

Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023 Regular Meeting

Item X1

May 1st Report - TIF Usage and Blighted and Substandard Areas in Grand Island, Nebraska

Staff Contact:



TIF Usage and Blighted and Substandard Areas in Grand Island Nebraska

April 30, 2023

Grand Island Community Redevelopment Authority Staff

Chad Nabity, AICP Director Rashad Moxey, Planner I

About this Report

Part 1:

This report is divided into two section the first section contains all of the requirement for the May 1, report to the Grand Island City Council required by N.R.S.S. §18-2117.02.

Part 2:

The second part of this report will include analysis of each blighted and substandard area including size, date of approval, number of projects within the area; both active and complete. Areas with active projects cannot be repealed. Areas with no active projects can be considered for repeal.

As of April 30, 2023 there are 36 areas that have been declared blighted and substandard by the City of Grand Island and 1 proposed Blighted and Substandard area (Area 37 – 8.83 acres). Thirty-three of those areas are within the Grand Island City Limits and 3 (Areas 20, 22, and 25 are at the Cornhusker Army Ammunition Plant). Excluding the CAAP areas, a total of 4,912.08 acres or 25.20% of the Grand Island municipal limits has been declared blighted and substandard. The city can declare up to 35% of the municipal limits blighted and substandard. As of this date approximately 195 acres is needed to increase the blighted area by 1%.

The City of Grand Island, has approved 1 Extremely Blighted and Substandard study consisting of 1,199.10 acres across multiple existing CRA areas. Per State Statutes the City of Grand Island can remove the Extremely Blighted designated areas from the allowable percent than can be declared, leaving a total of 3,712.98 acres or 19.05% of the Grand Island municipal limits as blighted and substandard but not extremely blighted.

*Last year report indicated that the City had 4834.43 acres of the Grand Island municipal limits had been declared blighted and substandard. Staff reviewed data and determined that there were some discrepancies, the total included Area 28 a proposed Blighted and Substandard area within the City.

City of Grand Island Report on the Usage of TIF as Required by N.R.S.S. §18-2117.02

Prepared by the Hall County Regional Planning Department

Presented April 30, 2023

(1) The total number of redevelopment projects within the city that have been financed in whole or in part through the division of taxes as provided in section 18-2147;

There have been 77 projects approved for TIF in Grand Island beginning with the Yancey Hotel Project in 1985 through December 31, 2022. The CRA has given final approvals to 5 additional projects since December 31, 2022

(2) The total estimated project costs for all such redevelopment projects;

The total for all redevelopment projects approved by the City of Grand Island as of April 30, 2023 is **\$1,083,601,289**. On May 1, 2022 the total for all redevelopment projects approved by the City of Grand Island was **\$767,751,574**. The total for all projects approved through December 31, 2022 is **\$1,035,716,425** compared to **\$665,733,151**, the December 31, 2021 total. The total for all projects approved in 2022 is **\$352,447,838**. There is no information available on the first TIF Project on the Yancey Hotel in downtown Grand Island.

	2021	2022	2023
April 30	\$616,964,911.	\$767,751,574	\$ \$1,091,135,724
May 1	\$616,964,911.	\$767,751,574	
December 31	\$665,733,151	\$1,035,716,425	

(3) A comparison between the initial projected valuation of property included in each such redevelopment project as described in the redevelopment contract and the assessed value of the property included in each such redevelopment project as of January 1 of the year of the report;

See the attached Spreadsheet Total of All TIF Projects

(4) The number of such redevelopment projects for which financing has been paid in full during the previous calendar year and for which taxes are no longer being divided pursuant to section 18-2147;

Final payments were made on one projects between January 1, 2022 and December 31, 2022. As of December 31, 2022 a total of sixteen TIF projects including the Yancey Hotel have been completed with the bonds paid or expired.

(5) The number of such redevelopment projects approved by the governing body in the previous calendar year;

A total of nine TIF contracts were approved and signed during the 2022 calendar year.

(6) Information specific to each such redevelopment project approved by the governing body in the previous calendar year, including the project area, project type, amount of financing approved, and total estimated project costs; and

See the attached Spreadsheet TIF Pending and Approved Projects January 1, 2022 to December 31, 2022

(7) The percentage of the city that has been designated as blighted.

As of April 30, 2023 25.20% of the Grand Island Municipal Limits had been declared blighted and substandard.

The City of Grand Island, has approved 1 Extremely Blighted and Substandard study consisting of 1,199.10 acres across multiple existing CRA areas. Per State Statutes the City of Grand Island can remove the Extremely Blighted designated areas from the allowable percent than can be declared, leaving a total of 3,712.98 acres or 19.05% of the Grand Island municipal limits as blighted and substandard but not extremely blighted.

See the Attached Map or Check Out our online map that displays blighted and substandard areas and TIF Projects. <u>https://tinyurl.com/GI-TIF-Projects</u>

All TIF Projects 2022 Valuations from Assessor CRA of Grand Island

Project Number	CRA Area	Project	Contract Date	Bas	e	TIF Excess			2022 Valuation	
1		Yancey Hotel								
2		GILI**	12/15/1996		9,561			\$	1,770,879	
3		GI Cherry Park, LTD. Two**	12/15/1998	-	9,942			\$		
4	1	RSF LTD PARTNERSHIP (Gentle Dental)**	9/3/2002	\$	168,849	<u>\$</u>	265,541	\$	434,390	
5		PROCON (City Hall)	9/1/2003		189,234	\$	1,227,538	\$	1,416,772	
6		Walnut Housing, Inc	7/28/2004		107,150	\$	2,656,176	\$	2,763,326	
7		Bruns Pet Grooming	3/1/2006	_	61,959	<u>\$</u>	664,004	\$	725,963	
8		Girard Vet Clinic	9/21/2006		78,431	\$	559,669	\$	638,100	
9		Southeast Crossings	11/15/2006		232,159	<u>\$</u>	688,343	\$	920,502	
10	1	PROCON (Geddes St. Appts)	10/18/2007		27,498	\$	1,570,545	\$	1,598,043	
11	1	South Pointe Development LLC	1/1/2009		234,722	\$	4,215,786	\$	4,450,508	
12	1	Todd Enck	1/1/2009		20,467	\$	319,835	\$	340,302	
13		Casey's Store (Five Points)	3/19/2009		172,713	\$	755,068	\$	927,781	
14		John Schulte Contruction	3/2/2010		- 63,684	\$	354,936	\$	418,620	
15		Pharmacy Properties, LLC	2/17/2010			<u>\$</u>	653,394	\$	692,889	
16		Ken Ray, LLC	7/1/2010		856,619	<u>\$</u>	1,709,146	\$	2,565,765	
17		Poplar Street Water Project	4/21/2010		1,148,828	\$	1,198,975	\$	2,347,803	
18		Skagway**	5/5/2011		2,252,800	<u>\$</u>	908,937	\$	3,161,737	
19		Arnold Wenn	2/28/2012	-	19,523	\$	278,865	\$	298,388	
20		Token Properties LLC	12/15/2011		14,507	\$	173,609	\$	188,116	
21		Stratford Plaza LLC (Howard Johnsons)	2/29/2012		2,095,733	\$	1,629,891	\$	3,725,624	
22	-	EIG Grand Island LLC	6/13/2012		4,125,003	\$	4,490,433	\$	8,615,436	
23	1	Baker Development	8/17/2012		20,909	\$	209,372	\$	230,281	
24	6	Token Properties LLC (Carey St)	9/19/2012		38,645	\$	426,177	\$	464,822	
25	9	Gordman Grand Island LLC	9/19/2012		2,187,305	\$	4,009,706	\$	6,197,011	
26	10	Token Properties LLC (Kimball St)	12/19/2012	\$	17,475	\$	184,130	\$	201,605	
27	2	Auto One Inc.	11/14/2012		90,194	\$	726,096	\$	816,290	
28	1	Habitat (St Paul Road)	11/19/2012		46,851	\$	324,415	\$	371,266	
29	8	Chief	5/29/2013	\$	2,183,323	\$	1,858,819	\$	4,042,142	
30	12	Copper Creek (The Guarantee Group)	7/26/2013					\$	-	
		2013 Base Year Houses	7/1/2014	\$	134,194	\$	3,825,045	\$	3,959,239	
		2014 Base Year Houses	7/1/2015		805,379	\$	13,805,568	\$	14,610,947	
		2015 Base Year Houses	7/1/2016	\$	390,617	\$	14,998,769	\$	15,389,386	
		2016 Base Years Houses	7/1/2016	\$	170,394	\$	9,359,344	\$	9,529,738	
		2017 Base Years Houses	7/1/2017	\$	17,737	\$	2,012,139	\$	2,029,876	
								\$	45,519,186	
31	. 1	Habitat (8th and Superior)	4/24/2014	\$	12,247	\$	674,902	\$	687,149	
32	2	Mainstay Suites	4/16/2014	\$	263,105	\$	3,265,734	\$	3,528,839	
33	1	Tower 217	6/24/2014	\$	99,655	\$	1,231,022	\$	1,330,677	
34	11	Pridon LLC	5/7/2015	\$	1	\$	191,669	\$	191,670	
35	6	SMD-AWG Five Points	6/5/2015	\$	821,586	\$	5,354,456	\$	6,176,042	
36	9	Grand Island Mall	10/30/2014		2,044,857	\$	11,025,470	\$	13,070,327	
37	2	TC Enck Builders, Inc (1616 S Eddy)	6/10/2015	\$	9,460	\$	198,075	\$	207,535	
38	1	T & S Development (312 W 3rd)	11/2/2015	\$	353,827	\$	592,674	\$	946,501	
39	2	Bosselman Real Estate (1616 S Locust)	9/29/2015	\$	2,688,104	\$	3,834,609	\$	6,522,713	
40	7	Hatchery Holdings, LLC		\$	123,002	\$	7,872,100	\$	7,995,102	
41	. 15	Pump & Pantry, Inc.	5/9/2016	<u>\$</u>	393,355			<u>\$</u>	393,355	
42	1	Wing Properties Inc.	5/11/2016		71,384	\$	194,288	\$	265,672	
43	1	Talon Apartments	1/1/2017		33,545		4,766,108		4,799,653	
		Talon Apartments (2017 Units)	1/1/2018	-	10,800		5,357,900	-	5,368,700	
		Talon Apartment (2019 Lookback OutlotA)		\$	67,600	\$			212,834	
	1	Talon Apartment (2020)		\$	8,400.0	<u> </u>	1,520,193.0		1,528,593	
		Talon Apartment (2021)		\$	25,466.0	<u> </u>	2,539,848.0		2,565,314	
44	. 1	Hoppe Homes East Park on Stuhr		\$	166,178		5,364,319		5,530,497	
45	1	TW Ziller Labor Temple		\$	64,628		338,678		403,306	
46		Middleton	9/24/2016		886,524		720,579		1,607,103	
40	1	Think Smart (204 N. Carey)	3/15/2017		8,400		313,304		321,704	
48		Peaceful Root (Brown Hotel 112 W. 2nd)	3/15/2017		140,447		246,380		386,827	
49		Weinrich Developments (523 E. Division)	8/9/2017		39,149		314,678		353,827	

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Copper Creek Phase 3 2021 \$ 79,413 \$ - 69 2 Bosselman Kings Crossing 1/15/2020 \$ 210,195 \$ 894,300 \$ 1,10 70 17 Prataria Prairie Commons Phase 2 2/10/2020 \$ \$ \$ Prataria Prairie Commons Phase 2 Building 1 \$ \$ \$ \$ \$ Prataria Prairie Commons Phase 2 Building 3 \$ \$ \$ \$ \$ 71 Tabitha Grad Island Inc Prairie Commons Phase 2 Building 3 \$ \$ \$ \$ 72 1 Paramount Development LLC (824 E 9th St) \$/13/2020 \$ 59,787 \$ 66,588 \$ 12 73 25 J & Letterprises (CAAP Area 25) \$/23/2020 \$ 63,150 \$ 2,200,660 \$ 2,26 74 2 Southeast Commons 1/13/2021 \$ 314,544 \$ 1,855,980 \$ 2,17 75 6 Miller Tire 6/9/2021 \$ 191,354 \$ 539,887 \$ 73 76 32 Rhoads 12/2/2021 \$ \$ \$ 77 33 Legacy 34 2022 11/10/2021 \$	68	12	Copper Creek Phase 3	11/18/2019					\$	
69 2 Bosselman Kings Crossing 1/15/2020 \$ 210,195 \$ 894,300 \$ 1,10 70 17 Prataria Prairie Commons Phase 2 2/10/2020 \$ \$ Prataria Prairie Commons Phase 2 Building 1 \$ \$ \$ \$ Prataria Prairie Commons Phase 2 Building 3 \$ 114,283 \$ 497,235 \$ 61 Prataria Prairie Commons Phase 2 Building 3 \$ \$ \$ \$ \$ 71 17 Tabitha Grand Island Inc Prairie Comons Phas 3 3/18/2020 \$ 790,002 \$ 18,504,804 \$ 19,29 72 1 Paramount Development LLC (824 E 9th St) \$/13/2020 \$ 63,150 \$ 2,200,660 \$ 2,260 74 2 Southeast Commons 1/13/2021 \$ 314,544 \$ 1,855,980 \$ 2,17 75 6 Miller Tire 6/9/2021 \$ 191,354 \$ 539,887 \$ 73 76 32 Rhoads 12/2/2021 \$ \$ \$ \$ 77 33 Legacy 34 2022 \$ \$ \$ \$ 79 1 Left Click Properties 4/13/2022 <			Copper Creek Phase 3 2020		\$	20,711	\$	1,920,079		
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Prataria Prairie Commons Phase 2 Building 1 \$ Prataria Prairie Commons Phase 2 Building 2 \$ 114,283 \$ 497,235 \$ 61 Prataria Prairie Commons Phase 2 Building 3	69	2	Bosselman Kings Crossing	1/15/2020	\$	210,195	\$	894,300	\$	1,104
Prataria Prairie Commons Phase 2 Building 2 \$ 114,283 \$ 497,235 \$ 61 Prataria Prairie Commons Phase 2 Building 3	70	17	Prataria Prairie Commons Phase 2	2/10/2020					\$	
Prataria Prairie Commons Phase 2 Building 3 Image: Commons Phase 2 Building 3 71 17 Tabitha Grand Island Inc Prairle Comons Phs 3 3/18/2020 \$ 790,002 \$ 18,504,804 \$ 19,29 72 1 Paramount Development LLC (824 E 9th St) 5/13/2020 \$ 59,787 \$ 66,588 \$ 12 73 25 J & L Enterprises (CAAP Area 25) 9/23/2020 \$ 63,150 \$ 2,200,660 \$ 2,26 74 2 Southeast Commons 1/13/2021 \$ 314,544 \$ 1,855,980 \$ 2,17 75 6 Miller Tire 6/9/2021 \$ 191,354 \$ 539,887 \$ 73 76 32 Rhoads 12/2/2021 \$ \$ 77 33 Legacy 34 2022 11/10/2021 \$ \$ 78 36 Highland North 4/13/2022 \$ \$ 79 1 Left Click Properties 4/13/2022 \$ \$ 80 5 Procon Properties LLC - Capital & Sky Park \$ \$ 81 1 Artisans' Alley LLC - Bartenbach Building 2/9/2022			Prataria Prairie Commons Phase 2 Building 1						\$	
71 17 Tabitha Grand Island Inc Prairie Comons Phs 3 3/18/2020 \$ 790,002 \$ 18,504,804 \$ 19,29 72 1 Paramount Development LLC (824 E 9th St) 5/13/2020 \$ 59,787 \$ 66,588 \$ 12 73 25 J & L Enterprises (CAAP Area 25) 9/23/2020 \$ 63,150 \$ 2,200,660 \$ 2,26 74 2 Southeast Commons 1/13/2021 \$ 314,544 \$ 1,855,980 \$ 2,17 75 6 Miller Tire 6/9/2021 \$ 191,354 \$ 539,887 \$ 73 76 32 Rhoads 12/2/2021 \$ \$ 5 77 33 Legacy 34 2022 11/10/2021 \$ \$ \$ 5 78 36 Highland North 4/13/2022 \$ \$ \$ \$ 79 1 Left Click Properties 4/13/2022 \$ \$ \$ \$ \$ \$ 80 5 Procon Properties LLC - Capital & Sky Park </td <td></td> <td></td> <td>Prataria Prairie Commons Phase 2 Building 2</td> <td></td> <td>\$</td> <td>114,283</td> <td>\$</td> <td>497,235</td> <td>\$</td> <td>611</td>			Prataria Prairie Commons Phase 2 Building 2		\$	114,283	\$	497,235	\$	611
72 1 Paramount Development LLC (824 E 9th St) 5/13/2020 \$ \$9,787 \$ 66,588 \$ 12 73 25 J & L Enterprises (CAAP Area 25) 9/23/2020 \$ 63,150 \$ 2,200,660 \$ 2,26 74 2 Southeast Commons 1/13/2021 \$ 314,544 \$ 1,855,980 \$ 2,17 75 6 Miller Tire 6/9/2021 \$ 191,354 \$ 539,887 \$ 73 76 32 Rhoads 12/2/2021 \$ \$ \$ 73 77 33 Legacy 34 2022 11/10/2021 \$ \$ \$ \$ \$ \$ 78 36 Highland North 4/13/2022 \$			Prataria Prairie Commons Phase 2 Building 3							
73 25 J & L Enterprises (CAAP Area 25) 9/23/2020 \$ 63,150 \$ 2,200,660 \$ 2,26 74 2 Southeast Commons 1/13/2021 \$ 314,544 \$ 1,855,980 \$ 2,17 75 6 Miller Tire 6/9/2021 \$ 191,354 \$ 539,887 \$ 73 76 32 Rhoads 12/2/2021 \$ \$ \$ 77 33 Legacy 34 2022 11/10/2021 \$ \$ \$ 78 36 Highland North 4/13/2022 \$ \$ \$ 79 1 Left Click Properties 4/13/2022 \$ \$ \$ 80 5 Procon Properties LLC - Capital & Sky Park \$ \$ \$ \$ 81 1 Artisans' Alley LLC - Bartenbach Building 2/9/2022 \$ \$ \$ 82 1 Nikodym 8/30/2022 \$ \$ \$ \$ 83 36 Paramount Montana Ave 7/13/2022 \$ \$ \$ 84 33 Legacy 34 2023 12/14/2022 \$ <	71	17	Tabitha Grand Island Inc Prairie Comons Phs 3	3/18/2020	\$	790,002	\$	18,504,804	\$	19,294
74 2 Southeast Commons 1/13/2021 \$ 314,544 \$ 1,855,980 \$ 2,17 75 6 Miller Tire 6/9/2021 \$ 191,354 \$ 539,887 \$ 73 76 32 Rhoads 12/2/2021 \$ \$ 77 33 Legacy 34 2022 11/10/2021 \$ \$ 78 36 Highland North 4/13/2022 \$ \$ 79 1 Left Click Properties 4/13/2022 \$ \$ 80 5 Procon Properties LLC - Capital & Sky Park \$ \$ \$ 81 1 Artisans' Alley LLC - Bartenbach Building 2/9/2022 \$ \$ 82 1 Nikodym 8/30/2022 \$ \$ 83 36 Paramount Montana Ave 7/13/2022 \$ \$ 84 33 Legacy 34 2023 12/14/2022 \$ \$ 85 6 Mesner 7/13/2022 \$ \$ 86 28 Conestoga Mall 12/27/2022 \$ \$ 87 1	72	1	Paramount Development LLC (824 E 9th St)	5/13/2020	\$	59,787	\$	66,588	\$	126
75 6 Miller Tire 6/9/2021 \$ 191,354 \$ 539,887 \$ 73 76 32 Rhoads 12/2/2021 \$ \$ \$ 77 33 Legacy 34 2022 11/10/2021 \$ \$ \$ 78 36 Highland North 4/13/2022 \$ \$ \$ 79 1 Left Click Properties 4/13/2022 \$ \$ \$ 80 5 Procon Properties LLC - Capital & Sky Park \$ \$ \$ \$ 81 1 Artisans' Alley LLC - Bartenbach Building 2/9/2022 \$ \$ \$ 82 1 Nikodym 8/30/2022 \$ \$ \$ 83 36 Paramount Montana Ave 7/13/2022 \$ \$ \$ 84 33 Legacy 34 2023 12/27/2022 \$ \$ \$ 85 6 Mesner 7/13/2022 \$ \$ \$ 85 6 Mesner 1/18/2023 \$ \$ \$ 88 16 White Lo	73	25	J & L Enterprises (CAAP Area 25)			63,150		2,200,660	\$	2,263
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78 36 Highland North 4/13/2022 \$ 79 1 Left Click Properties 4/13/2022 \$ 80 5 Procon Properties LLC - Capital & Sky Park \$ \$ 81 1 Artisans' Alley LLC - Bartenbach Building 2/9/2022 \$ \$ 82 1 Nikodym 8/30/2022 \$ \$ 83 36 Paramount Montana Ave 7/13/2022 \$ \$ 84 33 Legacy 34 2023 12/14/2022 \$ \$ 85 6 Mesner 7/13/2022 \$ \$ 86 28 Conestoga Mall 12/27/2022 \$ \$ 87 1 Living Waters 1/18/2023 \$ \$ 88 16 White Lotus Group Pershing\Anderson 1/18/2023 \$ \$ 89 34 KER Enterprises Pending \$ \$ 90 34 Millenieal Estates 4/12/2023 \$ \$ 91 JBA Ventures 4/12/2023 \$ \$										
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	91		JBA VENTURES	4/12/2023					Ş	

ва	se	IIF Excess	Valuation
\$	29,788,809	\$ 275,070,647	\$ 345,183,250

* Amount Developer agreed not to protest in contract with CRA ** TIF Contract Completed Mixed Use (Commercial and Housing) Housing Housing

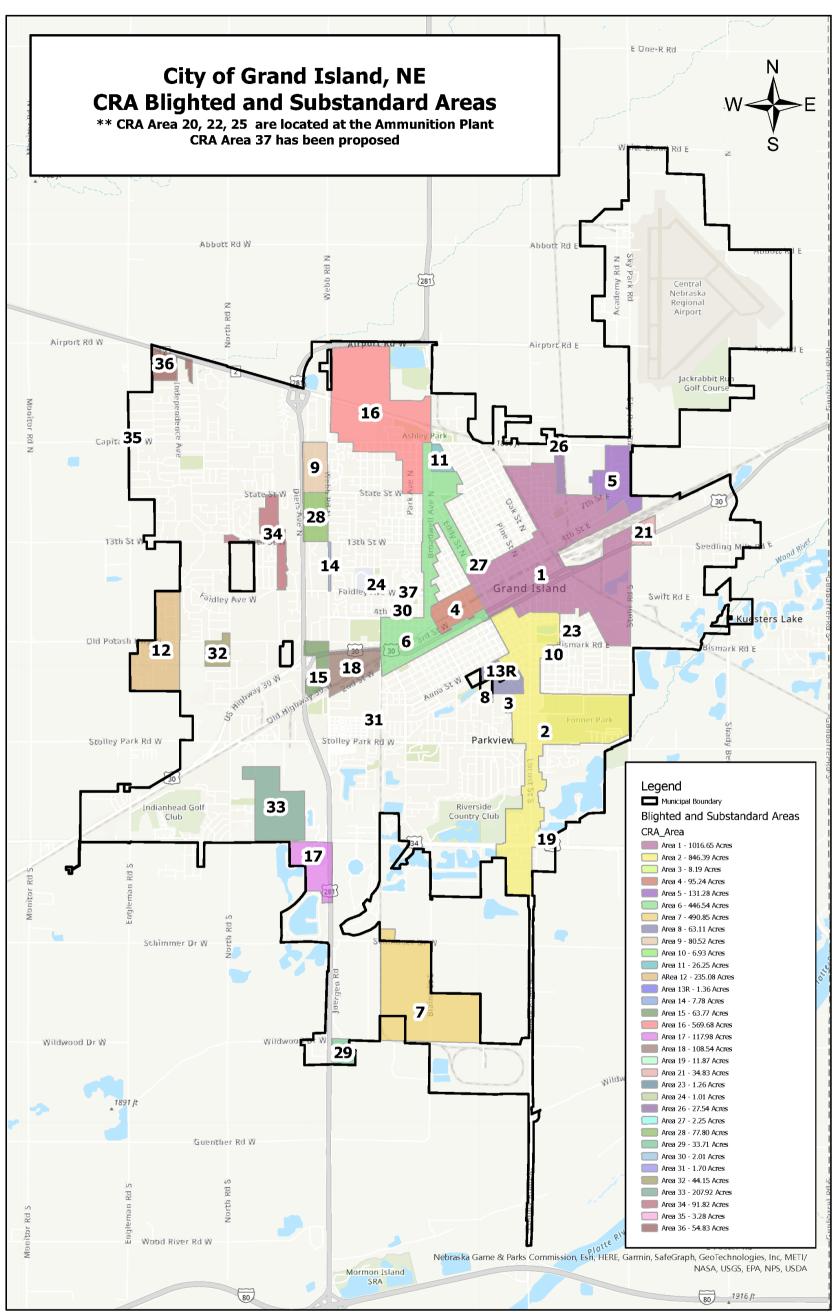
Commercial/Industrial Development

All TIF Projects Approved by the City of Grnad Island January 1, 2022 to December 31, 2022 CRA of Grand Island

			Approved	Projected		
Area	Project	Contract Date	Term	Redev. Cost	TIF Amount	Project Description
						142 units of housing a mix of single family detached, single family attached, row houses and one
36	Highland North	4/13/2022	12/31/2037	\$69,372,117	\$14,590,251	bedroom condominiums above commercial space and commercial development
1	Left Click Properties	4/13/2022	12/31/2037	\$386,614	\$71,629	Renovation of Commercial Office spaces
5	Procon Properties LLC - Capital & Sky Park		12/31/2037	\$4,420,456	\$1,476,259	
1	Artisans' Alley LLC - Bartenbach Building	2/9/2022	12/31/2037	\$1,867,800	\$522,064	12 Commercial Space with 10 Upper Story appartment units.
1	Nikodym	8/30/2022	12/31/2037	\$8,436,000	\$5,800,000	Publice infrastructure for 47 residential lots and to redevelop a Car Museum and Coffee Shop
36	Paramount Montana Ave	7/13/2022	12/31/2037	\$1,217,582	\$263,200	6 units of housing 3 duplexes
33	Legacy 34 2023	12/14/2022	12/31/2037	\$28,786,000	\$9,839,089	154 units of housing
6	Mesner	7/13/2022	12/31/2037	\$16,376,427	\$1,767,409	70 Units Townhoms
28	Conestoga Mall	12/27/2022	12/31/2042	\$221,584,842	\$26,257,000	New and remodeled commercial development as well as up 304 residential units

Mixed Use (Commercial and Housing) Housing

Commercial/Industrial Development



Path: P:\MXD_Files\ArcGIS_Pro\May1Report\May1Report.aprx Date Saved: 4/21/2023

Part 2

Areas with Projects:

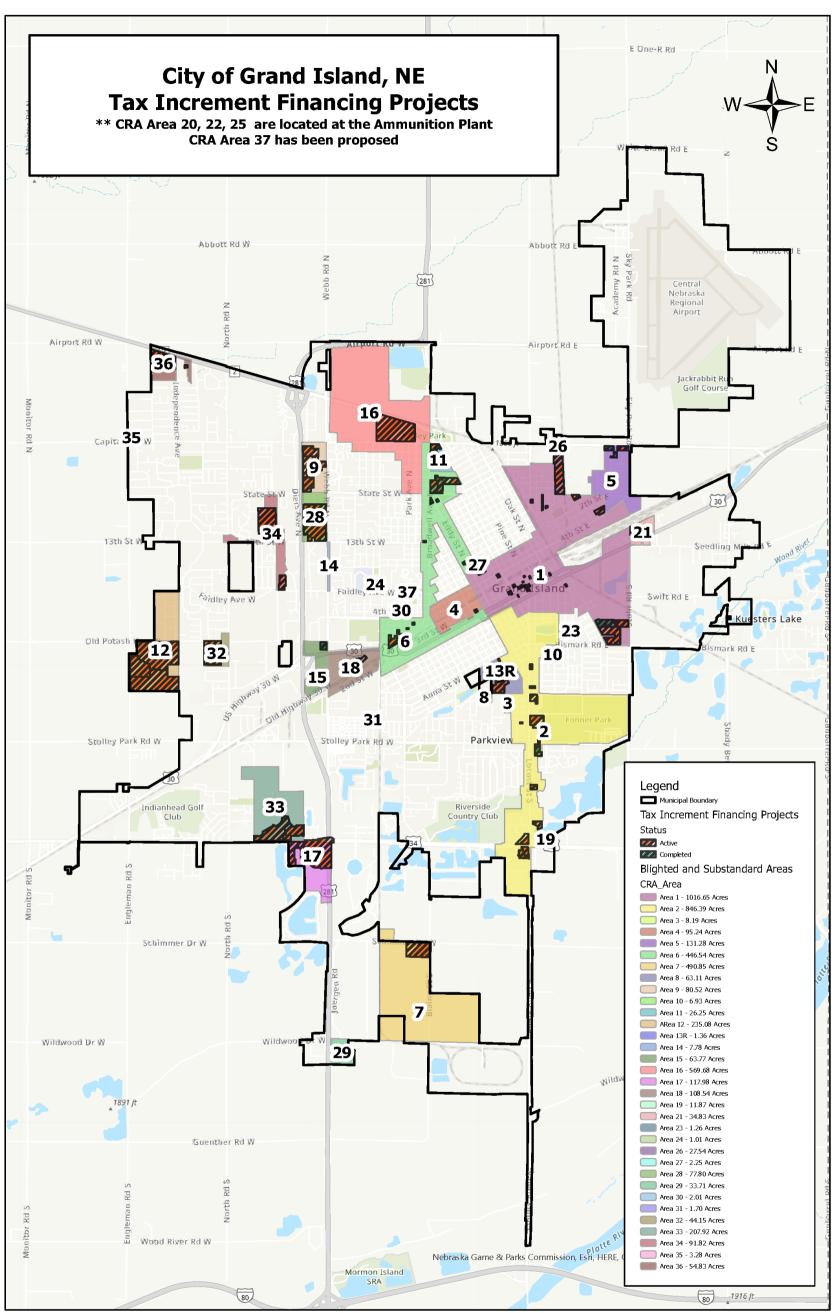
The attached map identifies the location of all of the TIF projects approved by the City of Grand Island. These divided into active and completed projects. The map shows a total of 91 projects 75 active and 16 completed. To date, projects have been approved in 226 of the 36 approved areas. Two of those projects were approved at the Cornhusker Army Ammunition Plant and are located in CRA Areas 20 & 25. The project in Area 15 for Bosselman Pump and Pantry was approved but has since been cancelled by the developer and is shown as completed.

See next page.

CRA Area	Plan Date	Acres	Active Projects	Completed Projects
1	November, 2000*	1016.65	26	6
2	November, 2000*	846.39	9	4
3	May, 2000	8.19		
4	November, 2000	95.24		1
5	October, 2004	131.28	2	2
6	November, 2007	446.53	10	2
7	January, 2007	490.85	1	
8	January, 2012	63.11	1	
9	March, 2019	80.52	3	
10	June, 2012	7	1	
11	June, 2012	26.25	1	
12	March, 2013	235.07	3	
13R	June, 2014	1.36		
14	July, 2013	7.78		
15	October, 2013	63.80		1
16	April, 2019	569.68	1	
17	March, 2015	117.98	3	
18	June, 2015	108.54	1	
19	December, 2015	11.87	1	
20**	August, 2016	262.95	1	
21	December, 2016	34.83	1	
22**	December, 2016	316.50		
23	June, 2016	1.26		
24	May, 2017	1.02		
25**	June,2017	12294.53	1	
26	February, 2018	27.54	1	
27	June, 2018	2.25		
28	October 2022	77.80	1	
29	March, 2019	33.71		
30	May, 2019	2.01		
31	July, 2020	1.70	1	
32	May 2021	44.15	1	
33	March 2021	207.92	2	
34	June 2021	91.82	2	
35	November 2021	3.30		
36	November 2021	54.83	2	
	Totals		75	16

* CRA Areas 1 and 2 were reevaluated and approved after statutory changes in 2000.

**CRA Areas 20, 22 & 25 are located at the Ammunition Plant



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There are 12 areas that have been approved without any projects, four of those areas were approved since 2018 and staff chose not to reevaluate any areas approved within the last five years. Included in the 12 areas are two areas, 4 and 15, that have had projects approved and completed or cancelled. Areas 4 and 15 do not have any active projects.

Area 3 is the oldest area without a project it was approved in 2000. This is a largely residential area located north of Barr Middle School between Hedde Street and Sylvan Street south of Fonner Park Road. The nature of the area has not improved dramatically since the original declaration. This area is comprised of an estimated 8.19 acres, representing less than 1% of the estimated 4912.08 acres of Grand Island that has been declared blighted and substandard. This area can still benefit from the blighted and substandard declaration if there are people that wish to do projects in the area.



CRA Area 3 in Orange

Area 4 has one completed project, Gentle Dental and no other projects. The area is generally located north of 2nd Street and south of 5th Street between Broadwell and Clark has not had significant improvements since it was declared blighted in 2000. This area is comprised of an estimated 95.24 acres, representing roughly 2% of the estimated 4912.08 acres of Grand Island that has been declared blighted and substandard. This area can still benefit from the blighted and substandard declaration if there are people that wish to do projects in the area.



CRA Area 4 in dark blue

Area 13R is a small area that has been completely redeveloped without the use of TIF. The area is generally located north of Phoenix Street between Adams and Lincoln. This area is comprised of an estimated 1.36 acres, representing less than 1% of the estimated 4912.08 acres of Grand Island that has been declared blighted and substandard. This area can still benefit from the blighted and substandard declaration if there are people that wish to do projects in the area.



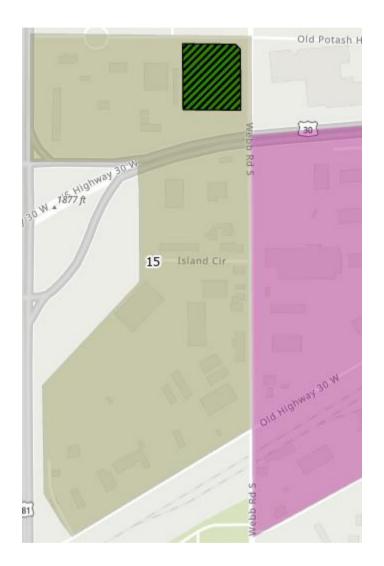
CRA Area 13R in purple

Area 14 located on the east side of Webb Road between Faidley Avenue and 13th Street has not had any projects completed and could still benefit from the blighted designation and redevelopment. Area 14 was approved in 2013. This area is comprised of an estimated an estimated 7.78 acres, representing less than 1% of the estimated 4912.08 acres of Grand Island that has been declared blighted and substandard. This area can still benefit from the blighted and substandard declaration if there are people that wish to do projects in the area.



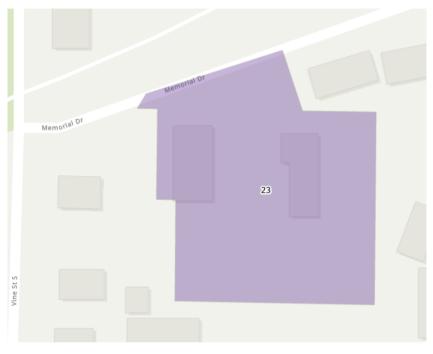
CRA Area 14 in Red

Area 15 between Old Potash Highway and Old Highway 30 and Webb Road and Highway 281 has had one project approved at the corner of Webb and Old Potash but the project did not move forward. This area could still benefit from the blighted designation and redevelopment. Area 15 was approved in 2013. This area is comprised of an estimated 63.77 acres, representing roughly 1.30% of the estimated 4912.08 acres of Grand Island that has been declared blighted and substandard. This area can still benefit from the blighted and substandard declaration if there are people that wish to do projects in the area.



CRA Area 15 in green

Areas 23 located south of Memorial Drive and east of Vine Street has not had any projects completed and could still benefit from the blighted designation and redevelopment. Area 23 was approved in 2016. This area is comprised of an estimated 1.26 acres, representing less than 1% of the estimated 4912.08 acres of Grand Island that has been declared blighted and substandard. This area can still benefit from the blighted and substandard declaration if there are people that wish to do projects in the area.



CRA Area 23 in purple

Areas 24 located south of 8th Street and east of Howard Ave has not had any projects completed and could still benefit from the blighted designation and redevelopment. Area 24 was approved in 2017. This area is comprised of an estimated 1.02 acres, representing less than 1% of the estimated 4912.08 acres of Grand Island that has been declared blighted and substandard. This area can still benefit from the blighted and substandard declaration if there are people that wish to do projects in the area.



CRA Area 24 in green

Area 29 was approved in 2020, with expectation of development. Within the last year development has occurred in this area utilizing the entire blighted and substandard area without the use of Tax Increment Financing to complete the project. It is unlikely that there will be any projects in this area that will benefit from the blighted designation. **Council should consider rescinding this designation because the area has been redeveloped and there are no active TIF projects.**



CRA Area 29 in green

Areas 27, 30, and 35 have all been approved since 2018 and should be reexamined if there are no projects approved in the area after 5 years of approval or if Grand Island exceeds 30% of its municipal limits declared blighted and substandard. It is likely that we will have projects in these areas in the near future and these areas should be evaluated individually in future years. These areas can still benefit from the blighted and substandard declaration if there are people that wish to do projects in the area.

The total area of all blighted and substandard areas without active TIF projects and not located at CAAP or within Area 29 is 186.16 acres or 3.79% of the estimated municipal limits.

CRA Areas without Active Projects and Staff Recommendation about Maintaining Those Areas as Blighted and Substandard

At this time, staff is only recommending that Council consider rescinding CRA Area 29. Areas with active projects cannot be rescinded and areas 20, 22, and 25 are located at the Cornhusker Army Ammunition Plant (CAAP). Areas 27, 30, and 35 have been approved in the last five years and more time should be given for development. The remaining older areas, 3, 4, 13R, 14, 15, 23 and 24 can still benefit from the blighted and substandard designation and staff is not recommending any changes in their status at this time.

Pos	Possible Action on Blighted Areas						
Area	Area Staff Recommendation						
3	3 Leave unchanged						
4	Leave unchanged						
13R	Leave unchanged						
14	Leave unchanged						
15	15 Leave unchanged						
23	23 Leave unchanged						
24	Leave unchanged						
29	29 Rescind						
All other areas have	e active projects and cannot be rescinded until						
those projects are	those projects are complete or are located at CAAP and do not						
impact the percent	impact the percent of property that can be declared blighted and						
substandard or	substandard or impact Grand Island property tax rates or						
	services.						

The City of Grand Island can declare up to 35% of the City as blighted and substandard. It takes approximately 195 acres to increase the blighted and substandard percentage by 1%. In order to provide flexibility and take advantage of unforeseen opportunities for development and/or redevelopment staff would recommend that the City retain a minimum buffer of 1,000 acres or about 5% of the municipal limits available to be declared blighted and substandard. Currently the city has 25.20% of the city declared blighted and substandard. Up to 940 acres of additional property can be declared blighted and substandard before crossing the 30% threshold.

The City of Grand Island, has approved 1 Extremely Blighted and Substandard study consisting of 1,199.10 acres across multiple existing CRA areas. Per State Statutes the City of Grand Island can remove the Extremely Blighted designated areas from the allowable percent than can be declared, leaving a total of 3,712.98 acres or 19.05% of the Grand Island municipal limits as blighted and substandard.

Projects That Will Likely Pay Off and Be Completed within the Next Three Years.

Based on the current tax rate and valuations staff is estimating that 9 of the 75 active TIF projects will pay off by December 31, 2028 and taxes equal to \$135,509.86 will be remitted to the taxing entities.

Project That Will Pay Off by December 2027								
Project	Estimated Yearly Taxes							
Poplar Street Water Project	\$ 33,807.97	2024	\$ 22,998.41					
Token Properties LLC (Carey St)	\$ 11,836.37	2024	\$ 8,451.04					
Tower 217	\$93,599.46	2024	\$51,038.20					
Arnold Wenn	\$ 12,074.40	2025	\$ 5,591.80					
Baker Development	\$ 11,459.76	2025	\$ 4,067.40					
Token Properties LLC	\$ 13,095.71	2026	\$ 3,247.62					
Auto One Inc.	\$ 55,240.35	2026	\$ 14,993.99					
Weinrich Developments (523 E. Division)	\$ 20,911.06	2026	\$ 6,643.38					
Habitat (St Paul Road)	\$ 29,290.66	2027	\$ 5,961.94					
Habitat (8th and Superior)	\$ 61,480.62	2027	\$ 12,516.08					
Total Taxes are Due to all Taxing Entities Ci 18%	\$135,509.86							