



# 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 sections. The first section contains all of the requirements 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 Areas with active projects cannot be repealed.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 that 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               |
|--------------------|----------------|-----------------|--------------------|
| <b>April 30</b>    | \$616,964,911. | \$767,751,574   | \$ \$1,091,135,724 |
| <b>May 1</b>       | \$616,964,911. | \$767,751,574   |                    |
| <b>December 31</b> | \$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. <https://tinyurl.com/GI-TIF-Projects>

All TIF Projects  
2022 Valuations from Assessor  
CRA of Grand Island

| Project Number | CRA Area | Project                                 | Contract Date | Base         | TIF Excess     | 2022 Valuation |
|----------------|----------|---|---------------|--------------|----------------|----------------|
| 1              | 1        | Yancey Hotel                            |               |              |                |                |
| 2              | 1        | GII**                                   | 12/15/1996    | \$ 9,561     |                | \$ 1,770,879   |
| 3              | 1        | GI Cherry Park, LTD. Two**              | 12/15/1998    | \$ 9,942     |                | \$ 1,423,813   |
| 4              | 4        | RSF LTD PARTNERSHIP (Gentle Dental)**   | 9/3/2002      | \$ 168,849   | \$ 265,541     | \$ 434,390     |
| 5              | 1        | PROCON (City Hall)                      | 9/1/2003      | \$ 189,234   | \$ 1,227,538   | \$ 1,416,772   |
| 6              | 1        | Walnut Housing, Inc                     | 7/28/2004     | \$ 107,150   | \$ 2,656,176   | \$ 2,763,326   |
| 7              | 5        | Bruns Pet Grooming                      | 3/1/2006      | \$ 61,959    | \$ 664,004     | \$ 725,963     |
| 8              | 2        | Girard Vet Clinic                       | 9/21/2006     | \$ 78,431    | \$ 559,669     | \$ 638,100     |
| 9              | 2        | Southeast Crossings                     | 11/15/2006    | \$ 232,159   | \$ 688,343     | \$ 920,502     |
| 10             | 5        | PROCON (Geddes St. Appts)               | 10/18/2007    | \$ 27,498    | \$ 1,570,545   | \$ 1,598,043   |
| 11             | 2        | South Pointe Development LLC            | 1/1/2009      | \$ 234,722   | \$ 4,215,786   | \$ 4,450,508   |
| 12             | 6        | Todd Enck                               | 1/1/2009      | \$ 20,467    | \$ 319,835     | \$ 340,302     |
| 13             | 6        | Casey's Store (Five Points)             | 3/19/2009     | \$ 172,713   | \$ 755,068     | \$ 927,781     |
| 14             | 2        | John Schulte Construction               | 3/2/2010      | \$ 63,684    | \$ 354,936     | \$ 418,620     |
| 15             | 1        | Pharmacy Properties, LLC                | 2/17/2010     | \$ 39,495    | \$ 653,394     | \$ 692,889     |
| 16             | 2        | Ken Ray, LLC                            | 7/1/2010      | \$ 856,619   | \$ 1,709,146   | \$ 2,565,765   |
| 17             | 1        | Poplar Street Water Project             | 4/21/2010     | \$ 1,148,828 | \$ 1,198,975   | \$ 2,347,803   |
| 18             | 6        | Skagway**                               | 5/5/2011      | \$ 2,252,800 | \$ 908,937     | \$ 3,161,737   |
| 19             | 6        | Arnold Wenn                             | 2/28/2012     | \$ 19,523    | \$ 278,865     | \$ 298,388     |
| 20             | 6        | Token Properties LLC                    | 12/15/2011    | \$ 14,507    | \$ 173,609     | \$ 188,116     |
| 21             | 2        | Stratford Plaza LLC (Howard Johnsons)   | 2/29/2012     | \$ 2,095,733 | \$ 1,629,891   | \$ 3,725,624   |
| 22             | 9        | EIG Grand Island LLC                    | 6/13/2012     | \$ 4,125,003 | \$ 4,490,433   | \$ 8,615,436   |
| 23             | 6        | 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      | \$ 393,355   |                | \$ 393,355     |
| 42             | 1        | Wing Properties Inc.                    | 5/11/2016     | \$ 71,384    | \$ 194,288     | \$ 265,672     |
| 43             | 19       | 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    | \$ 145,234     | \$ 212,834     |
|                |          | Talon Apartment (2020)                  |               | \$ 8,400.0   | \$ 1,520,193.0 | \$ 1,528,593   |
|                |          | Talon Apartment (2021)                  |               | \$ 25,466.0  | \$ 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             | 18       | Middleton                               | 9/24/2016     | \$ 886,524   | \$ 720,579     | \$ 1,607,103   |
| 47             | 6        | Think Smart ( 204 N. Carey)             | 3/15/2017     | \$ 8,400     | \$ 313,304     | \$ 321,704     |
| 48             | 1        | Peaceful Root (Brown Hotel 112 W. 2nd)  | 3/15/2017     | \$ 140,447   | \$ 246,380     | \$ 386,827     |
| 49             | 1        | Weinrich Developments (523 E. Division) | 8/9/2017      | \$ 39,149    | \$ 314,678     | \$ 353,827     |

Continued

| Project Number | CRA Area | Project                                       | Contract Date | Base          | TIF Excess        | 2022 Valuation   |
|----------------|----------|---|---------------|---------------|-------------------|------------------|
| 50             | 17       | Prataria Ventures (Hospital)                  | 9/26/2017     | \$ 67,588     | \$ 72,313,721     | \$ 72,381,309    |
|                |          | Prataria Ventures (MOB)                       |               | \$ 317,211    | \$ 10,285,880     | \$ 10,603,091    |
|                |          | Prataria Ventures (MOB 2)                     |               |               |                   |                  |
| 51             | 20       | O'Neill Wood Resources                        | 11/28/2017    | \$ 203,570    | \$ -              | \$ 203,570       |
| 52             | 1        | Hedde Building LLC (Hedde Building)**         | 9/12/2018     | \$ 101,218    | \$ 489,291        | \$ 590,509       |
| 53             | 1        | Urban Island LLC (320 N Pine)                 | 1/3/2018      | \$ 150,688    | \$ 332,704        | \$ 483,392       |
| 54             | 1        | Take Flight Development (209 W 3rd)           | 1/11/2018     | \$ 110,564    | \$ 269,065        | \$ 379,629       |
| 55             | 6        | Personal Automotive** Mendez Enterprises      |               | \$ 717,090    | \$ 160,815        | \$ 877,905       |
| 56             | 1        | Weinrich Developments (408 E 2nd)             | 4/11/2018     | \$ 8,712      | \$ 307,195        | \$ 315,907       |
| 57             | 12       | Copper Creek Phase 2 (The Guarantee Group)**  | 6/13/2018     | \$ 805,379    | \$ 14,474,384     | \$ 15,279,763    |
|                |          | Copper Creek Phase 2 2017 Lookback            |               | \$ 20,417     | \$ 3,666,895      | \$ 3,687,312     |
|                |          | Copper Creek Phase 2 2018 Lookback            |               | \$ 96,961     | \$ 5,256,994      | \$ 5,353,955     |
|                |          | Copper Creek Phase 2 2019 Lookback            |               | \$ 99,008     | \$ 2,787,062      | \$ 2,886,070     |
|                |          | Copper Creek Phase 2 2020 Lookback            |               | \$ 51,023     | \$ 4,031,697      | \$ 4,082,720     |
| 58             | 21       | Centrnl NE Truck Wash Inc                     | 8/8/2018      | \$ 158,551    | \$ 1,949,684      | \$ 2,108,235     |
| 59             | 2        | Grand Island Hotel LLC                        | 11/14/2018    | \$ 188,901    | \$ 5,363,338      | \$ 5,552,239     |
| 60             | 1        | Paramount Development LLC (Sears 2nd Floor)   | 12/12/2018    | \$ 88,101     | \$ 371,413        | \$ 459,514       |
| 61             | 26       | Orchard LLC/Hoppe Homes LP                    | 6/12/2019     | \$ 203,000    |                   | \$ 203,000       |
|                |          | Orchard LLC 2019 Lookback                     |               | \$ 22,397     | \$ 1,323,637      | \$ 1,346,034     |
|                |          | Orchard LLC 2021 Lookback                     |               | \$ 44,024     | \$ 1,047,746      | \$ 1,091,770     |
| 62             | 1        | Paramount Development LLC (Sears 1st Floor)   | 2/13/2019     | \$ 130,620    | \$ 713,384        | \$ 844,004       |
| 63             | 1        | Wing Properties Inc. 112 E 3rd St             | 3/14/2019     | \$ 95,976     | \$ 10,065         | \$ 106,041       |
| 64             | 1        | Rawr Holding LLC. 110 w 2nd St                | 3/14/2019     | \$ 90,702     | \$ 27,918         | \$ 118,620       |
| 65             | 1        | Amur Financial (Old Wells Fargo Buiding)      | 4/10/2019     | \$ 692,665    | \$ 1,140,593      | \$ 1,833,258     |
| 66             | 1        | Wald 12 Properties LLC Azure Development      | 5/10/2019     | \$ 100,943    | \$ 60,828         | \$ 161,771       |
| 67             | 1        | Starostka Contracting                         | 7/10/2019     | \$ 9,660      | \$ 648,616        | \$ 658,276       |
|                |          | Starostka Contracting 2021                    |               | \$ 57,872     | \$ 2,126,603      | \$ 2,184,475     |
| 68             | 12       | Copper Creek Phase 3                          | 11/18/2019    |               |                   | \$ -             |
|                |          | Copper Creek Phase 3 2020                     |               | \$ 20,711     | \$ 1,920,079      |                  |
|                |          | Copper Creek Phase 3 2021                     |               | \$ 79,413     | \$ -              |                  |
| 69             | 2        | Bosselman Kings Crossing                      | 1/15/2020     | \$ 210,195    | \$ 894,300        | \$ 1,104,495     |
| 70             | 17       | Prataria Prairie Commons Phase 2              | 2/10/2020     |               |                   | \$ -             |
|                |          | Prataria Prairie Commons Phase 2 Building 1   |               |               |                   | \$ -             |
|                |          | Prataria Prairie Commons Phase 2 Building 2   |               | \$ 114,283    | \$ 497,235        | \$ 611,518       |
|                |          | Prataria Prairie Commons Phase 2 Building 3   |               |               |                   |                  |
| 71             | 17       | Tabitha Grand Island Inc Prairie Comons Phs 3 | 3/18/2020     | \$ 790,002    | \$ 18,504,804     | \$ 19,294,806    |
| 72             | 1        | Paramount Development LLC (824 E 9th St)      | 5/13/2020     | \$ 59,787     | \$ 66,588         | \$ 126,375       |
| 73             | 25       | J & L Enterprises (CAAP Area 25)              | 9/23/2020     | \$ 63,150     | \$ 2,200,660      | \$ 2,263,810     |
| 74             | 2        | Southeast Commons                             | 1/13/2021     | \$ 314,544    | \$ 1,855,980      | \$ 2,170,524     |
| 75             | 6        | Miller Tire                                   | 6/9/2021      | \$ 191,354    | \$ 539,887        | \$ 731,241       |
| 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        | Living Waters                                 | 1/18/2023     |               |                   | \$ -             |
| 88             | 16       | White Lotus Group Pershing\Anderson           | 1/18/2023     |               |                   | \$ -             |
| 89             | 34       | KER Enterprises                               | Pending       |               |                   | \$ -             |
| 90             | 34       | Millenial Estates                             | 4/12/2023     |               |                   | \$ -             |
| 91             |          | JBA Ventures                                  | 4/12/2023     |               |                   | \$ -             |
|                |          |   |               | <b>2022</b>   |                   |                  |
|                |          |   |               | <b>Base</b>   | <b>TIF Excess</b> | <b>Valuation</b> |
|                |          |   |               | \$ 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

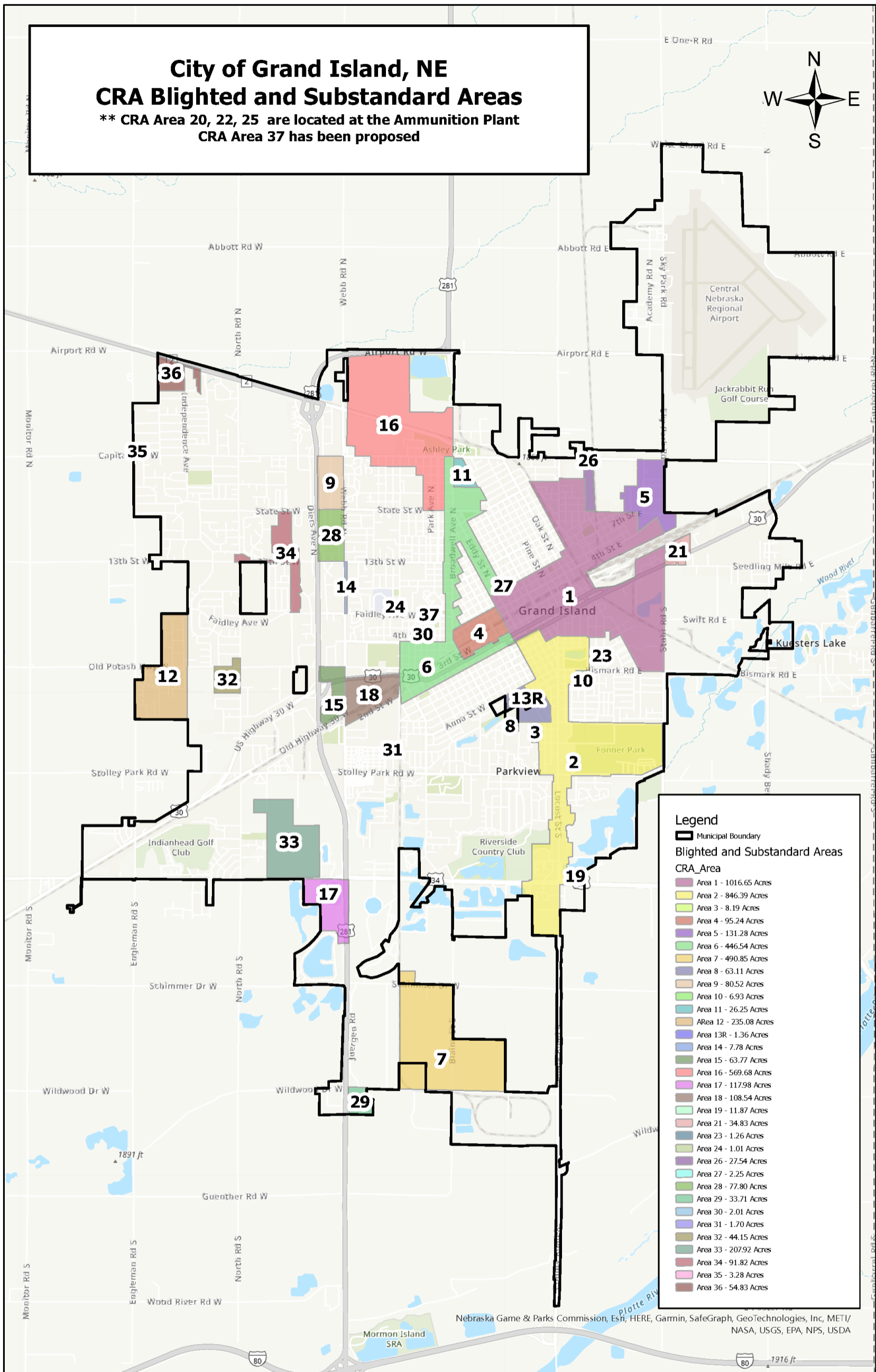
Commercial/Industrial Development



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

| Area | Project                                    | Contract Date | Approved Term | Projected Redev. Cost | TIF Amount   | Project Description   |
|------|--|---------------|---------------|-----------------------|--------------|---|
| 36   | Highland North                             | 4/13/2022     | 12/31/2037    | \$69,372,117          | \$14,590,251 | 142 units of housing a mix of single family detached, single family attached, row houses and one 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 apartment units.  |
| 1    | Nikodym                                    | 8/30/2022     | 12/31/2037    | \$8,436,000           | \$5,800,000  | Public 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:**

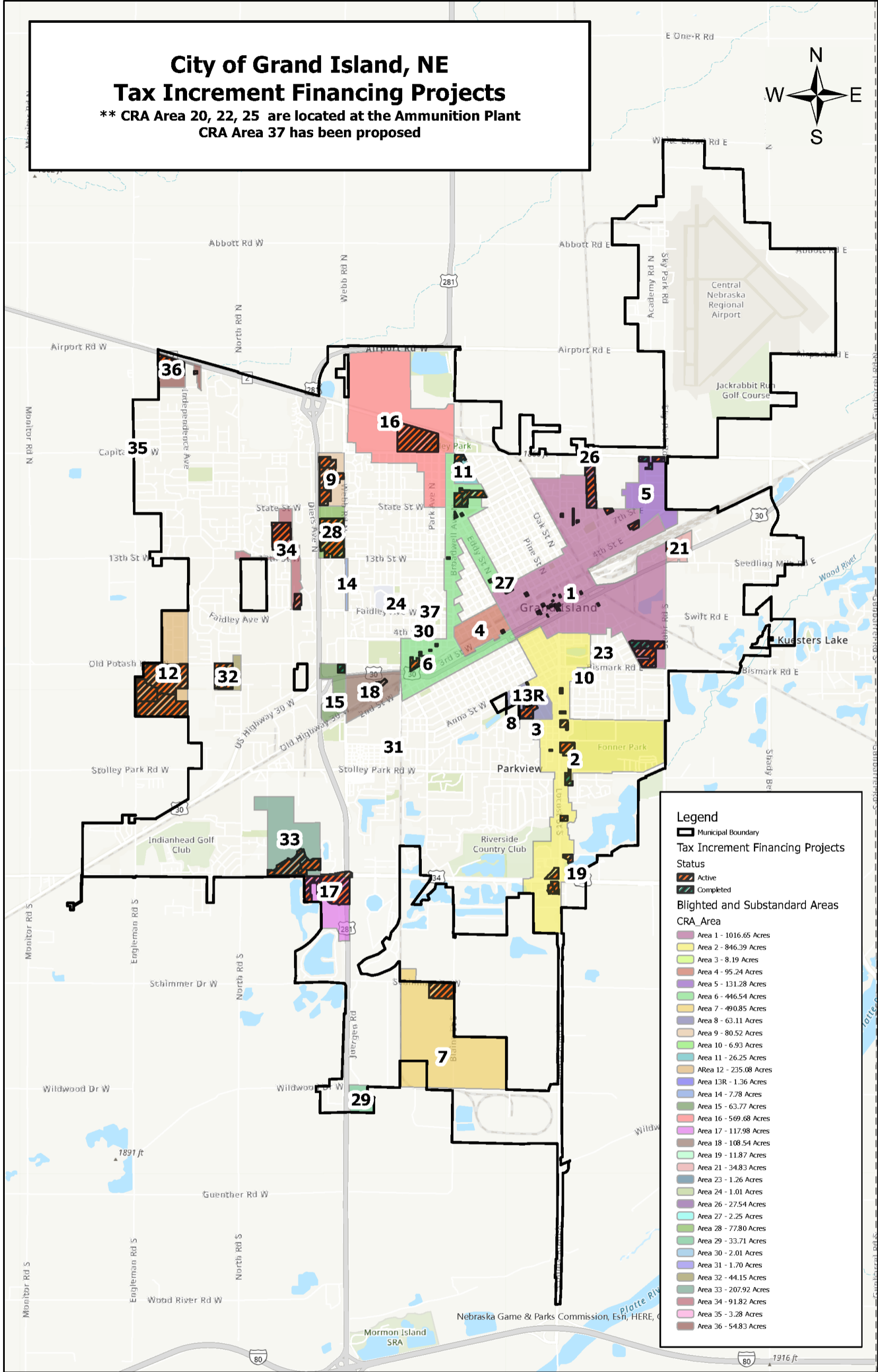
The attached map identifies the location of all of the TIF projects approved by the City of Grand Island. These divided into active and completed projects. The map shows a total of 91 projects 75 active and 16 completed. To date, projects have been approved in 226 of the 36 approved areas. Two of those 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               |                    |
| <b>Totals</b> |                 |          | 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



Path: P:\MXD\_Files\ArcGIS\_Pro\May1Report\May1Report.aprx Date Saved: 4/21/2023

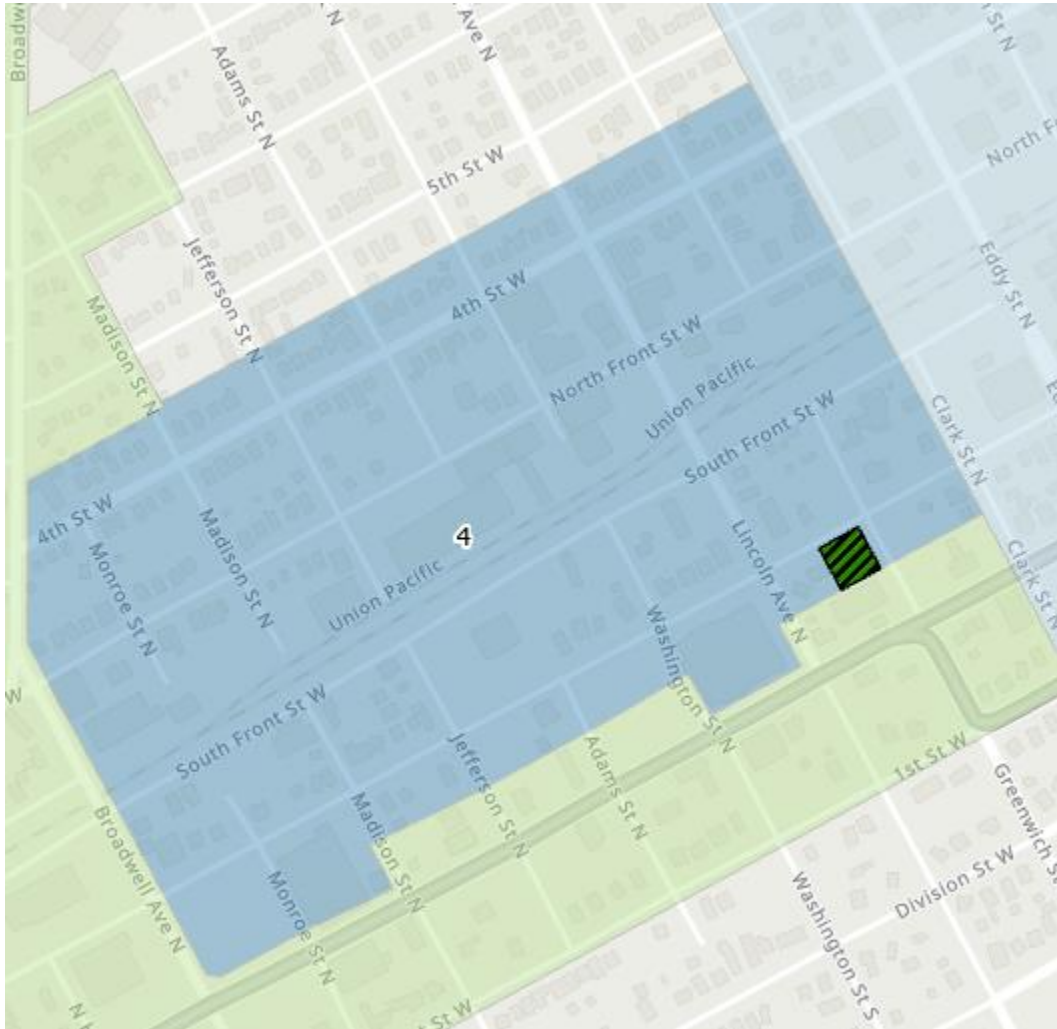
There are 12 areas that have been approved without any projects, four of those areas were approved since 2018 and staff chose not to reevaluate any areas approved within the last five years. Included in the 12 areas are two areas, 4 and 15, that have had projects approved and completed or cancelled.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

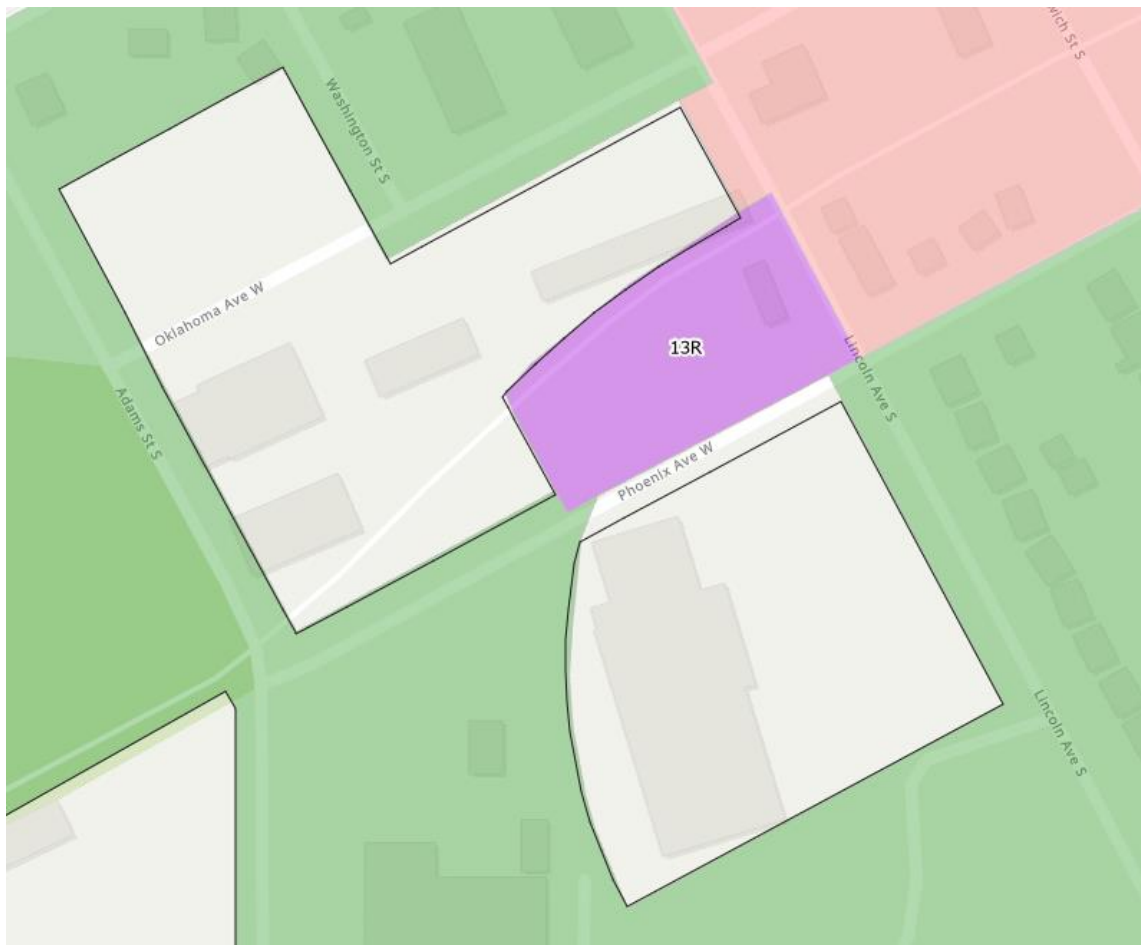
Area 4 has one completed project, Gentle Dental and no other projects. The area is generally located north of 2<sup>nd</sup> Street and south of 5<sup>th</sup> Street between Broadwell and Clark has not had significant improvements since it was declared blighted in 2000. This area is comprised of an 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

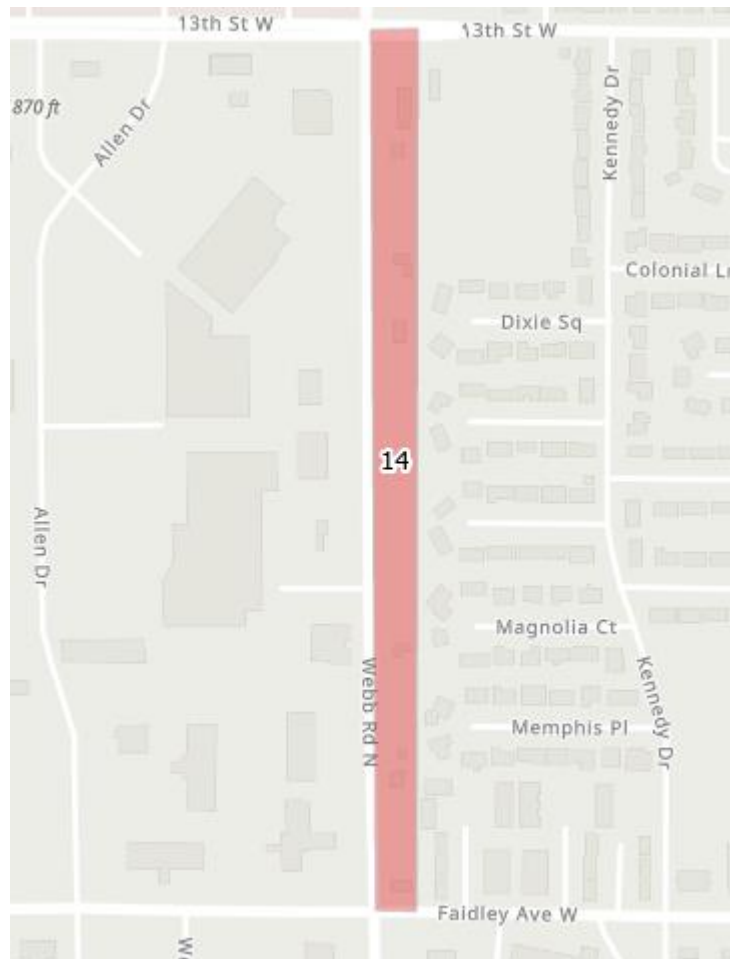


Area 13R is a small area that has been completely redeveloped without the use of TIF. The area is generally located north of Phoenix Street between Adams and Lincoln. This area is comprised of an estimated 1.36 acres, representing less than 1% of the estimated 4912.08 acres of Grand Island that has been 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.



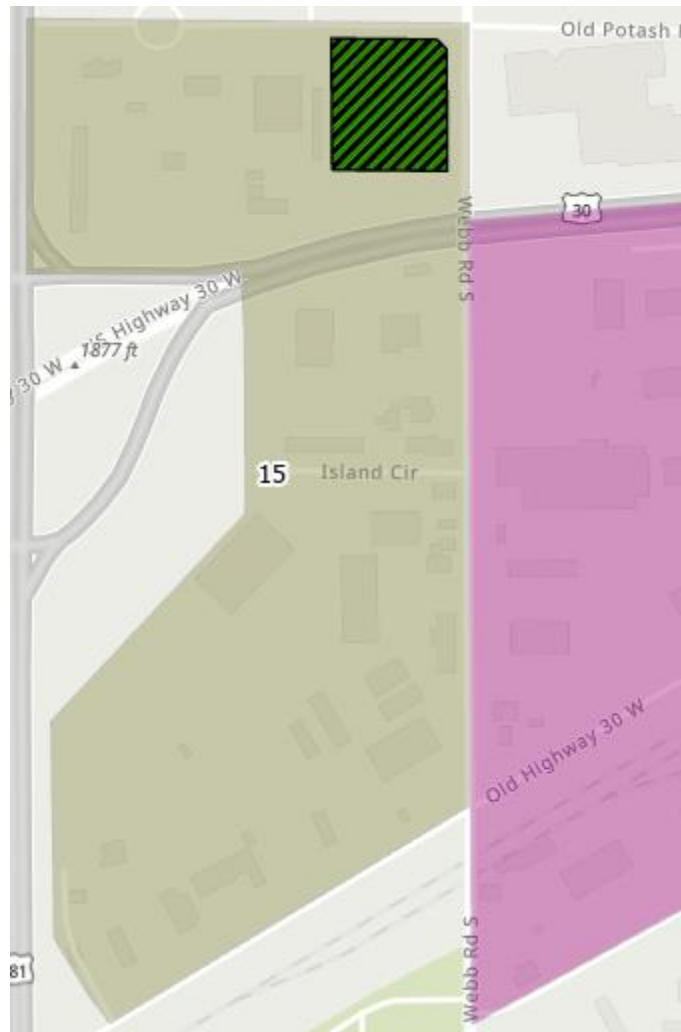
*CRA Area 13R in purple*

Area 14 located on the east side of Webb Road between Faidley Avenue and 13<sup>th</sup> 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 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.



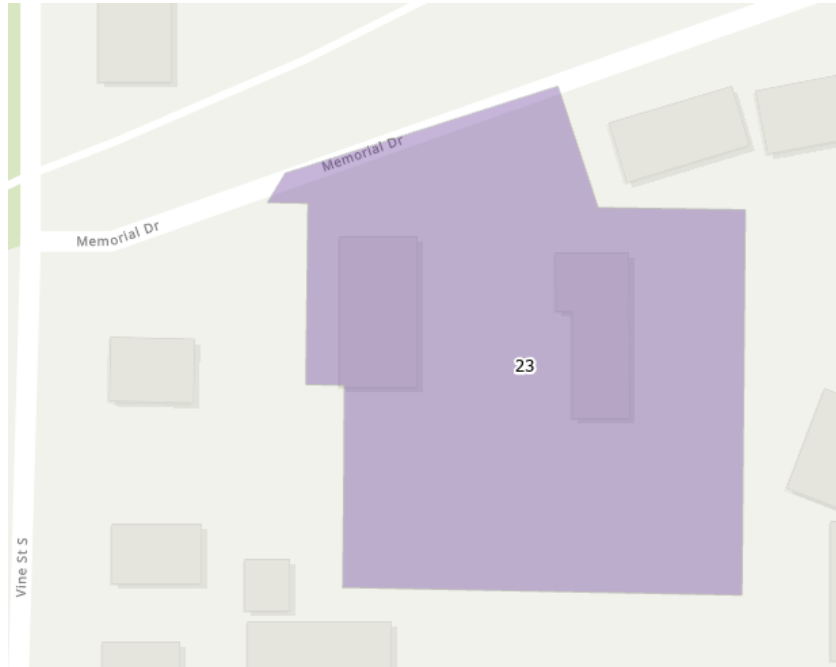
*CRA Area 14 in Red*

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.



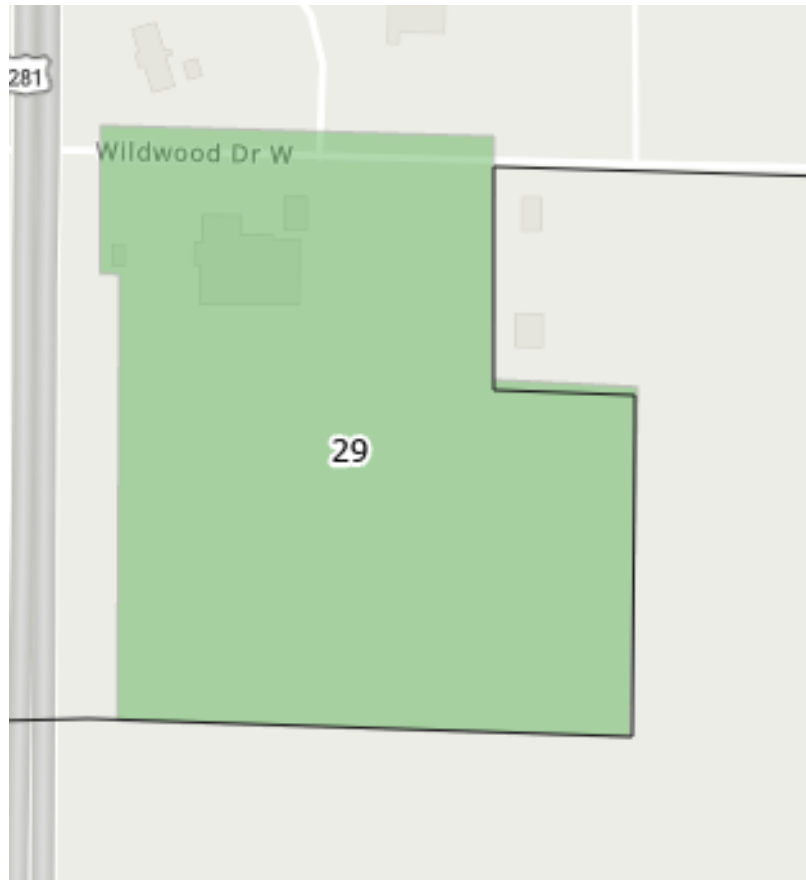
*CRA Area 23 in purple*

Areas 24 located south of 8<sup>th</sup> 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.

| Possible Action on Blighted Areas  |                      |
|--|----------------------|
| Area   | Staff Recommendation |
| 3  | Leave unchanged      |
| 4  | Leave unchanged      |
| 13R  | Leave unchanged      |
| 14   | Leave unchanged      |
| 15   | Leave unchanged      |
| 23   | Leave unchanged      |
| 24   | Leave unchanged      |
| <b>29</b>  | <b>Rescind</b>       |
| All other areas have active projects and cannot be rescinded until those projects are complete or are located at CAAP and do not impact the percent of property that can be declared blighted and 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.

| <b>Project That Will Pay Off by December 2027</b>                          |                              |                      |                               |
|--|------------------------------|----------------------|-------------------------------|
| <b>Project</b>   | <b>TIF to be Paid (2022)</b> | <b>Year Complete</b> | <b>Estimated Yearly Taxes</b> |
| 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 City Share is approximately 18% |                              |                      | \$135,509.86                  |