					
Property Taxes	15,930	29,882		(29,882)	
<b>TOTAL</b>	15,930	29,882	-	(29,882)	
<b>TC ENCK BUILDERS 90000037</b>					
Property Taxes	105	105		(105)	
<b>TOTAL</b>	105	105	-	(105)	
<b>SUPER MARKET DEVELOPERS 90000038</b>					
Property Taxes	2,825	2,825		(2,825)	
<b>TOTAL</b>	2,825	2,825	-	(2,825)	
<b>MAINSTAY SUITES 90000039</b>					
Property Taxes	1,723	1,723		(1,723)	
<b>TOTAL</b>	1,723	1,723	-	(1,723)	
<b>TOWER 217 90000040</b>					
Property Taxes	650	650		(650)	
<b>TOTAL</b>	650	650	-	(650)	
<b>COPPER CREEK 2015 HOUSES 90000041</b>					
Property Taxes	16,339	21,856	-	(21,856)	
<b>TOTAL</b>	16,339	21,856	-	(21,856)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<b>MONTH ENDED</b> <b><u>February-23</u></b>	<b>2022-2023</b> <b><u>YEAR TO DATE</u></b>	<b>2023</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>	<b>% OF BUDGET</b> <b><u>USED</u></b>
<b>NORTHWEST COMMONS 90000042</b>					
Property Taxes	17,235	203,259	-	(203,259)	
<b>TOTAL</b>	<b>17,235</b>	<b>203,259</b>	<b>-</b>	<b>(203,259)</b>	
<b>HABITAT - 8TH &amp; SUPERIOR 90000043</b>					
Property Taxes	303	303		(303)	
<b>TOTAL</b>	<b>303</b>	<b>303</b>	<b>-</b>	<b>(303)</b>	
<b>KAUFMAN BUILDING 90000044</b>					
Property Taxes	313	313		(313)	
<b>TOTAL</b>	<b>313</b>	<b>313</b>	<b>-</b>	<b>(313)</b>	
<b>TALON APARTMENTS 90000045</b>					
Property Taxes	2,515	93,572		(93,572)	
<b>TOTAL</b>	<b>2,515</b>	<b>93,572</b>	<b>-</b>	<b>(93,572)</b>	
<b>VICTORY PLACE 90000046</b>					
Property Taxes	101	101		(101)	
<b>TOTAL</b>	<b>101</b>	<b>101</b>	<b>-</b>	<b>(101)</b>	
<b>THINK SMART 90000047</b>					
Property Taxes	165	6,399		(6,399)	
<b>TOTAL</b>	<b>165</b>	<b>6,399</b>	<b>-</b>	<b>(6,399)</b>	
<b>BOSSELMAN HQ 90000048</b>					
Property Taxes	2,023	2,023		(2,023)	
<b>TOTAL</b>	<b>2,023</b>	<b>2,023</b>	<b>-</b>	<b>(2,023)</b>	
<b>TALON APARTMENTS 2017 90000049</b>					
Property Taxes	2,827	105,190		(105,190)	
<b>TOTAL</b>	<b>2,827</b>	<b>105,190</b>	<b>-</b>	<b>(105,190)</b>	
<b>WEINRICH DEVELOPMENT 90000050</b>					
Property Taxes	166	166		(166)	
<b>TOTAL</b>	<b>166</b>	<b>166</b>	<b>-</b>	<b>(166)</b>	
<b>WING WILLIAMSONS 90000051</b>					
Property Taxes	103	103		(103)	
<b>TOTAL</b>	<b>103</b>	<b>103</b>	<b>-</b>	<b>(103)</b>	
<b>HATCHERY HOLDINGS 90000052</b>					
Property Taxes	4,153	4,153		(4,153)	
<b>TOTAL</b>	<b>4,153</b>	<b>4,153</b>	<b>-</b>	<b>(4,153)</b>	
<b>FEDERATION LABOR TEMPLE 90000053</b>					
Property Taxes	179	179		(179)	
<b>TOTAL</b>	<b>179</b>	<b>179</b>	<b>-</b>	<b>(179)</b>	
<b>MIDDLETON PROPERTIES II 90000054</b>					
Property Taxes	380	380		(380)	
<b>TOTAL</b>	<b>380</b>	<b>380</b>	<b>-</b>	<b>(380)</b>	
<b>COPPER CREEK 2016 HOUSES 90000055</b>					
Property Taxes	4,938	4,938		(4,938)	
<b>TOTAL</b>	<b>4,938</b>	<b>4,938</b>	<b>-</b>	<b>(4,938)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<u>MONTH ENDED</u> <u>February-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>
<b>MENDEZ ENT LLC PHASE 1 90000056</b>					
Property Taxes	85	416		(416)	
<b>TOTAL</b>	<b>85</b>	<b>416</b>	<b>-</b>	<b>(416)</b>	
<b>EAST PARK ON STUHR 90000057</b>					
Property Taxes	2,830	56,986		(56,986)	
<b>TOTAL</b>	<b>2,830</b>	<b>56,986</b>	<b>-</b>	<b>(56,986)</b>	
<b>TAKE FLIGHT INVESTMENTS 90000058</b>					
Property Taxes	142	142		(142)	
<b>TOTAL</b>	<b>142</b>	<b>142</b>	<b>-</b>	<b>(142)</b>	
<b>RATARIA VENTURES HOSPITAL 90000059</b>					
Property Taxes	38,154	768,197		(768,197)	
<b>TOTAL</b>	<b>38,154</b>	<b>768,197</b>	<b>-</b>	<b>(768,197)</b>	
<b>AMMUNITION PLANT</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>URBAN ISLAND LLC 90000061</b>					
Property Taxes	176	176		(176)	
<b>TOTAL</b>	<b>176</b>	<b>176</b>	<b>-</b>	<b>(176)</b>	
<b>PEACEFUL ROOT 90000062</b>					
Property Taxes	130	130		(130)	
<b>TOTAL</b>	<b>130</b>	<b>130</b>	<b>-</b>	<b>(130)</b>	
<b>TALON 2019 LOOKBACK 90000063</b>					
Property Taxes	77	2,851		(2,851)	
<b>TOTAL</b>	<b>77</b>	<b>2,851</b>	<b>-</b>	<b>(2,851)</b>	
<b>COPPER CREEK PH2 2019 LB 90000064</b>					
Property Taxes	5,018	8,747		(8,747)	
<b>TOTAL</b>	<b>5,018</b>	<b>8,747</b>	<b>-</b>	<b>(8,747)</b>	
<b>GRAND ISLAND HOTEL 90000065</b>					
Property Taxes	2,830	2,830		(2,830)	
<b>TOTAL</b>	<b>2,830</b>	<b>2,830</b>	<b>-</b>	<b>(2,830)</b>	
<b>PARAMOUNT OLD SEARS 90000066</b>					
Property Taxes	196	196		(196)	
<b>TOTAL</b>	<b>196</b>	<b>196</b>	<b>-</b>	<b>(196)</b>	
<b>CENTRAL NE TRUCK WASH 90000067</b>					
Property Taxes	1,029	39,818		(39,818)	
<b>TOTAL</b>	<b>1,029</b>	<b>39,818</b>	<b>-</b>	<b>(39,818)</b>	
<b>PRATARIA VENTURES MED OFF 90000068</b>					
Property Taxes	5,427	5,427		(5,427)	
<b>TOTAL</b>	<b>5,427</b>	<b>5,427</b>	<b>-</b>	<b>(5,427)</b>	
<b>TALON 2020 LB PHASE 4 90000069</b>					
Property Taxes	802	29,846		(29,846)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<u>MONTH ENDED</u> <u>February-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>
<b>TOTAL</b>	802	29,846	-	(29,846)	
<b>STAROSTKA 5TH ST LB PH 1 90000070</b>					
Property Taxes	342	342		(342)	
<b>TOTAL</b>	342	342	-	(342)	
<b>COPPER CREEK PH 2 2020 LB 90000071</b>					
Property Taxes	7,186	7,525		(7,525)	
<b>TOTAL</b>	7,186	7,525	-	(7,525)	
<b>COPPER CREEK PH 3 2020 LB</b>					
Property Taxes	1,013	2,428		(2,428)	
<b>TOTAL</b>	1,013	2,428	-	(2,428)	
<b>HEDDE BUILDING 201 W 3RD 90000073</b>					
Property Taxes	258	258		(258)	
<b>TOTAL</b>	258	258	-	(258)	
<b>RAWR HOLDINGS 110 W 2ND 90000074</b>					
Property Taxes	15	582		(582)	
<b>TOTAL</b>	15	582	-	(582)	
<b>ORCHARD REDEV PROJ 90000075</b>					
Property Taxes	698	698		(698)	
<b>TOTAL</b>	698	698	-	(698)	
<b>AMUR RE OLD WELLS FARGO 90000076</b>					
Property Taxes	602	602		(602)	
<b>TOTAL</b>	602	602	-	(602)	
<b>WALD 12 PROPERTIES LLC 90000077</b>					
Property Taxes	32	32		(32)	
<b>TOTAL</b>	32	32	-	(32)	
<b>WING PROPERTIES 112 E 3RD ST 90000078</b>					
Property Taxes	5	5		(5)	
<b>TOTAL</b>	5	5	-	(5)	
<b>WEINRICH DEV 408 E 2ND ST 90000079</b>					
Property Taxes	162	162		(162)	
<b>TOTAL</b>	162	162	-	(162)	
<b>O'NEILL WOOD RESOURCES</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>SE COMMONS - FONNERVIEW 90000081</b>					
Property Taxes	7,914	7,914		(7,914)	
<b>TOTAL</b>	7,914	7,914	-	(7,914)	
<b>PARAMOUNT 824 E 9TH ST 90000082</b>					
Property Taxes	350	350		(350)	
<b>TOTAL</b>	350	350	-	(350)	
<b>J&amp;L WESTWARD ENT CAAP 90000083</b>					

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<b>MONTH ENDED</b> <b>February-23</b>	<b>2022-2023</b> <b>YEAR TO DATE</b>	<b>2023</b> <b>BUDGET</b>	<b>REMAINING</b> <b>BALANCE</b>	<b>% OF BUDGET</b> <b>USED</b>
Property Taxes	1,161	2,092		(2,092)	
<b>TOTAL</b>	1,161	2,092	-	(2,092)	
<b>MILLER TIRE 90000084</b>					
Property Taxes	285	285		(285)	
<b>TOTAL</b>	285	285	-	(285)	
<b>TALON 2021 LB PHASE 5 90000085</b>					
Property Taxes	1,340	49,864		(49,864)	
<b>TOTAL</b>	1,340	49,864	-	(49,864)	
<b>STAROSTKA 5TH ST 21 LB#2 90000086</b>					
Property Taxes	1,122	1,462		(1,462)	
<b>TOTAL</b>	1,122	1,462	-	(1,462)	
<b>PRATARIA PH 2 SUBPH 2 90000087</b>					
Property Taxes	262	262		(262)	
<b>TOTAL</b>	262	262	-	(262)	
<b>ORCHARD DEVELOPMENT 90000088</b>					
Property Taxes	1,463	1,463		(1,463)	
<b>TOTAL</b>	1,463	1,463	-	(1,463)	
<b>PARAMOUNT OLD SEARS 2 MAIN FL 90000089</b>					
Property Taxes	376	376		(376)	
<b>TOTAL</b>	376	376	-	(376)	
<b>BOSSELMAN KINGS CROSSING 90000090</b>					
Property Taxes	472	472		(472)	
<b>TOTAL</b>	472	472	-	(472)	
<b>TABITHA 3490 EWOLDT ST 90000091</b>					
Property Taxes	9,764	9,764		(9,764)	
<b>TOTAL</b>	9,764	9,764	-	(9,764)	
<b>TOTAL REVENUE</b>	237,730	1,904,293	8,075,603	6,201,904	23.58%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	MONTH ENDED <u>February-23</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
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	5,524	25,563	80,000	54,437	31.95%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		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	(5,000)	102.63%
Bond Interest - Lincoln Pool		2,340	7,340	5,000	31.88%
Fiscal Agent Fees/Bond Costs		525		(525)	#DIV/0!
<b>PROJECTS</b>					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	370,000	370,000	0.00%
Building Improvement		156,593	722,000	565,407	0.00%
Other Projects		-	250,000	250,000	0.00%
<b>TOTAL CRA EXPENSES</b>	<b>5,524</b>	<b>600,810</b>	<b>1,903,640</b>	<b>1,302,830</b>	<b>31.56%</b>
<b>GIRARD VET CLINIC 90000013</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS - PROCON 90000014</b>					
Bond Principal		32,078	-	(32,078)	
<b>TOTAL</b>	<b>-</b>	<b>32,078</b>	<b>-</b>	<b>(32,078)</b>	
<b>SOUTHEAST CROSSINGS 90000015</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER 90000016</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS 90000017</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OUTH POINTE HOTEL PROJECT 90000018</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<u>MONTH ENDED</u> <u>February-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>
<b>TOKEN PROPERTIES RUBY 90000019</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>GORDMAN GRAND ISLAND 90000025</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>BAKER DEVELOPMENT INC 90000026</b>					
Bond Principal		1,932	-	(1,932)	
<b>TOTAL</b>	-	1,932	-	(1,932)	
<b>STRATFORD PLAZA LLC 90000027</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2013 HOUSES 90000028</b>					
Bond Principal		4,068	-	(4,068)	
<b>TOTAL</b>	-	4,068	-	(4,068)	
<b>CHIEF IND AURORA COOP 90000029</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROP KIMBALL ST 90000030</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>GI HABITAT FOR HUMANITY 90000031</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>AUTO ONE INC 90000032</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>EIG GRAND ISLAND 90000033</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROP CARY STREET 90000034</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>WENN HOUSING PROJECT 90000035</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2014 HOUSES 90000036</b>					
Bond Principal		13,953	-	(13,953)	
<b>TOTAL</b>	-	13,953	-	(13,953)	
<b>TC ENCK BUILDERS 90000037</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<u>MONTH ENDED</u> <u>February-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>
<b>SUPER MARKET DEVELOPERS 90000038</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>MAINSTAY SUITES 90000039</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOWER 217 90000040</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2015 HOUSES 90000041</b>					
Bond Principal		5,517	-	(5,517)	
<b>TOTAL</b>	-	5,517		(5,517)	
<b>NORTHWEST COMMONS 90000042</b>					
Bond Principal		186,023	-	(186,023)	
<b>TOTAL</b>	-	186,023		(186,023)	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>KAUFMAN BUILDING</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TALON APARTMENTS 90000045</b>					
Bond Principal		91,057	-	(91,057)	
<b>TOTAL</b>	-	91,057		(91,057)	
<b>VICTORY PLACE</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>FUTURE TIF'S</b>					
Bond Principal		-	7,100,000	7,100,000	
<b>TOTAL</b>	-	-	7,100,000	7,100,000	
<b>THINK SMART 90000047</b>					
Bond Principal		6,400	-	(6,400)	
<b>TOTAL</b>	-	6,400		(6,400)	
<b>BOSSELMAN HQ</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TALON APARTMENTS 2017 90000049</b>					
Bond Principal		105,213	-	(105,213)	
<b>TOTAL</b>	-	105,213		(105,213)	



COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<b>MONTH ENDED</b> <b><u>February-23</u></b>	<b>2022-2023</b> <b><u>YEAR TO DATE</u></b>	<b>2023</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>	<b>% OF BUDGET</b> <b><u>USED</u></b>
<b>WEINRICH DEVELOPMENT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>WING WILLIAMSONS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>HATCHERY HOLDINGS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>FEDERATION LABOR TEMPLE</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>MIDDLETON PROPERTIES II</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>COPPER CREEK 2016 HOUSES</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>EAST PARK ON STUHR 90000057</b>					
Bond Principal		54,155	-	(54,155)	
<b>TOTAL</b>	-	54,155		(54,155)	
<b>TAKE FLIGHT INVESTMENTS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>RATARIA VENTURES HOSPITAL 90000059</b>					
Bond Principal		730,043	-	(730,043)	
<b>TOTAL</b>	-	730,043		(730,043)	
<b>AMMUNITION PLANT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>URBAN ISLAND LLC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>PEACEFUL ROOT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TALON 2019 LOOKBACK</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>COPPER CREEK PH2 2019 LB 90000064</b>					
Bond Principal		3,729	-	(3,729)	
<b>TOTAL</b>	-	3,729		(3,729)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<u>MONTH ENDED</u> <u>February-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>
<b>GRAND ISLAND HOTEL</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>PARAMOUNT OLD SEARS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>CENTRAL NE TRUCK WASH 90000067</b>					
Bond Principal		38,790	-	(38,790)	
<b>TOTAL</b>	-	38,790		(38,790)	
<b>PRATARIA VENTURES MEDICAL OFFICE</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TALON 2020 LB PHASE 4 90000069</b>					
Bond Principal		29,851	-	(29,851)	
<b>TOTAL</b>	-	29,851		(29,851)	
<b>TAROSTKA 5TH ST LOOKBACK PHASE 1</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>COPPER CREEK PHASE 2 2020 LOOKBACK</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>COPPER CREEK PH 3 2020 LB 90000072</b>					
Bond Principal		1,415	-	(1,415)	
<b>TOTAL</b>	-	1,415		(1,415)	
<b>HEDDE BUILDING 201 W 3RD</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>RAWR HOLDINGS LLC 110 W 2ND ST</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>ORCHARD REDEVELOPMENT PROJECT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>MUR REAL ESTATE OLD WELLS FARGO</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>WALD 12 PROPERTIES LLC OLD GREENB</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>WING PROPERTIES 112 2 3RD ST</b>					
Bond Principal		-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2023

	<u>MONTH ENDED</u> <u>February-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>
<b>TOTAL</b>	-	-		-	
<b>WEINRICH DEVELOPMENT 408 E 2ND ST</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>O'NEILL WOOD RESOURCES</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>SOUTHEAST COMMONS - FONNERVIEW</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>PARAMOUNT 824 E 9TH ST</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>J&amp;L WESTWARD ENTERPRISES CAAP</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TALON 2021 LB PHASE 5 90000085</b>					
Bond Principal		48,524	-	(48,524)	
<b>TOTAL</b>	-	48,524		(48,524)	
<b>STAROSTKA 5TH ST 21 LOOKBACK #2</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>PRATARIA PH 2 SUBPH 2 90000087</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>ORCHARD DEVELOPMENT 90000088</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>PARAMOUNT OLD SEARS 2 MAIN FL 90000089</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>BOSELNMAN KINGS CROSSING 90000090</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TABITHA 3490 EWOLDT ST 90000091</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOTAL EXPENSES</b>	5,524	1,953,558	9,003,640	7,050,082	21.70%



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023  
Regular Meeting**

## **Item D1**

**March 15, 2023 Schedule of Bills**

**Staff Contact:**



15-Mar-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 Feb. 2023	\$ 4,740.21
Grand Island Independent	Legals	\$ 115.31
Core Bank /Woodsonia	Conestoga Marketplace	\$ 500,000.00
Core Bank/Woodsonia	Conestoga Marketplace	\$ 1,907,518.75
Super Saver	TIF Pass Through	\$ 20,391.58
Hall County Treasure	TIF Pass Through	\$ 37,255.46
South Pointe Hotel	TIF Pass Through	\$ 2,224.34
Gordman Grand Island LLC	TIF Pass Through	\$ 2,164.12
EIG Grand Island	TIF Pass Through	\$ 2,369.25
TSG Grand Island Project, Inc.	TIF Pass Through	\$ 17,235.74
Talon Apartments	TIF Pass Through	\$ 2,514.70
Bosselman Real Estate	TIF Pass Through	\$ 2,023.22
Talon Apartments	TIF Pass Through	\$ 2,826.94
East Park on Stuhr Project	TIF Pass Through	\$ 2,830.33
Prataria Hospital	TIF Pass Through	\$ 38,154.20

Comformt Suites	TIF Pass Through	\$ 2,829.81
Prairie Commons MOB LLC	TIF Pass Through	\$ 5,427.04
Copper Creek Phase 2	TIF Pass Through	\$ 15,929.64
Copper Creek Phase 3	TIF Pass Through	\$ 16,339.33
Copper Creek Phase 4	TIF Pass Through	\$ 4,937.80
Copper Creeek Phase 2	TIF Pass Through	\$ 5,018.46
Copper Creek	TIF Pass Through	\$ 7,074.11
Southeast Commons (FonnerView)	TIF Pass Through	\$ 4,386.96
Southeast Commons (FonnerView)	TIF Pass Through	\$ 4,386.95
J&L Westward Enterprises	TIF Pass Through	\$ 2,092.11
Pinnacle Bank	TIF Pass Through	\$ 9,763.52
Copper Creek Phase 2	TIF Pass Through	\$ 7,525.02
Total		\$ 2,628,074.90



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023  
Regular Meeting**

## **Item E1**

### **CRA February 2023 Committed Projects**

**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

February 28, 2023





# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023  
Regular Meeting**

## **Item I1**

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

**Staff Contact:**

**Redevelopment Plan Amendment  
Grand Island CRA Area 34  
March 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 22.5 ACRES OF PROPERTY LOCATED SOUTH OF 13<sup>TH</sup> STREET AND EAST OF THE MOORE’S CREEK DRAINWAY IN NORTHWEST GRAND ISLAND FOR A MIXED USE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT 2 COMMERCIAL LOTS AND UP TO 84 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 the property for housing and commercial uses. 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.

Concord Investments LLC or its predecessor Concord Development LLC has owned this property for more than 25 years. This property has been farmed in corn or beans during that time. This project will also include building a portion of Claude Road along the west side of the property alongside the existing ditch for the Moore’s Creek Drainway. 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 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:** Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision (PID 400150174)

**Existing land use**

- Commercial
- Multi-Family Residential
- Residential
- Vacant

**1 inch = 300 feet**

Page 37 / 135

**The tax increment will be captured for the tax years the payments for which become delinquent in years 2024 through 2025 inclusive. The TIF contract will be structured so it can be amended each year for up to six years to add the housing and commercial 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 pay for necessary infrastructure include sewer, water, drainage and Claude Road to prepare 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 April ??, 2023 and passed Resolution 2023-09 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.

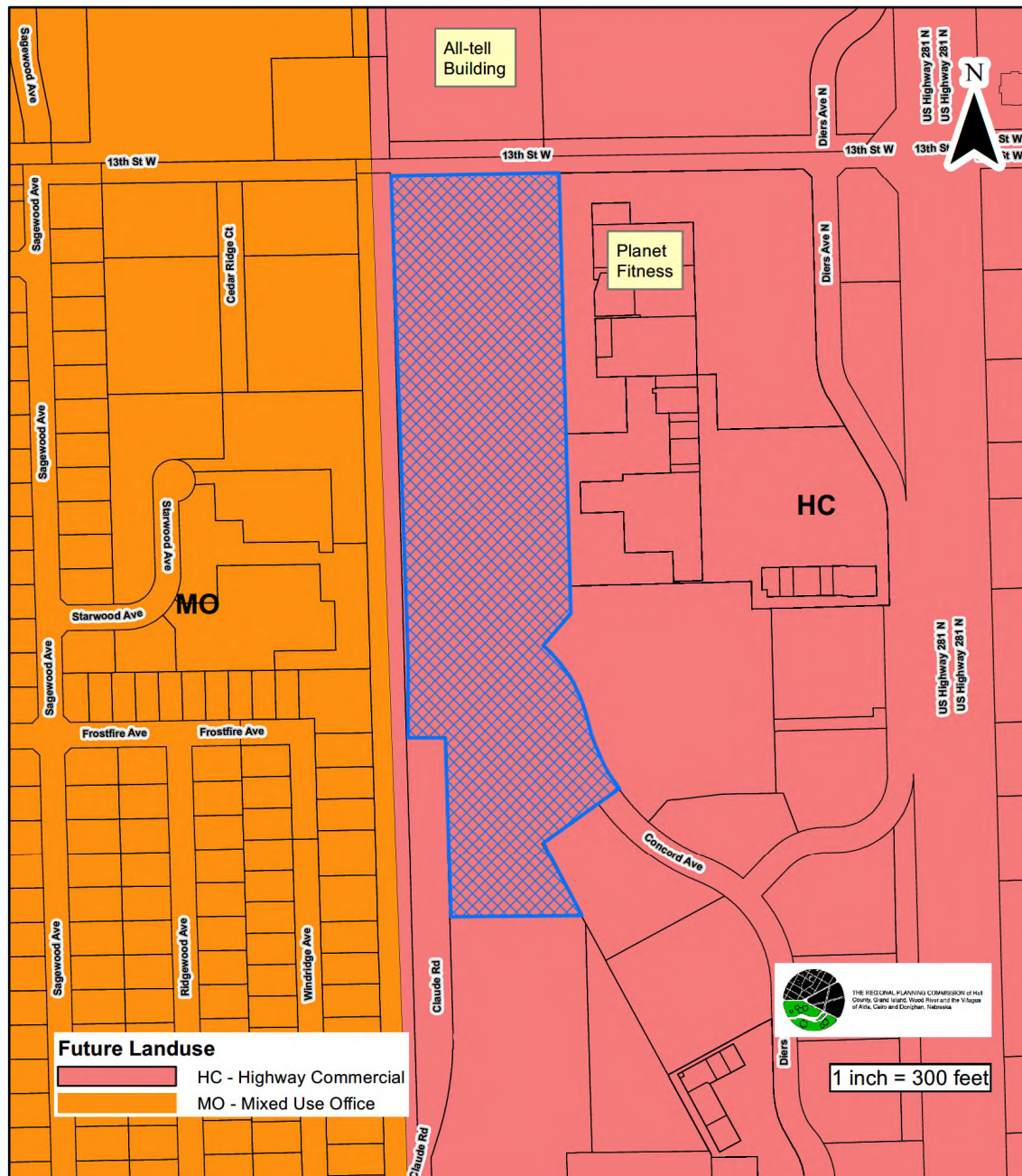
***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for highway commercial development which would include residential uses at a density of up to 42 units per acre. This property

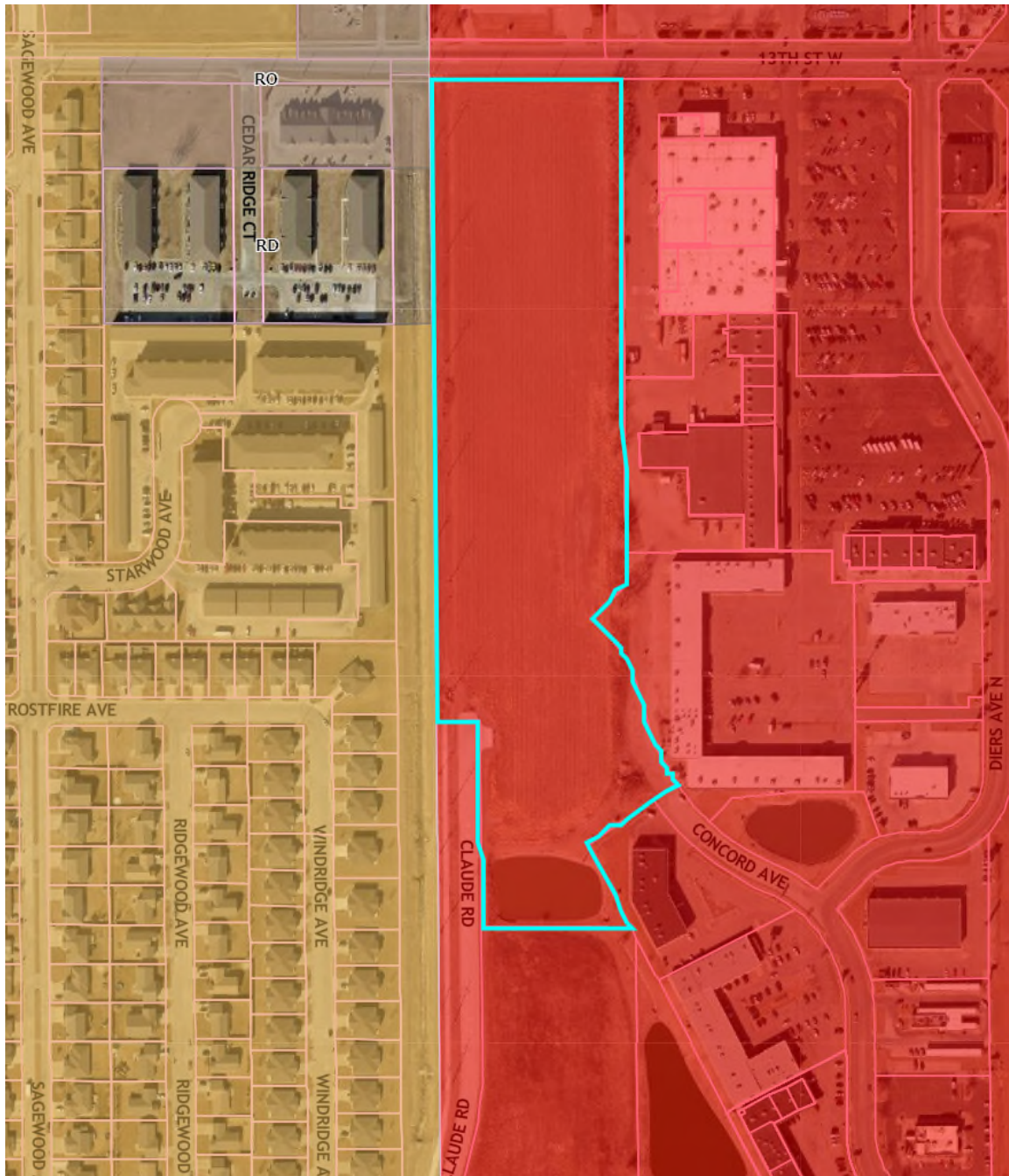


is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

## Proposed Project Area Future Landuse Map



City of Grand Island Future Land Use Map



Current Zoning on the Site

***e. Site Coverage and Intensity of Use***

The B2 zoning district allows for one dwelling unit per 1000 square feet of lot space with a 3000 square foot minimum lot size. A wide variety of commercial uses are also permitted in this zoning district. The development as proposed will have a residential density of less than 5 units per acre. [§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 \$245,866 as an eligible expense. The estimated costs of utilities including sewer and water is \$775,171. Streets and drainage are estimated at \$1,599,465. Planning activities including engineering, architecture, legal fees and government fees are estimated at \$347,461. The total of the eligible expenses for this project is estimated by the developer at \$2,967,963.

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 \$2,967,963 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 2046.

*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.

## **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 2030. It is anticipated that the units in this development will be fully built out by 2030 with the tax increment on those homes extending to 2046. Excess valuation should be available for the first homes built with this project for 15 years beginning with the 2024 tax year.

## **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 2022 the city issued permits for 680 new housing units including both restricted and unrestricted units leaving a need for 673 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 \$2,917,963 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 \$14,767,874 in private sector financing and investment; a private investment of \$5.06 for every TIF dollar invested.

Use of Funds	Source of funds		
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$245,866		\$245,866
Building Costs		\$13,000,000	\$13,000,000
Public Streets	\$825,741		\$825,741
Private Streets	\$411,038		\$411,038
Trails	\$108,436		\$108,436
Sewer/Water/Electric	\$775,171		\$775,171
Grading/Dirtwork	\$254,250		\$254,250
Planning (Arch. & Eng.)	\$297,461		\$297,461
Financing fees/ audit		\$1,446,074	\$1,446,074
Legal/ TIF contract	\$50,000		\$50,000
Developer Fees		\$271,800	\$271,800
<b>Total</b>	<b>\$2,967,963</b>	<b>\$14,717,874</b>	<b>\$17,685,837</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2024 valuation of approximately \$979,447. Based on the 2022 levy this would result in a real property tax of approximately \$20,727. It is anticipated that the assessed value will increase by \$14,620,553 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$330,131 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 2024 assessed value:	\$ 979,447
Estimated value after completion	\$ 15,600,000
Increment value	\$ 14,620,553
Annual TIF generated (estimated)	\$ 330,131
TIF bond issue	\$ 2,967,963

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

The redevelopment project area currently has an estimated valuation of \$979,447. The proposed redevelopment will create additional valuation of \$14,620,553 over the course of the next six years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing up to 84 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 \$2,967,963 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 estimates that each unit of multifamily housing results in an FTE of 1.16 job. An average of 15 apartments would produce about 17.4 FTE's per year for the next 6 years plus additional FTE's for the commercial space that is proposed.

***(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.**

The average number of persons per household in Grand Island for 2017 to 2021 according the American Community Survey is 2.57. According current census numbers 20.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that 213 people would be housed at this location and there would be a maximum of 43 school age children generated by this development. If this develops at a rate of 15 units per year for 6 years approximately 8 children could be added to the school age population every year with this development. These 8 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics<sup>1</sup> 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. This is likely to be mitigated based on the size and configuration of these units that will make them less attractive to families with children.

The Grand Island Public School System was notified on March 4, 2023 that the CRA would be considering this application at their March 15, 2023 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 2022 the City of Grand Island has issue permits for 688 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.

**Time Frame for Development**

Development of this project is anticipated to be completed between summer of 2023 and the end of 2029. The base tax year should be calculated on the value of the property as of January 1, 2024 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. 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 \$2,967,963 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$2,967,963 on TIF eligible activities.

---

<sup>1</sup> [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=3100016](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016)



## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

Business Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Contact:

\_\_\_\_\_

Application Submission Date: \_\_\_\_\_

Brief Description of Applicant's Business:

Legal Description/Address of Proposed Project

\_\_\_\_\_

Community Redevelopment Area Number

\_\_\_\_\_

Present Ownership Proposed Project Site:

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.

If Property is to be Subdivided, Show Division Planned:

VI.    Estimated Project 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	\$ _____
<b>Total</b>	<b>\$ _____</b>

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: \$ \_\_\_\_\_

Source for Estimated Market Value \_\_\_\_\_

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)

Project Construction Schedule:

Construction Start Date:

\_\_\_\_\_

Construction Completion Date:

\_\_\_\_\_

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:

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



March 4, 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 multi-family housing and commercial development. The property is located south of 13<sup>th</sup> Street and east of the Moore's Creek Drainway between Diers Avenue and Cedar Ridge Ct.

The application seeks \$2,967,963 in TIF assistance for the development of the 84 units of housing and 2 commercial lots along with Claude Road where it abuts the property. It is estimated that this development will take place over the next 6 years with 15-20 units built each year.

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

- CRA receives initial application, 4 p.m., March 15.
- Regional Planning Commission holds public hearing 6 p.m., April 5 or 12.
- CRA reviews Planning Commission recommendation, 4 p.m. April 12 or 19.
- Grand Island City Council holds public hearing and takes action, 7 p.m., April 25.
- CRA considers redevelopment contract, 4 p.m. on or after May 10.

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



Crane Valley - Grand Island, NE  
TAX INCREMENT FINANCING

January 31, 2023

TIF VALUE	
TIF VALUE	\$4,543,349

ASSUMPTIONS	
New Commerical Units	2
New Residential Units	84
Taxable Input Cost	\$15,600,000
Minus Present Value	\$979,447
Total Taxable Value Available for TIF	\$14,620,553
Phases - Years	19
Mill Levy	0.021162
Assessor Discount	\$45,433
Total TIF Years	19
Total Projected TIF	\$4,543,349

FINANCING APPROACH	
Loan Amount	\$2,976,963.00
Annual Interest Rate	5.00%
Loan Period in Years	17
Number of Payments per Year	2
Start Date of Loan	6/15/23
Scheduled Payments	\$131,006.47
Total Interest	\$1,446,074.02

COMPLETED VALUATION APPROACH	
Minimum Value of Completed Residential Door	\$150,000
Minimum Value of Completed Commerical Property	\$1,500,000

BASE VALUATION APPROACH	
Base Value of Residential Site	\$979,447

2022 Grand Island Levy	
Description	Rate
Total 2021 Levy	2.116222

	Subdivision Phase 1	Subdivision Phase 2	Subdivision Phase 3	Subdivision Phase 4												
Subphase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Residential Units	40	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commerical Units	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Tax Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2037
Tax Payment Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Base Value	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447
Base Taxes	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727
Phase Added Value	\$6,000,000	\$6,600,000	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Completed Value	\$6,000,000	\$12,600,000	\$14,100,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000
Total Taxes	\$126,973	\$266,644	\$298,387	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131
Assessor Discount	\$1,270	\$2,666	\$2,984	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301
Increment	\$104,976	\$243,250	\$274,676	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102
Cumulative TIF	\$104,976	\$348,227	\$622,903	\$929,005	\$1,235,107	\$1,541,209	\$1,847,311	\$2,153,413	\$2,459,515	\$2,765,617	\$3,071,719	\$3,377,821	\$3,683,923	\$3,990,025	\$4,296,127	

Subphase	16	17	18	19
Residential Units	0	0	0	0
Commerical Units	0	0	0	0
Tax Year	2038	2039	2039	2040
Tax Payment Year	2039	2040	2040	2041
Base Value	\$979,447	\$979,447	\$979,447	\$979,447
Base Taxes	\$20,727	\$20,727	\$20,727	\$20,727
Phase Added Value	\$0	\$0	\$0	\$0
Completed Value	\$9,600,000	\$3,000,000	\$1,500,000	\$1,500,000
Total Taxes	\$203,157	\$63,487	\$31,743	\$31,743
Assessor Discount	\$2,032	\$635	\$317	\$317
Increment	\$182,430	\$42,759	\$11,016	\$11,016
Cumulative TIF	\$4,478,557	\$4,521,317	\$4,532,333	\$4,543,349

AMORTIZATION SCHEDULE													
Payment Date	Beginning Balance	Scheduled Payment	Principal	Interest	Ending Balance	Cumulative Interest	Payment Date	Beginning Balance	Scheduled Payment	Principal	Interest	Ending Balance	Cumulative Interest
6/15/23	\$2,976,963.00	\$131,006.47	\$56,582.39	\$74,424.08	\$2,920,380.61	\$74,424.08	6/15/33	\$1,343,833.52	\$131,006.47	\$97,410.63	\$33,595.84	\$1,246,422.89	\$1,282,608.67
12/15/23	\$2,920,380.61	\$131,006.47	\$57,996.95	\$73,009.52	\$2,862,383.65	\$147,433.59	12/15/33	\$1,246,422.89	\$131,006.47	\$99,845.90	\$31,160.57	\$1,146,576.99	\$1,313,769.24
6/15/24	\$2,862,383.65	\$131,006.47	\$59,446.88	\$71,559.59	\$2,802,936.77	\$218,993.18	6/16/34	\$1,146,576.99	\$131,006.47	\$102,342.04	\$28,664.42	\$1,044,234.95	\$1,342,433.67
12/15/24	\$2,802,936.77	\$131,006.47	\$60,933.05	\$70,073.42	\$2,742,003.73	\$289,066.60	12/16/34	\$1,044,234.95	\$131,006.47	\$104,900.60	\$26,105.87	\$939,334.35	\$1,368,539.54
6/15/25	\$2,742,003.73	\$131,006.47	\$62,456.38	\$68,550.09	\$2,679,547.35	\$357,616.69	6/16/35	\$939,334.35	\$131,006.47	\$107,523.11	\$23,483.36	\$831,811.24	\$1,392,022.90
12/15/25	\$2,679,547.35	\$131,006.47	\$64,017.79	\$66,988.68	\$2,615,529.56	\$424,605.38	12/16/35	\$831,811.24	\$131,006.47	\$110,211.19	\$20,795.28	\$721,600.05	\$1,412,818.18
6/15/26	\$2,615,529.56	\$131,006.47	\$65,618.23	\$65,388.24	\$2,549,911.33	\$489,993.62	6/15/36	\$721,600.05	\$131,006.47	\$112,966.47	\$18,040.00	\$608,633.59	\$1,430,858.18
12/15/26	\$2,549,911.33	\$131,006.47	\$67,258.69	\$63,747.78	\$2,482,652.65	\$553,741.40	12/15/36	\$608,633.59	\$131,006.47	\$115,790.63	\$15,215.84	\$492,842.96	\$1,446,074.02
6/15/27	\$2,482,652.65	\$131,006.47	\$68,940.15	\$62,066.32	\$2,413,712.50	\$615,807.72	6/16/37	\$492,842.96	\$131,006.47	\$118,685.39	\$12,321.07	\$374,157.56	\$1,458,395.10
12/15/27	\$2,413,712.50	\$131,006.47	\$70,663.66	\$60,342.81	\$2,343,048.84	\$676,150.53	12/16/37	\$374,157.56	\$131,006.47	\$121,652.53	\$9,353.94	\$252,505.03	\$1,467,749.04
6/15/28	\$2,343,048.84	\$131,006.47	\$72,430.25	\$58,576.22	\$2,270,618.59	\$734,726.75	6/17/38	\$252,505.03	\$131,006.47	\$124,693.84	\$6,312.63	\$127,811.19	\$1,474,061.66
12/15/28	\$2,270,618.59	\$131,006.47	\$74,241.00	\$56,765.46	\$2,196,377.59	\$791,492.21	12/17/38	\$127,811.19	\$131,006.47	\$127,811.19	\$3,195.28	\$0.00	\$1,477,256.94
6/15/29	\$2,196,377.59	\$131,006.47	\$76,097.03	\$54,909.44	\$2,120,280.56	\$846,401.65							
12/15/29	\$2,120,280.56	\$131,006.47	\$77,999.45	\$53,007.01	\$2,042,281.10	\$899,408.67							
6/15/30	\$2,042,281.10	\$131,006.47	\$79,949.44	\$51,057.03	\$1,962,331.66	\$950,465.70							
12/15/30	\$1,962,331.66	\$131,006.47	\$81,948.18	\$49,058.29	\$1,880,383.49	\$999,523.99							
6/15/31	\$1,880,383.49	\$131,006.47	\$83,996.88	\$47,009.59	\$1,796,386.60	\$1,046,533.57							
12/15/31	\$1,796,386.60	\$131,006.47	\$86,096.80	\$44,909.67	\$1,710,289.80	\$1,091,443.24							
6/15/32	\$1,710,289.80	\$131,006.47	\$88,249.22	\$42,757.24	\$1,622,040.58	\$1,134,200.48							
12/15/32	\$1,622,040.58	\$131,006.47	\$90,455.45	\$40,551.01	\$1,531,585.12	\$1,174,751.50							
6/15/33	\$1,531,585.12	\$131,006.47	\$92,716.84	\$38,289.63	\$1,438,868.28	\$1,213,041.13							
12/15/33	\$1,438,868.28	\$131,006.47	\$95,034.76	\$35,971.71	\$1,343,833.52	\$1,249,012.83							

WAIVER OF LIABILITY: Officials representing Olsson Associates have prepared the enclosed estimates to determine the potential real estate taxes that are available for tax increment financing benefitting a development project. The calculations were based upon recent information acquired from the County Assessor's Office and Nebraska Department of Property Taxation, and by relying upon the percentages that have been assigned to other projects. The prepared hereby waives any direct or implied liability that may result from the use the above assumptions. The preparer is neither an attorney, a licensed appraiser, or financial expert in the use of tax increment financing. The preparer encourages the user to seek certified officials who are considered experts, or directly involved in determining the value of the eligible assets utilized for tax increment financing.

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

**RESOLUTION NO. 428**

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 15<sup>th</sup> day of March, 2023

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Crane Valley Area 34

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

**RESOLUTION NO. 429**

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 34, from Concord Investments LLC, (The "Developer") for redevelopment of property described Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision (south of 13<sup>th</sup> Street and east of the Moore's Creek Drainway), 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 34;

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 15<sup>th</sup> day of March, 2023.

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Crane Valley Area 34

## **Exhibit 1**

### **Draft Redevelopment Plan Forwarded to the Planning Commission**

Crane Valley Area 34



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023**  
**Regular Meeting**

## **Item I2**

**Redevelopment Plan Amendment CRA Area 31 JBA Ventures  
Henry and Ada Street**

**Staff Contact:**



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

**RESOLUTION NO. 427**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN TO THE CITY OF GRAND ISLAND, NEBRASKA; RECOMMENDING APPROVAL OF A REDEVELOPMENT PROJECT TO THE CITY OF GRAND ISLAND, NEBRASKA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the Mayor and Council of the City of Grand Island, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Grand Island, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Area**”) to be blighted and substandard and in need of redevelopment; and

**WHEREAS**, pursuant to and in furtherance of the Act, a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared by Community Redevelopment Authority of Grand Island, Nebraska, (the “**Authority**”) pursuant to an application by JBA Ventures LLC. (the “**Redeveloper**”), in the form attached hereto as **Exhibit B**, for the purpose of redeveloping Redevelopment Area legally described on **Exhibit A**, referred to herein as the Project Area (the “**Project Area**”); and

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

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

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

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

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

Area 31 Henry and Ada JBA Ventures LLC

Page 1

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

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

**Section 4.** The Authority hereby recommends to the City approval of the Redevelopment Plan and the Redevelopment Project described in the Redevelopment Plan.

**Section 5.** All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 6.** This resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** this 15<sup>th</sup> day of March, 2023

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

ATTEST:

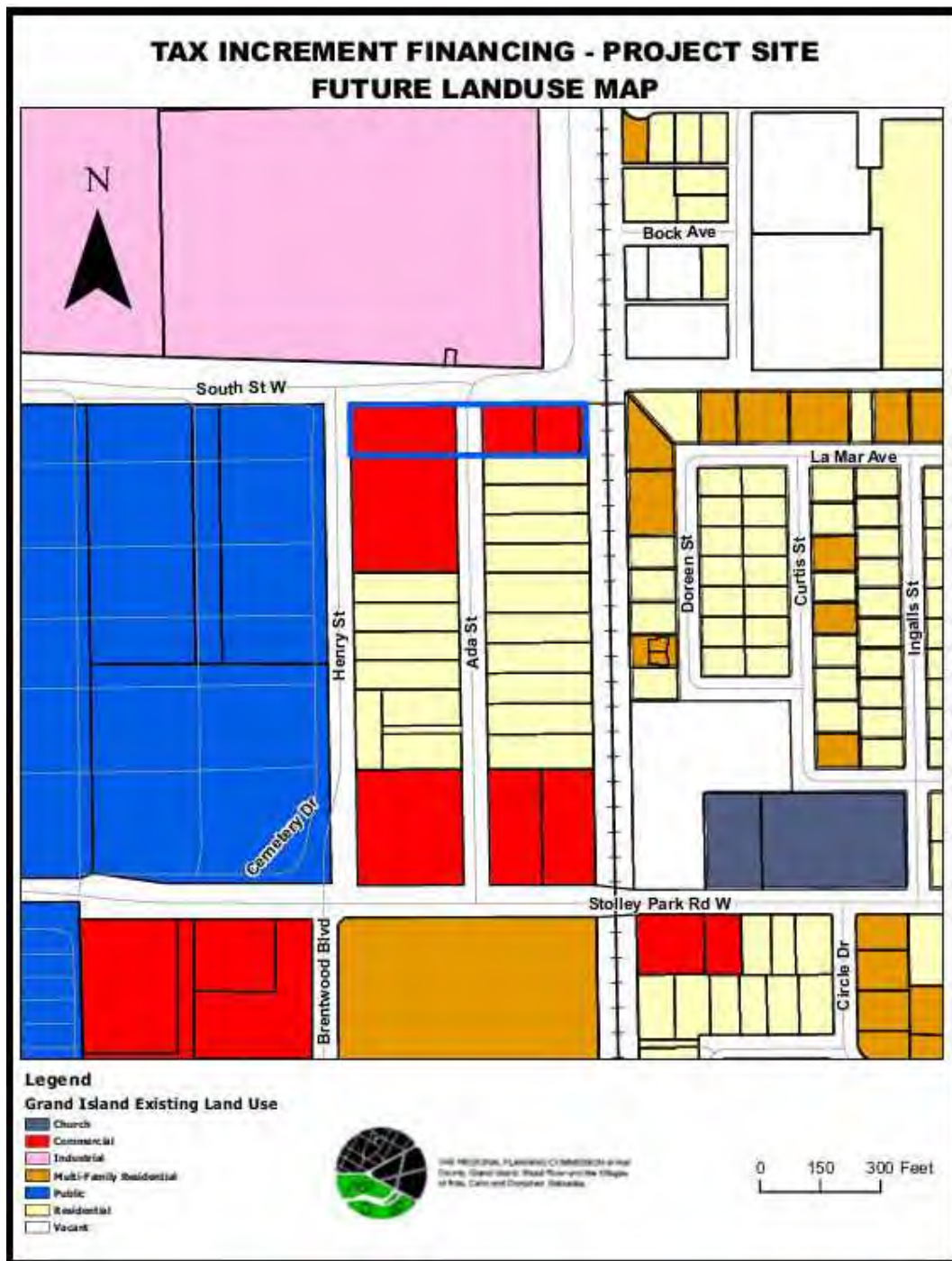
By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

## EXHIBIT A

### LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

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



\* \* \* \* \*

**EXHIBIT B**

**FORM OF REDEVELOPMENT PLAN**

**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**

Map showing the future land use map for the project site, including a legend for Grand Island Existing Land Use and a scale bar.

**Legend**  
Grand Island Existing Land Use

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

Scale: 0 150 300 Feet

## 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.

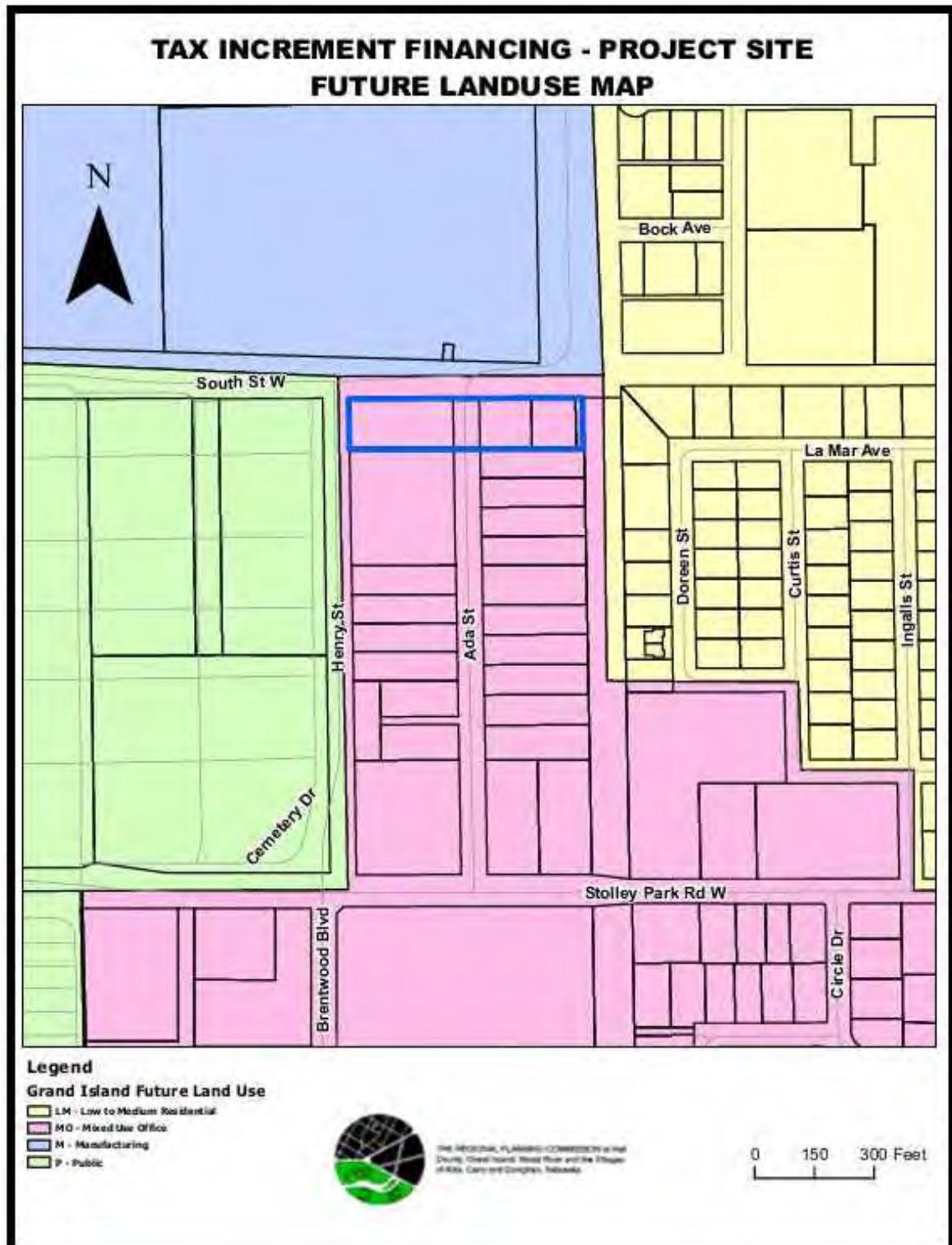
***b. Demolition and Removal of Structures:***

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	\$
<b>Total</b>	<b>\$ 7,007,513</b>

**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. freedomshearer@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](mailto: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\AutoCAD\Final Plans\Sheets\GNCV\C-GRD\_02200418.dwg  
DATE: Nov 28, 2022 5:45pm  
USER: njensen  
V\_XBND\LD\_02200418

REFERENCES: C-PBA\SE\_02200418

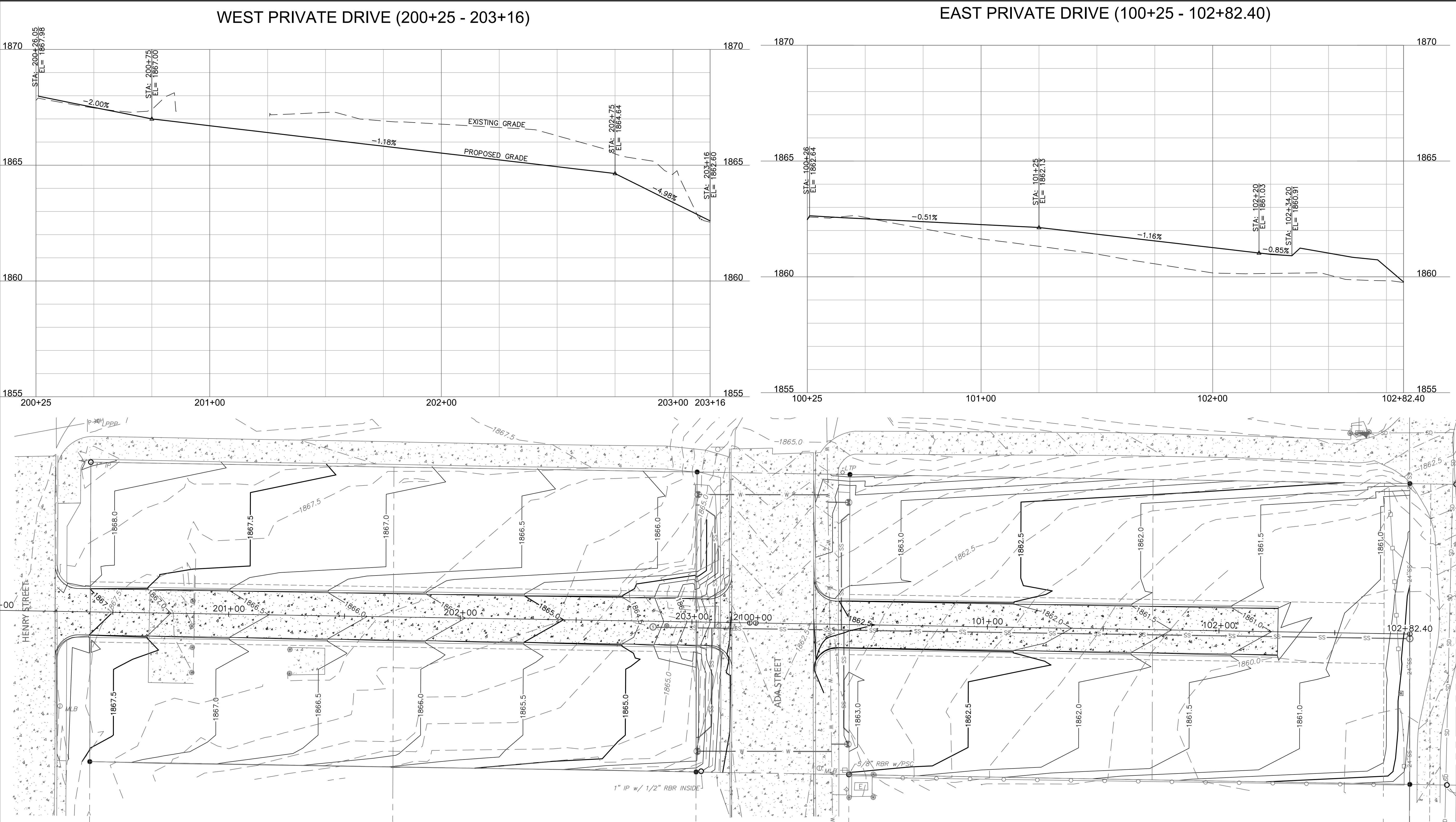


EXHIBIT D

olsson

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

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

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING PLAN

BAASCH SUBDIVISION

GRAND ISLAND, NE

drawn by: \_\_\_\_\_ HM

checked by: \_\_\_\_\_

approved by: \_\_\_\_\_ NE

QA/QC by: \_\_\_\_\_

project no.: 022-00418

drawing no.: C-GRD\_02200418

date: 11/28/2022

SHEET

1 of 1







# NEW 4-PLEX FOR GRAND ISLAND, NE.

## GENERAL ABBREVIATIONS

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

## SPECIAL SYMBOLS

R	RISER
RAD	RADIUS
REIN	REINFORCE (D) (ING)
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING

## 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

<b>SITE SPOT ELEVATION</b> NEW FINISH SPOT GRADE NEW AND EXISTING FINISH SPOT GRADE TOP OF CURB BOTTOM OF CURB + N: 1107.33 + E: 1104.88 + TC: 1107.33 + BC: 1104.88 EXISTING CONTOUR LINE NEW CONTOUR LINE PROPERTY LINE CENTER LINES/PROJECTED LINE MATCH LINE LEVEL LINE MAIN FLOOR ELEV. = 100'-0"	<b>NEW/EXISTING WALL CONSTRUCTION</b> NEW EXISTING (SCREENING) ROOM NAME AND NUMBER DOOR NUMBER WINDOW TYPE KEY NOTES INDICATES A NOTE FOR A SPECIFIC ITEM REVISION 1	<b>COLUMN GRID LINE</b> E F BUILDING SECTION / WALL SECTION INDICATES VIEW DIRECTION INDICATES BUILDING SECTION (LETTER) INDICATES WALL SECTION (NUMBER) BUILDING SECTION / WALL SECTION DETAIL NUMBER 4 5.2 SHEET WHERE DETAIL IS DRAWN INTERIOR ELEVATIONS INDICATES ELEVATION DIRECTION INDICATES ELEVATION NUMBER INDICATES SHEET NUMBER ELEVATION OCCURS ON A6.02
---	--	--

## 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  
114 N. CUSTER AVE., GRAND ISLAND, NE 68803  
(308) 862-8188 info@spotanskibldg.com

INFORMATION CONTAINED WITHIN THIS DOCUMENT IS THE PROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC.

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

SHEET TITLE: TITLE SHEET

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

DRAWN BY:  
S. SPOTANSKI

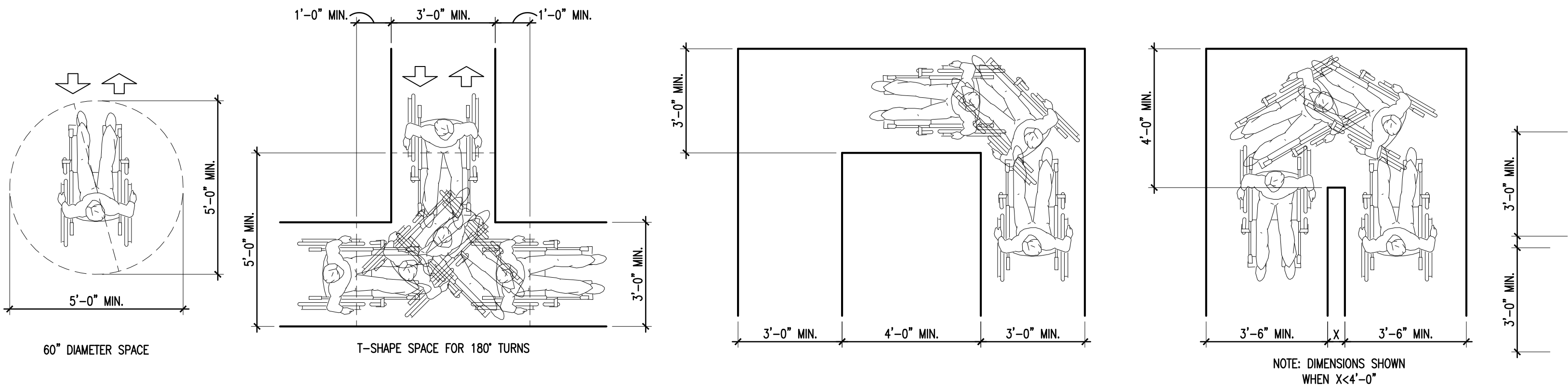
PLAN DATE:  
11-10-2022

PLOT DATE:  
11-10-2022

SHEET:

T.01

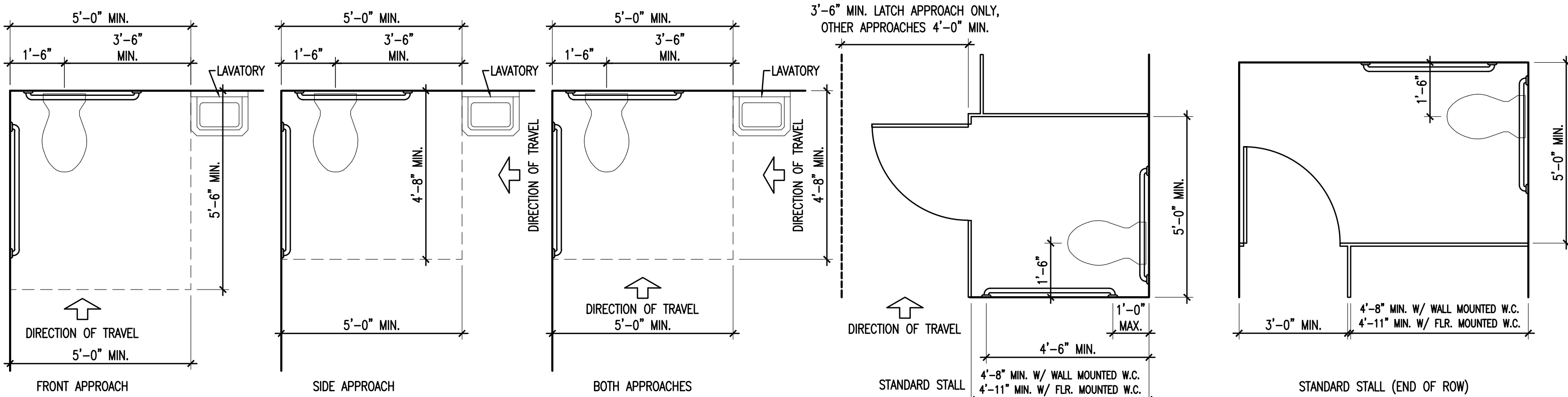




## GENERAL NOTES

- 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 DOCUMENT, 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.

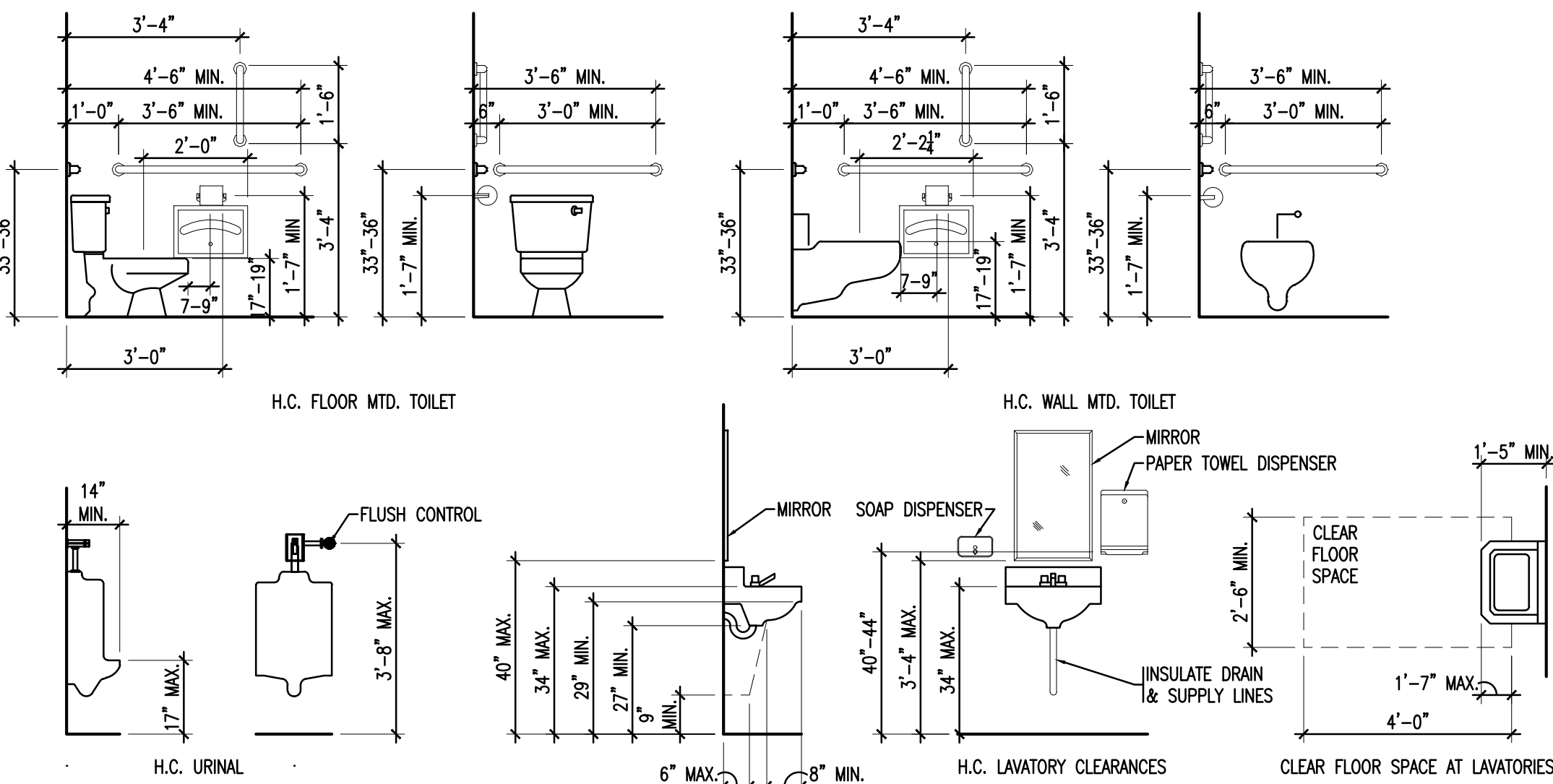
## ACCESSIBLE ROUTE



## SINGLE TOILET REQUIREMENTS

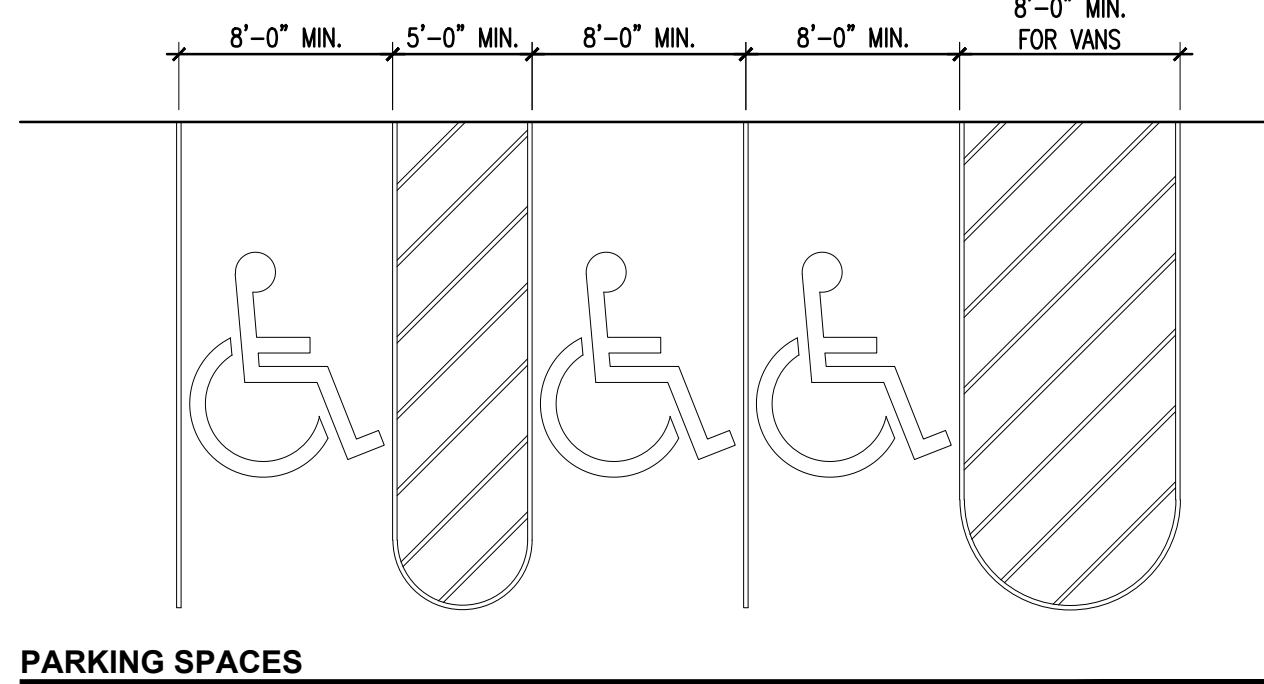
## TOILET STALL REQUIREMENTS

## HANDRAIL CLEARANCE

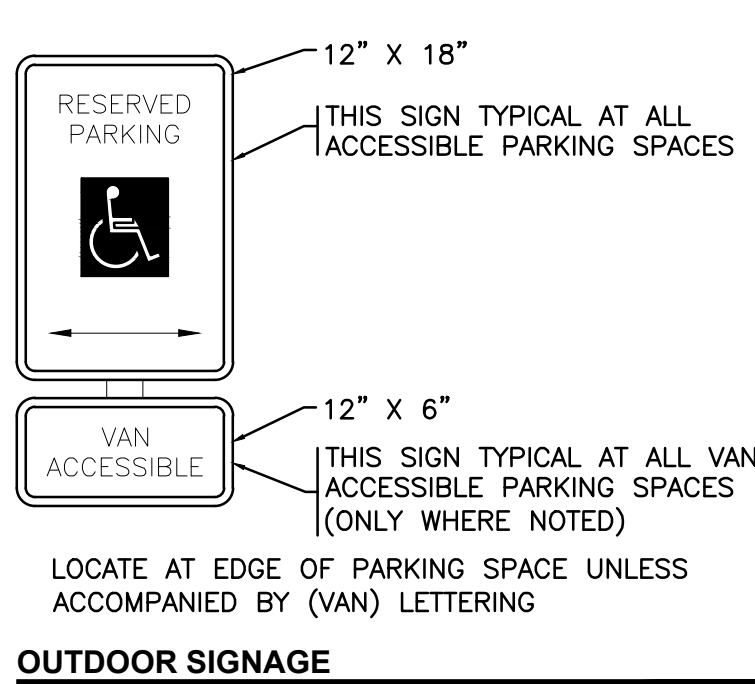


## BATHROOM FIXTURES & ACCESSORIES

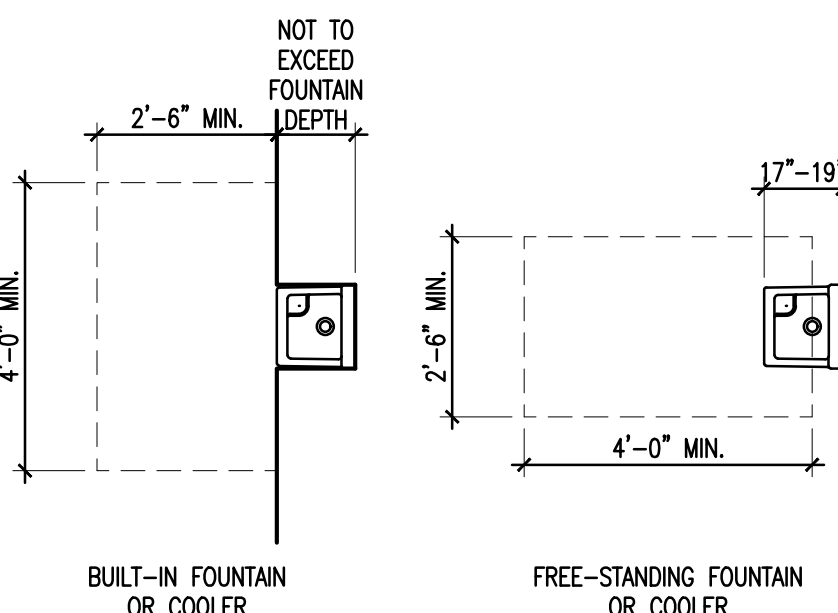
## H.C. LAVATORY CLEARANCES



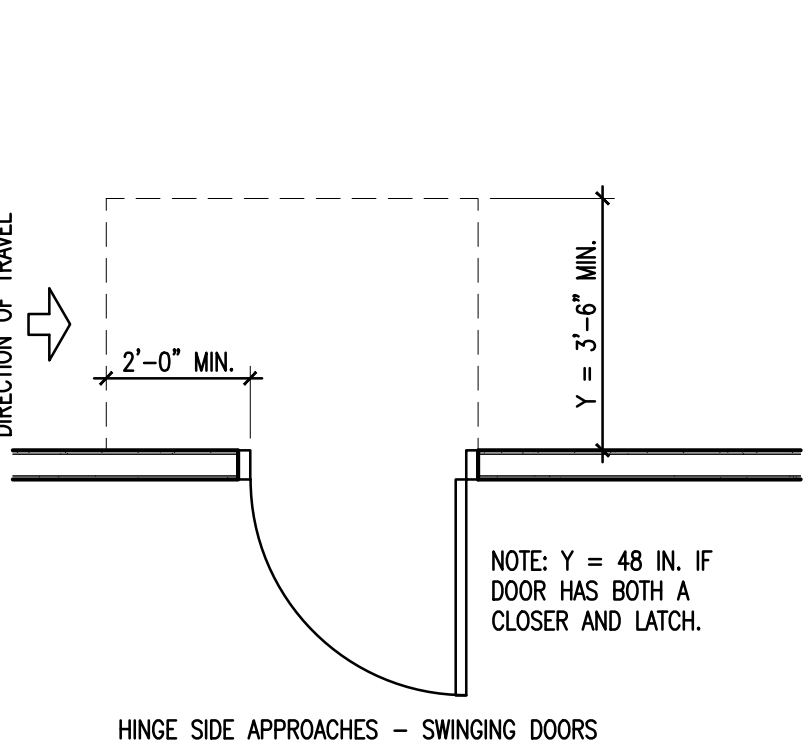
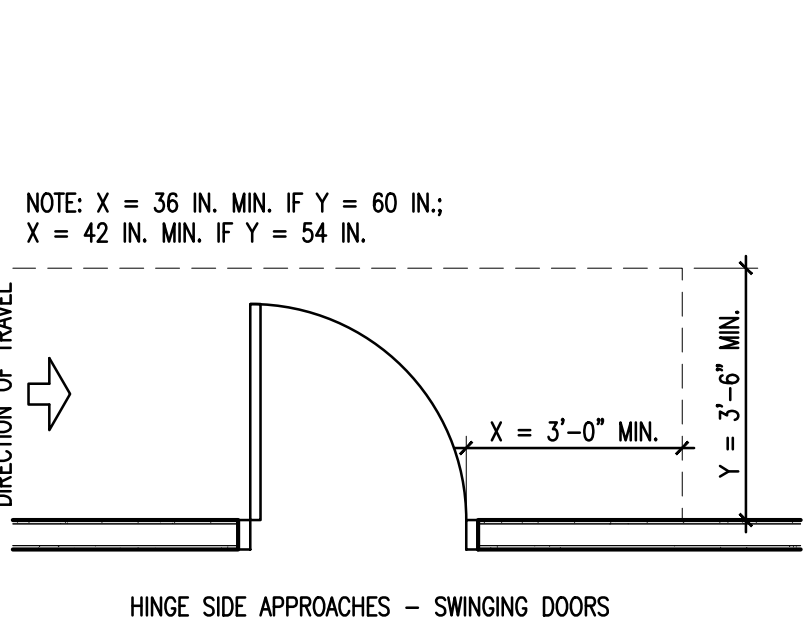
## PARKING SPACES



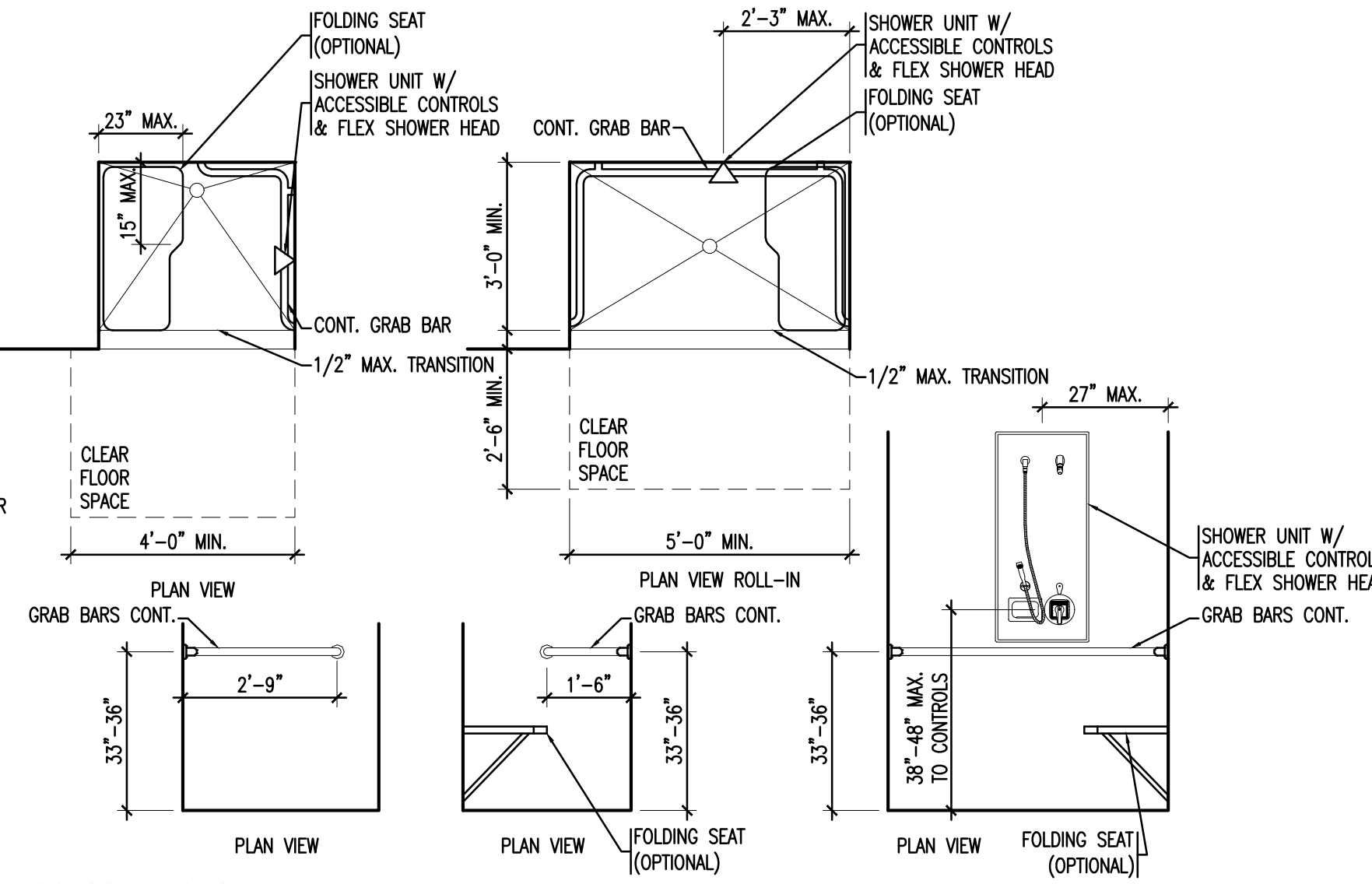
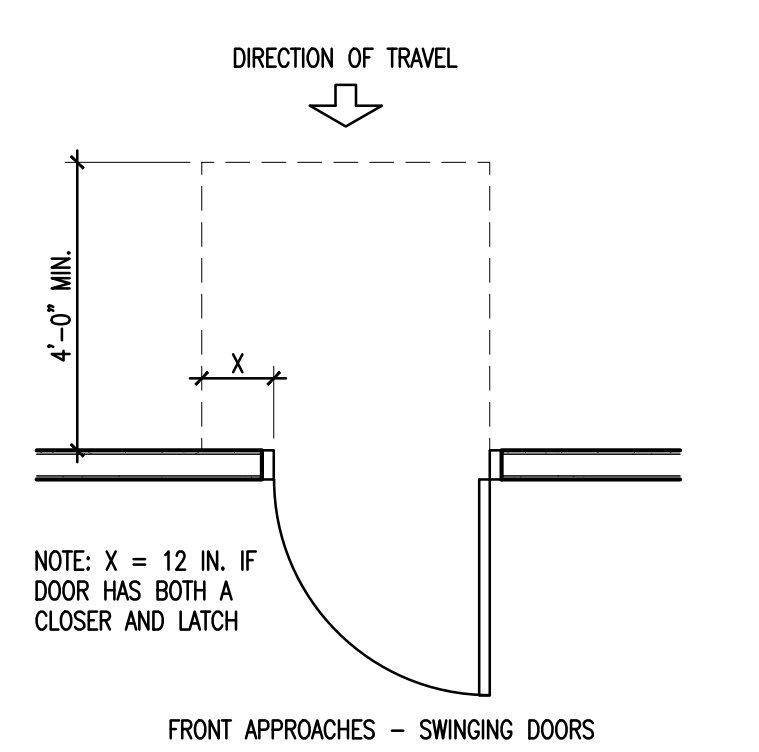
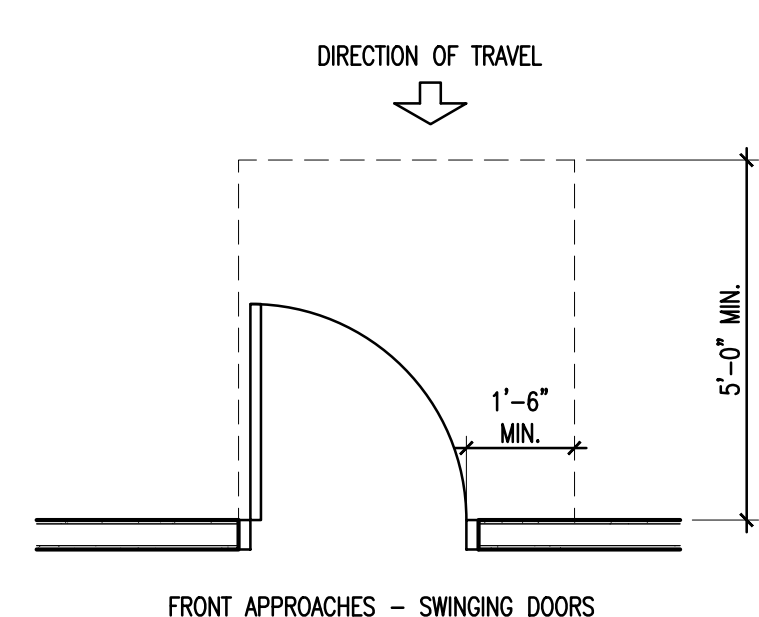
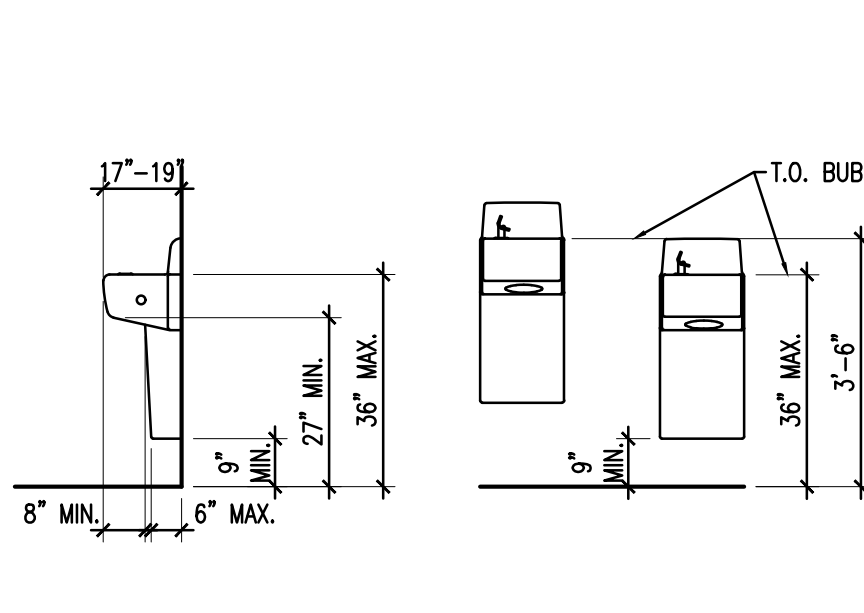
## OUTDOOR SIGNAGE



## DRINKING FOUNTAINS



## MANEUVERING CLEARANCES AT DOORS



## 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

DATE:	
REVISION:	

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC  
114 N. CUSTER AVE. GRAND ISLAND, NE. 68803  
(408) 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



GENERAL NOTES

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

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

3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.

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

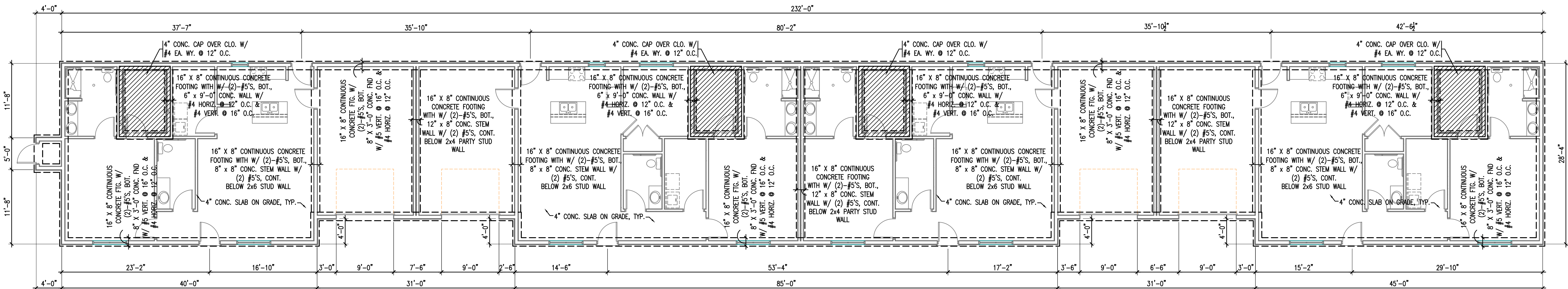
5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5½" (2x6 STUDS), 3½" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.

6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.

8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.

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

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"

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:

SPOTANSKI  
& CREATIVE BUILDING DESIGN  
& DRAFTING, LLC  
(208) 850-8188  
info@spotanskibldg.com

STACY J. SPOTANSKI

PROFESSIONAL SEAL

SPOTANSKI  
& CREATIVE BUILDING DESIGN  
& DRAFTING, LLC  
(208) 850-8188  
info@spotanskibldg.com

OWNER:

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

SHEET TITLE:

FOUNDATION PLAN

PROJECT DESCRIPTION:

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

DRAWN BY:  
S. SPOTANSKI

PLAN DATE:  
11-10-2022

PLOT DATE:  
11-10-2022

SHEET:

A1.01



LEGEND

- 1 HOUR RATED CONSTRUCTION
- 2 HOUR RATED CONSTRUCTION
- SMOKE PARTITION - NO FIRE RESISTANCE RATING
- INDICATES SOUND WALL CONSTRUCTION
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER
- AREA OF ROOM
- OCCUPANT LOAD FACTOR
- MAXIMUM OCCUPANCY
- NO. OF OCCUPANTS EXITING
- OCCUPANT LOAD FACTOR
- ACTUAL EXIT WIDTH

LIFE SAFETY SUMMARY

PROJECT CODE INFORMATION:

INTERNATIONAL BUILDING CODE (IBC) 2018

NEW BUILDING USE & OCCUPANCY CLASSIFICATION:

FIRST FLOOR: RESIDENTIAL (R-3)

STORAGE (S-2) (GARAGE)

LIFE SAFETY CODE (NFPA 101) 2000

OCCUPANCIES: NEW RESIDENTIAL

NEW STORAGE

2010 AMERICANS WITH DISABILITIES ACT (ADA)

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

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

UNIFORM PLUMBING CODE (UPC) 2018 W/ LOCAL AMENDMENTS

UNIFORM MECHANICAL CODE (UMC) 2018 W/ LOCAL AMENDMENTS

NATIONAL ELECTRICAL CODE 2020 STATE W/ LOCAL AMENDMENTS

CONSTRUCTION TYPE:

NEW BUILDING: V-B

BUILDING AREA:

NEW FIRST FLOOR: 6,345 S.F.

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

RESIDENTIAL (R-3): UL

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

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (504.4):

RESIDENTIAL (R-3): 3

STORAGE (S-2): 2

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

BEARING WALLS: 0-HOUR

EXTERIOR: 0-HOUR

NONBEARING WALLS AND PARTITIONS: 0-HOUR

EXTERIOR: 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 AND STAIRWAY AND ENCLOSURE FOR ACCESS: C

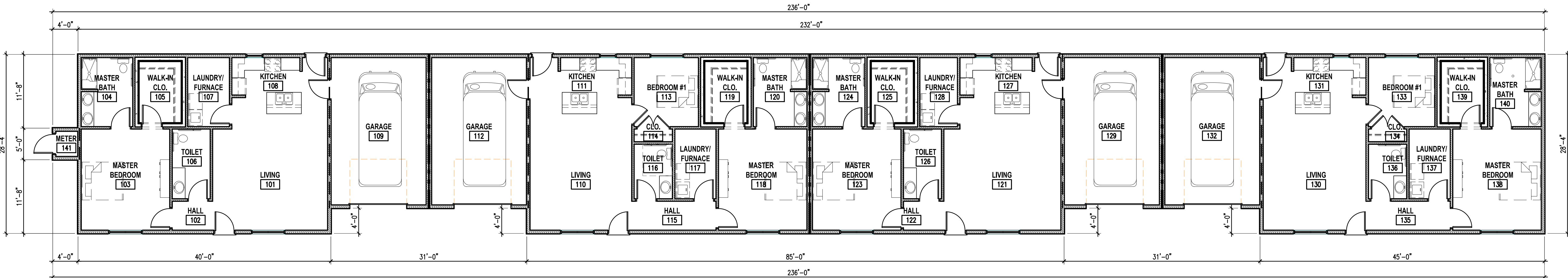
EXIT PASSAGEWAY: B

CORRIDOR AND ENCLOSURE FOR ACCESS: C

ENCLOSED SPACES: C

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.



FIRST FLOOR COMPOSITE PLAN

1/8" = 1'-0"

1/8" = 1'-0"

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION  
11-10-2022

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

REVISION:	DATE:

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC

1703 ADA STREET / 1703 HENRY STREET  
GRAND ISLAND, NE. 68803

STACY J. SPOTANSKI

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

SHEET TITLE: FIRST FLOOR COMPOSITE PLAN

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

DRAWN BY:  
S. SPOTANSKI

PLAN DATE:  
11-10-2022

PLOT DATE:  
11-10-2022

SHEET:

A1.02



MATERIAL KEYING LEGEND

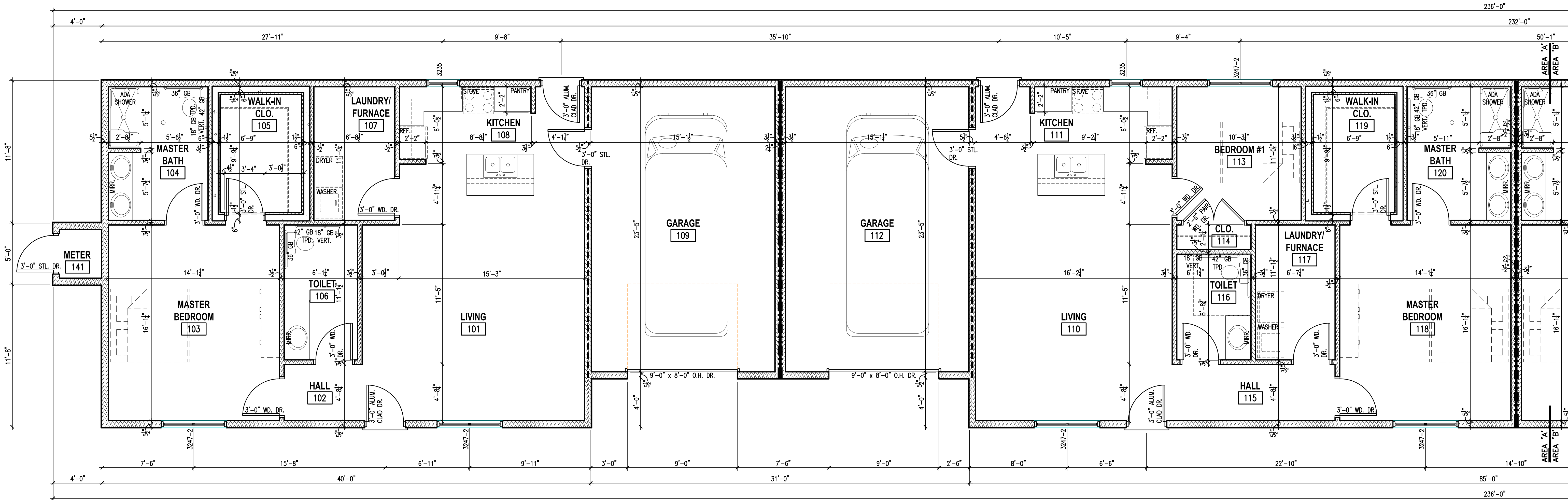
CG	CORNER GUARD
EHD	ELECTRIC HAND DRYER
FEB	FIRE EXTINGUISHER AND BRACKET
FEC	FIRE EXTINGUISHER AND CABINET
FNR	FEMININE NAPKIN RECEPTACLE
GB	GRAB BAR
MB	MARKERBOARD
MIRR	MIRROR
MS	MOP STRIP
PS	PROJECTION SCREEN
PTD	PAPER TOWEL DISPENSER
PTD/WR	PAPER TOWEL DISP. & WASTE RECEPT.
SD	SOAP DISPENSER
TB	TACKBOARD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

LEGEND

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

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.



PARIAL FIRST FLOOR PLAN - 'AREA A'

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

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION  
11-10-2022

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

REVISION:	DATE:

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

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

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

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

DRAWN BY:  
S. SPOTANSKI

PLAN DATE:  
11-10-2022

PLOT DATE:  
11-10-2022

SHEET:  
A1.03



MATERIAL KEYING LEGEND

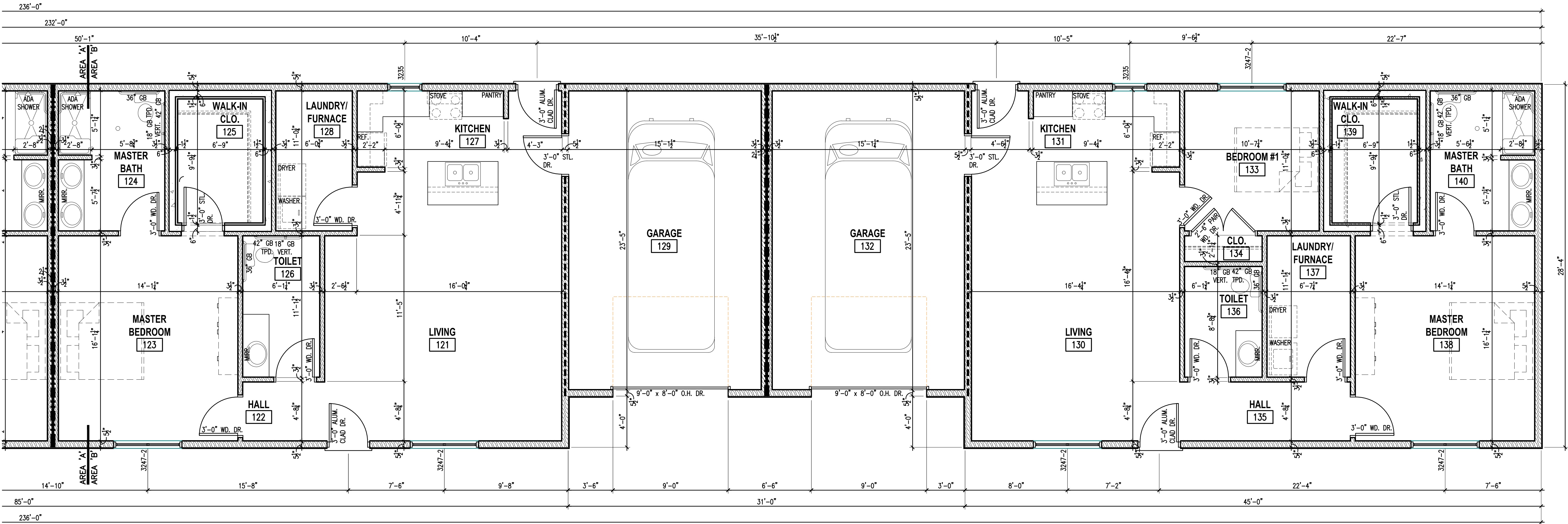
CG	CORNER GUARD
EHD	ELECTRIC HAND DRYER
FEB	FIRE EXTINGUISHER AND BRACKET
FEC	FIRE EXTINGUISHER AND CABINET
FNR	FEMININE NAPKIN RECEPTACLE
GB	GRAB BAR
MB	MARKERBOARD
MIRR	MIRROR
MS	MOP STRIP
PS	PROJECTION SCREEN
PTD	PAPER TOWEL DISPENSER
PTD/WR	PAPER TOWEL DISP. & WASTE RECEPT.
SD	SOAP DISPENSER
TB	TACKBOARD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

LEGEND

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

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 DOCUMENT, 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.



PARIAL FIRST FLOOR PLAN - 'AREA B'

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

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION  
11-10-2022

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

REVISION:	DATE:

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC  
1703 ADA STREET, SUITE 100, GRAND ISLAND, NE 68803  
(408) 850-8188 info@spotanskibldg.com

PROVIDING AFFORDABLE, FUNCTIONAL, AND BEAUTIFUL DESIGN CONCEPTS, AND PROJECTS TO OUR CLIENTS. WE ARE A FULL SERVICE ARCHITECTURAL FIRM, OFFERING A VARIETY OF SERVICES INCLUDING ARCHITECTURAL DESIGN, INTERIOR DESIGN, AND CONSTRUCTION MANAGEMENT. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO.

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

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

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

DRAWN BY:  
S. SPOTANSKI

PLAN DATE:  
11-10-2022

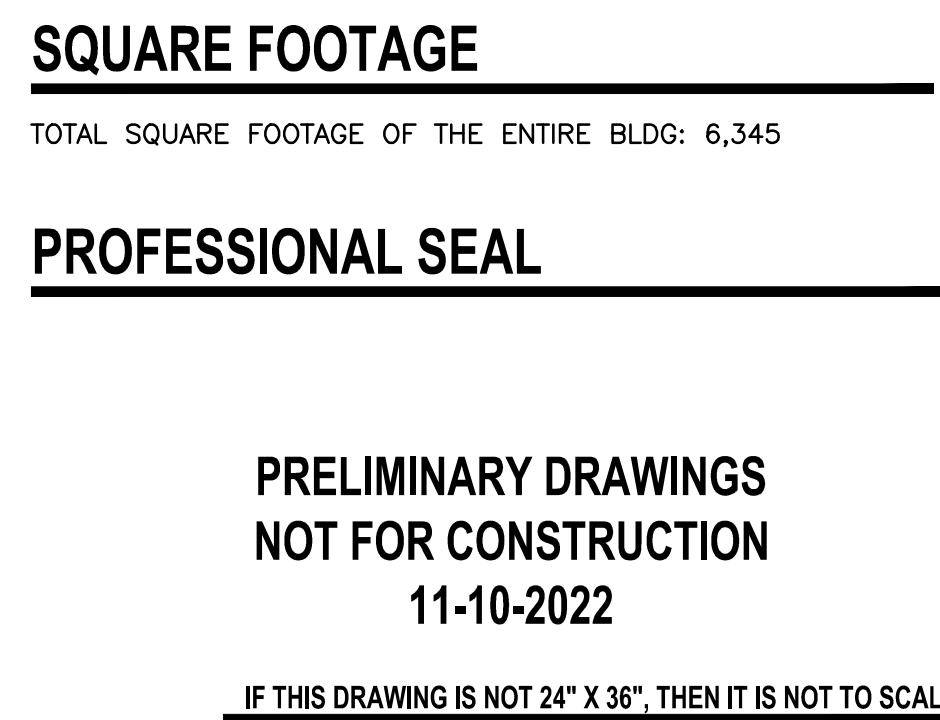
PLOT DATE:  
11-10-2022

SHEET:

A1.04



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

*"Providing affordable, creative  
design services to a new and  
growing market with 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**



GENERAL NOTES

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

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

3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.

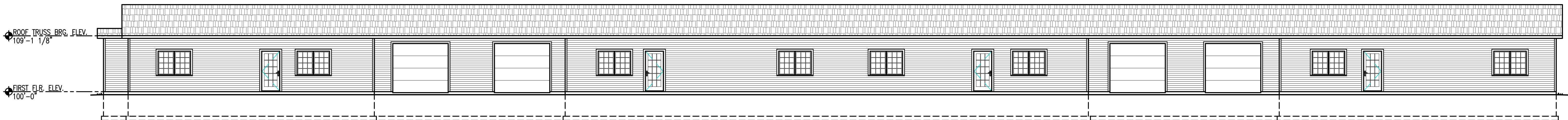
4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.

5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5½" (2x6 STUDS), 3½" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.

6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.

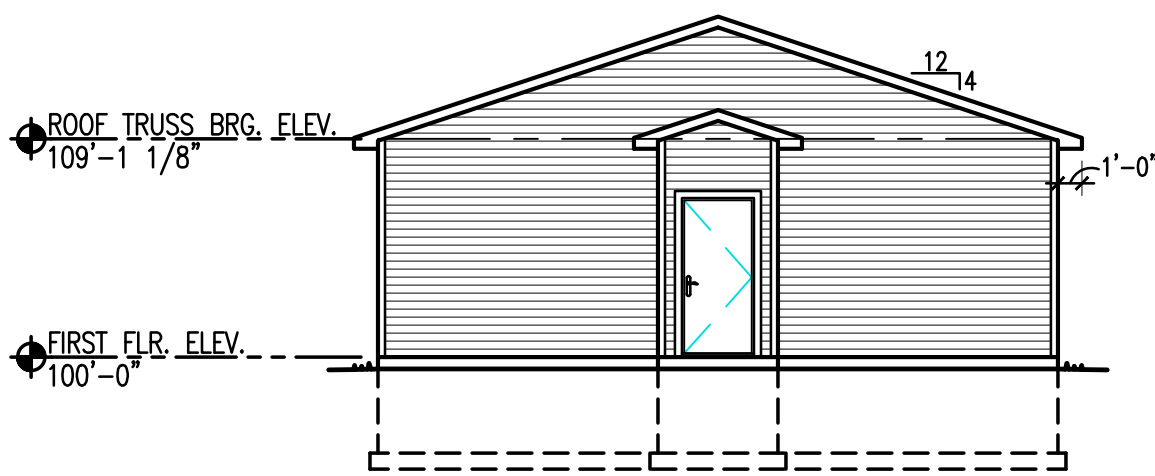
8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.

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



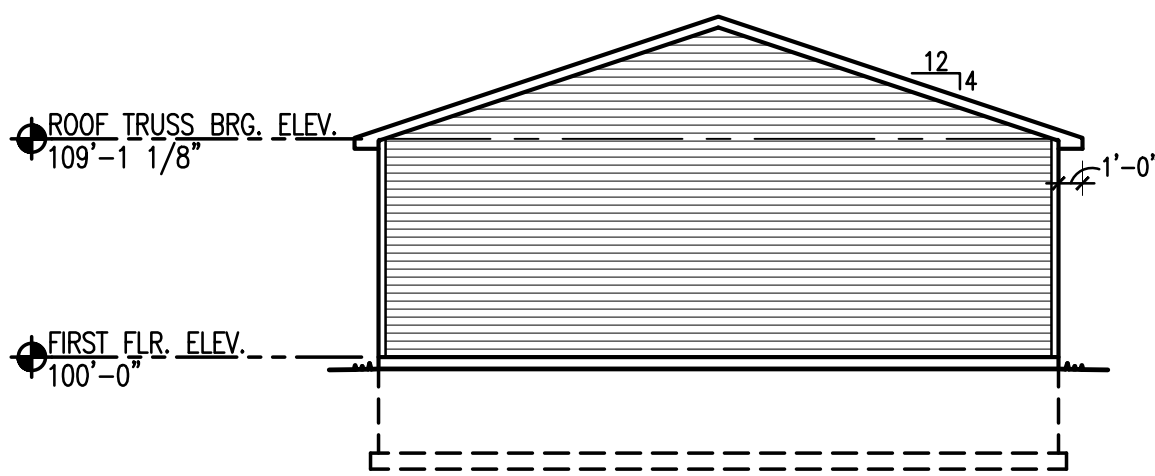
FRONT EXTERIOR ELEVATION

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



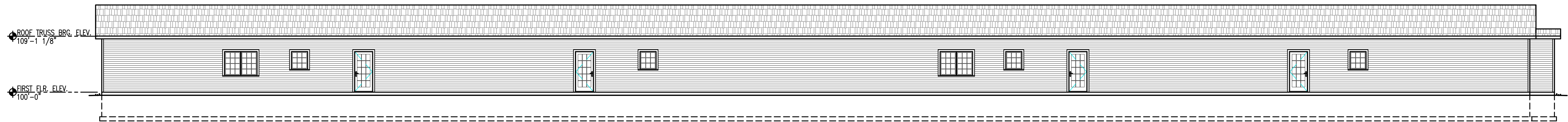
SIDE EXTERIOR ELEVATION

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



SIDE EXTERIOR ELEVATION

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



REAR EXTERIOR ELEVATION

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

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 6,345

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION  
11-10-2022

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

REVISION:	DATE:

INFORMATION CONTAINED WITHIN THIS DOCUMENT IS THE PROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING.

Spotanski  
& Creative Building Design  
& Drafting, LLC  
(248) 850-8188 info@spotanski.com

Providing affordable, creative designs using a green construction ethical methodology

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

OWNER: JBA VENTURES LLC

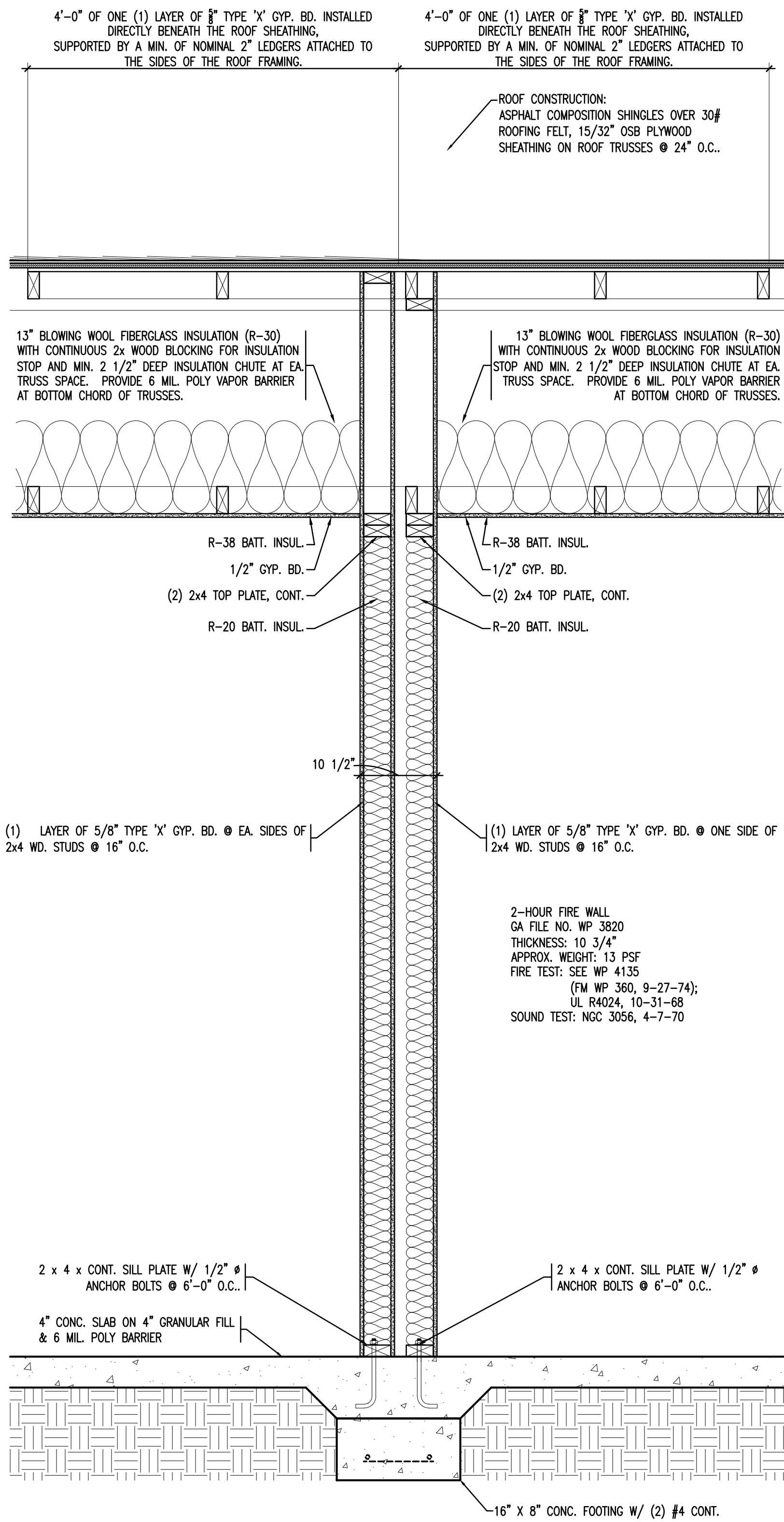
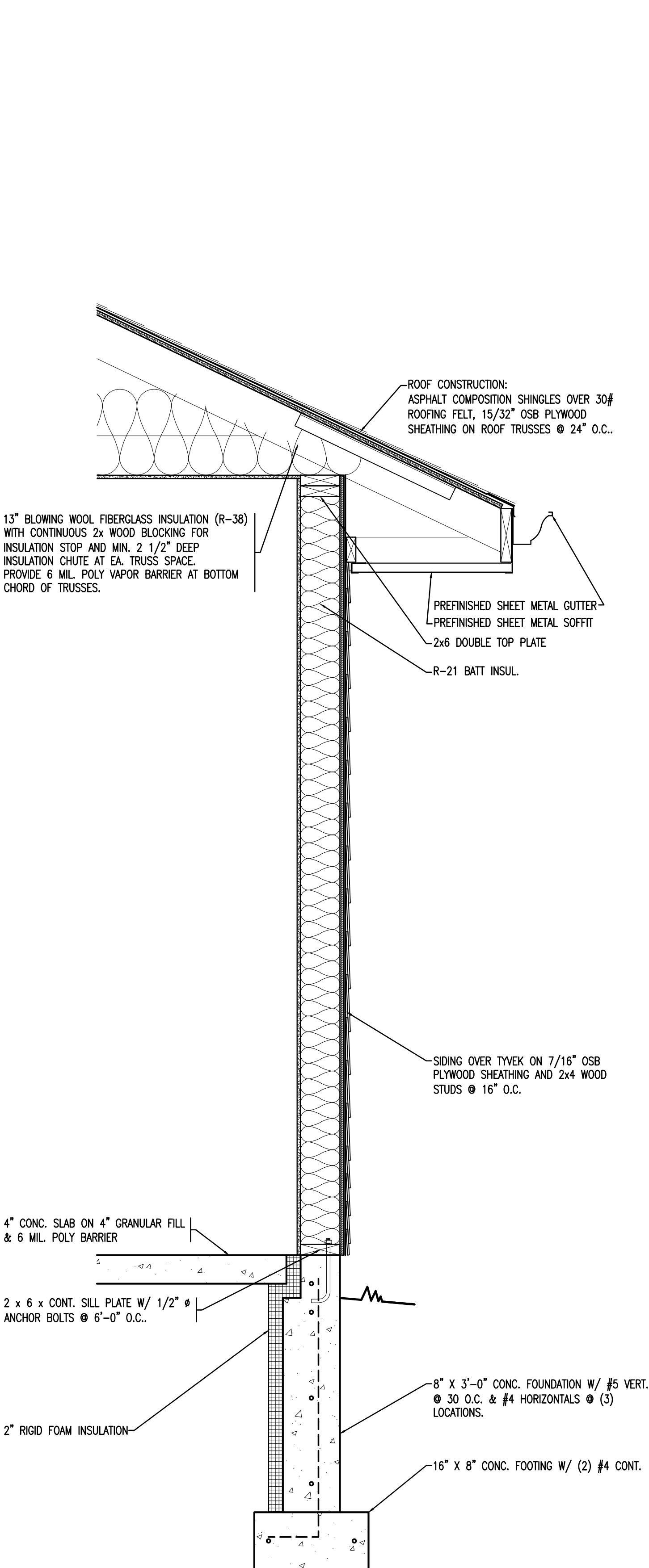
OWNER: JBA VENTURES LLC  
114 N. CUSTER AVE.  
GRAND ISLAND, NE. 68803

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

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

A2.01





## GENERAL NOTES

- 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: 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:

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. REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING IS PROHIBITED.

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

<b>A</b>		<b>C</b>	
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	<b>D</b>	
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>B</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
<b>C</b>		DSP	DRY STANDPIPE
C	CHANNEL	DWG(S)	DRAWING(S)
C/C	CENTER TO CENTER	DWL	DOWEL (REBAR)
CAB	CABINET	DWR	DRAWER
CBD	CHALKBOARD	<b>E</b>	
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(E) (OUS) (ATION)	EX	EXAMPLE

<b>E</b>		<b>F</b>	
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	FIN	FINISH
<b>F</b>		FL	FLOOR
F/F	FACE TO FACE	FLASH	FLASHING
FAB	FABRICAT(E) (ED) (OR)	FLEX	FLEXIBLE
FAS	FASSTEN(ED) (ER)	FLG	FLANGE
FO(S)	FACE(S)	FLR	FLOOR(ING)
FD	FLOOR DRAIN	FLR	FACE OF WALL
FND	FOUNDATION	FR	FRAME
FE	FIRE EXTINGUISHER	FT	FOOT OR FEET
FIN	FINISH	FTG	FOOTING
FL	FLOOR	FURR	FURR(ED) (ING)
FLASH	FLASHING	FUT	FUTURE
FLEX	FLEXIBLE	<b>G</b>	
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
<b>G</b>		GND	GROUND
GA	GAUGE	GR	GRATE
GALV	GALVANIZED	GRLL	GRILLE
GB	GRAB BAR OR GYPSUM BOARD	GRV	GRAVITY ROOF VENTILATOR
GC	GENERAL CONTRACTOR	GYP	GYPSUM
GENL	GENERAL	<b>H</b>	
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	GRATE	HD	HEAVY DUTY
GRLL	GRILLE	HDR	HEADER
GRV	GRAVITY ROOF VENTILATOR	HW	HARDWOOD
GYP	GYPSUM	HOWE	HOLLOW METAL

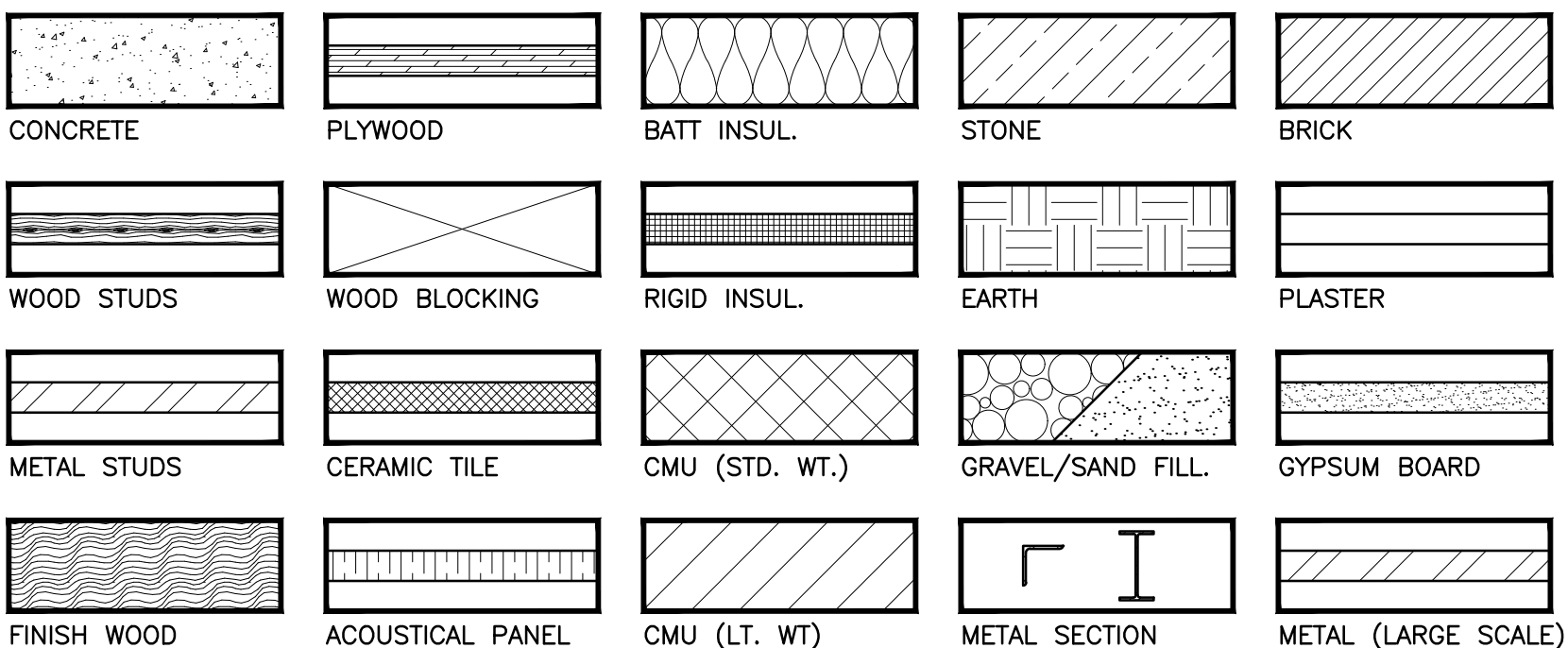
<b>H</b>		<b>I</b>	
H	HIGH, HEIGHT	ID	INSIDE DIAMETER/DIMENSION/ IDENTIFICATION
HB	HOSE BIB	IF	INSIDE FACE
HC	HOLLOW CORE	IN	INCH(ES)
HCP	HANDICAP	INCL	INCLU(DE) (DED) (DING) (SIVE)
HD	HEAVY DUTY	INFO	INFORMATION
HDR	HEADER	INSUL	INSULAT(E) (ED) (ION)
HW	HARDWOOD	INT	INTERIOR
HOWE	HOLLOW METAL	<b>J</b>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

<b>S</b>		<b>T</b>	
S	SOUTH	TEMP	TEMPORARY
SCHED	SCHEDULE	TC	TOP OF CURB
SECT	SECTION	T & G	TONGUE AND GROOVE
SHT	SHEET	THK	THICK
SIM	SIMILAR	TOM	TOP OF MASONRY
SPEC	SPECIFICATIONS	TOS	TOP OF STEEL
<b>T</b>		TPD	TOILET PAPER DISPENSER
TEMP	TEMPORARY	TR	TREAD
TC	TOP OF CURB	TV	TELEVISION
T & G	TONGUE AND GROOVE	<b>U</b>	
THK	THICK	UNO	UNLESS NOTED OTHERWISE
TOM	TOP OF MASONRY	UR	URINAL
TOS	TOP OF STEEL	UTIL	UTILITY
TPD	TOILET PAPER DISPENSER	<b>V</b>	
TR	TREAD	VB	VAPOR BARRIER
TV	TELEVISION	VERT	VERTICAL
<b>U</b>		VEST	VESTIBULE
UNO	UNLESS NOTED OTHERWISE	<b>W</b>	
UR	URINAL	W	WIDE, WIDTH, WEST
UTIL	UTILITY	W/	WITH
<b>V</b>		WP	WATERPROOF
VB	VAPOR BARRIER	WT	WEIGHT
VERT	VERTICAL	<b>SPECIAL SYMBOLS</b>	
VEST	VESTIBULE	&	AND
<b>W</b>		∠	ANGLE
W	WIDE, WIDTH, WEST	@	AT
W/	WITH	CL	CENTERLINE
WP	WATERPROOF	#	POUND / NUMBER
WT	WEIGHT	ø	DIAMETER / ROUND

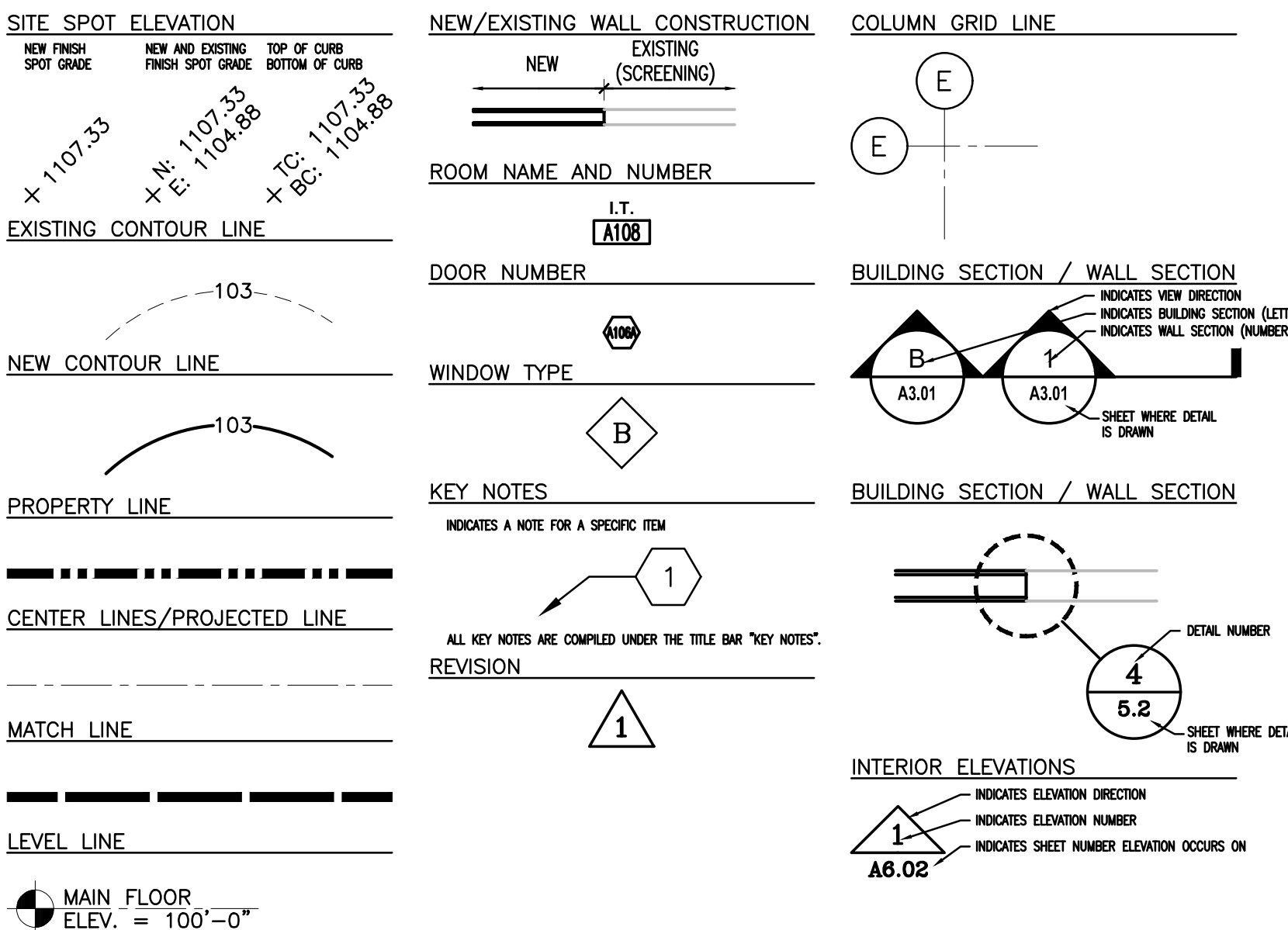
## GENERAL NOTES

- 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



## GRAPHIC SYMBOLS



## SHEET INDEX

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

## SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

## COORDINATING PROFESSIONAL SEAL

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) 826-8188 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

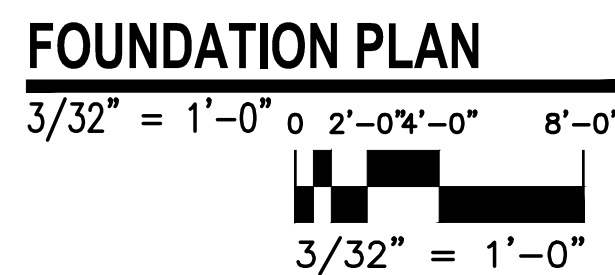
SHEET: T.01







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



TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

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

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

REVISION:	DATE:

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

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

**Spotanski**  
**Creative Building Design**  
**Drafting, LLC**  
111 W. 2nd Street, Suite 285, Grand  
(308) 850-8186 stacy@spotanskicb.com  
**STACY I. SPOTANSKI**

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

SHEET TITLE: FOUNDATION PLAN

---

PROJECT DESCRIPTION: NEW 5-PLEX FOR  
BAASCH DEVELOPMENT PROJECT  
1703 ADA STREET/1703 HENRY STREET

DRAWN BY:  
S. SPOTANSKY

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 FINISH REQUIREMENTS BY OCCUPANCY (803.1):

NON-SPRINKLER

GROUP: R-3 C

S-2 B

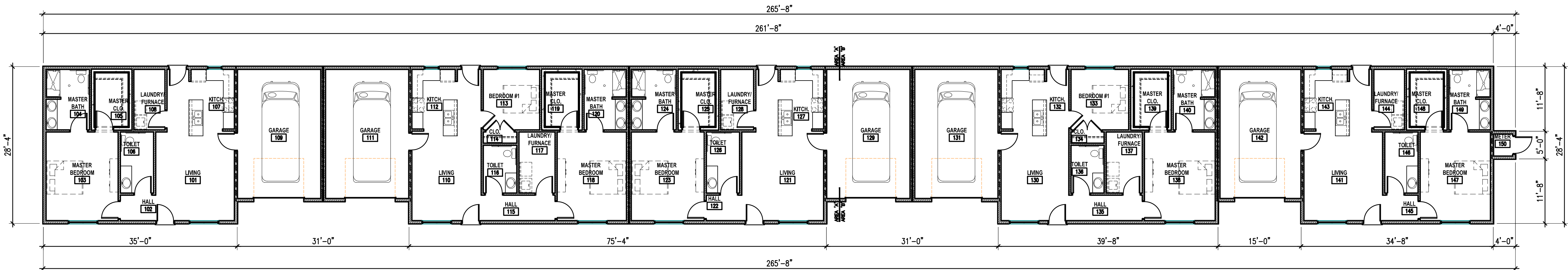
INTERIOR EXIT STAIRWAY AND STAIRWAY AND ENCLOSURE FOR ACCESS: C

CORRIDOR AND ENCLOSURE ROOMS AND ENCLOSURE FOR ACCESS: C

ENCLOSED SPACES: C

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.



FIRST FLOOR COMPOSITE PLAN

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

3/32" = 1'-0"

SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION  
11-10-2022

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

REVISION:	DATE:

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC

114 N. CUSTER AVE. 68803

STACY J. SPOTANSKI

PROFESSIONAL SEAL

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC

114 N. CUSTER AVE. 68803

STACY J. SPOTANSKI

PROFESSIONAL SEAL

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

SHEET TITLE: FIRST FLOOR COMPOSITE PLAN

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

DRAWN BY:  
S. SPOTANSKI

PLAN DATE:  
11-10-2022

PLOT DATE:  
11-10-2022

SHEET:

A1.02



MATERIAL KEYING LEGEND

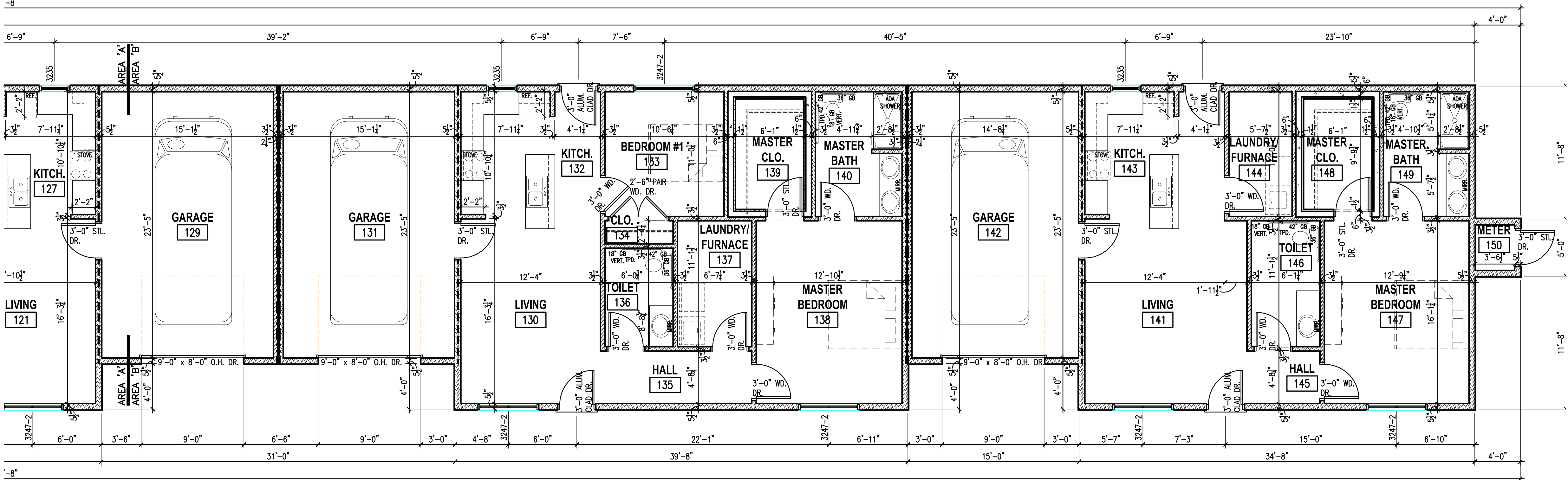
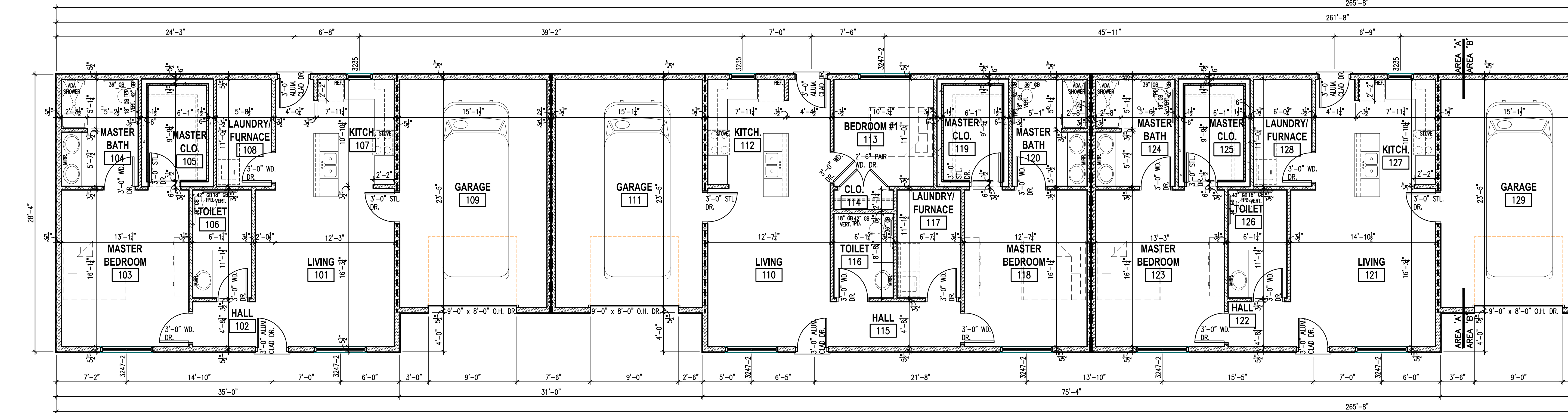
CG	CORNER GUARD
EHD	ELECTRIC HAND DRYER
FEB	FIRE EXTINGUISHER AND BRACKET
FEC	FIRE EXTINGUISHER AND CABINET
FNR	FEMININE NAPKIN RECEPTACLE
GB	GRAB BAR
MB	MARKERBOARD
MIRR	MIRROR
MS	MOP STRIP
PS	PROJECTION SCREEN
PTD	PAPER TOWEL DISPENSER
PTD/WR	PAPER TOWEL DISP. & WASTE RECEPT.
SD	SOAP DISPENSER
TB	TACKBOARD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

LEGEND

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

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 DOCUMENT, 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.



PARTIAL FIRST FLOOR PLAN 'AREA B'

3/16" = 1'-0"

PARTIAL FIRST FLOOR PLAN - AREA 'A'

3/16" = 1'-0"

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION  
04-08-2022

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

REVISION:	DATE:

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

STACY J. SPOTANSKI

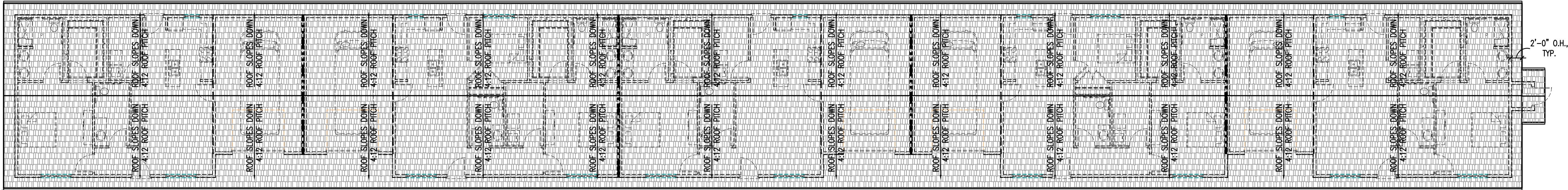
OWNER: JBA VENTURES LLC  
114 N. CUSTER AVE.  
GRAND ISLAND, NE. 68803

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

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

A1.03





ROOF 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

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

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.

REVISION:	DATE:

Spotanski  
& Creative Building Design  
& Drafting, LLC

1703 ADA STREET, SUITE 200, GRAND ISLAND, NE 68803  
(308) 850-8188 info@spotanskihold.com

PROFESSIONAL SEAL

STACY J. SPOTANSKI

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 HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING.

SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC  
1703 ADA STREET, SUITE 200, GRAND ISLAND, NE 68803  
(308) 850-8188 info@spotanskihold.com

OWNER:

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

SHEET TITLE: ROOF PLAN

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

DRAWN BY:

S. SPOTANSKI

PLAN DATE:

11-10-2022

PLOT DATE:

11-10-2022

SHEET:

A1.04



GENERAL NOTES

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

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

3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.

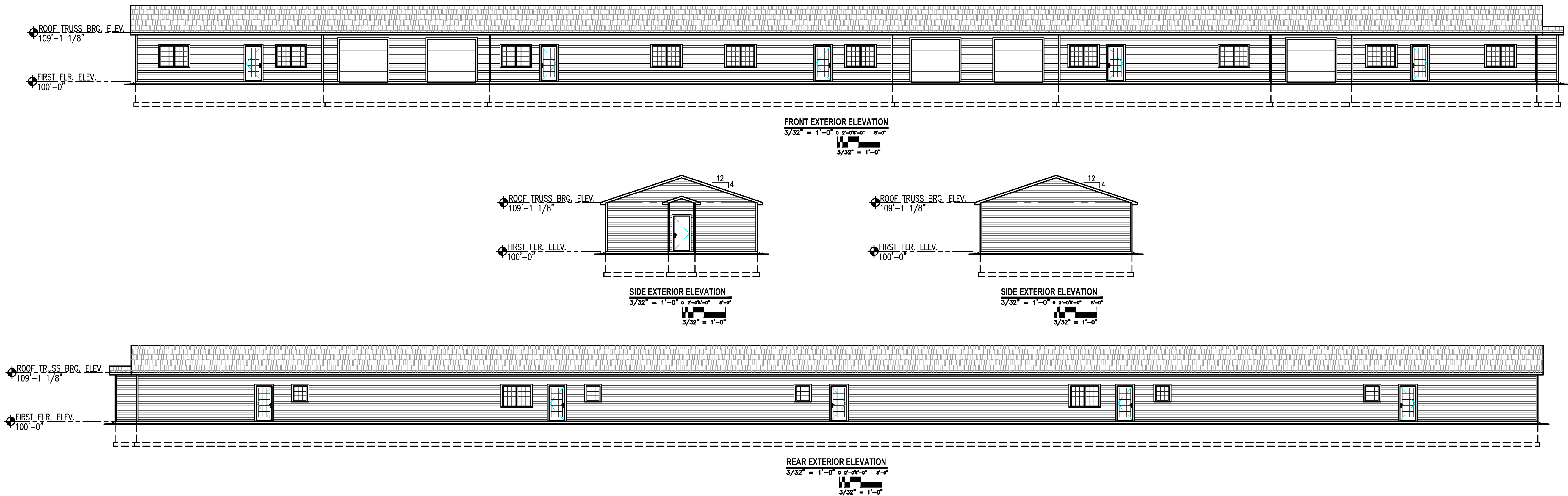
4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.

5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5½" (2x6 STUDS), 3½" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.

6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.

8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.

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



SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE OF THE ENTIRE BLDG: 7,126

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION  
11-10-2022

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

REVISION:	DATE:

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

PROFESSIONAL SEAL  
STACY J. SPOTANSKI

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 HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC.

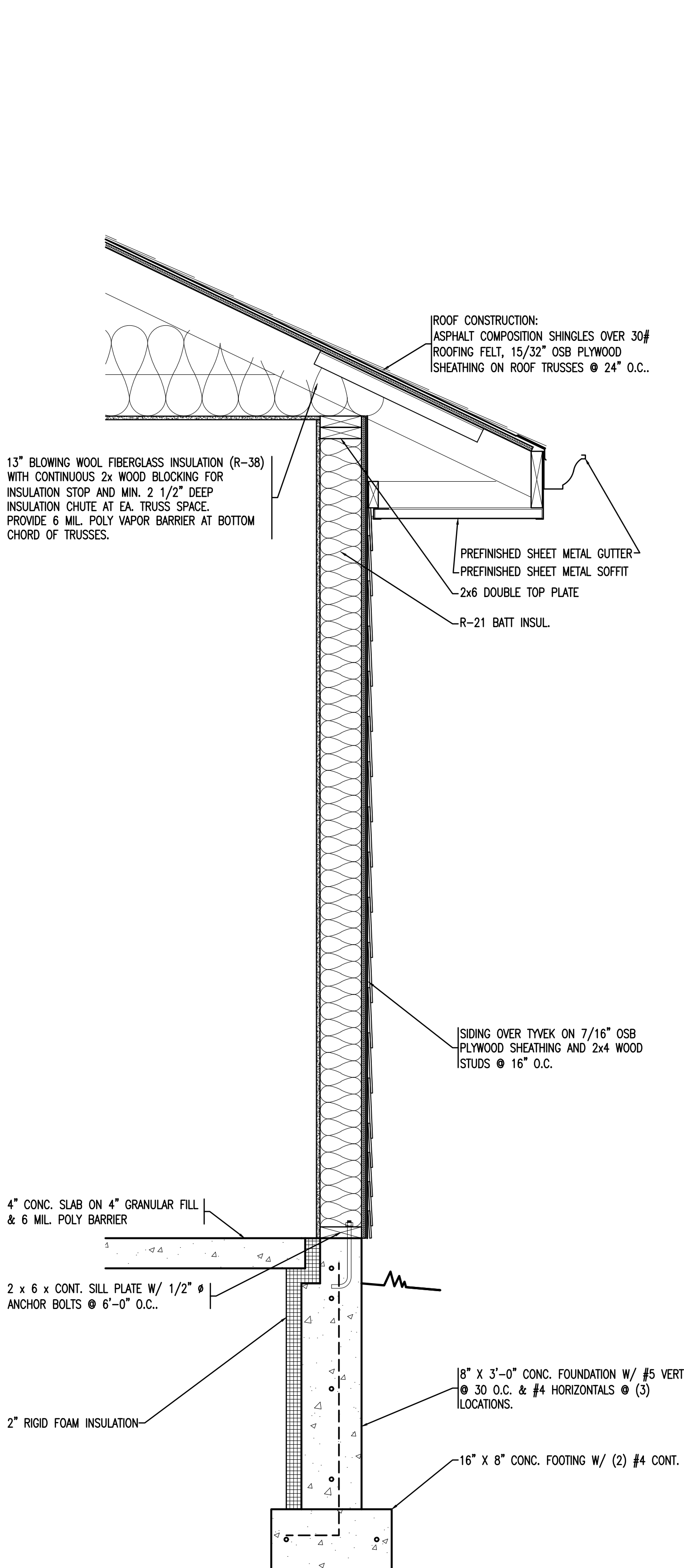
OWNER: JBA VENTURES LLC  
114 N. CUSTER AVE.  
GRAND ISLAND, NE. 68803

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

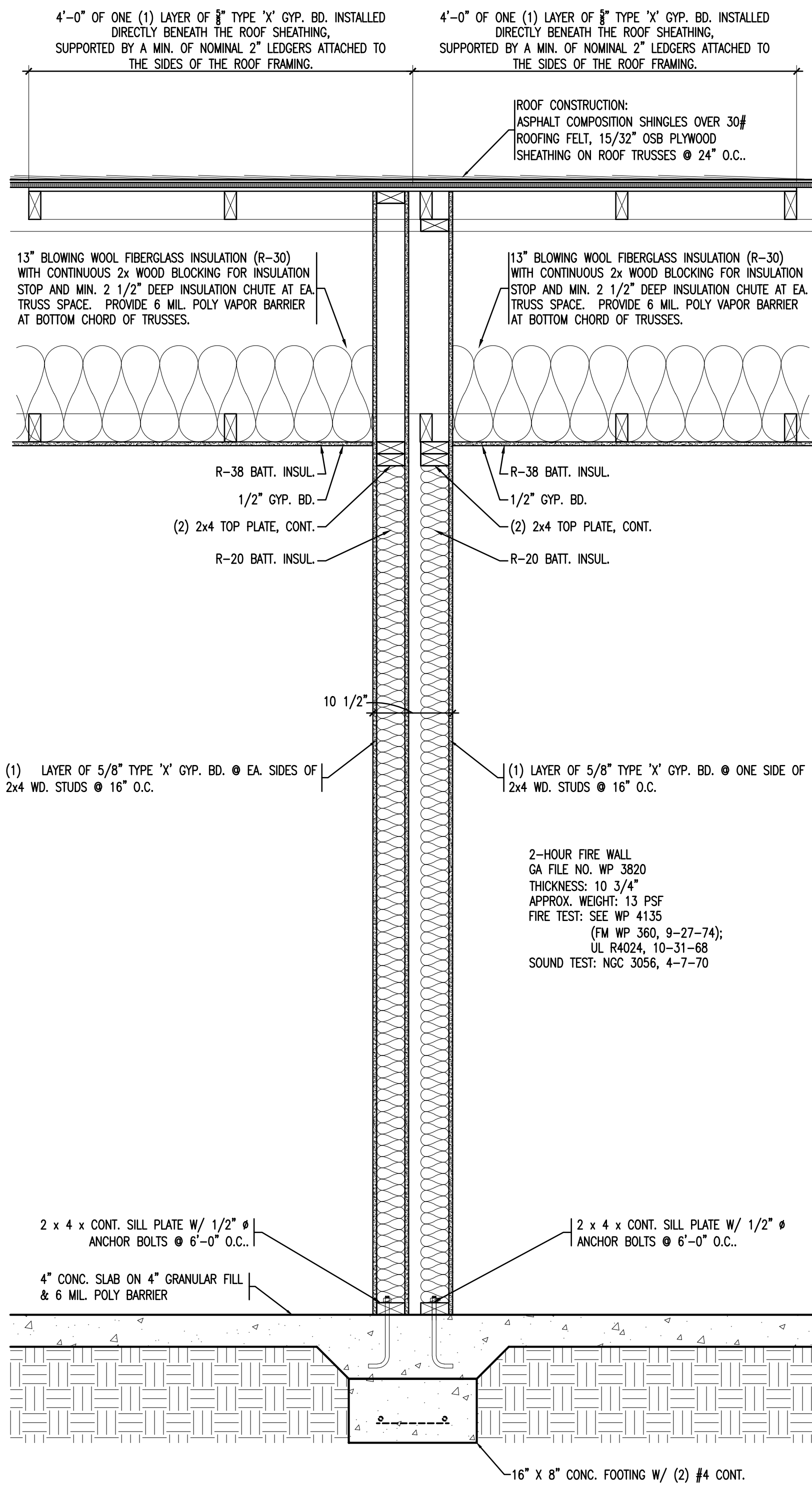
DRAWN BY:  
S. SPOTANSKI  
PLAN DATE:  
11-10-2022  
PLOT DATE:  
11-10-2022  
SHEET:

A2.01





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



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

## 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  
(308) 850-8188  
info@spotanski.com

STACY J. SPOTANSKI

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 HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC.

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**

**Resolution Number 2023-07**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

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

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for CRA Area 31 requested by JBA Ventures LLC** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission held a public hearing on the proposed plan on March 1, 2023, and

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

**WHEREAS**, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday February 10<sup>th</sup> and Friday February 17<sup>th</sup>, and

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

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

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

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

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

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

**DATED:** March 1, 2023

**HALL COUNTY REGIONAL PLANNING COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023**  
**Regular Meeting**

## **Item I3**

**Redevelopment Plan Amendment Crane Valley Concord  
Investments Area 34**

**Staff Contact:**

**Redevelopment Plan Amendment  
Grand Island CRA Area 34  
March 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 22.5 ACRES OF PROPERTY LOCATED SOUTH OF 13<sup>TH</sup> STREET AND EAST OF THE MOORE’S CREEK DRAINWAY IN NORTHWEST GRAND ISLAND FOR A MIXED USE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT 2 COMMERCIAL LOTS AND UP TO 84 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 the property for housing and commercial uses. 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.

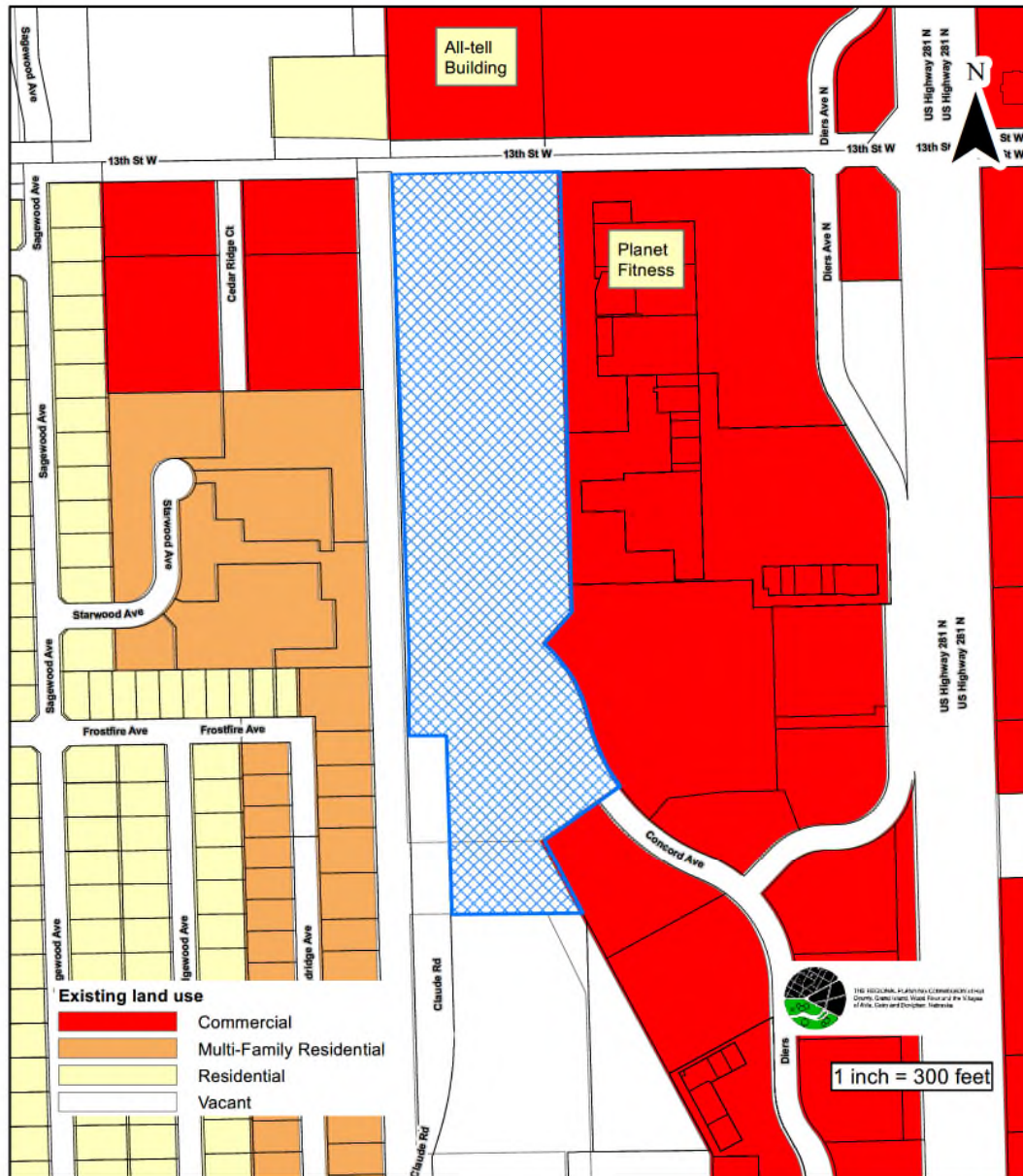
Concord Investments LLC or its predecessor Concord Development LLC has owned this property for more than 25 years. This property has been farmed in corn or beans during that time. This project will also include building a portion of Claude Road along the west side of the property alongside the existing ditch for the Moore’s Creek Drainway. 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 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:** Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision (PID 400150174)

## Proposed Project Area Existing Landuse Map



**Existing Land Use and Subject Property**

**The tax increment will be captured for the tax years the payments for which become delinquent in years 2024 through 2025 inclusive. The TIF contract will be structured so it can be amended each year for up to six years to add the housing and commercial 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 pay for necessary infrastructure include sewer, water, drainage and Claude Road to prepare 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 April ??, 2023 and passed Resolution 2023-09 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.

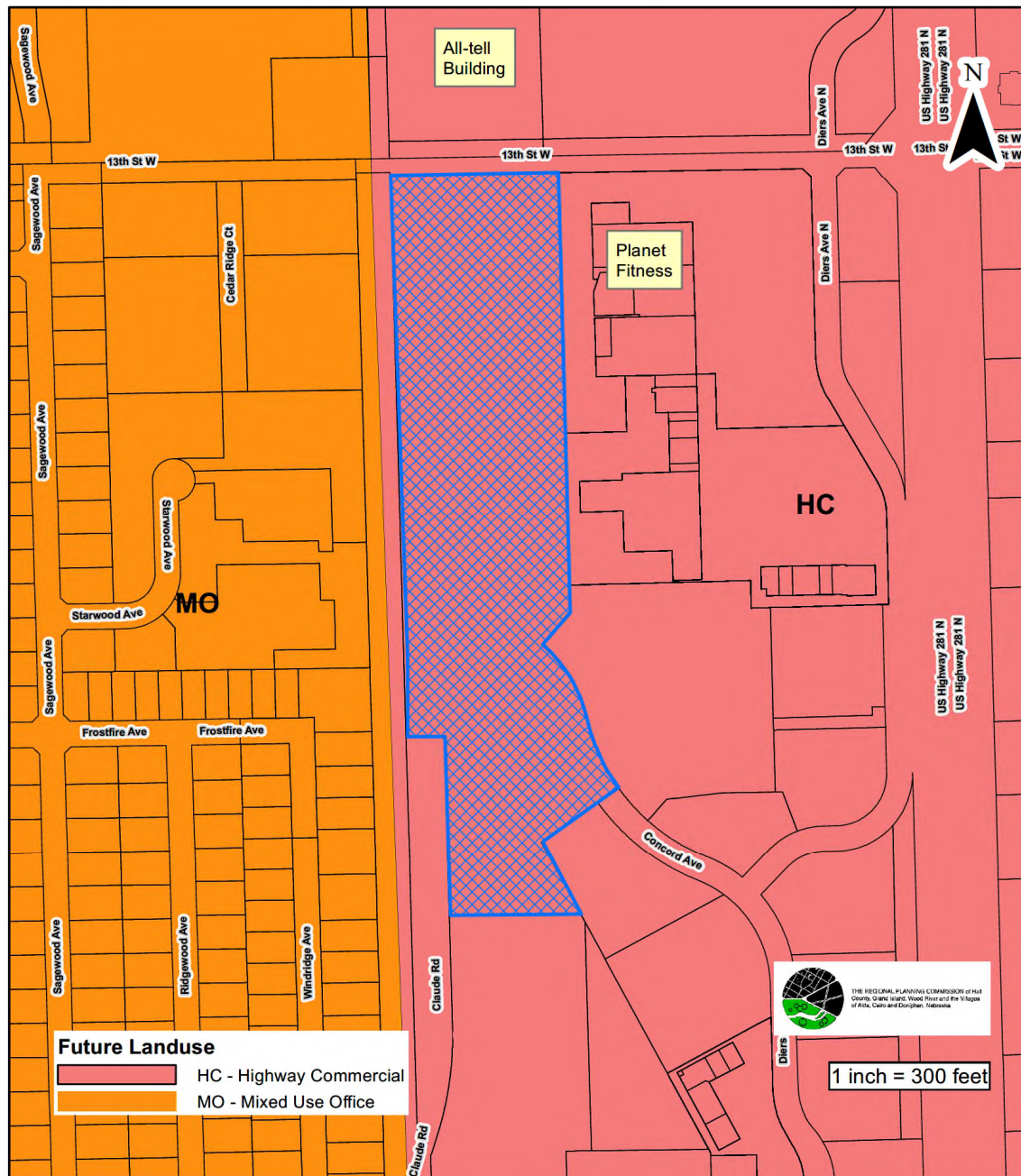
***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for highway commercial development which would include residential uses at a density of up to 42 units per acre. This property

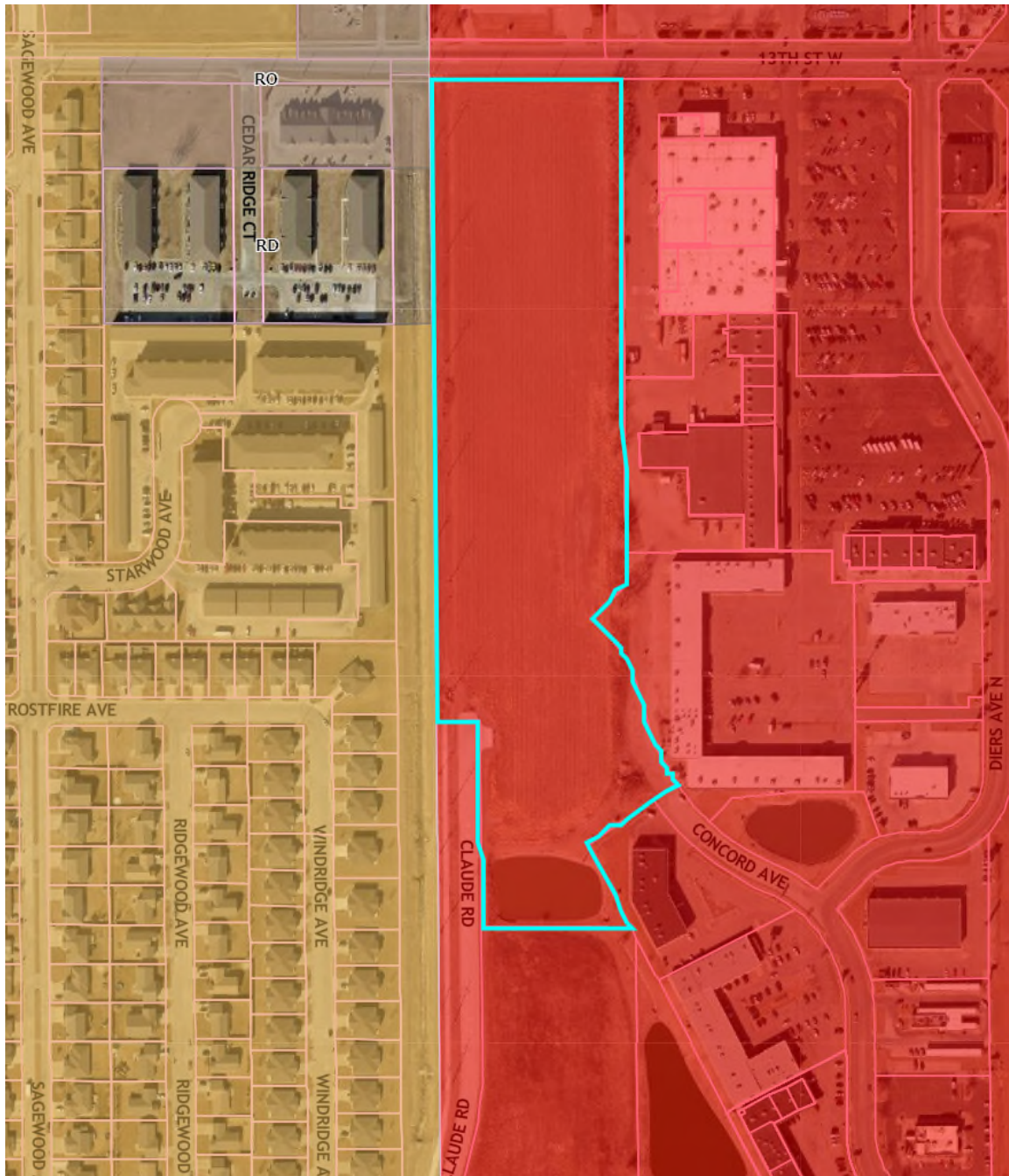


is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

## Proposed Project Area Future Landuse Map



City of Grand Island Future Land Use Map



Current Zoning on the Site

***e. Site Coverage and Intensity of Use***

The B2 zoning district allows for one dwelling unit per 1000 square feet of lot space with a 3000 square foot minimum lot size. A wide variety of commercial uses are also permitted in this zoning district. The development as proposed will have a residential density of less than 5 units per acre. [§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 \$245,866 as an eligible expense. The estimated costs of utilities including sewer and water is \$775,171. Streets and drainage are estimated at \$1,599,465. Planning activities including engineering, architecture, legal fees and government fees are estimated at \$347,461. The total of the eligible expenses for this project is estimated by the developer at \$2,967,963.

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 \$2,967,963 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 2046.

*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.

## **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 2030. It is anticipated that the units in this development will be fully built out by 2030 with the tax increment on those homes extending to 2046. Excess valuation should be available for the first homes built with this project for 15 years beginning with the 2024 tax year.

## **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 2022 the city issued permits for 680 new housing units including both restricted and unrestricted units leaving a need for 673 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 \$2,917,963 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 \$14,767,874 in private sector financing and investment; a private investment of \$5.06 for every TIF dollar invested.

Use of Funds	Source of funds		
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$245,866		\$245,866
Building Costs		\$13,000,000	\$13,000,000
Public Streets	\$825,741		\$825,741
Private Streets	\$411,038		\$411,038
Trails	\$108,436		\$108,436
Sewer/Water/Electric	\$775,171		\$775,171
Grading/Dirtwork	\$254,250		\$254,250
Planning (Arch. & Eng.)	\$297,461		\$297,461
Financing fees/ audit		\$1,446,074	\$1,446,074
Legal/ TIF contract	\$50,000		\$50,000
Developer Fees		\$271,800	\$271,800
Total	\$2,967,963	\$14,717,874	\$17,685,837

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2024 valuation of approximately \$979,447. Based on the 2022 levy this would result in a real property tax of approximately \$20,727. It is anticipated that the assessed value will increase by \$14,620,553 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$330,131 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 2024 assessed value:	\$ 979,447
Estimated value after completion	\$ 15,600,000
Increment value	\$ 14,620,553
Annual TIF generated (estimated)	\$ 330,131
TIF bond issue	\$ 2,967,963

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

The redevelopment project area currently has an estimated valuation of \$979,447. The proposed redevelopment will create additional valuation of \$14,620,553 over the course of the next six years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing up to 84 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 \$2,967,963 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 estimates that each unit of multifamily housing results in an FTE of 1.16 job. An average of 15 apartments would produce about 17.4 FTE's per year for the next 6 years plus additional FTE's for the commercial space that is proposed.

***(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.**

The average number of persons per household in Grand Island for 2017 to 2021 according the American Community Survey is 2.57. According current census numbers 20.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that 213 people would be housed at this location and there would be a maximum of 43 school age children generated by this development. If this develops at a rate of 15 units per year for 6 years approximately 8 children could be added to the school age population every year with this development. These 8 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics<sup>1</sup> 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. This is likely to be mitigated based on the size and configuration of these units that will make them less attractive to families with children.

The Grand Island Public School System was notified on March 4, 2023 that the CRA would be considering this application at their March 15, 2023 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 2022 the City of Grand Island has issue permits for 688 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.

**Time Frame for Development**

Development of this project is anticipated to be completed between summer of 2023 and the end of 2029. The base tax year should be calculated on the value of the property as of January 1, 2024 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. 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 \$2,967,963 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$2,967,963 on TIF eligible activities.

---

<sup>1</sup> [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=3100016](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016)



## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

Business Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Contact:

\_\_\_\_\_

Application Submission Date: \_\_\_\_\_

Brief Description of Applicant's Business:

Legal Description/Address of Proposed Project

\_\_\_\_\_

Community Redevelopment Area Number

\_\_\_\_\_



Present Ownership Proposed Project Site:

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.

If Property is to be Subdivided, Show Division Planned:

VI.    Estimated Project 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	\$ _____
<b>Total</b>	<b>\$ _____</b>

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: \$ \_\_\_\_\_

Source for Estimated Market Value \_\_\_\_\_

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)

Project Construction Schedule:

Construction Start Date:

\_\_\_\_\_

Construction Completion Date:

\_\_\_\_\_

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:

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



March 4, 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 multi-family housing and commercial development. The property is located south of 13<sup>th</sup> Street and east of the Moore's Creek Drainway between Diers Avenue and Cedar Ridge Ct.

The application seeks \$2,967,963 in TIF assistance for the development of the 84 units of housing and 2 commercial lots along with Claude Road where it abuts the property. It is estimated that this development will take place over the next 6 years with 15-20 units built each year.

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

- CRA receives initial application, 4 p.m., March 15.
- Regional Planning Commission holds public hearing 6 p.m., April 5 or 12.
- CRA reviews Planning Commission recommendation, 4 p.m. April 12 or 19.
- Grand Island City Council holds public hearing and takes action, 7 p.m., April 25.
- CRA considers redevelopment contract, 4 p.m. on or after May 10.

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



Crane Valley - Grand Island, NE  
TAX INCREMENT FINANCING

January 31, 2023

TIF VALUE	
TIF VALUE	\$4,543,349

ASSUMPTIONS	
New Commerical Units	2
New Residential Units	84
Taxable Input Cost	\$15,600,000
Minus Present Value	\$979,447
Total Taxable Value Available for TIF	\$14,620,553
Phases - Years	19
Mill Levy	0.021162
Assessor Discount	\$45,433
Total TIF Years	19
Total Projected TIF	\$4,543,349

FINANCING APPROACH	
Loan Amount	\$2,976,963.00
Annual Interest Rate	5.00%
Loan Period in Years	17
Number of Payments per Year	2
Start Date of Loan	6/15/23
Scheduled Payments	\$131,006.47
Total Interest	\$1,446,074.02

COMPLETED VALUATION APPROACH	
Minimum Value of Completed Residential Door	\$150,000
Minimum Value of Completed Commerical Property	\$1,500,000

BASE VALUATION APPROACH	
Base Value of Residential Site	\$979,447

2022 Grand Island Levy	
Description	Rate
Total 2021 Levy	2.116222

	Subdivision Phase 1	Subdivision Phase 2	Subdivision Phase 3	Subdivision Phase 4												
Subphase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Residential Units	40	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commerical Units	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Tax Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2037
Tax Payment Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Base Value	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447	\$979,447
Base Taxes	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727	\$20,727
Phase Added Value	\$6,000,000	\$6,600,000	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Completed Value	\$6,000,000	\$12,600,000	\$14,100,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000	\$15,600,000
Total Taxes	\$126,973	\$266,644	\$298,387	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131	\$330,131
Assessor Discount	\$1,270	\$2,666	\$2,984	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301	\$3,301
Increment	\$104,976	\$243,250	\$274,676	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102	\$306,102
Cumulative TIF	\$104,976	\$348,227	\$622,903	\$929,005	\$1,235,107	\$1,541,209	\$1,847,311	\$2,153,413	\$2,459,515	\$2,765,617	\$3,071,719	\$3,377,821	\$3,683,923	\$3,990,025	\$4,296,127	

Subphase	16	17	18	19
Residential Units	0	0	0	0
Commerical Units	0	0	0	0
Tax Year	2038	2039	2039	2040
Tax Payment Year	2039	2040	2040	2041
Base Value	\$979,447	\$979,447	\$979,447	\$979,447
Base Taxes	\$20,727	\$20,727	\$20,727	\$20,727
Phase Added Value	\$0	\$0	\$0	\$0
Completed Value	\$9,600,000	\$3,000,000	\$1,500,000	\$1,500,000
Total Taxes	\$203,157	\$63,487	\$31,743	\$31,743
Assessor Discount	\$2,032	\$635	\$317	\$317
Increment	\$182,430	\$42,759	\$11,016	\$11,016
Cumulative TIF	\$4,478,557	\$4,521,317	\$4,532,333	\$4,543,349

AMORTIZATION SCHEDULE													
Payment Date	Beginning Balance	Scheduled Payment	Principal	Interest	Ending Balance	Cumulative Interest	Payment Date	Beginning Balance	Scheduled Payment	Principal	Interest	Ending Balance	Cumulative Interest
6/15/23	\$2,976,963.00	\$131,006.47	\$56,582.39	\$74,424.08	\$2,920,380.61	\$74,424.08	6/15/33	\$1,343,833.52	\$131,006.47	\$97,410.63	\$33,595.84	\$1,246,422.89	\$1,282,608.67
12/15/23	\$2,920,380.61	\$131,006.47	\$57,996.95	\$73,009.52	\$2,862,383.65	\$147,433.59	12/15/33	\$1,246,422.89	\$131,006.47	\$99,845.90	\$31,160.57	\$1,146,576.99	\$1,313,769.24
6/15/24	\$2,862,383.65	\$131,006.47	\$59,446.88	\$71,559.59	\$2,802,936.77	\$218,993.18	6/16/34	\$1,146,576.99	\$131,006.47	\$102,342.04	\$28,664.42	\$1,044,234.95	\$1,342,433.67
12/15/24	\$2,802,936.77	\$131,006.47	\$60,933.05	\$70,073.42	\$2,742,003.73	\$289,066.60	12/16/34	\$1,044,234.95	\$131,006.47	\$104,900.60	\$26,105.87	\$939,334.35	\$1,368,539.54
6/15/25	\$2,742,003.73	\$131,006.47	\$62,456.38	\$68,550.09	\$2,679,547.35	\$357,616.69	6/16/35	\$939,334.35	\$131,006.47	\$107,523.11	\$23,483.36	\$831,811.24	\$1,392,022.90
12/15/25	\$2,679,547.35	\$131,006.47	\$64,017.79	\$66,988.68	\$2,615,529.56	\$424,605.38	12/16/35	\$831,811.24	\$131,006.47	\$110,211.19	\$20,795.28	\$721,600.05	\$1,412,818.18
6/15/26	\$2,615,529.56	\$131,006.47	\$65,618.23	\$65,388.24	\$2,549,911.33	\$489,993.62	6/15/36	\$721,600.05	\$131,006.47	\$112,966.47	\$18,040.00	\$608,633.59	\$1,430,858.18
12/15/26	\$2,549,911.33	\$131,006.47	\$67,258.69	\$63,747.78	\$2,482,652.65	\$553,741.40	12/15/36	\$608,633.59	\$131,006.47	\$115,790.63	\$15,215.84	\$492,842.96	\$1,446,074.02
6/15/27	\$2,482,652.65	\$131,006.47	\$68,940.15	\$62,066.32	\$2,413,712.50	\$615,807.72	6/16/37	\$492,842.96	\$131,006.47	\$118,685.39	\$12,321.07	\$374,157.56	\$1,458,395.10
12/15/27	\$2,413,712.50	\$131,006.47	\$70,663.66	\$60,342.81	\$2,343,048.84	\$676,150.53	12/16/37	\$374,157.56	\$131,006.47	\$121,652.53	\$9,353.94	\$252,505.03	\$1,467,749.04
6/15/28	\$2,343,048.84	\$131,006.47	\$72,430.25	\$58,576.22	\$2,270,618.59	\$734,726.75	6/17/38	\$252,505.03	\$131,006.47	\$124,693.84	\$6,312.63	\$127,811.19	\$1,474,061.66
12/15/28	\$2,270,618.59	\$131,006.47	\$74,241.00	\$56,765.46	\$2,196,377.59	\$791,492.21	12/17/38	\$127,811.19	\$131,006.47	\$127,811.19	\$3,195.28	\$0.00	\$1,477,256.94
6/15/29	\$2,196,377.59	\$131,006.47	\$76,097.03	\$54,909.44	\$2,120,280.56	\$846,401.65							
12/15/29	\$2,120,280.56	\$131,006.47	\$77,999.45	\$53,007.01	\$2,042,281.10	\$899,408.67							
6/15/30	\$2,042,281.10	\$131,006.47	\$79,949.44	\$51,057.03	\$1,962,331.66	\$950,465.70							
12/15/30	\$1,962,331.66	\$131,006.47	\$81,948.18	\$49,058.29	\$1,880,383.49	\$999,523.99							
6/15/31	\$1,880,383.49	\$131,006.47	\$83,996.88	\$47,009.59	\$1,796,386.60	\$1,046,533.57							
12/15/31	\$1,796,386.60	\$131,006.47	\$86,096.80	\$44,909.67	\$1,710,289.80	\$1,091,443.24							
6/15/32	\$1,710,289.80	\$131,006.47	\$88,249.22	\$42,757.24	\$1,622,040.58	\$1,134,200.48							
12/15/32	\$1,622,040.58	\$131,006.47	\$90,455.45	\$40,551.01	\$1,531,585.12	\$1,174,751.50							
6/15/33	\$1,531,585.12	\$131,006.47	\$92,716.84	\$38,289.63	\$1,438,868.28	\$1,213,041.13							
12/15/33	\$1,438,868.28	\$131,006.47	\$95,034.76	\$35,971.71	\$1,343,833.52	\$1,249,012.83							

WAIVER OF LIABILITY: Officials representing Olsson Associates have prepared the enclosed estimates to determine the potential real estate taxes that are available for tax increment financing benefitting a development project. The calculations were based upon recent information acquired from the County Assessor's Office and Nebraska Department of Property Taxation, and by relying upon the percentages that have been assigned to other projects. The prepared hereby waives any direct or implied liability that may result from the use the above assumptions. The preparer is neither an attorney, a licensed appraiser, or financial expert in the use of tax increment financing. The preparer encourages the user to seek certified officials who are considered experts, or directly involved in determining the value of the eligible assets utilized for tax increment financing.

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

**RESOLUTION NO. 428**

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 15<sup>th</sup> day of March, 2023

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Crane Valley Area 34



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

**RESOLUTION NO. 429**

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 34, from Concord Investments LLC, (The "Developer") for redevelopment of property described Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9<sup>th</sup> Subdivision (south of 13<sup>th</sup> Street and east of the Moore's Creek Drainway), 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 34;

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 15<sup>th</sup> day of March, 2023.

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

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

Crane Valley Area 34

## **Exhibit 1**

### **Draft Redevelopment Plan Forwarded to the Planning Commission**

Crane Valley Area 34



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023  
Regular Meeting**

## **Item T1**

**9. Consider motion to enter into executive session related to threatened litigation for condemnation of three leasehold interests at the Conestoga Mall; for purposes of considering engagement of legal services**

**Staff Contact:**

March 10, 2023

**Re: Consideration of contracting for legal services related to condemnation proceedings involving leases at the Conestoga Mall/Conestoga Market Place**

More information will be sent out with a revised packet at least 24 hours prior to meeting to be held at 4:00 PM March 15 at the Grand Island City Hall. Mike Bacon is reviewing documents that were submitted and will approve before they are sent out to the CRA and public.



# Community Redevelopment Authority (CRA)

**Wednesday, March 15, 2023  
Regular Meeting**

## **Item X1**

**10. Consider adoption of a resolution of the Community Redevelopment Authority of the City of Grand Island, Nebraska, approving exercise of eminent domain power and related matters and agreements.**

**Staff Contact:**