



Community Redevelopment Authority (CRA)

**Monday, November 17, 2008
Regular Meeting Packet**

Board Members:

Lee Elliott

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**4:00 PM
Grand Island City Hall
100 E 1st Street**

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)

Monday, November 17, 2008
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity



Community Redevelopment Authority (CRA)

Monday, November 17, 2008
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

October 14, 2008

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on October 14, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the October 7, 2008 Grand Island Independent.

1. CALL TO ORDER Vice Chair Lee Elliot called the meeting to order at 4:00 p.m. The following members were present: Lee Elliot, Tom Gdowski, Sue Pirnie, and Glen Murray. Also present were; Director, Chad Nabity; Secretary Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Council Liaison Peg Gilbert, Dee Johnson, Marv Webb, Rev. Philipsen, Marv Wemhoff, Gene McCloud, and Ray O'Conner.

Elliot stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of the Minutes for the September 22, meeting, Pirnie made the motion seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.

3. APPROVAL OF FINANCIAL REPORTS. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of September 1, 2008 through September 30, 2008. He noted revenue in the amount of \$130,458 and expenses in the amount of \$47,669 for the month. This included payment of the Goodwill Façade that was approved two months ago. Total cash was \$1,236,622. Motion by Murray, second by Gdowski, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

4. APPROVAL OF BILLS. The bills were reviewed by the Authority. Motion made by Gdowski, second by Pirnie, to approve the bills in the amount of \$5783.00. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$5783.00.
5. CONSIDERATION OF FAÇADE IMPROVEMENT ABBEY CARPETS 'N' MORE. Dee Johnson submitted a request for assistance with the remainder of the Façade improvements for the Abbey Carpets 'N' More building. There was a Façade committee meeting that was held on October 6th, 2008, Elliot and Pirnie were on the committee and both agreed the request submitted by Johnson follows along with criteria the CRA has set forth to help improve the Façade of the building. The Johnson's have already spent \$29,788.70 on improvements to the building and are asking the CRA for the \$9400.00 to help cover the cost for the Architect as well as costs for new canopies for the windows and new signage for the front and the back of the building. Motion was made by Gdowski and second by Murray to approve the request of Façade funds to Johnson in the amount of \$9400.00. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Façade improvement request for Abbey Carpets 'N' More.
6. CONSIDERATION OF GRANT REQUEST FROM BLESSED SACRAMENT CHURCH. Rev. Todd Philipsen submitted a request for funds to replace some sidewalk, new signage for the church as well as parking lot marking. Philipsen explained the church has completed other projects in the amount of \$2,832,403.13; these projects have been completed and paid for by the people of the Blessed Sacrament Parish. He noted his church currently is one of the largest Parishes in Grand Island with over 1400 families active within the church. The funds requested in the amount of \$33, 401.06 would help repair sidewalks out in front of the church, also to replace the outdated signs with ones with more appeal to the area. He is currently concerned about the safety issue and the cosmetic issue. Nabity explained this area is now in the blighted area and is similar to a Façade project CRA grants had been previously given out to non profit organizations such as St. Mary Cathedral for lighting, YWCA and YMCA had been also given funds for similar requests. Motion was made by Murray and second by Pirnie to approve the Grant request in the amount of \$33,401.06. Upon roll call vote all

present voted aye. Motion carried unanimously to approve the grant request of \$33, 401.06.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reported briefly. Total committed projects total \$540,450. Discussion was held on the status of projects. Housing Study is moving forward should have a draft in December. Hall County should be sending a bill soon. Romsa Real Estate Center is still waiting to hear back about permits. BID 6 their final totals were \$55,000 this included \$51,500 for conduit and \$3,500 for the NE Arboretum for the 2nd Street Landscape Plan. Paul Warshauer (Masonic Temple) has turned nothing in at this time however is still moving forward with the process. New Life Community Church Façade is coming along nicely; they may come back with a change to one wall and requesting release of a portion of the allocated funds. The 2008 Wayside horns are moving forward, as is the engineering for the 2009 Wayside horns, there is discussion about the wayside horn for Broadwell; with the possibility of having an underpass at this location in the near future.

8. DISCUSSION OF POSSIBLE PURCHASE/SALE OF PROPERTIES IN CRA DESIGNATED AREA.

Nabity explained there has been an interest in the 408 E 2nd Street property at this time however nothing has been offered. Ray O'Connor has submitted a bid of \$50,000 for the CRA property located at 2707 and 2709 South Locust. The selling of the CRA property on South Locust will be contingent upon moving forward with the TIF application process. The TIF contract must be approved by Regional Planning and Council and then all will move forward together, also with the condition of O'Connor installing a Hike and Bike Trail for the area. Motion was made by Gdowski and second by Pirnie to approve the submitted bid of \$50,000 contingent upon the approval of the TIF application and O'Connor installing a Hike and Bike Trail. Upon roll call vote all present voted aye. Motion carried unanimously to approve the submitted bid for the CRA South Locust property.

9. CONSIDERATION OF A RESOLUTION TO FORWARD REDEVELOPMENT PLAN AMENDMENT TO THE HALL COUNTY REGIONAL PLANNING COMMISSION FOR CRA AREA #2 THE FORMER LOCATION OF WONDERFUL GARDEN RESTAURANT AND THE STAR MOTEL ON SOUTH LOCUST. Grand Island developer Ray O'Connor submitted plans for a Best Western Inn and Suites along South Locust Street. He proposed using the land to build

an 80 to 82 room Best Western Inn and Suites in what's called the "Stoneridge" prototype costing approximately \$5.3 million dollars. O'Connor told the CRA members he thinks the community needs new motel rooms to compete with the neighbors to the west. O'Connor said Kearney has effectively used tax-increment financing (TIF) to build several new hotel projects there. The result has been an influx in the conference and convention business in Kearney; something in which O'Connor feels Grand Island can recover its former competitiveness. He also requested up to \$1.5 million in tax-increment financing to help with the cost of the hotel project the bulk of which would go toward relocating a major sewer line across the proposed hotel property. O'Connor bought the former Wonderful Garden restaurant property at 2623 S. Locust St., but said that ground is not wide enough to accommodate a hotel development. The former Star Motel property at 2707 and 2709 S. Locust was also too narrow due to a 20-foot hike-and-bike trail easement required by the city. But by combining the restaurant and Star Motel properties a lot approximately 247 feet wide by 350 feet deep the desired lot size is achieved for development, O'Connor said.

The CRA bought the Star Motel in a dilapidated state in December 2005 for \$155,740. It then spent \$15,339 to demolish the structure. O'Connor proposed Tuesday to buy it from the CRA for \$50,000, but only if he could also obtain TIF for the hotel project. CRA member Tom Gdowski said he had hoped to recoup more of the costs into the Star Motel property, but he felt O'Connor's proposed use; history of successful projects and high integrity in the community were favorable. Grand Island City Councilwoman Peg Gilbert said selling the property for less than the CRA had into it is an easy sell to taxpayers. The new hotel will be a driver for sales tax revenues, she said.

Both properties also have a sewer line problem that dates back to 1979. A sewer main was installed across both properties rendering most of the property unbuildable unless the line is moved. The tax-increment financing would help pay for that relocation. The \$6,600 a year in existing property taxes would continue to be paid to political subdivisions. O'Connor said the new hotel will be owned by South Pointe Development LLC, which is owned by himself, Bill Francis and Gene McCloud. McCloud owns the Super 8 motel immediately north of the proposed Best Western site.

The Midtown Holiday Inn is just north of Super 8, which prompted CRA members to question how occupancy rates would fare with three hotels right in a row. "It can be a good thing," McCloud said. "We feed off of each other." O'Connor said each hotel also has its own market. The Holiday Inn caters toward conventions, while the Super 8 focuses on lower rates. The Best Western would have some extended-stay rooms. "We are not in the food business, the bar businesses or the meeting room business," O'Connor said of Best Western's franchise. Best Western used to have a hotel in Grand Island and contacted O'Connor, who owns the Kearney franchise, to reintroduce Best Western to Grand Island. Best Western officials have been calling weekly, O'Connor said. "I think the hotel will be a nice addition," Gdowski said. CRA member Glen Murray called it "an excellent project," while CRA member Sue Pirnie commented about the attractiveness of the "Stoneridge" design.

Nabity stated the hotel project advances to the Regional Planning Commission Nov. 5 to decide if a hotel on the property is appropriate land use. It will come back to the CRA on Nov. 12 for a tax-increment financing plan. That plan, the land sale and the redevelopment proposal will then advance to the Grand Island City Council for final action on Nov. 18.

Motion was made by Murray and second by Pirnie to approve Resolution No. 91 to forward the proposed Redevelopment Plan to the Hall County Regional Planning for its recommendation. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 91.

10. CONSIDERATION OF A RESOLUTION OF INTENT TO ENTER INTO A REDEVELOPMENT CONTRACT. No further discussion. Motion was made by Gdowski and second by Murray to approve Resolution No. 92 to provide the Grand Island City Council notice of intent to enter into a redevelopment contract after a passage of thirty days from the adoption of this resolution. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 92.

11. DIRECTOR'S REPORT.

Nabity commented there has been interest in the Façade program. Since O'Connor cleaned up the CRA property on South Locust there have been a few calls with no one moving forward with offers. Project Armada is also still at a standstill.

12. ADJOURNMENT.

Vice Chairman Elliot adjourned the meeting at 4:55 p.m. The next meeting is scheduled for November 12, 2008.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Monday, November 17, 2008
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2008

CONSOLIDATED	<u>MONTH ENDED</u> <u>OCTOBER 2008</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
Beginning Cash	1,236,622	1,236,622	1,236,622	
REVENUE:				
Property Taxes	155,394	155,394	697,796	542,402
Loan Proceeds	-	-	-	-
Interest Income	1,625	1,625	10,000	8,375
Land Sales	-	-	50,000	50,000
Other Revenue	-	-	-	-
TOTAL REVENUE	157,018	157,018	757,796	600,778
TOTAL RESOURCES	1,393,640	1,393,640	1,994,418	600,778
EXPENSES				
Auditing & Accounting	375	375	8,000	7,625
Legal Services	570	570	10,000	9,430
Consulting Services	-	-	10,000	10,000
Contract Services	1,952	1,952	40,000	38,048
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	14	14	250	236
Matching Grant	-	-	-	-
Legal Notices	13	13	800	787
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Façade Improvement	-	-	200,000	200,000
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	2,858	2,858	500,000	497,142
Bond Principal	-	-	128,002	128,002
Bond Interest	-	-	94,794	94,794
Interest Expense	-	-	-	-
TOTAL EXPENSES	5,783	5,783	1,101,896	1,096,113
INCREASE(DECREASE) IN CASH	151,235	151,235	(344,100)	(495,335)
ENDING CASH	1,387,857	1,387,857	892,522	(495,335)
LESS COMMITMENTS	583,250	-		
AVAILABLE CASH	804,607	1,387,857	892,522	(495,335)
CHECKING	891,214			
PETTY CASH	50			
INVESTMENTS	496,593			
Total Cash	1,387,857			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2008

	<u>MONTH ENDED</u> <u>OCTOBER 2008</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	85,687	85,687	475,000	389,313
Interest Income	1,524	1,524	10,000	8,476
Land Sales	-	-	50,000	50,000
Other Revenue & Motor Vehicle Tax	-	-	-	-
TOTAL	87,211	87,211	535,000	447,789
GILI TRUST				
Property Taxes	31,431	31,431	65,780	34,349
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	31,431	31,431	65,780	34,349
CHERRY PARK LTD II				
Property Taxes	29,696	29,696	59,180	29,484
Interest Income	33	33	-	(33)
Other Revenue	-	-	-	-
TOTAL	29,729	29,729	59,180	29,451
GENTLE DENTAL				
Property Taxes	-	-	4,202	4,202
Interest Income	0	0	-	(0)
Other Revenue	-	-	-	-
TOTAL	0	0	4,202	4,202
PROCON TIF				
Property Taxes	8,579	8,579	19,162	10,583
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	8,579	8,579	19,162	10,583
WALNUT HOUSING PROJECT				
Property Taxes	-	-	74,472	74,472
Interest Income	68	68	-	(68)
Other Revenue	-	-	-	-
TOTAL	68	68	74,472	74,404
BRUNS PET GROOMING				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	-	-
GIRARD VET CLINIC				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	-	-
TOTAL REVENUE	157,018	157,018	757,796	600,778

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2008

	<u>MONTH ENDED</u> <u>OCTOBER 2008</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	375	375	8,000	7,625
Legal Services	570	570	10,000	9,430
Consulting Services	-	-	10,000	10,000
Contract Services	1,952	1,952	40,000	38,048
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	14	14	200	186
Matching Grant	-	-	-	-
Legal Notices	13	13	800	787
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
PROJECTS				
Façade Improvement	-	-	758,750	758,750
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	2,858	2,858	500,000	497,142
TOTAL CRA EXPENSES	5,783	5,783	1,437,300	1,431,517
GILI TRUST				
Bond Principal	-	-	51,001	51,001
Bond Interest	-	-	14,779	14,779
Other Expenditures	-	-	-	-
TOTAL GILI EXPENSES	-	-	65,780	65,780
CHERRY PARK LTD II				
Bond Principal	-	-	39,729	39,729
Bond Interest	-	-	19,451	19,451
TOTAL CHERRY PARK EXPENSES	-	-	59,180	59,180
GENTLE DENTAL				
Bond Principal	-	-	2,276	2,276
Bond Interest	-	-	1,926	1,926
TOTAL GENTLE DENTAL	-	-	4,202	4,202
PROCON TIF				
Bond Principal	-	-	9,467	9,467
Bond Interest	-	-	9,695	9,695
TOTAL PROCON TIF	-	-	19,162	19,162
WALNUT HOUSING PROJECT				
Bond Principal	-	-	39,151	39,151
Bond Interest	-	-	35,321	35,321
TOTAL WALNUT HOUSING	-	-	74,472	74,472

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2008

	MONTH ENDED	2008 - 2009	2009	REMAINING
	OCTOBER 2008	YEAR TO DATE	BUDGET	BALANCE
BRUNS PET GROOMING				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	-	-	-	-
GIRARD VET CLINIC				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	-	-	-	-
TOTAL EXPENSES	5,783	5,783	1,660,096	1,654,313



Community Redevelopment Authority (CRA)

Monday, November 17, 2008
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity



Community Redevelopment Authority (CRA)

Monday, November 17, 2008
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Housing Study	\$8,250	Fall 2008
Hall County	\$37,500	Fall 2008
Romsa Real Estate Center	\$75,000	Fall 2007
BID 6	\$55,000	Spring 2009
Paul Warshauer (Masonic Temple)	\$17,700	Fall 2008
Carpets 'N' More	\$9,400	Spring 2009
New Life Community Church Façade	\$107,000	Fall 2008
Blessed Sacrament	\$33,400	Spring 2009
2008 Wayside Horns	\$140,000	Fall 2008
2009 Wayside Horns	\$100,000	Fall 2009
Total Committed	\$583,250	

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
203 E 1 st St.	\$68,627	10-09-02	\$23,300	Surplus
217 E 1 st St	\$17,000	03-20-03	\$6,500	Surplus
408 E 2 nd St	\$4,869	11-11-05	\$7,500	Surplus
2707 and 2709 S. Locust	\$155,740	12-30-05	\$15,339.23	Surplus
211 E 1 st	\$34,702	11-13-07	\$8,000	Surplus

October 31, 2008



Community Redevelopment Authority (CRA)

Monday, November 17, 2008
Regular Meeting

Item H1

TIF

Staff Contact: Chad Nabity

BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

- I. Business Name: SOUTH POINTE DEVELOPMENT, L.L.C.
Address: PO BOX 139 – GRAND ISLAND NE 68802
Telephone No.: (308) 381-2497
Contact: Raymond J. O'Connor
- II. Brief Description of Applicant's Business:
Real Estate Developer and Hotel Owner
- III. Present Ownership Proposed Project Site:
Raymond and Jennifer O'Connor – 2623 S. Locust St. – Grand Island, NE
Grand Island Community Redevelopment Authority – CRA Property to be
acquired: 2707-2709 South Locust Street – Grand Island, NE
- IV. Proposed Project: Building square footage, size of property, description of
Buildings – materials, etc. Please attach site plan, if available.
Eighty-two (82) room Best Western Inn and Suites
***Please review attached hotel material*
- V. If Property is Subdivided, Show Division Planned:
- VI. Estimated Project Costs:
- Acquisition Costs:
- | | |
|---|-------------------|
| A. Land and Affiliate Cost (2623 S. Locust St.) | \$ <u>225,000</u> |
| B. 2709 – 2709 South Locust | \$ <u>50,000</u> |
- Construction Costs:
- | | |
|----------------------------------|---------------------|
| A. Renovation of Building Costs: | \$ <u>5,247,500</u> |
| B. On-Site Improvements: | \$ <u>Included</u> |

Soft Costs:

A. Architectural & Engineering Fees:	\$ <u>75,000</u>
B. Financing Fees:	\$ <u>5,000</u>
C. Legal / Developer / Audit Fees:	\$ <u>2,500</u>
D. Contingency Reserves:	\$ <u>n/a</u>
E. Other (Please Specify)	\$ <u>n/a</u>
TOTAL	\$ <u>82,500</u>

VII. Total Estimated Market Value at Completion: \$ 5,330,000

VIII. Source of Financing:

A. Developer Equity:	\$ <u>1,200,000</u>
B. Commercial Bank Loan:	\$ <u>4,130,000</u>
C. Tax Credits:	
1. N.I.F.A.	\$ <u>n/a</u>
2. Historic Tax Credits	\$ <u>n/a</u>
D. Industrial Revenue Bonds:	\$ <u>n/a</u>
E. Tax Increment Assistance: <i>**Total over a 15 year time period</i>	\$ <u>1,567,609</u>
F. Other	\$ <u>n/a</u>

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

Narber, Inc., PO Box 1781, Grand Island, NE, 68802-1781
Phone (308) 381-1970, Fax (308) 384-2963

X. Estimated Real Estate Taxes on Project Site Upon Completion of Project:

\$5,330,000 x 2.074528% = \$110,572.00 Yearly

XI. Project Construction Schedule:

A. Construction Start Date: 90 days after Tax Increment Financing is available
B. Construction Completion Date: 270 days after construction start date

C. If Phased Project:

<u>n/a</u>	Year	<u>n/a</u>	Year
<u>n/a</u>	Year	<u>n/a</u>	Year

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma
(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

- I. Describe Amount and Purpose for Which Tax Increment Financing is Requested:
The amount of Tax Increment Financing requested is approximately \$1,567,609
for 15 years. These funds will be used to assist in building and operating an 82 room
Best Western Inn and Suites. Real Estate Taxes of Six Thousand and Twenty-Six
Dollars (\$6,026.00) would continue to be paid each year of Tax Increment Financing.
- II. Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing
for Proposed Project:
Tax Increment Financing is an integral and essential component in the overall
Financing of the project development in order to create adequate economics
for the construction and operation of this hospitality product.
- III. Municipal and Corporate References (if applicable). Please identify all other
Municipalities, and other Corporations the Applicant has been involved with, or has
completed developments in, within the last five (5) years, providing contact person,
telephone and fax numbers for each:
City of Grand Island – Raymond J. O'Connor
City of Kearney – Raymond J. O'Connor
South Pointe Development L.L.C. will be a newly formed Nebraska
Limited Liability Company.
- IV. Please Attach Applicant's Corporate / Business Annual Financial Statements for
the Last Three Years.
South Pointe Development will be a newly formed Nebraska Limited
Liability Company, thus it has no financial history.



MID-SCALE PROTOTYPE: STONERIDGE

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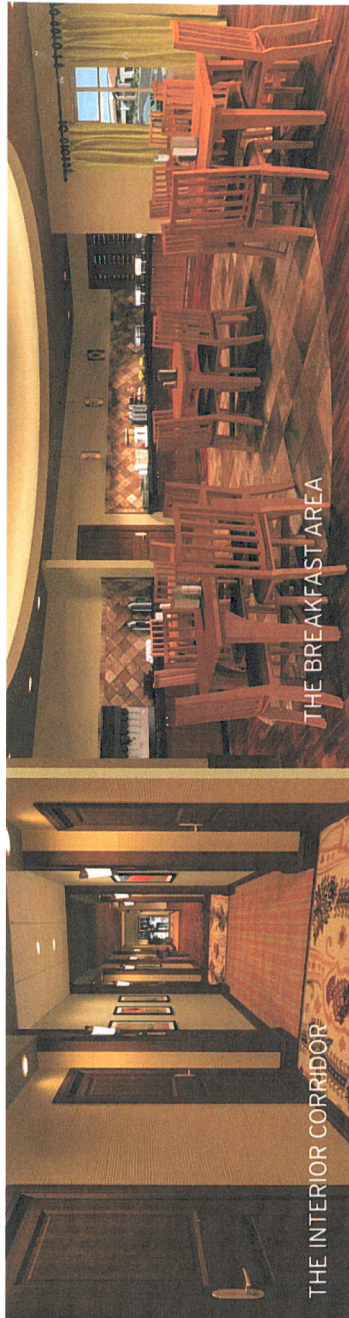


STONERIDGE EXTERIOR & PORTE COCHERE

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THE MID-SCALE PROTOTYPE INTERIOR.

Responsive to the needs of guests. Value engineered for investors. Timeless in its appeal.



THE INTERIOR CORRIDOR



THE LOBBY AND REGISTRATION DESK

The Stoneridge interior design featured here fuses Arts & Crafts with Contemporary for a casual luxury that is inviting to guests. Familiar materials of wood, metal and stone, accented by vibrant autumnal colors are timeless and universal in their appeal.

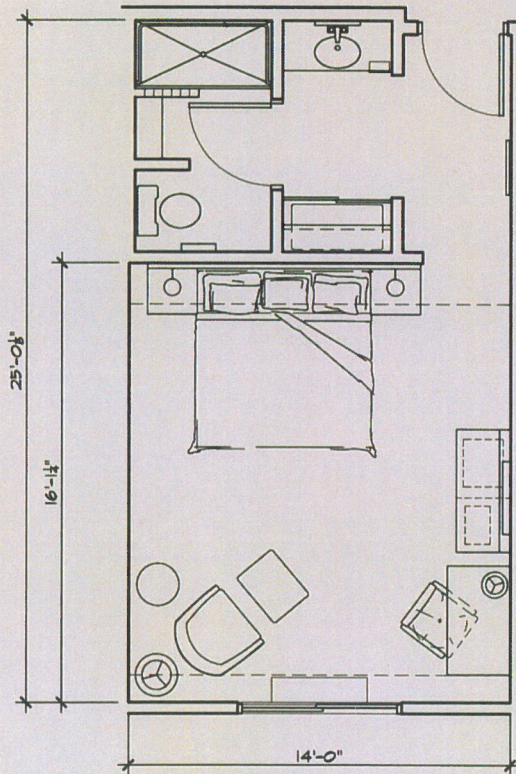


The Stoneridge Prototype Guestroom: A one-of-a-kind headboard created by Best Western designers calls out to guests that this is no cookie-cutter hotel - a point of difference that sets Best Western properties apart from the competition. The smartly designed desk has a built-in power strip for easy port access. Guests can adjust ceiling, tabletop and floor lighting to suit their mood and enjoy every modern amenity from the comfort of plush, overstuffed furniture - all of which comes at the greatest possible value for guests and investors alike.

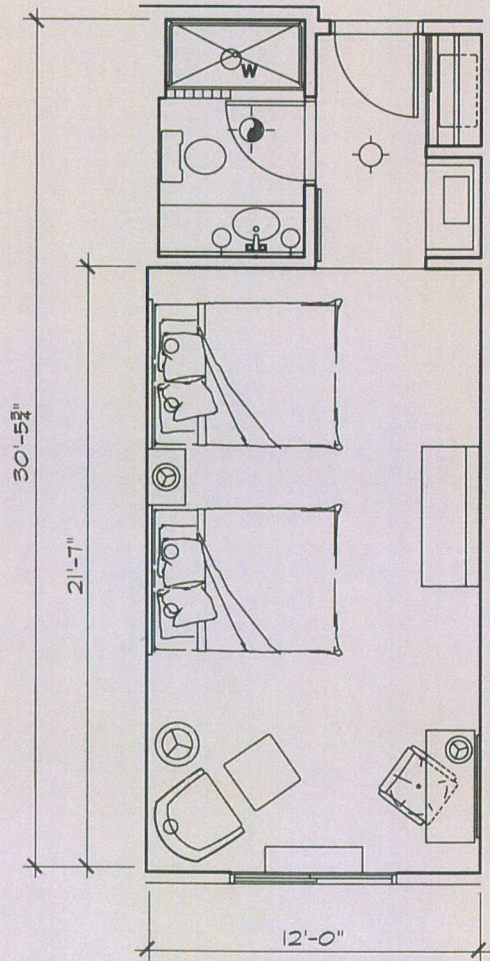
Guestroom designs and room standards are specific to their respective prototype and therefore can only be used as designated.

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14-FOOT WIDTH KING GUEST UNIT



12-FOOT WIDTH DOUBLE QUEEN UNIT



© 2007 Best Western International, Inc.

KING GUEST UNIT 14-foot width

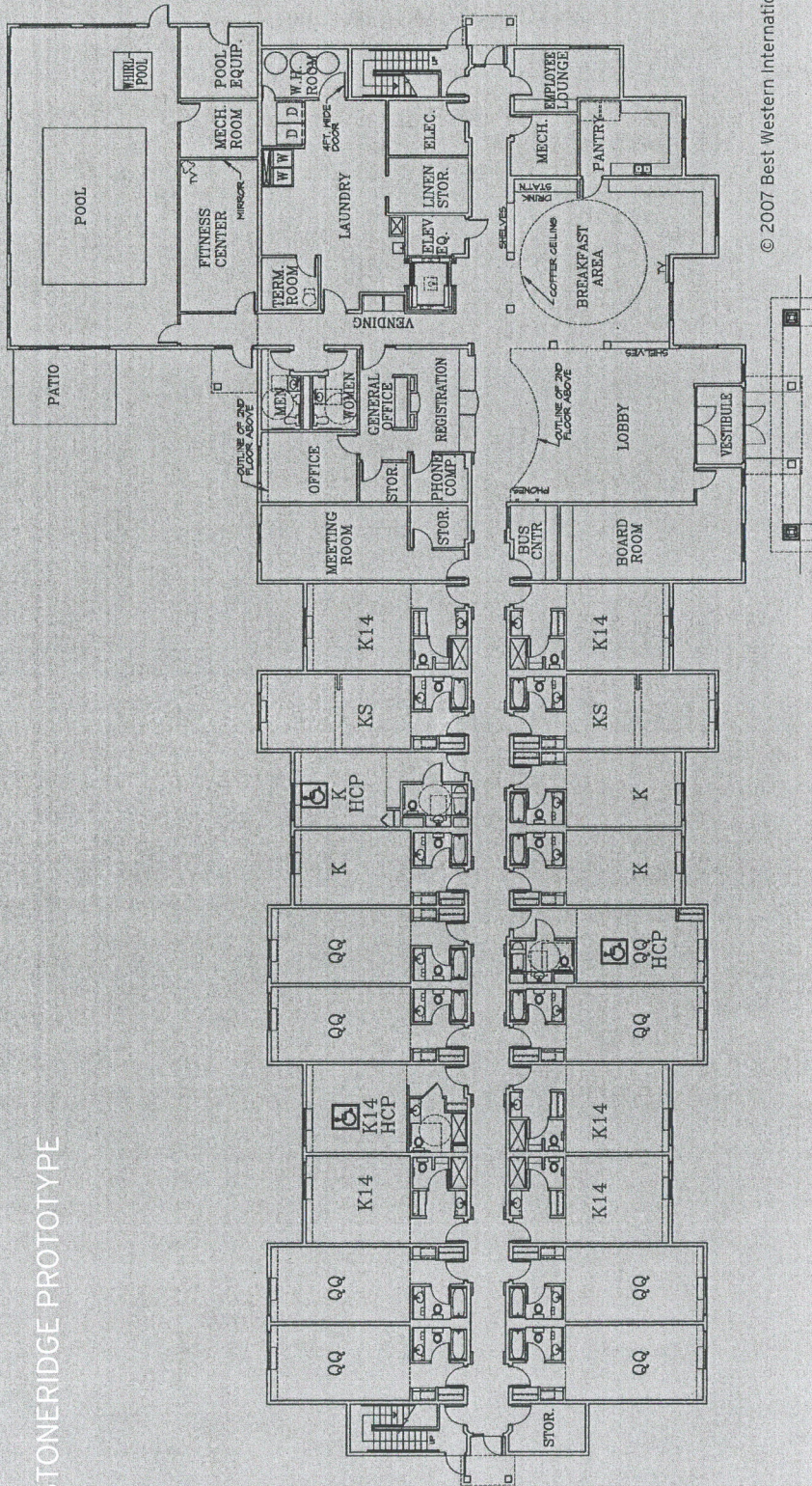
Total room size	14'-0" x 25'-0"
Living area size	14'-0" x 16'-1 1/4"
Net square feet	350
Number of units	20



DOUBLE QUEEN GUEST UNIT 12-foot width

Total room size	12'-0" x 30'-5 3/4"
Living area size	12'-0" x 21'-7"
Net square feet	366
Number of units	30

STONERIDGE PROTOTYPE



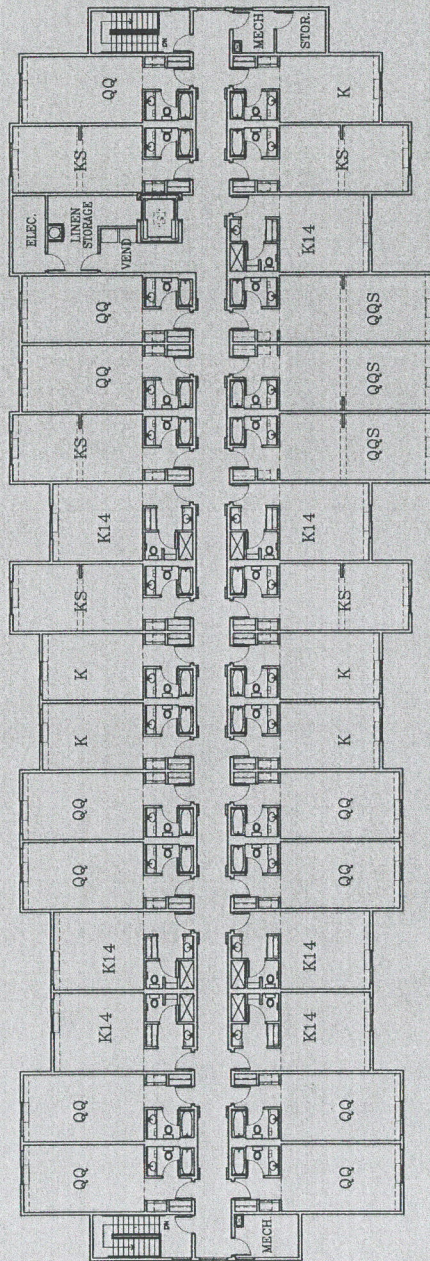
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FIRST FLOOR PLAN

		Square feet
Guest room GSF		881
King rooms	Public areas	786
King 14' rooms	Lobby area	416
Double Queen rooms	Breakfast area	97
King Mini Suites	Board Room	307
Total rooms	Business Center	s
	Fitness area	

MID-SCALE

STONERIDGE PROTOTYPE



© 2007 Best Western International, Inc.

UPPER FLOOR PLAN

Guest room GSF	11,212
King rooms	5
King 14' rooms	7
Double Queen rooms	11
King Mini Suites	5
Double Queen Mini Suites	3
Total rooms	31



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Todd Enck
Address: 511 Fleetwood Circle Grand Island, NE 68803
Telephone No.: 308-380-1041
Fax No.: 308-380-7054
Contact: Todd Enck

Brief Description of Applicant's Business:

General Contractor, owner of T.C. Enck Builders, Inc.

Present Ownership Proposed Project Site: 2020 Blake St. Grand Island, NE 68803

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

2 Energy Efficient duplexes with attached garages. 2 units are 960 sq ft and 2 units are
1062 sq ft. Yards landscaped and sprinklers installed.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land \$25,093.87

Purchase, Taxes, Interest

B. Building \$11,100.00

Demo & Asbestos Removal, Tree Removal

Construction Costs:

A. Renovation or Building Costs: \$272,944.26

B. On-Site Improvements: \$ 12,106.40

Sidewalk, landscaping, sprinklers, sewer taps, lot pins

Soft Costs:

A. Architectural & Engineering Fees: \$ 2,800.00

B. Financing Fees: \$ 2,549.50

<u>Appraisal, closing costs (no interest)</u>	
C. Legal/Developer/Audit Fees:	\$
<hr/>	
D. Contingency Reserves:	\$ 5,000.00
<hr/>	
E. Other (Please Specify)	\$
<hr/>	
TOTAL	\$ 331,594.03

Total Estimated Market Value at Completion:	\$ 300,000.00
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Source of Financing:

A. Developer Equity:	\$
<hr/>	
B. Commercial Bank Loan:	\$ 300,000.00
<hr/>	
Tax Credits:	
1. N.I.F.A.	\$
<hr/>	
2. Historic Tax Credits	\$
<hr/>	
D. Industrial Revenue Bonds:	\$
<hr/>	
E. Tax Increment Assistance:	\$53,649.77
F. Other	\$
<hr/>	

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

<u>T.C. Enck Builders, Inc. – General Contractor</u>
<hr/>
<hr/>

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

(\$300,000 x .90) x (.2) = \$5,400.00 90% of estimated value x Expected Annual
Mil Levy

Project Construction Schedule:

Construction Start Date: January 2009

Construction Completion Date: July 2009

If Phased Project:

_____	Year	_____	%
Complete			
_____	Year	_____	%
Complete			

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma
(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

Amount of Incremental Prospective Annual Real Estate Taxes over 2008 Real
Estate Taxes on the subject property for 15 years will be used to redevelop the
property.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing
for Proposed Project: TIF is an important component in order for this project
to bridge the deficit between the actual cost of the project and the income
producing capability of the real estate. We feel that this project will add value to
a defined blighted area in the community as well as provide much needed quality
affordable rental housing.

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

- IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for
the Last Three Years.

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

T. C. Enck Builders, Inc.

Construction costs projected for 2 duplexes @ 2020 Blake St.

Permits/Excavation/backfill/foundation/basement slab/drain system	\$13,447.60
framing/trusses	\$33,499.93
windows/exterior finishes	\$17,247.09
insulation/drywall	\$11,560.00
HVAC/plumbing/electrical	\$26,906.00
interior finishes(cabs/painting)	\$17,974.87
concrete	\$5,080.72
floor cov/lt fixt./appliances	<u>\$10,755.92</u>
Total ea unit	<u>\$136,472.13</u>
Total project	<u><u>\$272,944.26</u></u>

****Total project cost includes Building Costs only**

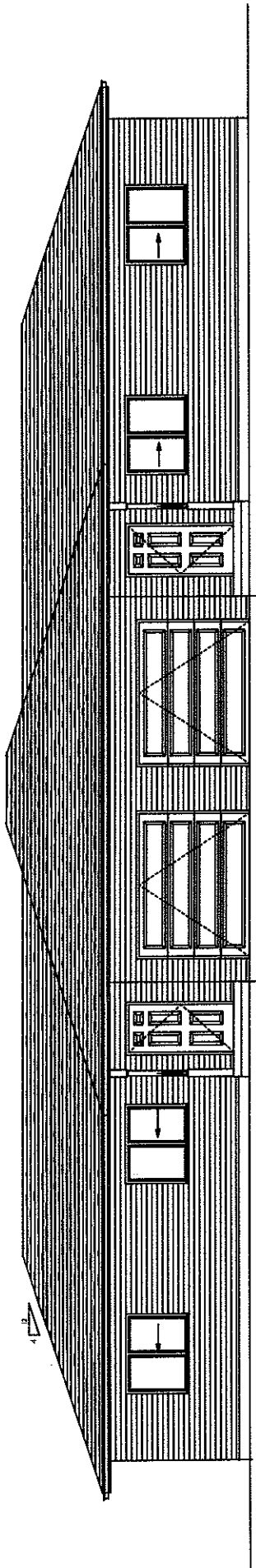
PROJECTED CASH FLOW FOR 2020 W BLAKE

Cash Flow Analysis		Cash Flow Analysis	
Annual est. revenues @ 700/mo/unit	\$ 33,600.00	Annual est. revenues @ 700/mo/unit	\$ 33,600.00
5% vacancy	\$ 1,680.00	5% vacancy	\$ 1,680.00
Taxes	\$ 5,400.00	Taxes	\$ 840.00
Maintenance	\$ 840.00	Maintenance	\$ 300.00
Miscellaneous/Mngt	\$ 300.00	Miscellaneous/Mngt	\$ 1,200.00
Insurance	\$ 1,200.00	Insurance	\$ 29,580.00
Net Income	\$ 24,180.00	Net Income	\$ 29,580.00
5/30 Debt Service (without TIF) @ 7.5%**		5/30 Debt Service (with TIF) @ 7.5%**	
Property DSCR	\$ 25,176.00	Property DSCR	\$ 25,176.00
	0.96		1.17
5/15 Debt Service (without TIF) @ 7.5%**		5/15 Debt Service (with TIF) @ 7.5%**	
Property DSCR	\$ 33,372.00	Property DSCR	\$ 33,372.00
	0.72		0.89

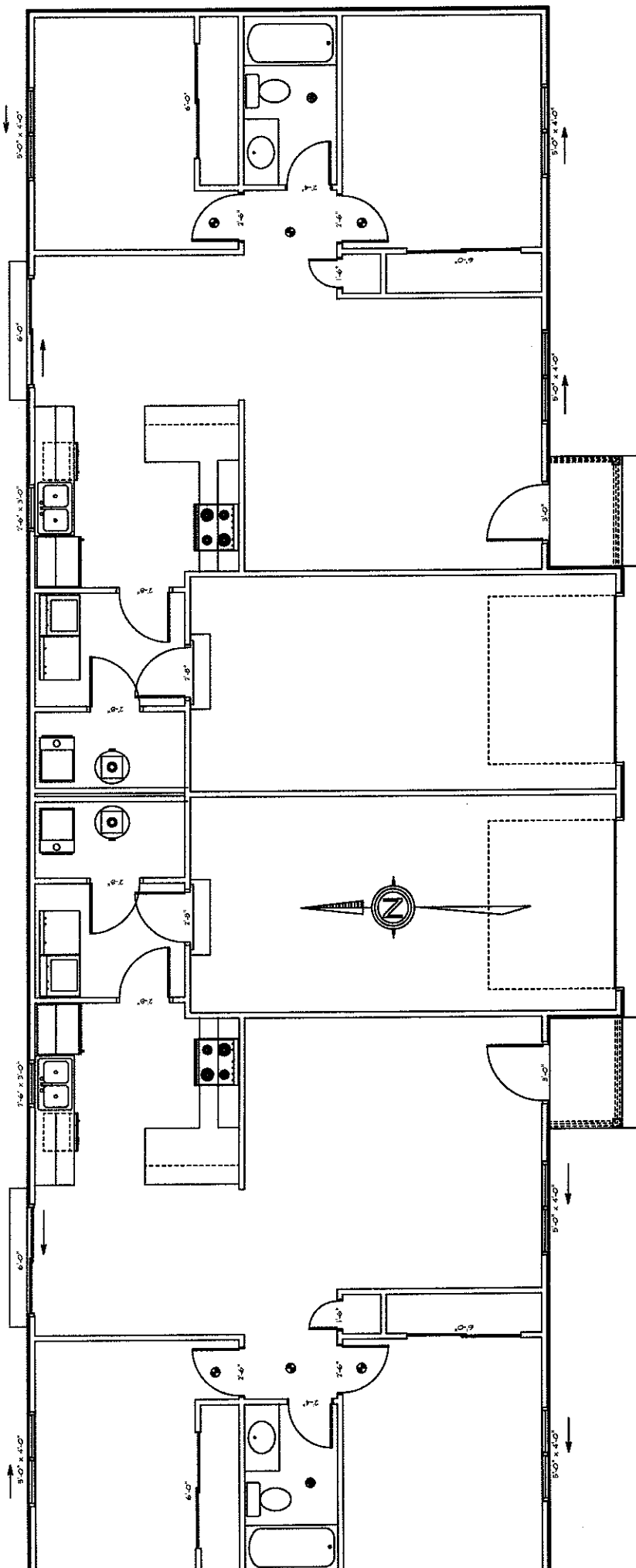
*DSCR= Debt Service Coverage Ratio

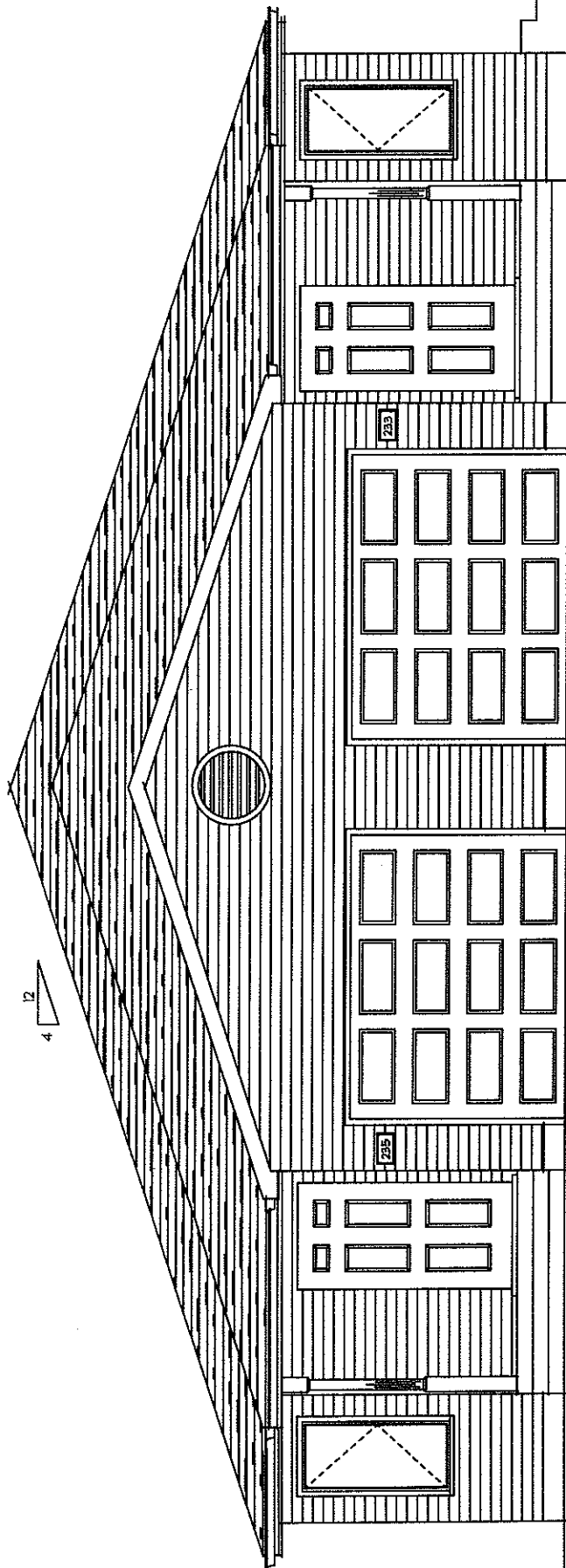
*Bank will require 1.25 DSCR-this can be accomplished only with TIF financing and additional downpayment by the owner

**Financing of \$300,000

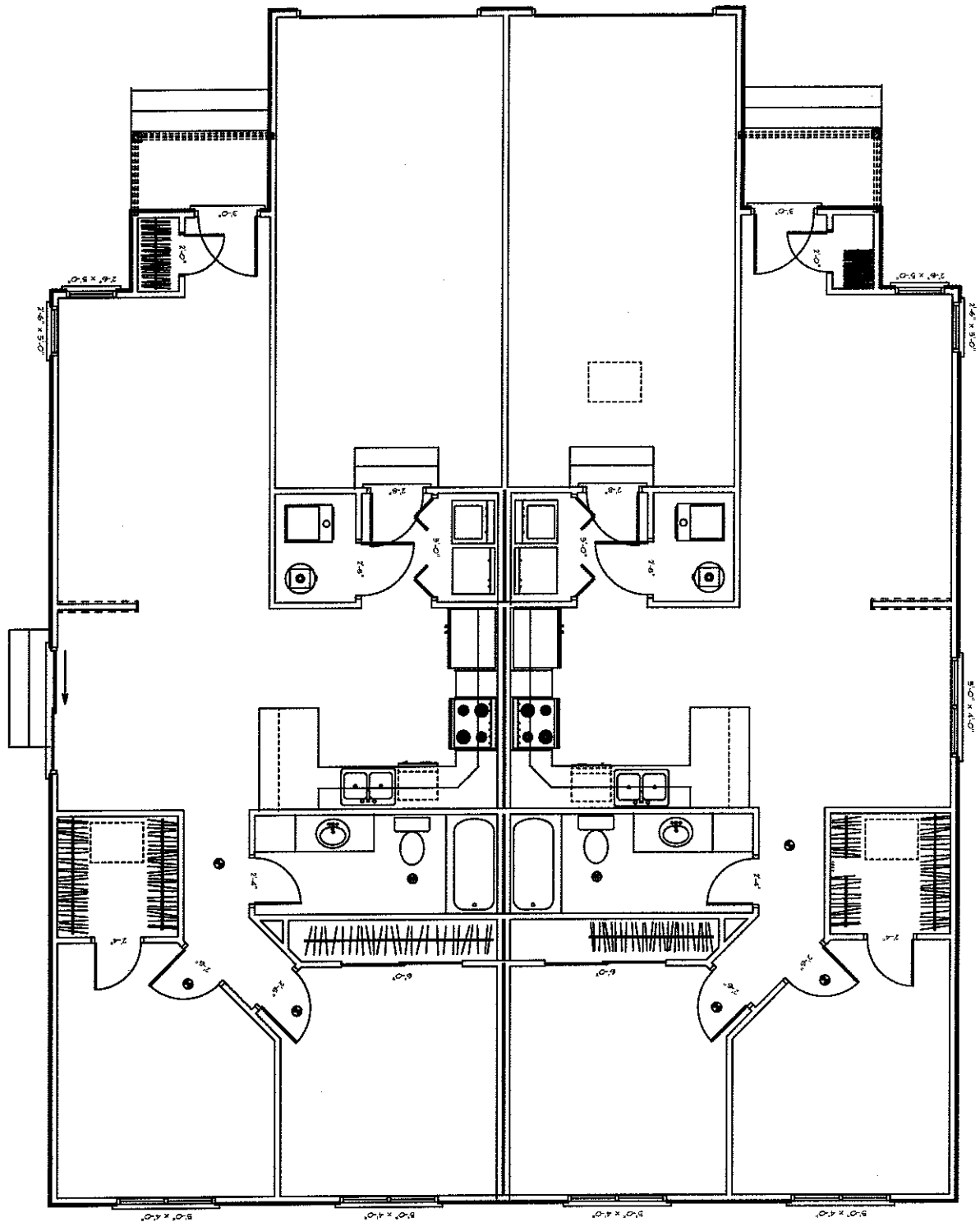


FRONT ELEVATION





FRONT ELEMENT





**Platte Valley State Bank
& Trust Company**
Member FDIC

810 Allen Drive
Post Office Box 5168
Grand Island, NE
68802-5168

Tel: 308-389-2600
Toll Free: 800-619-2303
Fax: 308-382-2182
www.pvsb.com

October 22, 2008

Community Redevelopment Authority
P.O. Box 1968
101 East 1st Street
Grand Island, NE 68802

RE: Todd Enck
2020 Blake St., Grand Island, NE 68803

Dear Members:

Platte Valley State Bank & Trust Co. has agreed to provide financing in an amount approximately \$300,000, as a first mortgage loan, for a project to be located at 2020 Blake Street, Grand Island, NE. This commitment is contingent upon a written commitment from your agency to support this project with tax increment financing.

In the event you have any questions, please do not hesitate to contact me.

Sincerely,

Claudia Fredricks
Vice President

Your Financial Center