



Community Redevelopment Authority (CRA)

Wednesday, May 10, 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, May 10, 2023
Regular Meeting

Item A1

CRA Agenda - May 10, 2023 Meeting

Staff Contact:



COMMUNITY REDEVELOPMENT AUTHORITY

AGENDA
Wednesday, May 10, 2023
4 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of May 1, 2023 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Consideration of Life Safety Funding Requests
 - a. 118 W. 2nd Street Bartenbach Building
 - b. 315 N. Locust Office Net Building
7. Director's Report
 - a. May 1 Report
 - b. Preliminary Budget Discussions
8. Adjournment

Next Meeting June 14, 2023

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Wednesday, May 10, 2023

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting May1, 2023 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for April 1-30 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$283,266.50
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. CONSIDERATION OF LIFE SAFETY FUNDING REQUESTS

In March of this year the CRA received and accepted notification from a prior Life Safety grant recipient that they would not be utilizing the funds set aside for their project. This returned \$35,000 to the pool to be reallocated. The CRA has two applications for projects that are currently under construction that have asked for Life Safety Grant funding if it becomes available. The CRA has granted almost \$1,000,000 in funds from the City of Grand Island and from the CRA levy toward upper story residential projects that needed life safety improvements. The CRA has granted these at a rate of \$15,000 per 1 bedroom unit and \$20,000 per 2+ bedroom unit.

The two applications involved are for 118 W. 2nd Street, the Bartenbach Building and 315 N. Locust the Office Net Building. Both projects are underway. The Bartenbach application was received in October of 2021 at the same time as the TIF application and façade application. Both TIF and façade dollars have been committed to this project. The Office Net application was received in March of 23 after CRA learned that funds would again be available. The Office Net project has received a façade grant but did not request TIF. Both of these applications meet the requirement for the grant and neither project is complete at this time. In the past the CRA has given preference to the first application in. The CRA has the option to fund either of these projects with the full \$35,000 available, to split the money between the projects or to deny both and hold the funds for a project that has not started.

7. DIRECTOR'S REPORT.
The May 1 TIF report from the Planning Department to Council and other elected officials of taxing entities impacted by the use of TIF is included in this packet.

The 2023-24 Budget process will start in earnest in June. This is an opportunity for CRA Members to discuss preferences give direction to the staff regarding preparation of the next budget.

8. ADJOURNMENT

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item B1

Minutes - CRA - May 1, 2023 Minutes

Staff Contact:

AGENDA
Monday, May 1, 2023
1 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of April 12, 2023 Meeting.
3. Executive Session: Update from attorney's regarding the state of negotiations regarding the leasehold interest of Best Buy, Joann and AMC Theaters at the Conestoga Mall.
4. Consideration of authorizing condemnation action regarding lease hold interests of Best Buy, Joann and/or AMC Theaters at the Conestoga Mall.
5. Director's Report
6. Adjournment

Next Meeting May 10, 2023



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item B2

Draft Minutes - May 10, 2023

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 10, 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 May 10, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the May 3, 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, Sue Pirnie, Brian Mustion and Chris Schwieger. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Councilman Nickerson, Interim- City Administrator/City Attorney Laura McAloon, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the May 1, 2023 meeting was made by Mustion and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 4-0 (Truell was absent).

3. Review of Financials

Financial reports were reviewed by Brian Schultz.

A motion was made by Mustion and second by Pirnie to approve April 1- April 30, 2023 Financials. Upon roll call vote, all present voted aye. Motion carried 4-0. (Truell was absent)

4. Approval of Bills

A motion was made by Mustion and second by Schwieger to approve the bills for \$340,461.67. Upon roll call vote, all present voted aye. Motion carried 4-0. (Truell was absent)

5. Review of Committed Projects and CRA Properties

The committed projects and CRA projects were reviewed by Nabity.

3231 Ramada Rd – payment has been made. It is expected that the Bartenbach request will be complete for next month.

The units on the 3rd floor of the Hedde Building will be complete as soon as the elevator is installed. It is expected this week.

Façade Applications - Long John Silvers is the only façade application that has been received for the upcoming year. Several others have inquired about the program.

South Locust Property is still available.

6. Consideration of Life and Safety Funding Requests.

- a. 118 W. 2nd Street Bartenbach Building.
- b. 315 N. Locust Office Net Building

Nabity stated CRA has two applications for projects that are currently under construction. The Bartenbach Building application was received in October 2021 at the same time as the TIF application and façade application. The Office Net application was received in March of 2023 after CRA learned that funds would again be available. Nabity explained the CRA has the option to fund either of these projects with the full \$35,000 available, to split the money between the projects or to deny both and hold the funds for a project that has not started.

The board went into discussion. Chairman Gdowski asked if the board should take into consideration that past dollars are being reallocated from an old program. Nabity stated part of the budget discussion is representatives from Railside have asked to bring the Fire and Life Safety Program back due to interest rates and construction prices going up. Nabity explained if the board would potentially like to add the program back in the budget, a redevelopment plan approved by the City Council would be needed. Nabity also suggested extending the program to the 4th Street area.

A motion was made by Mustion and second by Schwieger to approve \$35,000 funding request to Bartenbach Building. Upon roll call vote, all present voted aye. Motion carried 4-0. (Truell was absent)

7. Director's Report

- a. **May 1, Report** The May 1 report was included in the packet and was sent to all of the required taxing entities.
- b. **Preliminary Budget Discussions** Based on the discussions regarding the life safety program earlier in the meeting this will be included in the budget with a request similar to that approved in 2014 or 15. The CRA will budget \$100,000 with a match from council of \$100,000 committed over the next 5 years. Façade grants will be budgeted for \$250,000 to \$300,000. Other projects will drop based on those. The CRA may consider an increase in the mil levy to accommodate these items. More details on the budget will be presented in June.

8. Adjournment

Meeting adjourned at 4:46 p.m.

Next Meeting June 14, 2023.

Respectfully Submitted,
Norma Hernandez

DRAFT



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item C1

Financials - April 2023

Staff Contact:

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

CONSOLIDATED	MONTH ENDED <u>April-23</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Beginning Cash	804,721		946,468		
REVENUE:					
Property Taxes - CRA	27,157	144,751	548,263	403,512	26.40%
Property Taxes - Lincoln Pool	8,102	35,582	197,340	161,758	18.03%
Property Taxes -TIF's	185,340	1,742,901	7,100,000	5,357,099	24.55%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	2,027	6,816	10,000	3,184	68.16%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	3,307	2,648,455	200,000	-	1324.23%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	<u>225,932</u>	<u>4,578,505</u>	<u>8,075,603</u>	<u>5,945,553</u>	56.70%
TOTAL RESOURCES	<u>1,030,653</u>	<u>4,578,505</u>	<u>9,022,071</u>	<u>5,945,553</u>	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	-	3,000	3,000	0.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	5,165	35,468	80,000	44,532	44.33%
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	16	197	500	303	39.32%
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	-	2,564,112	722,000	(1,842,112)	355.14%
Other Projects	-	-	250,000	250,000	0.00%
Bond Principal-TIF's	-	1,568,449	7,100,000	5,531,551	22.09%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	<u>5,181</u>	<u>4,586,814</u>	<u>9,003,640</u>	<u>4,416,826</u>	50.94%
INCREASE(DECREASE) IN CASH	220,752	(8,309)	(928,037)		
ENDING CASH	<u>1,025,472</u>	<u>(8,309)</u>	<u>18,431</u>	<u>-</u>	
CRA CASH	823,957				
TIF CASH	201,515				
Total Cash	<u>1,025,472</u>				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	MONTH ENDED <u>April-23</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	27,157	144,751	548,263	403,512	26.40%
Property Taxes - Lincoln Pool	8,102	35,582	197,340	161,758	18.03%
Interest Income	2,027	6,816	10,000	3,184	68.16%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	3,307	2,648,455	200,000	-	1324.23%
TOTAL	40,592	2,835,604	975,603	588,454	290.65%
GIRARD VET CLINIC 90000013					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GEDDES ST APTS-PROCON 90000014					
Property Taxes		31,247		(31,247)	
TOTAL	-	31,247	-	(31,247)	
SOUTHEAST CROSSING 90000015					
Property Taxes		-		-	
TOTAL	-	-	-	-	
POPLAR STREET WATER 90000016					
Property Taxes	2,014	3,195		(3,195)	
TOTAL	2,014	3,195	-	(3,195)	
CASEY'S @ FIVE POINTS 90000017					
Property Taxes		904		(904)	
TOTAL	-	904	-	(904)	
OUTH POINTE HOTEL PROJECT 90000018					
Property Taxes		2,224		(2,224)	
TOTAL	-	2,224	-	(2,224)	
TOKEN PROPERTIES RUBY 90000024					
Property Taxes		92		(92)	
TOTAL	-	92	-	(92)	
GORDMAN GRAND ISLAND 90000025					
Property Taxes		2,164		(2,164)	
TOTAL	-	2,164	-	(2,164)	
BAKER DEVELOPMENT INC 90000026					
Property Taxes		2,042		(2,042)	
TOTAL	-	2,042	-	(2,042)	
STRATFORD PLAZA INC 90000027					
Property Taxes		860		(860)	
TOTAL	-	860	-	(860)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	<u>MONTH ENDED</u> <u>April-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>
COPPER CREEK 2013 HOUSES 90000028					
Property Taxes	5,805	27,243		(27,243)	
TOTAL	5,805	27,243	-	(27,243)	
FUTURE TIF'S					
Property Taxes		-	7,100,000	7,100,000	
TOTAL	-	-	7,100,000	7,100,000	
CHIEF IND AURORA COOP 90000029					
Property Taxes		981		(981)	
TOTAL	-	981	-	(981)	
TOKEN PROP KIMBALL ST 90000030					
Property Taxes		97		(97)	
TOTAL	-	97	-	(97)	
GI HABITAT OF HUMANITY 90000031					
Property Taxes		171		(171)	
TOTAL	-	171	-	(171)	
AUTO ONE INC 90000032					
Property Taxes		383		(383)	
TOTAL	-	383	-	(383)	
EIG GRAND ISLAND 90000033					
Property Taxes		2,369		(2,369)	
TOTAL	-	2,369	-	(2,369)	
TOKEN PROPERTIES CARY ST 90000034					
Property Taxes	6,138	6,363		(6,363)	
TOTAL	6,138	6,363	-	(6,363)	
WENN HOUSING PROJECT 90000035					
Property Taxes		147		(147)	
TOTAL	-	147	-	(147)	
COPPER CREEK 2014 HOUSES 90000036					
Property Taxes	15,578	52,248		(52,248)	
TOTAL	15,578	52,248	-	(52,248)	
TC ENCK BUILDERS 90000037					
Property Taxes		105		(105)	
TOTAL	-	105	-	(105)	
SUPER MARKET DEVELOPERS 90000038					
Property Taxes	37,632	40,457		(40,457)	
TOTAL	37,632	40,457	-	(40,457)	
MAINSTAY SUITES 90000039					
Property Taxes		1,723		(1,723)	
TOTAL	-	1,723	-	(1,723)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	MONTH ENDED <u>April-23</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TOWER 217 90000040					
Property Taxes		650		(650)	
TOTAL	-	650	-	(650)	
COPPER CREEK 2015 HOUSES 90000041					
Property Taxes	3,373	25,228	-	(25,228)	
TOTAL	3,373	25,228	-	(25,228)	
NORTHWEST COMMONS 90000042					
Property Taxes		206,337	-	(206,337)	
TOTAL	-	206,337	-	(206,337)	
HABITAT - 8TH & SUPERIOR 90000043					
Property Taxes	349	1,001		(1,001)	
TOTAL	349	1,001	-	(1,001)	
KAUFMAN BUILDING 90000044					
Property Taxes		313		(313)	
TOTAL	-	313	-	(313)	
TALON APARTMENTS 90000045					
Property Taxes		93,572		(93,572)	
TOTAL	-	93,572	-	(93,572)	
VICTORY PLACE 90000046					
Property Taxes		101		(101)	
TOTAL	-	101	-	(101)	
THINK SMART 90000047					
Property Taxes		6,399		(6,399)	
TOTAL	-	6,399	-	(6,399)	
BOSELMAN HQ 90000048					
Property Taxes	76,291	78,314		(78,314)	
TOTAL	76,291	78,314	-	(78,314)	
TALON APARTMENTS 2017 90000049					
Property Taxes		105,190		(105,190)	
TOTAL	-	105,190	-	(105,190)	
WEINRICH DEVELOPMENT 90000050					
Property Taxes		166		(166)	
TOTAL	-	166	-	(166)	
WING WILLIAMSONS 90000051					
Property Taxes		103		(103)	
TOTAL	-	103	-	(103)	
HATCHERY HOLDINGS 90000052					
Property Taxes		4,153		(4,153)	
TOTAL	-	4,153	-	(4,153)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	<u>MONTH ENDED</u> <u>April-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>
FEDERATION LABOR TEMPLE 90000053					
Property Taxes		179		(179)	
TOTAL	-	179	-	(179)	
MIDDLETON PROPERTIES II 90000054					
Property Taxes		380		(380)	
TOTAL	-	380	-	(380)	
COPPER CREEK 2016 HOUSES 90000055					
Property Taxes		4,938		(4,938)	
TOTAL	-	4,938	-	(4,938)	
MENDEZ ENT LLC PHASE 1 90000056					
Property Taxes		416		(416)	
TOTAL	-	416	-	(416)	
EAST PARK ON STUHR 90000057					
Property Taxes		56,986		(56,986)	
TOTAL	-	56,986	-	(56,986)	
TAKE FLIGHT INVESTMENTS 90000058					
Property Taxes		142		(142)	
TOTAL	-	142	-	(142)	
RATARIA VENTURES HOSPITAL 90000059					
Property Taxes		768,197		(768,197)	
TOTAL	-	768,197	-	(768,197)	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC 90000061					
Property Taxes		176		(176)	
TOTAL	-	176	-	(176)	
PEACEFUL ROOT 90000062					
Property Taxes		130		(130)	
TOTAL	-	130	-	(130)	
TALON 2019 LOOKBACK 90000063					
Property Taxes		2,851		(2,851)	
TOTAL	-	2,851	-	(2,851)	
COPPER CREEK PH2 2019 LB 90000064					
Property Taxes		8,747		(8,747)	
TOTAL	-	8,747	-	(8,747)	
GRAND ISLAND HOTEL 90000065					
Property Taxes		2,830		(2,830)	
TOTAL	-	2,830	-	(2,830)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	<u>MONTH ENDED</u> <u>April-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>
PARAMOUNT OLD SEARS 90000066					
Property Taxes		196		(196)	
TOTAL	-	196	-	(196)	
CENTRAL NE TRUCK WASH 90000067					
Property Taxes		39,818		(39,818)	
TOTAL	-	39,818	-	(39,818)	
PRATARIA VENTURES MED OFF 90000068					
Property Taxes		5,427		(5,427)	
TOTAL	-	5,427	-	(5,427)	
TALON 2020 LB PHASE 4 90000069					
Property Taxes		29,846		(29,846)	
TOTAL	-	29,846	-	(29,846)	
STAROSTKA 5TH ST LB PH 1 90000070					
Property Taxes		342		(342)	
TOTAL	-	342	-	(342)	
COPPER CREEK PH 2 2020 LB 90000071					
Property Taxes		7,525		(7,525)	
TOTAL	-	7,525	-	(7,525)	
COPPER CREEK PH 3 2020 LB 90000072					
Property Taxes	5,419	7,847		(7,847)	
TOTAL	5,419	7,847	-	(7,847)	
HEDDE BUILDING 201 W 3RD 90000073					
Property Taxes		258		(258)	
TOTAL	-	258	-	(258)	
RAWR HOLDINGS 110 W 2ND 90000074					
Property Taxes		582		(582)	
TOTAL	-	582	-	(582)	
ORCHARD REDEV PROJ 90000075					
Property Taxes		698		(698)	
TOTAL	-	698	-	(698)	
AMUR RE OLD WELLS FARGO 90000076					
Property Taxes		602		(602)	
TOTAL	-	602	-	(602)	
WALD 12 PROPERTIES LLC 90000077					
Property Taxes	618	650		(650)	
TOTAL	618	650	-	(650)	
WING PROPERTIES 112 E 3RD ST 90000078					
Property Taxes		5		(5)	
TOTAL	-	5	-	(5)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	MONTH ENDED <u>April-23</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WEINRICH DEV 408 E 2ND ST 90000079					
Property Taxes		162		(162)	
TOTAL	-	162	-	(162)	
O'NEILL WOOD RESOURCES					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SE COMMONS - FONNERVIEW 90000081					
Property Taxes	14,332	22,246		(22,246)	
TOTAL	14,332	22,246	-	(22,246)	
PARAMOUNT 824 E 9TH ST 90000082					
Property Taxes		350		(350)	
TOTAL	-	350	-	(350)	
J&L WESTWARD ENT CAAP 90000083					
Property Taxes		2,092		(2,092)	
TOTAL	-	2,092	-	(2,092)	
MILLER TIRE 90000084					
Property Taxes		285		(285)	
TOTAL	-	285	-	(285)	
TALON 2021 LB PHASE 5 90000085					
Property Taxes		49,864		(49,864)	
TOTAL	-	49,864	-	(49,864)	
STAROSTKA 5TH ST 21 LB#2 90000086					
Property Taxes		1,462		(1,462)	
TOTAL	-	1,462	-	(1,462)	
PRATARIA PH 2 SUBPH 2 90000087					
Property Taxes		262		(262)	
TOTAL	-	262	-	(262)	
ORCHARD DEVELOPMENT 90000088					
Property Taxes		1,463		(1,463)	
TOTAL	-	1,463	-	(1,463)	
PARAMOUNT OLD SEARS 2 MAIN FL 90000089					
Property Taxes		376		(376)	
TOTAL	-	376	-	(376)	
BOSELMAN KINGS CROSSING 90000090					
Property Taxes	17,792	18,264		(18,264)	
TOTAL	17,792	18,264	-	(18,264)	
TABITHA 3490 EWOLDT ST 90000091					
Property Taxes		9,764		(9,764)	
TOTAL	-	9,764	-	(9,764)	
TOTAL REVENUE	225,932	4,578,505	8,075,603	5,945,553	56.70%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

EXPENSES	MONTH ENDED	2022-2023	2023	REMAINING	% OF BUDGET
	<u>April-23</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		-	3,000	3,000	0.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	5,165	35,468	80,000	44,532	44.33%
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	16	197	500	303	39.32%
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!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	370,000	370,000	0.00%
Building Improvement		2,564,112	722,000	(1,842,112)	0.00%
Other Projects		-	250,000	250,000	0.00%
TOTAL CRA EXPENSES	5,181	3,018,365	1,903,640	(1,114,725)	158.56%
GIRARD VET CLINIC 90000013					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GEDDES ST APTS - PROCON 90000014					
Bond Principal		32,078	-	(32,078)	
TOTAL	-	32,078	-	(32,078)	
SOUTHEAST CROSSINGS 90000015					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER 90000016					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CASEY'S @ FIVE POINTS 90000017					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
OUTH POINTE HOTEL PROJECT 90000018					
Bond Principal		2,224	-	(2,224)	
TOTAL	-	2,224	-	(2,224)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	<u>MONTH ENDED</u> <u>April-23</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY 90000019					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND 90000025					
Bond Principal		2,164	-	(2,164)	
TOTAL	-	2,164	-	(2,164)	
BAKER DEVELOPMENT INC 90000026					
Bond Principal		1,932	-	(1,932)	
TOTAL	-	1,932	-	(1,932)	
STRATFORD PLAZA LLC 90000027					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES 90000028					
Bond Principal		11,143	-	(11,143)	
TOTAL	-	11,143	-	(11,143)	
CHIEF IND AURORA COOP 90000029					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROP KIMBALL ST 90000030					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GI HABITAT FOR HUMANITY 90000031					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
AUTO ONE INC 90000032					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND 90000033					
Bond Principal		2,369	-	(2,369)	
TOTAL	-	2,369	-	(2,369)	
TOKEN PROP CARY STREET 90000034					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT 90000035					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES 90000036					
Bond Principal		29,882	-	(29,882)	
TOTAL	-	29,882	-	(29,882)	
TC ENCK BUILDERS 90000037					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	<u>MONTH ENDED</u> <u>April-23</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SUPER MARKET DEVELOPERS 90000038					
Bond Principal		57,647	-	(57,647)	
TOTAL	-	57,647	-	(57,647)	
MAINSTAY SUITES 90000039					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOWER 217 90000040					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES 90000041					
Bond Principal		21,856	-	(21,856)	
TOTAL	-	21,856	-	(21,856)	
NORTHWEST COMMONS 90000042					
Bond Principal		203,259	-	(203,259)	
TOTAL	-	203,259	-	(203,259)	
HABITAT - 8TH & SUPERIOR					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS 90000045					
Bond Principal		93,572	-	(93,572)	
TOTAL	-	93,572	-	(93,572)	
VICTORY PLACE					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
FUTURE TIF'S					
Bond Principal		-	7,100,000	7,100,000	
TOTAL	-	-	7,100,000	7,100,000	
THINK SMART 90000047					
Bond Principal		6,400	-	(6,400)	
TOTAL	-	6,400	-	(6,400)	
BOSELMAN HQ					
Bond Principal		2,023	-	(2,023)	
TOTAL	-	2,023	-	(2,023)	
TALON APARTMENTS 2017 90000049					
Bond Principal		108,040	-	(108,040)	
TOTAL	-	108,040	-	(108,040)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	MONTH ENDED <u>April-23</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WEINRICH DEVELOPMENT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING WILLIAMSONS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
HATCHERY HOLDINGS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
FEDERATION LABOR TEMPLE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
MIDDLETON PROPERTIES II					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		4,938	-	(4,938)	
TOTAL	-	4,938		(4,938)	
EAST PARK ON STUHR 90000057					
Bond Principal		56,986	-	(56,986)	
TOTAL	-	56,986		(56,986)	
TAKE FLIGHT INVESTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
RATARIA VENTURES HOSPITAL 90000059					
Bond Principal		768,197	-	(768,197)	
TOTAL	-	768,197		(768,197)	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PEACEFUL ROOT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LB 90000064					
Bond Principal		8,747	-	(8,747)	
TOTAL	-	8,747		(8,747)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	MONTH ENDED <u>April-23</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GRAND ISLAND HOTEL 90000065					
Bond Principal		2,830	-	(2,830)	
TOTAL	-	2,830		(2,830)	
PARAMOUNT OLD SEARS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
CENTRAL NE TRUCK WASH 90000067					
Bond Principal		38,790	-	(38,790)	
TOTAL	-	38,790		(38,790)	
PRATARIA VENTURES MED OFF 90000068					
Bond Principal		5,427	-	(5,427)	
TOTAL	-	5,427		(5,427)	
TALON 2020 LB PHASE 4 90000069					
Bond Principal		29,851	-	(29,851)	
TOTAL	-	29,851		(29,851)	
TAROSTKA 5TH ST LOOKBACK PHASE 1					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PHASE 2 '20 LB 90000071					
Bond Principal		7,525	-	(7,525)	
TOTAL	-	7,525		(7,525)	
COPPER CREEK PH 3 2020 LB 90000072					
Bond Principal		1,415	-	(1,415)	
TOTAL	-	1,415		(1,415)	
HEDDE BUILDING 201 W 3RD					
Bond Principal		-	-	-	
TOTAL	-	-		-	
RAWR HOLDINGS LLC 110 W 2ND ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
ORCHARD REDEVELOPMENT PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
MUR REAL ESTATE OLD WELLS FARGO					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WALD 12 PROPERTIES LLC OLD GREENB					
Bond Principal		-	-	-	
TOTAL	-	-		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2023

	MONTH ENDED <u>April-23</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WING PROPERTIES 112 2 3RD ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WEINRICH DEVELOPMENT 408 E 2ND ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
O'NEILL WOOD RESOURCES					
Bond Principal		-	-	-	
TOTAL	-	-		-	
SE COMMONS - FONNERVIEW 90000081					
Bond Principal		8,774	-	(8,774)	
TOTAL	-	8,774		(8,774)	
PARAMOUNT 824 E 9TH ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
J&L WESTWARD ENT CAAP 90000083					
Bond Principal		2,092	-	(2,092)	
TOTAL	-	2,092		(2,092)	
TALON 2021 LB PHASE 5 90000085					
Bond Principal		48,524	-	(48,524)	
TOTAL	-	48,524		(48,524)	
STAROSTKA 5TH ST 21 LOOKBACK #2					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PRATARIA PH 2 SUBPH 2 90000087					
Bond Principal		-	-	-	
TOTAL	-	-		-	
ORCHARD DEVELOPMENT 90000088					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PARAMOUNT OLD SEARS 2 MAIN FL 90000089					
Bond Principal		-	-	-	
TOTAL	-	-		-	
BOSELMAN KINGS CROSSING 90000090					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TABITHA 3490 EWOLDT ST 90000091					
Bond Principal		9,764	-	(9,764)	
TOTAL	-	9,764		(9,764)	
TOTAL EXPENSES	5,181	4,586,814	9,003,640	4,416,826	50.94%



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item D1

May 2023 CRA Bills

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY SPECIAL MEETING OF May 1, 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 May 1, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the April 25, 2023 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 1:00 p.m. The following members were present: Tom Gdowski, Jim Truell, 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, Mayor Steele and Councilman Mitch Nickerson

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the April 12, 2023 meeting was made by Mustion and second by Truell. Upon roll call vote, all present voted aye.
Motion carried. 4-0 (Pirnie was absent)

3. Executive Session: Update from attorney's regarding the state of negotiations regarding the leasehold interest of Best Buy, Joann and AMC Theaters at the Conestoga Mall

1:01 p.m.

A motion was made by Mustion and second by Schwieger to approve to go into executive session. Upon roll call vote, all present voted aye. Motion carried. 4-0 (Pirnie was absent)

Executive Session ended at 2:13 p.m.

A motion was made by Truell and second by Schwieger to end executive session. Upon roll roll call vote, all present voted aye. Motion carried. 4-0 (Pirnie was absent)

Attorney Greg Scaglione explained that he would be providing a synopsis of the negotiations that have occurred between Woodsonia and Best Buy, Joann, and AMC Theaters. He specified that his statements were on behalf of Woodsonia and not the CRA at this point. Mr. Scaglione went on to explain the negotiations involving the redeveloper and the 3 tenants. Woodsonia began trying to negotiate with all three tenants in September of 2022 while they were under contract to purchase the mall. They have continued to negotiate with Best Buy and Joann and are still negotiating at this time. They are currently waiting for responses to new leases that were sent to Best Buy and Joann last week. It was his recommendation that the CRA take no action at this time.

4. Consideration of authorizing condemnation action regarding lease hold interests of Best Buy, Joann, and/or AMC Theaters at the Conestoga Mall.

A motion was made by Mustion and second by Truell that the CRA Board take no action at this time. Upon roll call vote, all present voted aye. Motion carried 4-0. (Pirnie was absent)

6. Adjournment

Motion was made by Truell and second by Schwieger to adjourn. Upon roll call vote, all present voted aye. Motion carried 4-0. (Pirnie was absent)

Meeting was adjourned at 2:25 p.m.

Next Meeting May 10, 2023 at 4:00 p.m.

Respectfully Submitted,
Norma Hernandez



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item E1

CRA April 2023 Committed Projects

Staff Contact:

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2023 FY	2024 FY	2025 FY and Beyond	ESTIMATED COMP
Husker Harvest Days (11/14/17)	\$ 1,000,000.00	\$ -	\$ 200,000.00	\$ 800,000.00	Oct-27
Conestoga Marketplace-CRA (12/27/22)	\$ 4,000,000.00		\$ 200,000.00	\$ 3,800,000.00	FY2042
Conestoga Marketplace-GGI (1/10/23)	\$ 500,000.00	\$ -	\$ 500,000.00	\$ -	Dec-23
Conestoga Marketplace-City of GI	\$ 3,592,481.25	\$ -	\$ -	\$ 3,592,481.25	FY2025
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	\$ 9,832,481.25	\$ 740,000.00	\$ 900,000.00	\$ 8,192,481.25	
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
Total Committed F&L Safety Grant	\$ 330,000.00	\$ 330,000.00	\$ -	\$ -	

	BUDGET	2023	2023 LEFT
Life Safety Budgeted 2023	\$ 35,000.00		\$ 35,000.00
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	\$ 180,000.00
Balance		\$ 525,000.00	\$ 180,000.00

	BUDGET	PAID	LEFT
Building Improvements *	\$ 722,000.00	\$ 2,564,111.75	\$ (1,842,111.75)

*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

April 30, 2023



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item F1

Bartenbach Building - 118 W. 2nd Street

Staff Contact:



COMMUNITY REDEVELOPMENT AUTHORITY

Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name:

Gabe Coin and Cathryn Sack

Address: 3122 Brentwood Drive

Telephone No.: (402) 309-9935 or (308) 224-5123

Contact: _____

II. Legal Street Address of Project Site:

original town w 1/3 LT 6³ ALL LT 5 BLK 66

III. Present Ownership of Project Site: Peaceful Root LLC

Pending sold to applicant.

IV. Proposed Project: Describe in detail; attach plans and specifications:

Proposed Number of Upper Story 1 Bedroom Units

8

Proposed Number of Upper Story 2+ Bedroom Units

2

Other Info:

V. Building Details

A. Actual Purchase Price	\$ <u>541,700.00</u>
B. Assessed Value of Property	\$ <u>340367.00</u>
C. When Acquired	<u>11-04-2021</u>
D. Number of Floors	<u>3</u>
E. Square Footage of Building	<u>18955</u>
F. Current Use of Building	
	<u>demolition - 2nd & 3rd floor</u>
	<u>light retail & vacant - first floor</u>

VI. Construction Costs

A. Total Estimated Renovation or Building Costs	\$ _____
B. Estimated Cost of Life Safety Improvements:	
Fire Sprinklers	\$ <u>75000-</u>
Exiting	\$ <u>140000-</u>
Electric Upgrades	\$ <u>100000-</u>
Water Upgrades for Sprinklers	\$ <u>75000-</u>
C. Other Construction Costs:	
First Floor Renovation	\$ <u>75000-</u>
Second Floor Renovation (includes itemized listed on this page)	\$ <u>400000-</u>
Third Floor Renovation	\$ <u>0</u>
Fourth Floor Renovation	\$ <u>0</u>
Basement Renovation	\$ <u>40000-</u>
Roof	\$ <u>60000-</u>
Heating and AC	\$ <u>120000-</u>
Façade Improvements/Maintenance	\$ <u>150000-</u>
Other Construction Costs	
<u>alley and other grounds</u>	<u>\$50000-</u>

VII. Source of Financing:

Developer Equity: \$ 0
Commercial Bank Loan: \$ 1,500,000
Historic Tax Credits: \$ 0
Tax Increment Financing: \$ pending approval
Low Income Tax Credits \$ 0
Other (Describe _____) \$ _____

VIII. Name & Address of Architect, Engineer and General Contractor:

Architect: Stacy Spotanski, 724 W Hedde St #4, Grand Island,
NE 68801
Structural Engineer: Mike Spilnek, Olsson Associates, 201
E. 2nd St., Grand Island, NE 68801
General Contractor: Gabe Coin, Coin Construction, 3122 Brentwood
Drive, Grand Island, NE 68801

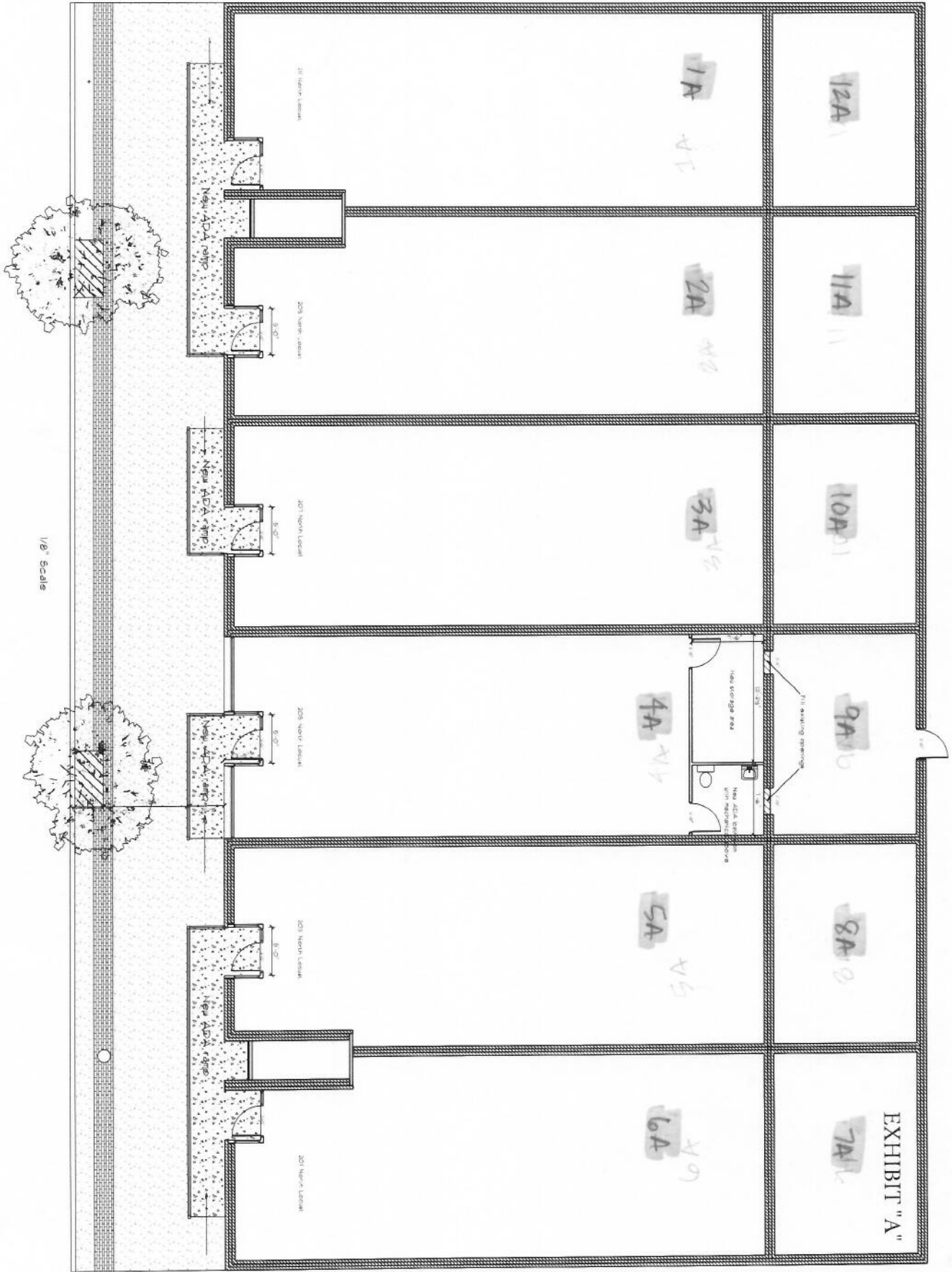
IX. Project Construction Schedule:

A. Construction Start Date: NOV 4 2021 or when approved
B. Construction Completion Date: NOV 4 2022

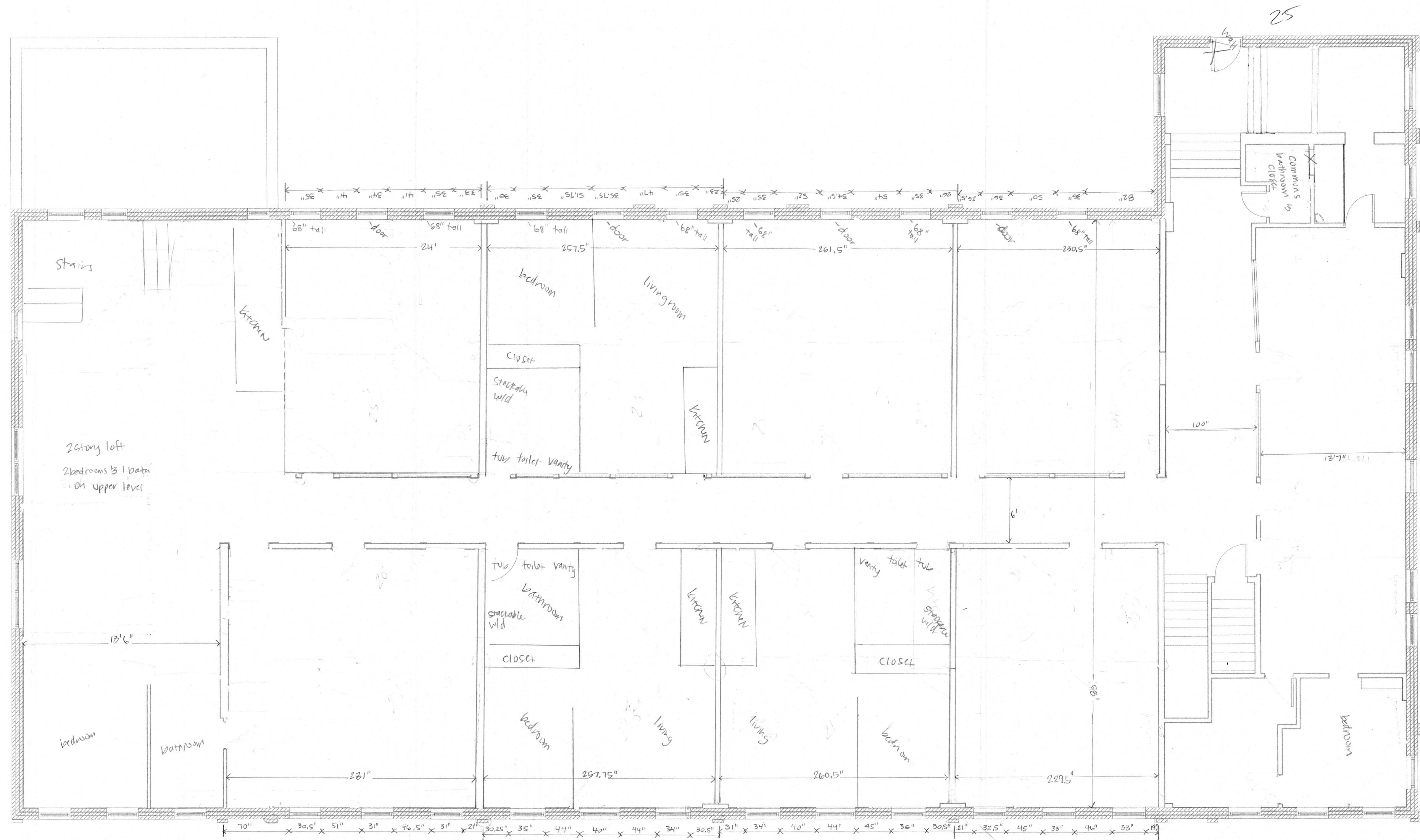
Grant Notes:

The CRA may grant up to \$20,000 per new upper story 2+bedroom unit and \$15,000 per new upper story 1 bedroom unit. The final amount will be determined upon approval of the grant and is at the discretion of the CRA. Applications for this program may be submitted up to for the next fiscal year (Beginning October 1) on or after July 1. Applications will be considered in the order received. Only complete applications will be considered for approval. Applications must be submitted at least 30 days prior to the meeting during which they will be considered for approval.

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



Garage/ Yoga Building



SECOND FLOOR PLAN
3/16" = 1'-0"

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 FINISHED FACE 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. 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
 724 W. Maple St. Ft. Grove, Maine, NE 05007
 (207) 850-8186 spotanski@spotanski.net

OWNER: PEACEFUL ROOTS, LLC

SHEET TITLE:
 PROJECT DESCRIPTION:
 BARTENBACH'S BUILDING RENOVATIONS
 GRAND ISLAND, NE.

DRAWN BY:
 SPOTANSKI

PLAN DATE:
 05-02-2018

PLOT DATE:
 05-02-2018

SHEET:



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item F2

Office Net Building - 315 N. Locust

Staff Contact:



Fire and Life Safety Grant Program Application

Project Redeveloper Information

- I. Applicant Name: EBMT Properties LLC
- II. Address: 4139 Sandalwood Drive, Grand Island, NE 68803
- III. Telephone No.: 308-379-3609
- IV. Contact: Jim Pirnie
- V. Legal Street Address of Project Site:
313-315 N Locust Street, Grand Island, NE 68801
- VI. Present Ownership of Project Site: EBMT Properties LLC
- VII. Proposed Project: Describe in detail; attach plans and specifications:

Proposed Number of Upper Story 1 Bedroom Units 0

Proposed Number of Upper Story 2+ Bedroom Units 5

Other Info:

5 – 3 bedroom 2 bath upper story apartments and 1 – one bedroom ADA
apartment on main floor

See attached drawings

V. Building Details

A. Actual Purchase Price	\$ <u>250,000</u>
B. Assessed Value of Property	\$ <u>2,300,000</u>
C. When Acquired	<u>4/25/22</u>
D. Number of Floors	<u>2</u>
E. Square Footage of Building	<u>6325</u>
F. Current Use of Building	
<u>Vacant – under construction. Previous OfficeNet.</u>	
<u> </u>	
<u> </u>	

VI. Construction Costs

A. Total Estimated Renovation or Building Costs	\$ <u>2,217,952</u>
B. Estimated Cost of Life Safety Improvements:	
Fire Sprinklers	\$ <u>132,000</u>
Exiting	\$ <u> </u>
Electric Upgrades	\$ <u>180,000</u>
Water Upgrades for Sprinklers	\$ <u>18,000</u>
C. Other Construction Costs:	
First Floor Renovation	\$ <u>1,067,952</u>
Second Floor Renovation	\$ <u>1,000,000</u>
Third Floor Renovation	\$ <u> </u>
Fourth Floor Renovation	\$ <u> </u>
Basement Renovation	\$ <u> </u>
Roof	\$ <u> </u>
Heating and AC	\$ <u>25,000</u>
Façade Improvements/Maintenance	\$ <u>150,000</u>
Other Construction Costs	
<u> </u>	
<u> </u>	
<u> </u>	
<u> </u>	

VII. Source of Financing:

Developer Equity: \$ 750,000
Commercial Bank Loan: \$ 1,500,000
Historic Tax Credits: \$ _____
Tax Increment Financing: \$ applying soon upstairs apartments
Low Income Tax Credits \$ _____
Other (Describe _____) \$ _____

VIII. Name & Address of Architect, Engineer and General Contractor:

Facade/Whitebox/Fire Sprinkler – Fox Construction, 80 Ponderosa Drive, Grand Island NE, 68803

Facade Architect - CMBA Architects, 208 N Pine Street, Grand Island, NE 68801

1st/2nd Floor Architect – Spotanski Creative Building Design and Drafting, 1811 W 2nd Street Suite #296, Grand Island, NE 68803

IX. Project Construction Schedule:

A. Construction Start Date: Facade has started, Sprinklers dependent on Grant, 1st floor remodel in progress, 2nd floor 2024

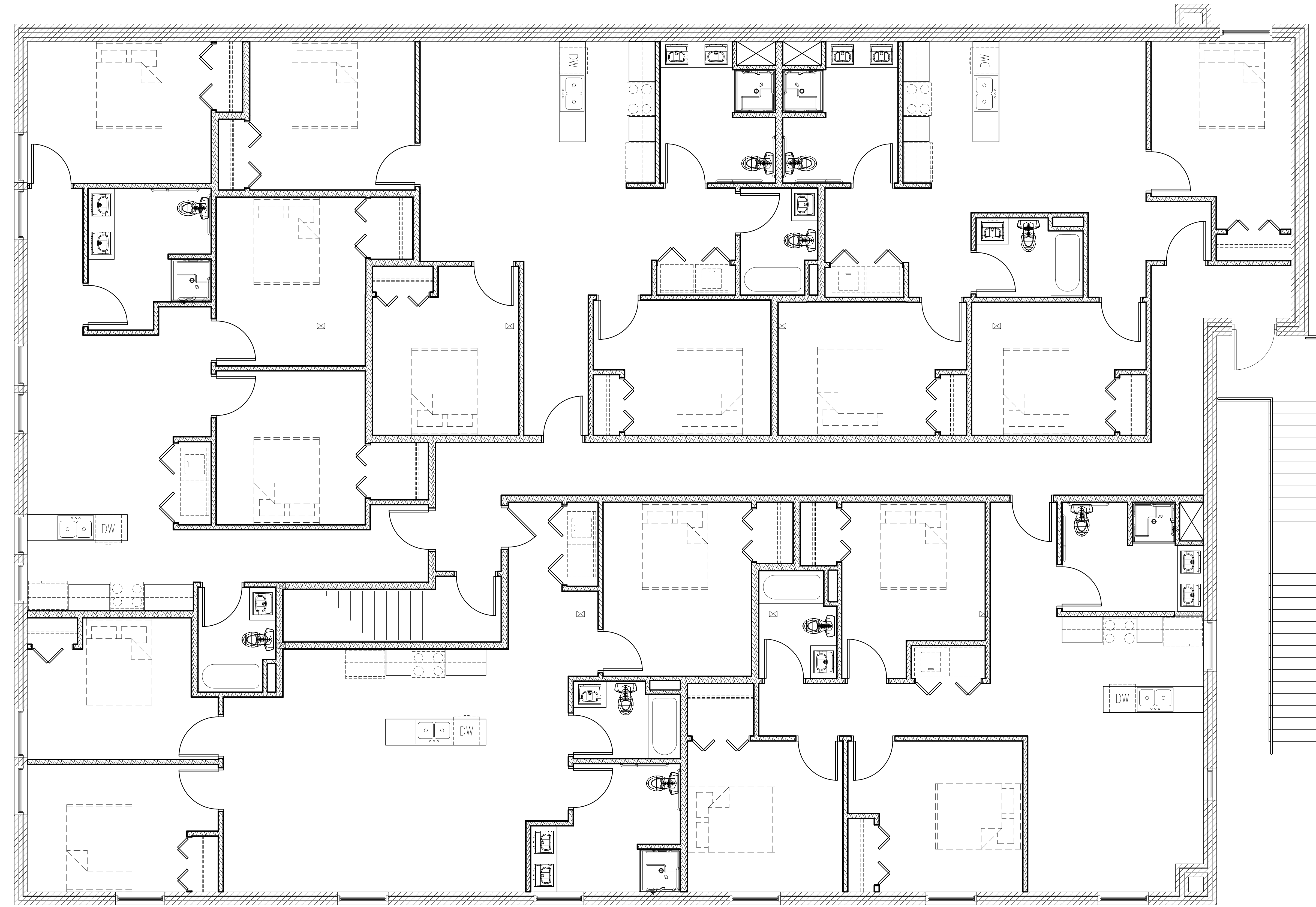
B. Construction Completion Date: Building completed by Fall of 2025

Grant Notes:

The CRA may grant up to \$20,000 per new upper story 2+bedroom unit and \$15,000 per new upper story 1 bedroom unit. The final amount will be determined upon approval of the grant and is at the discretion of the CRA. Applications for this program may be submitted up to for the next fiscal year (Beginning October 1) on or after July 1.

Applications will be considered in the order received. Only complete applications will be considered for approval. Applications must be submitted at least 30 days prior to the meeting during which they will be considered for approval.

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



SECOND FLOOR PLAN

GENERAL NOTES

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY. IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5 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 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, LLC 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.

DATE:	
REVISION:	

INFORMATION CONTAINED WITHIN THIS DOCUMENT IS THE PROPERTY OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC IS PROHIBITED.

Spotanski Creative Building Design & Drafting, LLC
STACY J. SPOTANSKI

OWNER: EBMAT PROPERTIES, LLC
4139 SANDALWOOD DR.
GRAND ISLAND, NE. 68801

SHEET TITLE: SECOND FLOOR PLAN
PROJECT DESCRIPTION: RENOVATIONS FOR
315 N. LOCUST ST.
GRAND ISLAND, NE. 68801

DRAWN BY:
S. SPOTANSKI

PLAN DATE:
03-21-2023

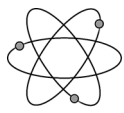
PLOT DATE:
03-21-2023

SHEET:

A1.03

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





February 10, 2023

RE: Electrical Proposal
315 N. Locust St.
Grand Island, NE

Middleton Electric Inc. is pleased to offer pricing for electrical installation on the above referenced project provided as follows:

First Floor (3 commercial spaces, 1 apartment): \$ 40,363.00

- Utilize existing 400 amp meter center
- Four panels with breakers (3 commercial panels, 1 apartment panel)
- Supply and install light fixtures and exit lights
- All light switches and receptacles
- Electrical wiring for HVAC equipment

Second Floor (5 apartments): \$ 110,435.00

- Upgrade existing meter center to new 800 amp meter center
- Six panels with breakers (5 apartment panels, 1 house panel)
- Supply and install can/recessed lights
- Supply and install exit/emergency lights in the corridor
- Install all other owner supplied lights
- Supply and install bathroom exhaust fans (venting by HVAC)
- All light switches and receptacles
- All smoke detectors
- Phone/data/TV wiring
- Electrical wiring for kitchen appliances
- Electrical wiring for HVAC equipment
- Electrical wiring for water heaters
- Electrical wiring for washers and dryers

Facade: \$ 2,144.00

- Installation of owner supplied lights
- Supply and install time clock and photocell

** Proposal does not include fire alarm system. Can be added if required by City of GI **

Sincerely,

Matt Middleton

Grand Island Office:
2716 W Old Hwy 30
Grand Island, NE 68803
Phone (308) 382-2550
Fax (308) 382-3442



Kearney Office:
2105 East Ave
Kearney, NE 68848
Phone (308) 238-0555
Fax (308) 238-5098

Jim Pirnie

From: BRIAN FOX <BFOX308@msn.com>
Sent: Sunday, March 19, 2023 8:56 AM
To: Jim Pirnie
Subject: [External Sender] Fire Sprinkler at Officenet

My quote for a new fire sprinkler system at 315 N Locust includes all materials, labor, and permits.

Fire Sprinkler install \$114,000.00
New water supply line for sprinkler \$18,000.00
Total install cost \$132,000.00

Brian Fox
Fox Construction

Sent from my U.S. Cellular® Tablet
Get [Outlook for Android](#)



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
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. <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			\$ -
				2022		
				Base	TIF 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)

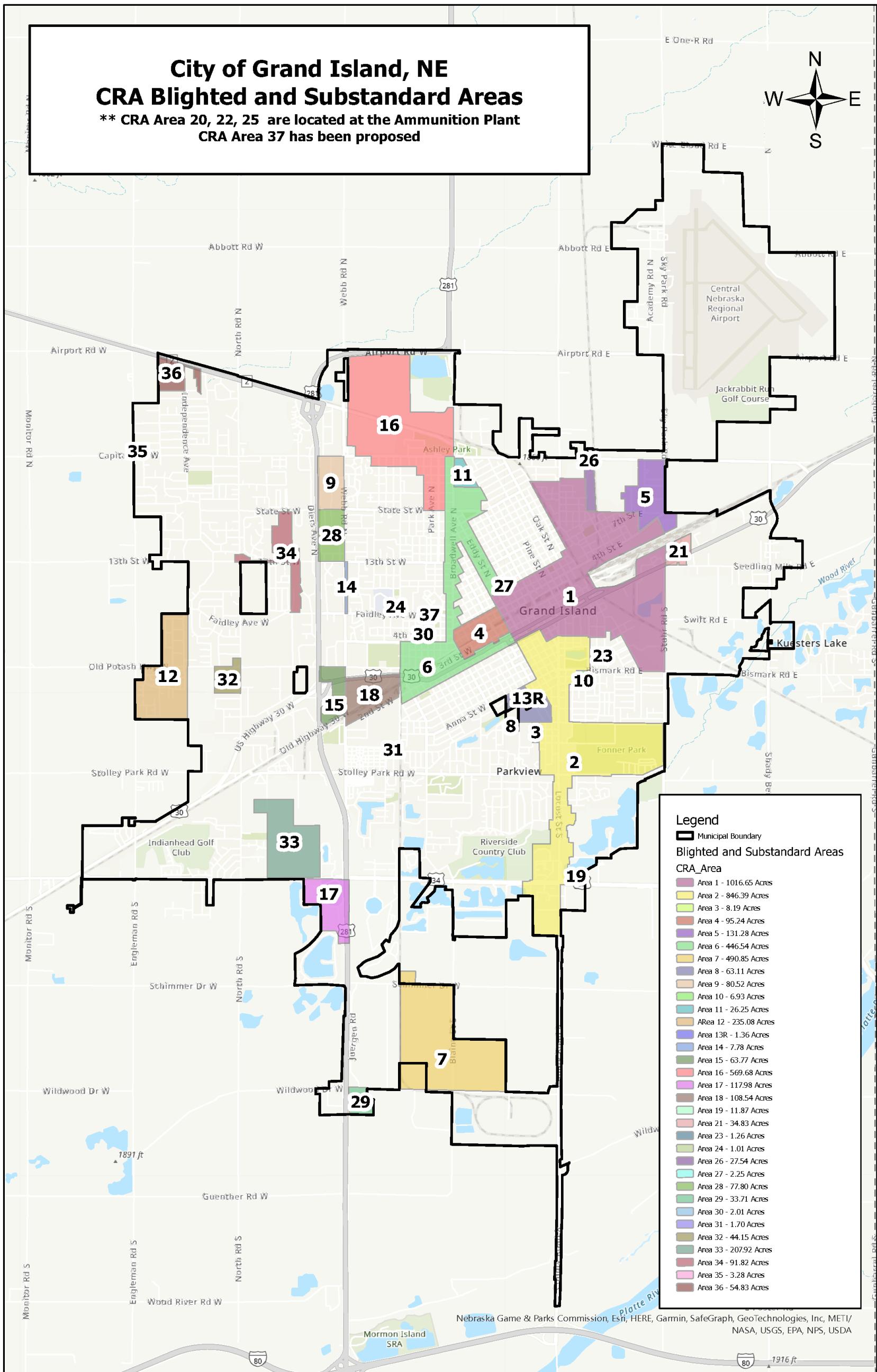
Housing Housing

Commercial/Industrial Development

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

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	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



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Part 2

Areas with Projects:

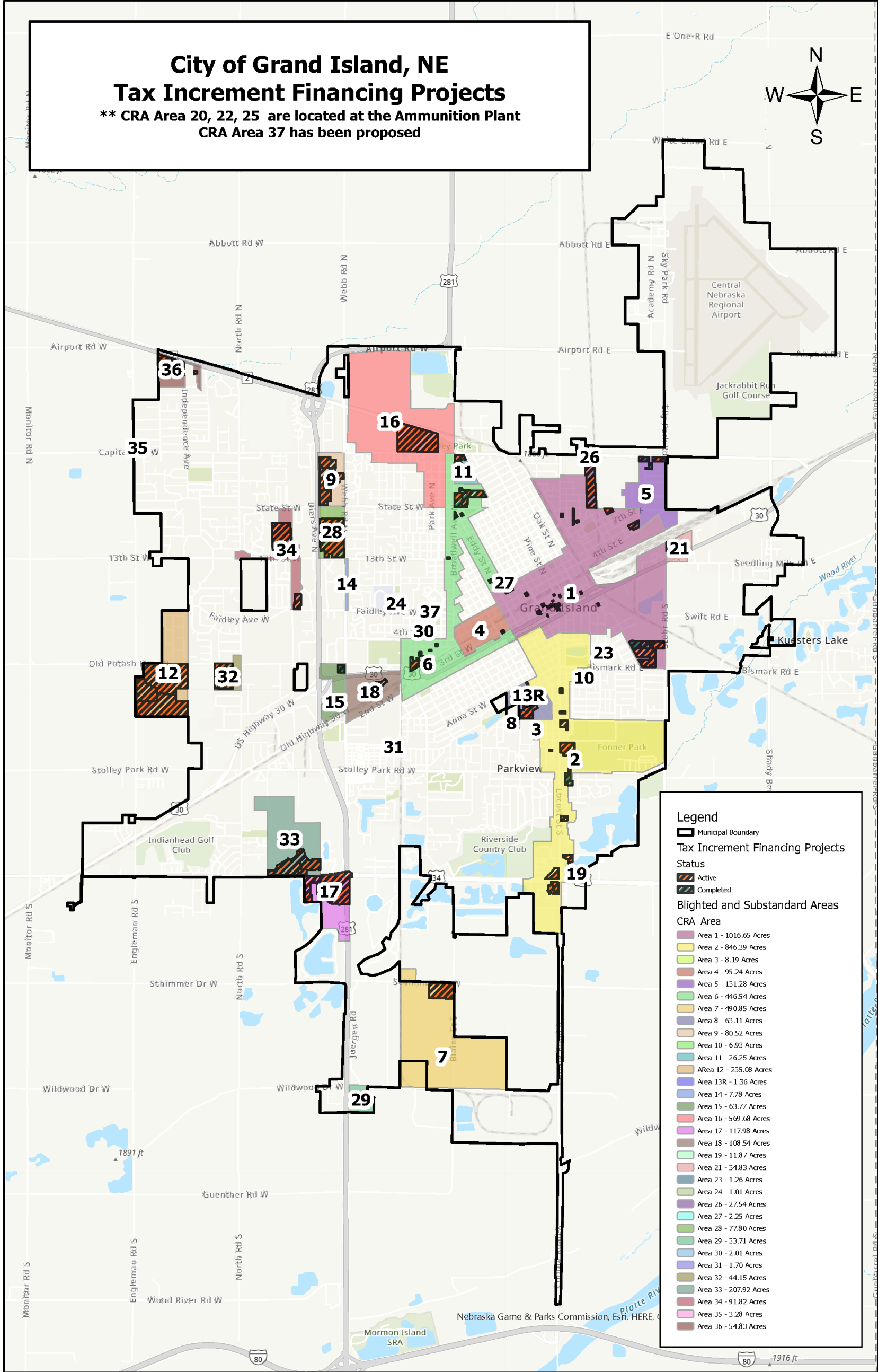
The attached map identifies the location of all of the TIF projects approved by the City of Grand Island. These divided into active and completed projects. The map shows a total of 91 projects 75 active and 16 completed. To date, projects have been approved in 226 of the 36 approved areas. Two of those 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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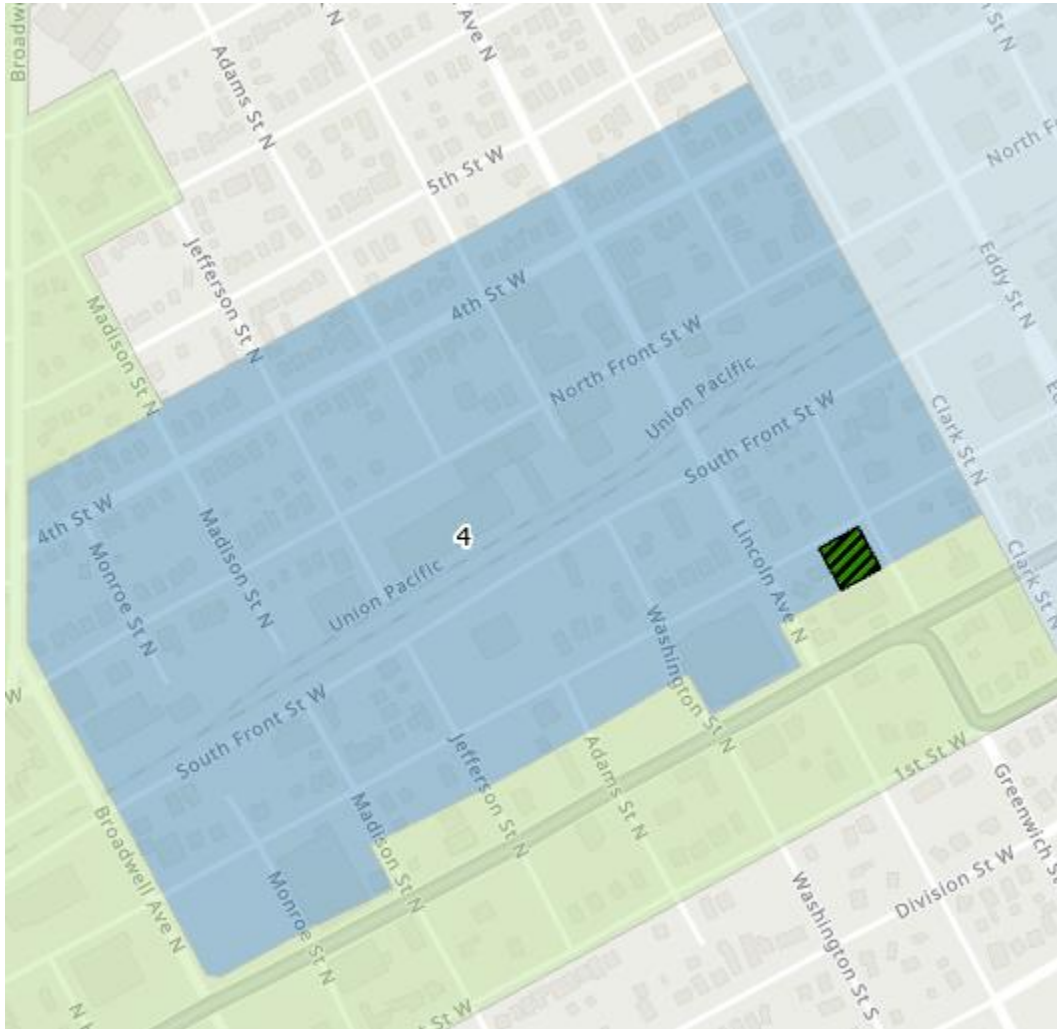
There are 12 areas that have been approved without any projects, four of those areas were approved since 2018 and staff chose not to reevaluate any areas approved within the last five years. Included in the 12 areas are two areas, 4 and 15, that have had projects approved and completed or cancelled. 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.



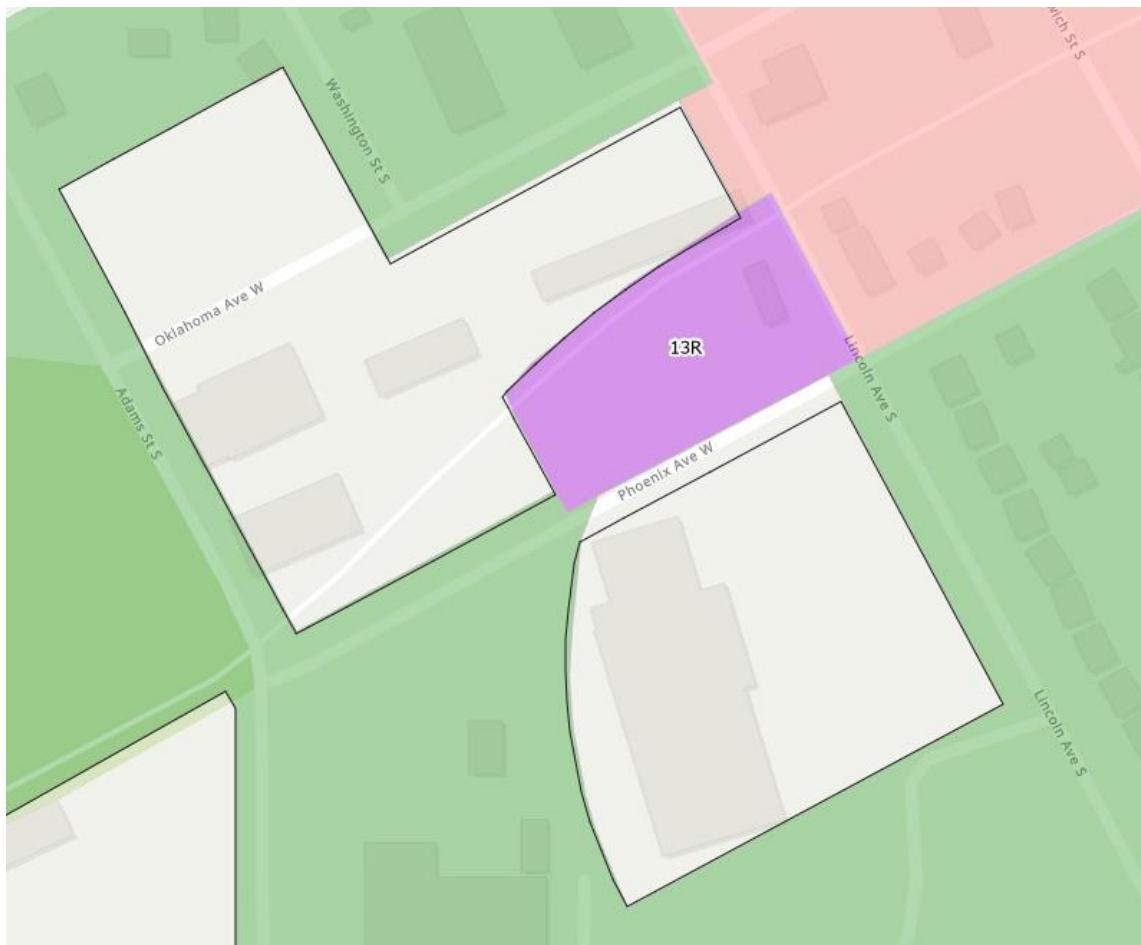
CRA Area 3 in Orange

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.



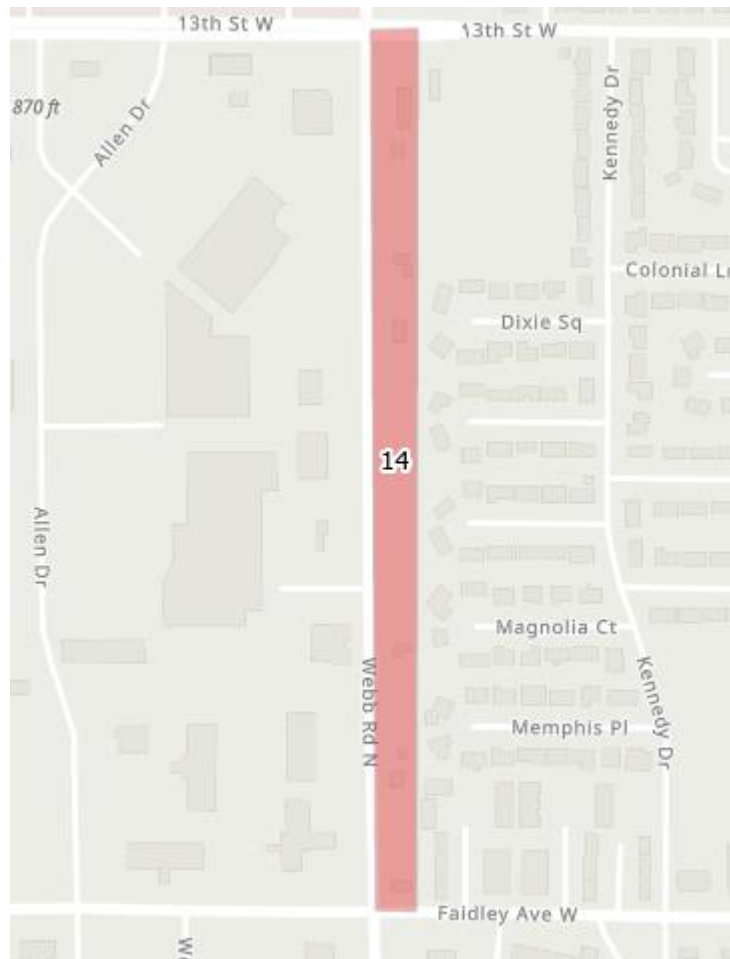
CRA Area 4 in dark blue

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.



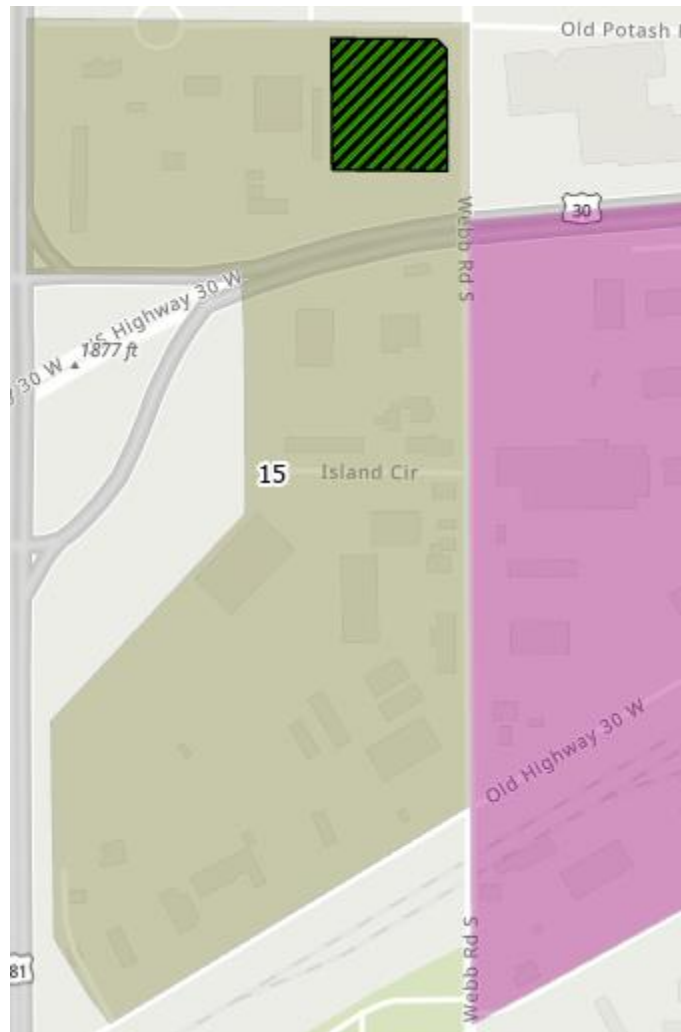
CRA Area 13R in purple

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.



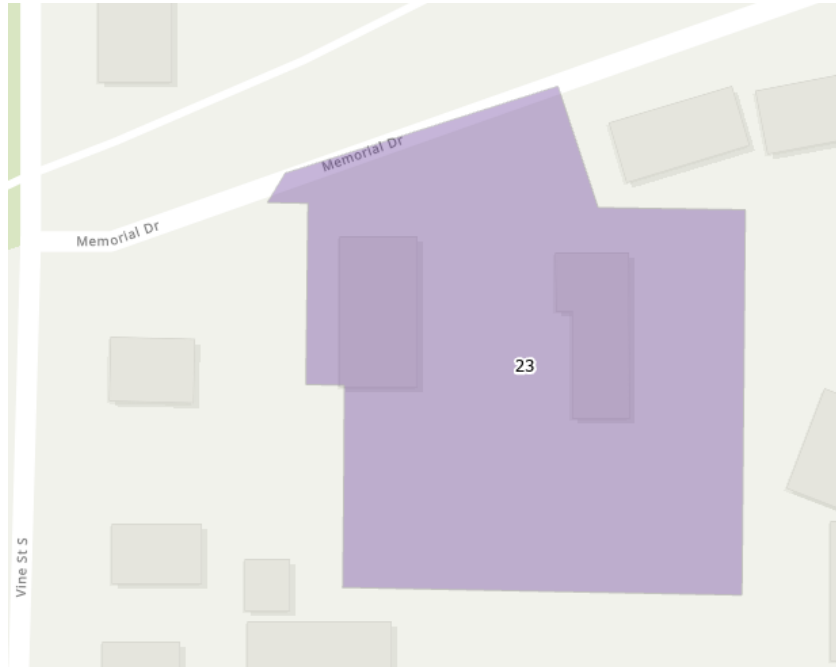
CRA Area 14 in Red

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.



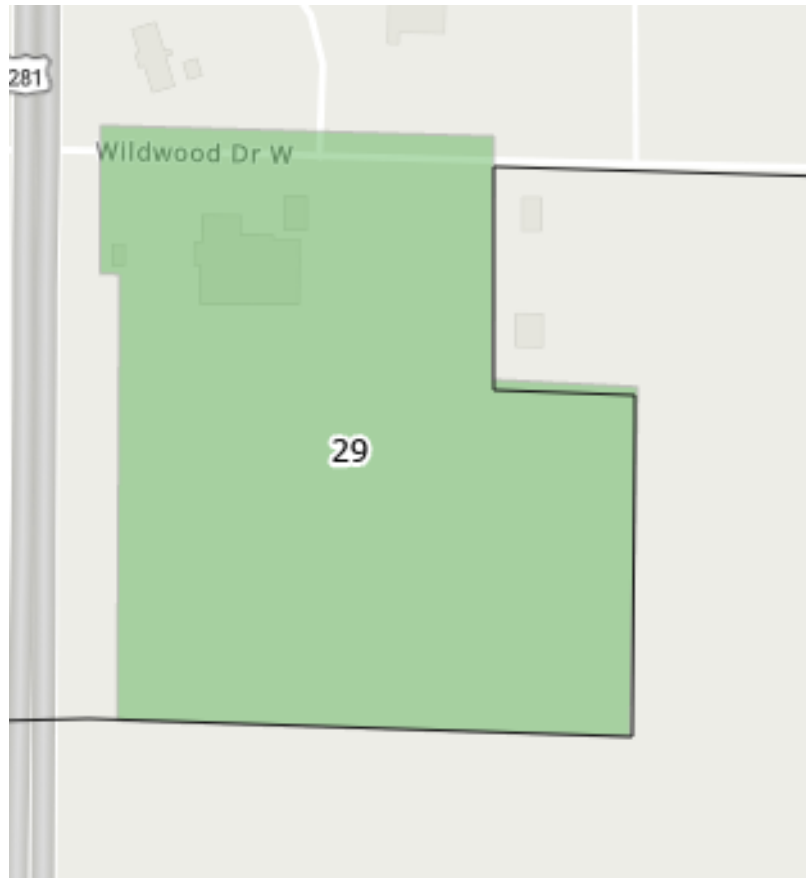
CRA Area 23 in purple

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.

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
29	Rescind
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.

Project That Will Pay Off by December 2027			
Project	TIF to be Paid (2022)	Year Complete	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 City Share is approximately 18%			\$135,509.86