



Community Redevelopment Authority (CRA)

**Wednesday, April 20, 2011
Regular Meeting Packet**

Board Members:

Michelle Fitzke

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)

**Wednesday, April 20, 2011
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday April 20, 2011
4:00 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.
2. Approval of Minutes of March 16, 2011 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Approve Request for Proposals for new blight study and redevelopment plan.
6. Approve Resolution No. 120, for TIF contract with Wilmar Realty, LLC.
7. Review of Committed Projects and CRA Properties.
8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION

9. Approve Resolution or Resolutions to Purchase/Sell Property.
10. Directors Report
11. Adjournment

Next Meeting May 11, 2011

The CRA may go into closed session for any agenda item as allowed by state law.



Community Redevelopment Authority (CRA)

**Wednesday, April 20, 2011
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 16, 2011

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 March 16, 2011 at City Hall 100 E First Street. Notice of the meeting was given in the March 9, 2011 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Sue Pirnie and Michelle Fitzke. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Council Liaison, Randy Gard; Finance Director, Mary Lou Brown; Bill Martin, Tim Bolton, Tom Ziller and Bruce Eberle.

Sandstrom 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 February 9, 2011 meeting was made by Gdowski. Motion was seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. The financial reports for the period of February 1, 2011 through February 28, 2011. Motion to was made by Pirnie and seconded 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 Sandstrom. Motion made by Murray and seconded by Pirnie to approve the bills in the amount of \$5321.63. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$5321.63.
5. CONSIDERATION OF FAÇADE IMPROVEMENTS. Wilmar Realty, LLC, has requested funding under the façade development program to assist with façade improvements at 620 W State Street. The anticipated cost of the façade project is \$675,000 with a total project cost of approximately \$2,678,500 of developer equity in updates to the building. Bill Martin is asking for a grant of \$300,000. That would be \$100,000 a year for three fiscal years to offset the costs of the façade improvements. Improvements will be made to the exterior of Skagway. A

report from the review team will be made at the meeting. A MOTION is in order. Fitzke and Murray attended the Façade committee meeting and agreed this is a substantial investment for the five point's area. Martin expressed this Façade will be in conjunction with the removal of buildings and the parking lot. They are looking for a completion date of September or October. A motion was made by Murray to approve the Façade application, with the funds being split over the next three fiscal years once the project is completed. The motion was seconded by Fitzke. Upon roll call vote all present voted aye with Sandstrom abstaining. Motion carried unanimously.

6. CONSIDERATION OF RESOLUTION OF INTENT. Consideration to approve a Resolution of intent to enter into a Redevelopment Contract with Wilmar Realty, LLC, for redevelopment of an area within the city limits of the City of Grand Island, at 620 State Street, Grand Island. The CRA passed Resolution 119 notifying City Council of their intent to enter into a redevelopment contract at their meeting on February 9, 2011. The Hall County Regional Planning Commission met on March 2, 2011 and passed Resolution 2011-01 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2011-63 approving the redevelopment plan at their meeting on March 8, 2011. A motion was made by Gdowski to enter into a Redevelopment Contract with Wilmar Realty, LLC the motion was seconded by Pirnie. Upon roll call vote all present voted aye with Sandstrom abstaining. Motion carried unanimously.
7. CONSIDERATION OF DOWNTOWN GRANT REQUEST. Melissa Timmons, Director of Downtown Business Improvement District submitted a proposal for grants totaling \$97,500. These grant dollars are to help with the Grand Generation/YMCA Tree Project, POW Historical Marker in the Dodge Parking Lot, Individual Building Evaluation and Historic Lighting Project. The Downtown Business Improvement District has secured at total of \$182,632 in grants, donations and BID funds to support these projects and is requesting this funding from the CRA as the final piece necessary to move forward with these projects. Tom Ziller reviewed the projects the Downtown BID 8 is requesting grant funds for. Bruce Eberle said people are interested in buying the buildings downtown but they can't get past the issues the old buildings need to meet current building codes. Such building codes are fire sprinklers, fire escapes and wiring issues. Pirnie, Gdowski and Murray all agreed on a targeted approach to downtown improvement, having a "Grand Plan" to do something with the vacant buildings. A Motion was made by Pirnie to approve all projects but they would be separated into four different projects and was seconded by Gdowski to approve the grant funds for the Downtown BID 8 in the amount of \$97,500. Upon roll call vote all present voted aye. Motion carried unanimously.

8. REVIEW AND DISCUSSION OF LINCOLN NEIGHBORHOOD STUDY.
A draft of the Lincoln Neighborhood Study will be presented to the CRA for review and comment. CRA discussed their role in the Lincoln Neighborhood study and agreed it was up to Council to make any final decisions. There was further talks over using Tax Increment Financing to aid in the construction of a new Lincoln pool or as a redevelopment tool for county industrial parks.
9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION.
11. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.
12. DIRECTORS REPORT.
13. ADJOURNMENT.
Sandstrom adjourned the meeting at 5:52 p.m.

The next meeting is scheduled for April 20, 2011 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, April 20, 2011
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2011

CONSOLIDATED	MONTH ENDED MARCH 2011	2010 - 2011 YEAR TO DATE	2011 BUDGET	REMAINING BALANCE
Beginning Cash	926,684	985,902	985,902	
REVENUE:				
Property Taxes	8,632	232,835	653,977	421,142
Loan Proceeds	-	-	-	-
Interest Income	92	1,697	12,940	11,243
Land Sales	-	29,906	50,000	20,094
Other Revenue	-	7,944	-	(7,944)
TOTAL REVENUE	8,724	272,383	716,917	444,534
TOTAL RESOURCES	935,408	1,258,284	1,702,819	444,534
EXPENSES				
Auditing & Accounting	-	-	7,500	7,500
Legal Services	150	1,564	10,000	8,436
Consulting Services	-	-	10,000	10,000
Contract Services	5,128	59,165	40,000	(19,165)
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	6,393	5,000	(1,393)
General Liability Insurance	-	-	250	250
Postage	31	573	200	(373)
Matching Grant	-	-	-	-
Legal Notices	13	438	800	362
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	721	500	(221)
Supplies	-	-	300	300
Land	-	2,002	100,000	97,998
Façade Improvement	-	130,085	539,950	409,865
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
Bond Principal	-	94,185	161,611	67,426
Bond Interest	-	33,071	81,172	48,101
Interest Expense	-	-	-	-
TOTAL EXPENSES	5,322	328,197	1,759,783	1,431,586
INCREASE(DECREASE) IN CASH	3,402	(55,815)	(56,965)	
ENDING CASH	930,087	930,087	928,937	
LESS COMMITMENTS	1,363,970	966,470		
AVAILABLE CASH	(433,883)	(36,383)	928,937	-
CHECKING	578,016			
INVESTMENTS	352,071			
Total Cash	930,087			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2011

	<u>MONTH ENDED</u> <u>MARCH 2011</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	8,632	111,557	425,000	313,443
Interest Income	81	1,560	8,000	6,440
Land Sales		29,906	50,000	20,094
Other Revenue & Motor Vehicle Tax		430	-	(430)
TOTAL	8,712	143,454	483,000	339,546
GILI TRUST				
Property Taxes		32,962	65,780	32,818
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	32,962	65,780	32,818
CHERRY PARK LTD II				
Property Taxes		31,544	59,180	27,636
Interest Income	11	120	-	(120)
Other Revenue		-	-	-
TOTAL	11	31,664	59,180	27,516
GENTLE DENTAL				
Property Taxes		84	4,202	4,118
Interest Income	0	1	-	(1)
Other Revenue		-	-	-
TOTAL	0	85	4,202	4,117
PROCON TIF				
Property Taxes		9,039	19,162	10,123
Interest Income	0	3	-	(3)
Other Revenue		878	-	(878)
TOTAL	0	9,920	19,162	9,242
WALNUT HOUSING PROJECT				
Property Taxes		31,791	74,472	42,681
Interest Income	0	12	-	(12)
Other Revenue		6,636	-	(6,636)
TOTAL	0	38,439	74,472	36,033
BRUNS PET GROOMING				
Property Taxes		242	4,986	4,744
Interest Income		-	4,940	4,940
Other Revenue		-	-	-
TOTAL	-	242	9,926	9,684
GIRARD VET CLINIC				
Property Taxes		175	-	(175)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	175	-	(175)
GEDDES ST APTS-PROCON				
Property Taxes		14,249	1,195	(13,054)
Interest Income		-	-	-
Other Revenue		-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2011

	<u>MONTH ENDED</u> <u>MARCH 2011</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL	-	14,249	1,195	(13,054)
SOUTHEAST CROSSING				
Property Taxes		228	8,866	8,638
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	228	8,866	8,638
CASEY'S @ FIVE POINTS				
Property Taxes		159	-	(159)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	159	-	(159)
SOUTH POINTE HOTEL PROJECT				
Property Taxes		775	-	(775)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	775	-	(775)
TODD ENCK PROJECT				
Property Taxes		30	-	(30)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	30	-	(30)
TOTAL REVENUE	8,724	272,383	725,783	453,400

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2011

	<u>MONTH ENDED</u> <u>MARCH 2011</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting		-	7,500	7,500
Legal Services	150	1,564	10,000	8,436
Consulting Services		-	10,000	10,000
Contract Services	5,128	21,036	40,000	18,964
Printing & Binding		-	1,000	1,000
Other Professional Services		6,393	5,000	(1,393)
General Liability Insurance		-	250	250
Postage	31	573	200	(373)
Matching Grant		-	-	-
Legal Notices	13	438	800	362
Licenses & Fees		-	-	-
Travel & Training		-	1,000	1,000
Other Expenditures		-	500	500
Office Supplies		721	500	(221)
Supplies		-	300	300
Land		2,002	100,000	97,998
PROJECTS				
Façade Improvement		130,085	539,950	409,865
South Locust		-	-	-
Alleyway Improvement		-	-	-
Other Projects		-	800,000	800,000
TOTAL CRA EXPENSES	5,322	162,812	1,517,000	1,354,188
GILI TRUST				
Bond Principal		29,243	51,001	21,758
Bond Interest		3,647	14,779	11,132
Other Expenditures		-	-	-
TOTAL GILI EXPENSES	-	32,890	65,780	32,890
CHERRY PARK LTD II				
Bond Principal		22,684	39,729	17,045
Bond Interest		6,906	19,451	12,545
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Bond Principal		1,259	2,276	1,017
Bond Interest		842	1,926	1,084
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101
PROCON TIF				
Bond Principal		5,310	9,467	4,157
Bond Interest		4,271	9,695	5,424
TOTAL PROCON TIF	-	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal		19,831	39,151	19,320
Bond Interest		17,405	35,321	17,916
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2011

	<u>MONTH ENDED</u> <u>MARCH 2011</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
BRUNS PET GROOMING				
Bond Principal		242	4,986	4,744
Bond Interest		-	-	-
TOTAL BRUNS PET GROOMING	-	242	4,986	4,744
GIRARD VET CLINIC				
Bond Principal		175	4,940	4,765
Bond Interest		-	-	-
TOTAL GIRARD VET CLINIC	-	175	4,940	4,765
GEDDES ST APTS - PROCON				
Bond Principal		14,249	1,195	(13,054)
Bond Interest		-	-	-
TOTAL GEDDES ST APTS - PROCON	-	14,249	1,195	(13,054)
SOUTHEAST CROSSINGS				
Bond Principal		228	8,866	8,638
Bond Interest		-	-	-
TOTAL SOUTHEAST CROSSINGS	-	228	8,866	8,638
POPLAR STREET WATER				
Bond Principal		-	-	-
Bond Interest		-	-	-
Auditing & Accounting		-	-	-
Contract Services		38,129	-	(38,129)
TOTAL POPLAR STREET WATER	-	38,129	-	(38,129)
CASEY'S @ FIVE POINTS				
Bond Principal		159	-	(159)
Bond Interest		-	-	-
TOTAL CASEY'S @ FIVE POINTS	-	159	-	(159)
SOUTH POINTE HOTEL PROJECT				
Bond Principal		775	-	(775)
Bond Interest		-	-	-
TOTAL SOUTH POINTE HOTEL PROJECT	-	775	-	(775)
TODD ENCK PROJECT				
Bond Principal		30	-	(30)
Bond Interest		-	-	-
TOTAL CASEY'S @ FIVE POINTS	-	30	-	(30)
TOTAL EXPENSES	5,322	328,197	1,759,783	1,431,586



Community Redevelopment Authority (CRA)

**Wednesday, April 20, 2011
Regular Meeting**

Item D1

Bills

Staff Contact: Chad Nabity

20-Apr-11

TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island

Administration Fees		\$ 3,686.71
Accounting	April, May, June	\$ 375.00
Officenet Inc.		
Postage	Feb & March	\$ 57.66

Lawnscape snow removal Feb		
Grand Island Independent		\$ 13.93

Big O's		\$ 65,297.52
Mayer, Burns, Koenig & Janulewicz Legal Services		

Total:

\$ 69,430.82



Community Redevelopment Authority (CRA)

**Wednesday, April 20, 2011
Regular Meeting**

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2011 FISCAL YR	2012 FISCAL YR	2013 FISCAL YR	ESTIMATED COMP
Big O Tires	\$65,297.52	\$65,297.52			Fall 2010
The Chocolate Bar	\$37,772	\$37,772			Spring 2011
BID 6 (Conduit)	\$55,000	\$55,000			Spring 2010
2010 Wayside Horns (Oak, Pine, Elm & Walnut)	\$140,000	\$140,000			Winter 2011
2012 Wayside Horns (Custer/Blaine)	\$100,000		\$100,000		Winter 2012
Grand Island Christian School (Demo)	\$129,000	\$129,000			Spring 2011
Grand Island Christian School (Façade)	\$80,000	\$80,000			Fall 2011
123 W 3 rd St.	\$59,400	\$59,400			Spring 2011
The Grand Façade \$300,000 (\$100 over 3 fiscal yrs)	\$300,000	\$100,000	\$100,000	\$100,000	Spring 2012
Wilmar Realty LLC \$300,000 (\$100 over 3 fiscal yrs)	\$300,000	\$100,000	\$100,000	\$100,000	Fall 2012
Downtown BID	\$97,500	\$97,500			Fall 2011
Total Committed	\$1,363,969.52	\$863,969.52	\$300,000.00	\$200,000.00	

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 nd St	\$4,869	11/11/2005	\$7,500	Surplus
3235 S Locust	\$450,000	4/2/2010	\$39,764	Surplus

March 31, 2011



Community Redevelopment Authority (CRA)

**Wednesday, April 20, 2011
Regular Meeting**

Item H1

TIF Contract

Staff Contact: Chad Nabity

RESOLUTION NO. 120

BE IT RESOLVED this _____ day of _____, 2011, by the Community Redevelopment Authority of the City of Grand Island, (" Authority"), a Community Redevelopment Authority duly organized and existing within the State of Nebraska,

W I T N E S S E T H:

WHEREAS, the Authority is a duly organized and existing Community Redevelopment Authority, a body politic and corporate under the laws of the State of Nebraska; and

WHEREAS, the Authority is authorized by the Act (hereinafter defined) to issue and sell its revenue Note or other obligations for the purpose of providing money to pay or otherwise provide funds to pay costs of redevelopment projects and is further authorized to pledge the revenues as herein provided to secure the payment of principal, premium, if any, and interest on its obligations; and

WHEREAS, the Authority has determined it to be in the best interests of the Authority to issue its Note or other obligations for the purpose of making funds available to Wilmar Realty, LLC, a Nebraska limited liability company (the "Redeveloper") for the construction and improvement of a redevelopment project of pursuant to a Redevelopment Plan Amendment for Grand Island CRA Area #6 (the "Redevelopment Plan"); and

WHEREAS, the Authority has made the necessary arrangements for financing a portion of the costs of the redevelopment project in part by issuing Community Development Revenue Note (Wilmar Realty, LLC, Project), in the form of fully registered Note without coupons (the "Note") of the Authority and for use of the proceeds of the Note in connection with the project, in amounts determined pursuant to Section 2.01 of this Resolution; and

WHEREAS, the issuance of the Note has been in all respects duly and validly authorized by the Members of the Authority pursuant to this resolution (the "Resolution"); and

WHEREAS, the Note is in substantially the form attached hereto as Exhibit A which is incorporated herein by this reference, with the necessary and appropriate variations, omissions and insertions as permitted or required by this Resolution.

NOW, THEREFORE, and it is expressly declared, that the Note shall be issued and delivered upon and subject to the terms, conditions, stipulations, uses and purposes as hereinafter expressed, that is to say:

ARTICLE I

DEFINITIONS AND INTERPRETATION

Section 1.01 Defined Terms.

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Note Resolution, such definitions to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

"Act" means Section 12 of Article VIII of the Nebraska Constitution, Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, 2007, as amended, known as the Community Development Law and acts amendatory thereof and supplemental thereto.

"Authorized Issuer Representative" means the person at the time designated to act on behalf of the Authority.

"Noteholder" means the holder of the Note from time to time.

"Note" means the Authority's Community Development Revenue Note (Wilmar Realty Project).

"City" means the City of Grand Island, Nebraska.

"Closing" means the date of issuance of any Note, but not before May 2, 2011.

"Collateral" means all property pledged as security for the Noteholder pursuant to Section 5.01 of this Note Resolution.

"Debt Service Fund" means the fund created with the Paying Agent pursuant to Section 4.01 of this Resolution.

"Governing Body" means the Members of the Authority.

"Paying Agent" means the paying agent with respect to the Note appointed pursuant to Section 10.01 of this Resolution.

"Project" means the improvements to be constructed, as further described in Exhibit B attached hereto and incorporated herein by reference.

"Project Costs" means only costs or expenses incurred by Redeveloper to implement the Project and related infrastructure costs, including water line and stub installation, including but not limited to costs of engineering, including reimbursement for any such costs, and cost of financing administration in the City of Grand Island, Hall County, Nebraska, pursuant to the Act and shall include costs of issuing the Note.

"Redevelopment Plan" means the Redevelopment Plan Amendment Grand Island CRA Area #6, a true and correct copy of is attached hereto and marked as Exhibit "B" and adopted in accordance with the Act, as amended from time to time.

"Registrar" means the registrar responsible for maintaining records of holders of the Note appointed pursuant to Section 10.01 of this Note Resolution.

"Resolution" means this Resolution of the Authority adopted on April 20, 2011, authorizing the issuance and sale of the Note, as the same may be amended, modified or supplemented by any amendments or modifications thereof.

"Tax Increment Revenues" means excess ad valorem taxes generated by the Project and Future Project Plans which are divided pursuant to section 18-2147 of the Act with effective dates established in the Redevelopment Plan as amended from time to time.

Section 1.02 Provisions as to Interpretation.

The provisions of this Resolution shall be construed and interpreted in accordance with the following provisions:

(a) This Resolution shall be interpreted in accordance with and governed by the laws of the State of Nebraska.

(b) Wherever in this Resolution it is provided that any person may do or perform any act or thing the word "may" shall be deemed permissive and not mandatory and it shall be construed that such person shall have the right, but shall not be obligated, to do and perform any such act or thing.

(c) The phrase "at any time" shall be construed as meaning "at any time or from time to time."

(d) The word "including" shall be construed as meaning "including, but not limited to."

(e) The words "will" and "shall" shall each be construed as mandatory.

(f) The words "herein," "hereof," "hereunder," "hereinafter" and words of similar import shall refer to this Resolution as a whole rather than to any particular paragraph, section or subsection, unless the context specifically refers thereto.

(g) Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as the context may require.

(h) The captions to the sections of this Resolution are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary by implication or otherwise any of the provisions hereof.

Section 1.03 Exhibits.

The following Exhibits are attached to and by reference made a part of this Resolution:

(a) Exhibit A: Form of Note.

(b) Exhibit B: Redevelopment Plan Amendment Grand Island CRA

Area #6.

(c) Exhibit C: Real Estate Pledged for January 1, 2012 Effective Date.

ARTICLE II

THE NOTE

Section 2.01 Form and Maturity of Note.

The Note to be issued pursuant to this Resolution shall be issued pursuant to the Act, including specifically but without limitation Sections 18-2124 et seq., shall be dated as of the date of their issuance, and shall be issued in one series designated "Community Redevelopment Authority of the City of Grand Island, Nebraska, Community Development Revenue Note (Wilmar Realty Project). The Note shall be substantially in the form and of the tenor as set forth in the form of the Note attached hereto as Exhibit A (Note) with such appropriate variations, omissions and insertions as are permitted or required by this Resolution.

The Note shall be issued in the amount of \$798,654.00, and shall be dated as of the date of its issuance, which shall not occur prior to May 2, 2011. No other Note

related to this redevelopment project shall be issued. The Note shall finally mature on December 31, 2026. The Note shall bear interest at the rate of zero percent (0.0%) per annum from and after the date of issuance of such Note. The Note shall be subject to mandatory partial redemption on each June 1 and December 1, (the "payment date") beginning in the year 2013 from Available Funds, as hereafter defined.

Principal on the Note shall be payable in such coin and currency of the United States of America as may be, on the respective dates of the payment thereof, legal tender for the payment of public and private debts at the principal office of the Paying Agent. Principal and interest will be paid by check or draft mailed to the Noteholder in whose name a Note is registered as of the 15th calendar day (whether or not a business day) next preceding the payment date at his address as it appears on the registration books of the Registrar.

The Note shall originally be issued as fully registered Note without coupon. Upon the written request of a Noteholder, and at its expense, Note may be surrendered to the Authority and the Authority shall deliver in exchange and substitution therefore new Note of like tenor, aggregating the then outstanding principal amount of the Note.

Section 2.02 Execution. Limited Obligation.

The Note shall be signed in the name and on behalf of the Authority by the manual or facsimile signature of the Chair or Vice Chair of the Authority and attested with the manual or facsimile signature of its Secretary. In the event that any of the officers who shall have signed and sealed the Note shall cease to be officers of the Authority before the Note shall have been issued and delivered, the Note may, nevertheless, be issued and delivered, and upon such issue and delivery shall be binding upon the Authority as though those officers who signed and sealed the same had continued to be such officers of the Authority. The Note may be signed and sealed on behalf of the Authority by such person who, at the actual date of execution of the Note, shall be the proper officer of the Authority, although at the date of the Note such person shall not have been such an officer of the Authority.

The Note shall not be a general obligation of the Authority, but only a limited obligation payable solely from the tax increment revenues pledged as security for the Note pursuant to the Redevelopment Plan or other financing documents (except to the extent paid out of monies attributable to income from the temporary investment of the proceeds of the Note) and shall be a valid claim of the registered owner thereof and otherwise secured for the payment of the Note and shall be used for no other purpose than to pay the principal and interest on the Note, except as may be otherwise expressly authorized by this Note Resolution.

Neither the Authority, the State of Nebraska, the City nor any other political subdivision of the State of Nebraska shall be obligated to pay the principal of the Note or the interest thereon or other costs incident thereto except from the money pledged

therefore. Neither the faith and credit nor the taxing power (except to the extent of ad valorem taxes pledged hereunder) of the Authority, the City, the State of Nebraska or any political subdivision of the State of Nebraska shall be pledged to the payment of the principal of the Note or the interest thereon or other costs incident thereto. The Note shall never constitute an indebtedness of the Authority or the City within the meaning of any state constitutional provision or statutory limitation, nor shall the Note or the interest thereon ever give rise to any pecuniary liability of the Authority or the City or a charge against its general credit or taxing powers.

Section 2.03 Registration and Authentication of Note.

The Note shall not be valid or obligatory for any purpose unless the Note shall have been authenticated by the manual signature of the Registrar.

Section 2.04A Delivery of Note.

The Authority shall execute and deliver the Note to the Noteholder which shall be Wilmar Realty, LLC, on such date selected by the Authority but before May 2, 2011 and not later than May 16, 2011, in exchange for the grant provided in the redevelopment contract between Wilmar Realty, LLC and the Authority.

Section 2.05 Registration of Note.

Ownership of the Note shall at all times be registered as to principal and interest with the Registrar. Transfer of the Note may be made only by an assignment duly executed by the registered owner or by his registered assigns, or his legal representative or attorney, in such form as shall be reasonably satisfactory to the Registrar, who shall endorse such registration or transfer on the Note. No transfer of the Note shall be effective unless and until notice of such transfer shall be delivered in writing to the Registrar. The Registrar shall retain records showing all registrations, transfers and assignments of the Note. In the event of any such transfer, the Registrar shall require the payment by the person requesting exchange or transfer of any tax or other governmental charge required to be paid with respect to such exchange or transfer.

Section 2.06 Ownership of Note.

As to the Note the Authority and the Registrar, and their respective successors, each in its discretion, may deem and treat the person in whose name the Note for the time being shall be registered as the absolute owner thereof for all purposes, and neither the Authority nor the Registrar, nor their respective successors, shall be affected by any notice to the contrary. Payment of or on account of the principal on the Note shall be made only to or upon the order of such registered owner, but such registration may be changed as provided herein. All such payments shall be valid and effective to satisfy and discharge the liability upon the Note to the extent of the sum or sums so paid.

Section 2.07 Valid Obligation.

The Note executed, issued and delivered as provided in this Note Resolution provided shall be a valid special obligation of the Authority.

Section 2.08 Loss or Destruction of Note.

In case any Note shall become mutilated or be destroyed or lost, the Authority shall, if not then prohibited by law, cause to be executed and delivered a new Note of like date, number, maturity and tenor in exchange and substitution for and upon cancellation of such mutilated Note, or in lieu of and substitution for such lost Note, upon the Noteholder paying the reasonable expenses and charges of the Authority in connection therewith and, in the event the Note is destroyed or lost, the filing with the Issuer of evidence satisfactory to it that the Note was destroyed or lost, and furnishing the Authority with indemnifications satisfactory to the Authority.

Section 2.09 Transfer of the Note.

All transfers of the Note shall be upon the basis of a private placement and each proposed transferee registered owner shall furnish the Registrar with assurances in form satisfactory to the Registrar that such Note is being purchased for investment purposes only, without a view to redistribution and upon the independent credit judgment and investigation of the proposed transferee.

ARTICLE III

APPLICATION OF NOTE PROCEEDS

The proceeds of the Note shall be granted to the Redeveloper and Authority, pursuant to the terms of the Redevelopment Plan upon receipt of such proceeds and used by the Redeveloper to pay Project Costs pursuant to the Redevelopment Plan. The grant of proceeds shall be offset against the purchase of the Note by the Redeveloper.

ARTICLE IV

PAYMENT OF NOTE

Section 4.01 Debt Service Fund.

There is hereby created and established a separate fund with the Paying Agent in the name of the Authority to be designated "Community Redevelopment Authority of the City of Grand Island, Nebraska, Community Development Revenue Note (Wilmar Realty, Project), Debt Service Fund" into which the Authority shall make the following deposits:

- (a) Accrued interest, if any, received upon sale of the Note.
- (b) All Tax Increment Revenues received by the Authority with respect to the Project as described in the Redevelopment Contract;
- (c) All other monies received by the Authority when accompanied by directions that such monies are to be paid into the Debt Service Fund or used for purposes for which monies in the Debt Service Fund may be used; and

Section 4.02 Pledge of Debt Service Fund.

The monies and investments in the Debt Service Fund are hereby irrevocably pledged to and shall be used by the Authority from time to time, to the extent required, solely for the payment of the principal of, premium, if any, and interest on the Note.

Section 4.03 Funds Held in Trust or Secured.

All monies deposited in the Debt Service Fund under the provisions of this Resolution or the Redevelopment Contract or Future Plan Amendments shall be held in trust or fully secured by pledged assets and applied only in accordance with the provisions of this Resolution and the Redevelopment Contract, future Redevelopment Contracts and Future Plan Amendments and shall not be subject to a lien or attachment by any creditor of the Authority.

Section 4.04 Application of Funds.

If at any time the monies and investments in the Debt Service Fund shall not be sufficient to pay in full the principal, premium, if any, and interest on the Note as the same shall become due and payable (either by their terms or by acceleration of maturities under the provisions of this Note Resolution), such funds, together with any monies then available or thereafter becoming available for such purpose, whether through the exercise of the remedies provided for herein or otherwise, shall be applied as follows:

FIRST: to the unpaid interest, if any, to the extent of Available Funds;
SECOND: to the payment of principal on the Note.

Section 4.05 Redemption of Note before Maturity.

(a) The Note is callable for redemption at any time in whole or in part, without premium, in the event the Authority wishes to prepay the Note.

(b) The Note shall also be subject to mandatory partial redemption, without notice, on each June 1 and December 1, ("Payment Date") beginning June 1, 2013, from all funds available in the Debt Service Fund, excluding amounts, if any, from investment earnings for such fund which the Authority shall be entitled to apply to administrative costs related to the Note, rounded down to the nearest one hundred dollars (which funds are referred to in this Resolution as "Available Funds"). Available Funds shall be applied to the prepayment of principal on each payment date and shall be remitted to the registered owner of the Note. The Agent shall mark the Agent's records with respect to each mandatory partial principal prepayment made from Available Funds and it shall not be necessary for the registered owner to present the Note for notation of such prepayment. The records of the Agent shall govern as to any determination of the principal amount of the Note outstanding at anytime and the registered owner shall have the right to request information in writing from the Agent at any time as to the principal amount outstanding upon the Note.

Section 4.06 Redemption Date.

In the event the Note or any portion thereof are called for redemption or prepayment as provided in Section 4.05 of this Note Resolution, except for partial mandatory redemption, notice thereof will be given by registered or certified mail to the Noteholder not less than thirty (30) days prior to the date fixed for prepayment or redemption, specifying such date, the aggregate principal amount of the Note to be prepaid on such date and the amount of interest, if any, on such principal amount accrued to such date.

Section 4.07 Investment of Funds.

Monies on deposit to the credit of the Debt Service Fund shall be invested in (i) direct obligations of or obligations fully guaranteed by the United States of America or an Authority or instrumentality of the United States of America, (ii) fully insured certificates of deposit or time deposits of banks or trust companies. Obligations so purchased shall be deemed at all times a part of the Debt Service Fund, respectively.

Section 4.08 Disposition of Excess Funds.

Monies on deposit in the Debt Service Fund remaining after payment of principal and interest, if any, on the Note in full shall, immediately be paid to Authority and shall no longer be subject to this Resolution.

Section 4.09 Cancellation on Due Date.

Regardless of the whether the Note is paid in full as of the due date, the obligation of the Authority to pay the principal and interest, if any, under the Note shall terminate in all respects on the due date and the Note shall be deemed cancelled in full on such date.

ARTICLE V

SECURITY FOR THE NOTE

Section 5.01 Pledge of Tax Increment Revenues as Security.

(a) In accordance with section 18-2147 of the Act, the Authority hereby adopts the Redevelopment Plan amendment of the Authority by approving the Project and by providing that any ad valorem tax on real property in the Development Project for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as provided in section 18-2147 of the Act. The effective date of this provision shall be January 1, 2012, as to the real estate described in Exhibit "C" to this resolution.

(b) In accordance with section 18-2150 of the Act, the Tax Increment Revenues are hereby pledged for payment of principal, premium, if any and interest on the Note. The Authority shall execute a notice providing for such pledge of taxes and shall file a copy of such notice with the Hall County Treasurer and Hall County Assessor.

ARTICLE VI

LEGAL AUTHORIZATION; FINDINGS

Section 6.01 Legal Authorization.

The Authority is a body politic and corporate under the laws of the State of Nebraska and is authorized under the Act to provide funds for the Project and construct public improvements related thereto, and to issue and sell its tax increment revenue notes such as the Note for the purpose, in the manner and upon the terms and conditions set forth in the Act and in this Resolution.

Section 6.02 Findings.

The Authority has heretofore determined, and does hereby determine, as follows:

(a) The Project financed by the Note is a qualified "redevelopment project" as defined the Act and has been approved as part of the Redevelopment Plan;

(b) The issuance of the Note and the construction of the Project will promote the public welfare and carry out the purposes of the Act, by, among other things, decreasing blighted and substandard conditions in the Redevelopment Area;

(c) The amounts necessary to acquire and construct the Project will be equal to or exceed the amount of the Note;

(d) The Redevelopment Contract is in full and complete compliance and conformity with all of the provisions of the Act

(e) The Redevelopment Project in the Plan would not be economically feasible without the use of tax-increment financing;

(f) The Redevelopment Project would not occur in the Community Redevelopment Area without the use of tax-increment financing; and

(g) The costs and benefits of the Redevelopment Project, including the costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and have been found to be in the long-term best interest of the community impacted by the Redevelopment Project.

(h) The Note will not constitute a debt of the Authority within the meaning of any constitutional or statutory limitation.

ARTICLE VII

AUTHORIZATION TO EXECUTE DOCUMENTS AND SELL NOTE

Section 7.01 Approval and Authorization of Documents.

The Redevelopment Plan amendment in the form and content presented to the Authority on this date, is in all respects hereby approved, authorized and confirmed, and the execution thereof by Chair or Vice Chair of the Authority and the Secretary be and they are hereby authorized and ratified

Section 7.02 Authorization of Sale and Purchase of Note.

The issuance and sale of the Community Redevelopment Authority of the City of Grand Island, Nebraska, Community Development Revenue Note (Wilmar Realty, Project), of the form and content set forth in Exhibit A attached hereto, be and the same are in all respects hereby approved, authorized and confirmed, and the Chair of the Authority and the Secretary be and they are hereby authorized and directed to execute and deliver the same for and on behalf of the Authority to Wilmar Realty, LLC,, upon

receipt of the purchase price therefore, and to deposit the proceeds thereon to be applied in the manner set forth in Articles III and IV hereof. The purchase price of the Note shall be offset against the grant as provided in Article III hereof.

Section 7.03 Ratification of Actions Taken By the Authority.

The Authority hereby ratifies and approves all action taken and expenditures made by the Authority, if any, in connection with the Project based upon prior resolutions of the Authority.

Section 7.04 Authority to Execute and Deliver Additional Documents.

The Chair and Secretary of the Authority and other appropriate Authority officials are hereby authorized to execute and deliver for and on behalf of Issuer any and all additional certificates, documents or other papers and to perform all other acts as they may deem necessary or appropriate in order to implement and carry out the matters herein authorized and the implementation of the Project.

Section 7.05 Copies of Documents Presented to Authority Available for Inspection.

True and correct copies of all documents presented to the Authority and identified and referred to in this Resolution are on file in the main office of the Authority and are available for inspection by the general public during regular business hours.

ARTICLE VIII

PARTICULAR COVENANTS OF THE AUTHORITY

The Authority covenants and agrees, so long as the Note shall be outstanding and subject to the limitations on its obligations herein set forth, that:

Section 8.01 First Lien.

The lien on Tax Increment Revenues created by this Resolution is a first and prior lien and the Authority will take no actions which would subject the Tax Increment Revenues pledged hereunder or the rights, privileges and appurtenances thereto to any lien claim of any kind whether superior, equal or inferior to such lien of this Resolution.

Section 8.02 Payment of Note.

It will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in this Note Resolution and in the Note executed and delivered there under; will pay the principal, premium, if any, and interest on the

Note on the dates, at the places and in the manner prescribed in the Note in any coin or currency of the United States of America which, on the respective dates of payment thereof, is legal tender for the payment of public and private debts; provided, however, that the principal, premium, if any, and interest on the Note and all other covenants, undertakings, stipulations, provisions and agreements contained in this Note Resolution, the Note and any other documents delivered in connection with any of the foregoing are not and shall not be deemed to (i) represent a debt or pledge the faith or credit of the Authority or the City or (ii) grant to the Noteholder directly, indirectly or contingently, any right to have the Authority or the City levy any taxes or appropriate any funds to the payment of principal or interest on the Note, such payment or other obligation to be made or satisfied solely and only out of the Tax Increment Revenues and from any other security pledged pursuant to this Resolution, the Guaranty or the Deed of Trust.

Section 8.03 Extensions of Payment of Note.

It will not directly or indirectly extend or assent to the extension of the due date of any installment of principal, premium, if any, on the Note, or of the maturity of the Note or any principal installment thereof, or the time of payment of any claims for interest thereon.

Section 8.04 Authority of the Issuer.

It is duly authorized under the Constitution and laws of the State of Nebraska to provide funds to construct and install the Project, to create and issue the Note and to make the covenants as herein provided. All necessary action and proceedings on its part to be taken for the creation and issuance of the Note and the execution and delivery of this Note Resolution have been duly and effectively taken and the Note in the hands of the Noteholder is and will be a valid and enforceable special obligation of the Authority in accordance with its terms.

Section 8.05 Further Assurances.

The Authority will execute or cause to be executed any and all further instruments that may reasonably be requested by the Noteholder and be authorized by law to perfect the pledge of an lien on the revenues and income of the Project granted in this Resolution, or intended so to be, or to vest in the Noteholder the right to receive and apply the same to the payment or protection and security of the Note.

Section 8.06 Proper Books and Records.

So long as the Note shall remain outstanding and unpaid, the Authority shall keep proper books and records in which full, true and correct entries will be made of all dealings and transactions relating to the ownership of the Project and the Note. Such books and records shall be open to inspection by the Noteholder.

Section 8.07 to Observe all Covenants and Terms - Limitations on Authority's Obligations.

It will not issue or permit to be issued the Note in any manner other than in accordance with the provisions of the Resolution, and will not suffer or permit any default to occur under this Resolution, but will faithfully observe and perform all the conditions, covenants and requirements hereof. Under the Act, the Authority has no obligation to levy taxes for or to make any advance or payment or to incur any expense or liability from its general funds in performing any of the conditions, covenants or requirements of the Note or this Resolution or to make any payments from any funds other than revenues and income of the Project or monies in the funds and accounts provided for in this Resolution.

ARTICLE IX

PAYING AGENT AND REGISTRAR

Section 9.01 Appointment of Paying Agent and Registrar.

The Authority hereby appoints the City Treasurer of the City of Grand Island, Nebraska, as Paying Agent and Registrar. The Paying Agent shall make all payments to Noteholder out of the Debt Service Fund as provided in Section 4.04 hereof. The Registrar shall maintain registration books of the holders of the Note.

Section 9.02 Reliance on Documents.

The Paying Agent and Registrar may rely and shall be protected in acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, consent, order, note, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties.

Section 9.03 Liability.

The Paying Agent and Registrar shall not be liable for any error of judgment made in good faith by the Paying Agent and Registrar unless it shall be proved that the Paying Agent and Registrar was negligent in ascertaining the pertinent facts.

Section 9.04 Holding Note.

The Paying Agent and Registrar may acquire and hold, or become the pledgee of, any of the Note, and otherwise deal with the Authority or Wilmar Realty in the same manner and to the same extent and with like effect as though it were not Paying Agent and Registrar hereunder.

Section 9.05 Resignation.

The Paying Agent and Registrar may resign and be discharged by giving to the Authority and the Noteholder 30 days' notice in writing of such resignation, specifying a date when such resignation shall take effect. Such resignation shall take effect on the day specified in such notice, unless previously a successor paying agent and note registrar shall have been appointed by the Noteholder as hereinafter provided, in which event such resignation shall take effect immediately on the appointment at any time for failure to perform its obligations set forth in this Resolution by an instrument or instruments in writing, appointing a successor to the Paying Agent and Registrar so removed, filed with the Paying Agent and Registrar and executed by the Noteholder.

Section 9.06 Appointment of Successor.

In case at any time the Paying Agent and Registrar shall resign or shall be removed or otherwise shall become incapable of acting, or shall be adjudged bankruptcy or insolvent, or if a receiver of the Paying Agent and Registrar or of its property shall be appointed, or if a public supervisory office shall take charge or control of the Paying Agent and Registrar or of its property or affairs, a vacancy shall forthwith and ipso facto be created in the office of such Paying Agent and Registrar hereunder, and a successor shall be appointed by the holders of the Note hereby secured and then outstanding by an instrument or instruments in writing filed with the Paying Agent and Registrar and executed by such Noteholder, notification thereof being given to the Authority and Wilmar Realty, LLC. If no appointment of a successor Paying Agent and Registrar shall be made pursuant to the foregoing provisions of this paragraph within 30 days after vacancy shall have occurred in the office of Paying Agent and Registrar, the Authority shall serve as Paying Agent and Registrar until appointment of a successor.

ARTICLE X

MISCELLANEOUS

Section 10.01 Limitation of Rights.

With the exception of any rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Resolution or in the Note is intended or shall be construed to give to any person other than the Authority and the Noteholder any legal or equitable right, remedy or claim under or with respect to this Resolution or any covenants, conditions and provisions herein contained; this Resolution and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the Authority and the Noteholder as herein provided.

Section 10.02 Supplemental Resolutions.

The Authority may, upon the request of and with the written consent of Wilmar Realty, LLC, and the Noteholder, pass and execute resolutions supplemental to this Resolution which shall not be inconsistent with the terms and provisions hereof.

Section 10.03 Severability.

If any provision of this Note Resolution shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

Section 10.04 Immunity of Officers.

No recourse for the payment of any part of the principal of or interest on the Note or for the satisfaction of any liability arising from, founded upon or existing by reason of the issue, purchase or ownership of the Note shall be had against any officer, member or agent of the Authority or the State of Nebraska, as such, all such liability to be expressly released and waived as a condition of and as a part of the consideration for the issue, sale and purchase of the Note.

Section 10.05 Incorporation of Act.

This Resolution does hereby incorporate by reference, the same as though fully set out herein, the provisions of Section 12 of Article VIII of the Nebraska Constitution and Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, 2007, as amended.

Section 10.06 Prior Resolutions.

All resolutions or parts thereof, in conflict with the provisions of this Resolution are to the extent of such conflicts hereby repealed.

Section 10.07 Effective Date.

This Resolution shall be in full force and effect from and after its adoption as provided by law.

Section 10.08 Notices to Parties.

Any notice, demand, certificate, request, instrument or other communication authorized or required by this Resolution shall be in writing and shall be deemed to have been sufficiently given or filed for all purposes of this Resolution if and when mailed by registered mail, return receipt requested, postage prepaid, addressed as follows:

IF TO THE DEVELOPMENT
AUTHORITY:

Grand Island
Community Redevelopment Authority
Attention: City Clerk
100 E First Street,
P.O. Box 1968,
Grand Island, NE 68802-1968

IF TO THE PAYING AGENT AND REGISTRAR:

Grand Island City Treasurer
100 E First Street,
P.O. Box 1968,
Grand Island, NE 68802-1968

Section 10.09 Captions.

The captions or headings in this Resolution are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Resolution.

IN WITNESS WHEREOF, the undersigned hereby certify that the Members of the Community Redevelopment Authority of the City of Grand Island, Nebraska passed and adopted this Resolution, and caused these presents to be signed in its name and behalf by a majority of its Members and its official seal to be hereunto affixed, and to be attested by its Secretary, on the date first above written.

COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA

Chair

ATTEST:

Secretary

Exhibit A

THIS NOTE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 (1933 ACT) AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE 1933 ACT SHALL BE IN EFFECT WITH RESPECT HERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE 1933 ACT AND ALL RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND (THE AUTHORITY) PRIOR TO SUCH TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION, AN OPINION OF COUNSEL, SATISFACTORY TO THE AUTHORITY TO THE EFFECT THAT REGISTRATION UNDER THE 1933 ACT IS NOT REQUIRED.

UNITED STATES OF AMERICA
STATE OF NEBRASKA
COUNTY OF HALL

TAX INCREMENT REVENUE NOTE OF THE COMMUNITY
AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA
(WILMAR REALTY PROJECT)

<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>	<u>Final Maturity Date</u>
\$798,654.00	0.0%	December 31, 2026

KNOW ALL PERSONS BY THESE PRESENTS: That the Community Redevelopment Authority of the City of Grand Island, Nebraska, hereby acknowledges itself to owe and for value received promises to pay, but only from the sources herein designated, to Wilmar Realty, LLC, a Nebraska limited liability company, or order, the principal sum shown above in lawful money of the United States of America with such principal sum to become due on the maturity date set forth above, with interest at the rate of zero percent [0.0 %] per annum on the unpaid balance. This Note is due and payable in full on December 31, 2026. This Note is subject to mandatory partial prepayment as provided in the Resolution of the Authority authorizing the issuance of this Note. The payment of principal due upon the final maturity is payable upon presentation and surrender of this Note to the Treasurer of said Authority, as Paying Agent and Registrar for said Authority, at the offices of the Community Redevelopment Authority of the City of Grand Island at City Hall, in Grand Island, Nebraska. The payments of mandatory partial redemption of principal on each payment date (other than at final payment) will be paid when due by a check or draft mailed by said Paying Agent and Registrar to the registered owner of this Note, as shown on the books or record maintained by the Paying Agent and Registrar, at the close of business on the last business day of the calendar month immediately preceding the calendar month in which the payment date occurs, to such owner's address as shown on such books and records.

The Authority, however, reserves the right and option of prepaying principal of this Note, in whole or in part, from any available sources at any time at the principal amount thereof. Notice of any such optional prepayment shall be given by mail, sent to the registered owner of this Note at said registered owner's address in the manner provided in the resolution authorizing said Note. The principal of this Note shall be subject to mandatory redemptions made in part on any payment date, as set forth in the resolution authorizing the issuance of this Note, from available funds without any requirement for notice. Such optional and mandatory prepayments shall be made upon such terms and conditions as are provided for in the resolution authorizing this Note.

This Note is the single Note in the total principal amount of Seven Hundred Ninety Eight Thousand Six Hundred Fifty Four and no one hundredths Dollars (\$798,654.00) issued by the Authority for the purpose of paying the costs of redevelopment of certain real estate located in the City of Grand Island, as designated in that redevelopment plan amendment recommended by the Authority and approved by the City Council of the City of Grand Island, Nebraska, (the "Plan"), all in compliance with Article 21 of Chapter 18, Reissue Revised Statutes of Nebraska, 2007, as amended, and has been duly authorized by resolution passed and approved by the governing body of the Authority (the "Resolution").

This Note constitutes a limited obligation of the Authority payable exclusively from that portion of the ad valorem real estate taxes mentioned in subdivision (1) of Section 18-2147, R.R.S. Neb. 2007, as levied, collected and apportioned from year to year with respect to certain real estate located within the "Project" (as defined in the Resolution). Pursuant to the Resolution and Section 18-2150, R.R.S. Neb. 2007, said portion of taxes has been pledged for the payment of this Note, as the same become subject to mandatory redemption. This Note shall not constitute a general obligation of the Authority and the Authority shall be liable for the payment thereof only out of said portion of taxes as described in this paragraph. This Note shall not constitute an obligation of the State of Nebraska or of the City or Grand Island (except for such receipts as have been pledged pursuant to Section 18-2150 R.R.S. Neb. 2007) and neither the State or Nebraska nor the City of Grand Island shall be liable for the payment thereof from any fund or source including but not limited to tax monies belonging to either thereof (except for such receipts as have been pledged pursuant to Section 18-2150 R.R.S. Neb. 2007). Neither the members of the Authority's governing body nor any person executing this Note shall be liable personally on this Note by reason of the issuance hereof.

This Note is transferable by the registered owner or such owner's attorney duly authorized in writing at the office of the Paying Agent and Registrar upon surrender of this Note for notation of transfer as provided on the reverse hereof and subject to the conditions provided for in the resolution authorizing the issuance of this Note. The Authority, the Paying Agent and Registrar and any other person may treat the person whose name this Note is registered as the absolute owner hereof for the purposes of receiving payment due hereunder and for all purposes and shall not be affected by any notice to the contrary, whether this Note be overdue or not.

THIS NOTE, UNDER CERTAIN TERMS SET FORTH IN THE RESOLUTION AUTHORIZING ITS ISSUANCE, MAY ONLY BE TRANSFERRED TO PERSONS OR ENTITIES DELIVERING AN INVESTMENT LETTER TO THE PAYING AGENT AND REGISTRAR CONFORMING TO REQUIREMENTS SET FORTH IN SAID RESOLUTION.

If the day for payment of the principal of this Note shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the City of Grand Island, Nebraska, are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which such banking institutions are authorized to close, and payment on such date shall have the same force and effect as if made on the nominal date of payment.

IT IS HEREBY CERTIFIED AND WARRANTED that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note, did exist, did happen and were done and performed in regular and due form and time as required by law and that the indebtedness of said Authority, including this Note, does not exceed any limitation imposed by law.

IN WITNESS WHEREOF, the Chair and Secretary of the Community Redevelopment Authority of the City of Grand Island have caused this Note to be executed on behalf of said Authority by being signed by the Chair and Secretary and by causing the official seal of said Authority to be affixed hereto, all as of the date of issue shown above.

Delivered this 20th day of April, 2011.

(SEAL)

COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA

:

By: _____
Chair

ATTEST:

Secretary

PROVISION FOR REGISTRATION

The ownership of this Note shall be registered as to both principal and interest on the books and records of the Community Redevelopment Authority of the City of Grand Island, Nebraska, kept by the Paying Agent and Registrar identified in the foregoing Note, who shall make notation of such registration in the registration blank below, and the transfer of this Note may thereafter be registered only upon an assignment duly executed by the registered owner or such owner's attorney or legal representative, in such form as shall be satisfactory to said Paying Agent and Registrar, such registration of transfer to be made on such books and endorsed hereon by said Paying Agent and Registrar

Date of Registration	Name of Registered Owner	Signature of Paying Agent and Registrar
May ____, 2011	Wilmar Realty, LLC	

Exhibit B

**Redevelopment Plan Amendment
Grand Island CRA Area #6
2011**

EXHIBIT C

DESCRIPTION OF PREMISES

Pledged with an effective date of January 1, 2012

All of Lots One and Two, Skag-Way Subdivision in the City of Grand Island, Hall County, Nebraska.



Community Redevelopment Authority (CRA)

**Wednesday, April 20, 2011
Regular Meeting**

Item X1

Blight Study - Former Aurora Coop

Staff Contact: Chad Nabity

April 13, 2006

Al Knoepfel
Cristo Cordero di Dios
512 E 2nd Street
Grand Island, NE 68801

Dear Al:

As you know, the Community Redevelopment Authority, at their meeting of April 12, 2006, voted to approve your request for façade improvement program funds. The Authority voted to award a grant in the amount of \$35,000 for façade improvement costs. We are excited about the proposed improvements to this very important and historic downtown building.

Barry Sandstrom
Chair

Lee Elliott

Tom Gdowski

Glen Murray

Sue Pirnie

Chad Nabity
Director

Please keep records of expenses associated with this façade improvement project. Also, it is always interesting to see photographs of the work as it progresses. Upon completion, please submit a request to the CRA for payment, including documentation of your expenses. I will arrange for a "walk through" of the building to ensure the work done was in accordance with the CRA's expectations. I can then process a request for payment of the CRA grant.

Al, if you have any questions, please feel free to call me at 385-5240. Thank you for your interest in improving your property and contributing to the positive redevelopment efforts in the downtown area.

Sincerely,

Chad Nabity, AICP
Director

Cc: Dale Saul

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