



Community Redevelopment Authority (CRA)

Wednesday, July 27, 2011
Regular Meeting

Item H1

TIF Request

Staff Contact: Chad Nabity



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Arnold Wenn

Address:

2410 Overland Trail Circle, Grand Island, NE 68801

Telephone No.: 308-384-6867 Fax No.:

Contact:

Arnold Wenn

Brief Description of Applicant's

Business: General Contractor, owner of
Wenn Construction.

Present Ownership Proposed Project Site: 1822 W. 13th St.,
Grand Island, NE 68803

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

One energy-efficient duplex with
attached garages. The units are 992 sq. ft.
Yards landscaped and sprinklers installed.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land

\$28,910.00

Purchase, taxes, interest

B. Building

\$11,100.00

Demo, asbestos removal, tree removal

Construction Costs:

A. Renovation or Building Costs:

\$136,472.13

B. On-Site Improvements:

\$12,106.40

Sidewalk, landscaping, sprinklers, sewer taps,
lot pins.

Soft Costs:

A. Architectural & Engineering Fees:	\$ 2000.00

B. Financing Fees:	\$ 1699.67
Appraisal, closing costs (no interest)	
C. Legal/Developer/Audit Fees:	\$

D. Contingency Reserves:	\$

E. Other (Please Specify)	\$

TOTAL	\$ 193,088.20

Total Estimated Market Value at Completion:

\$ 180,000.00 *

Source of Financing:

A. Developer Equity:	\$

B. Commercial Bank Loan:	\$ 154,470.54

Tax Credits:	
1. N.I.F.A.	\$

2. Historic Tax Credits	\$

D. Industrial Revenue Bonds:	\$

E. Tax Increment Assistance:

\$ 50,000.00

F. Other

\$

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

Arnold Wenn, Wenn Construction - General Contractor.

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

(Please Show Calculations)

$(\$190,000 \times .90) \times (.02) = \3420.00 90% of estimated value \times Expected annual mill levy.

Project Construction Schedule:

Construction Start Date:

August 2011

Construction Completion Date:

May 2012

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 2010 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

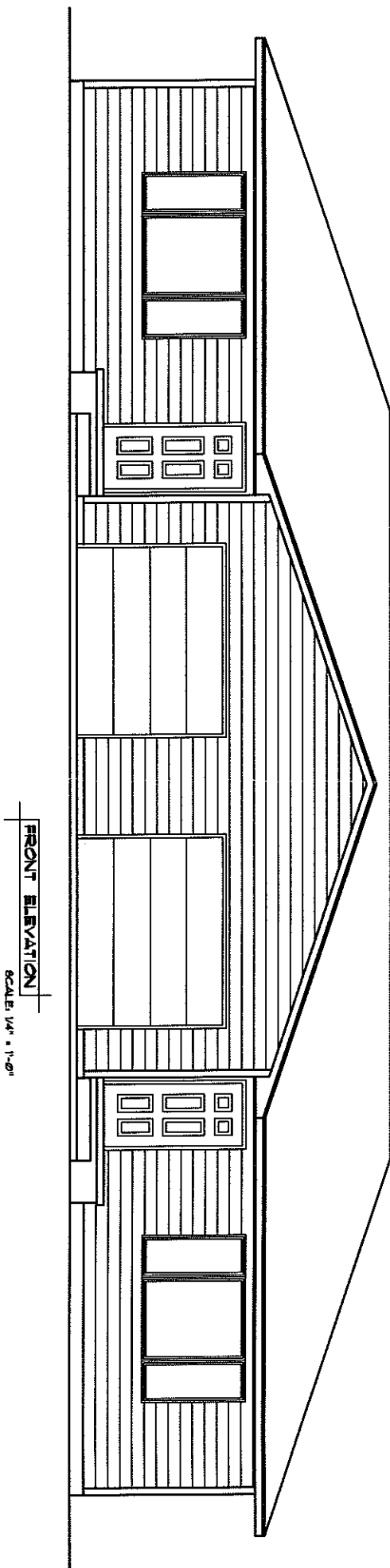
for Proposed Project: TIF is an important component
in order for this project to bridge the deficit
between the actual cost of the project and
the income producing capability of the real
estate. We feel that this project will add
value to a defined blighted area in the
community as well as provide much 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

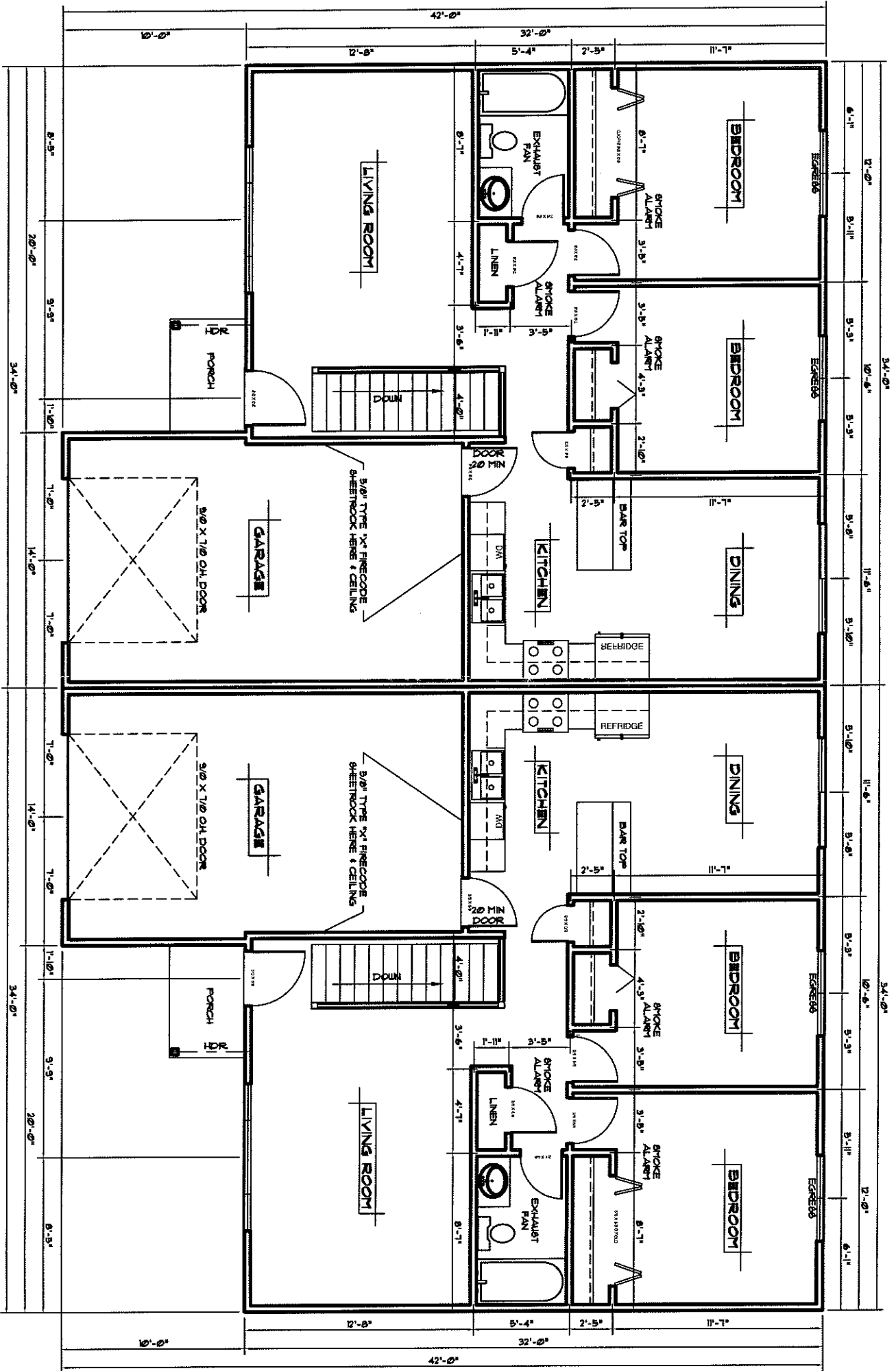
has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

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

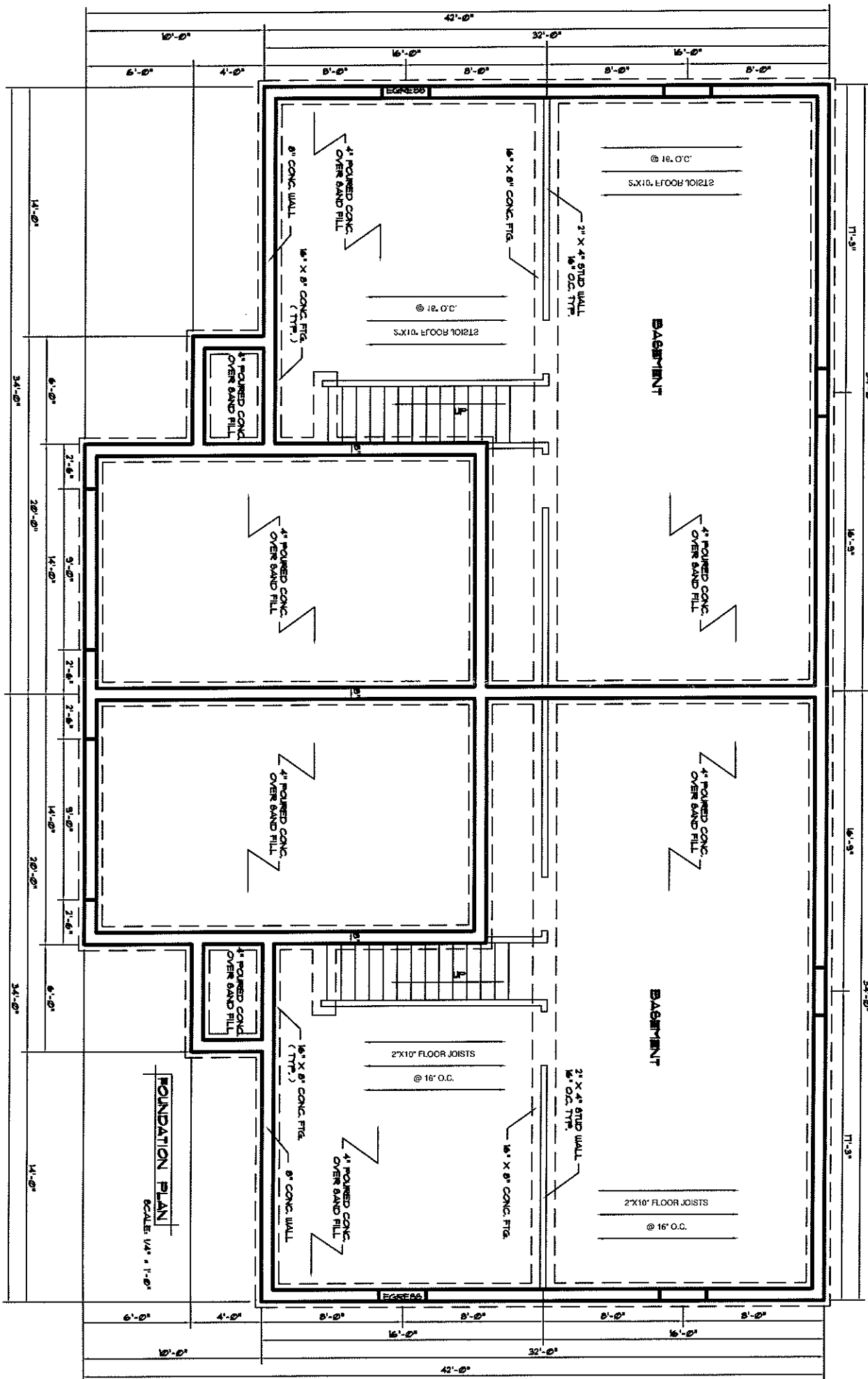
Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-istand.com

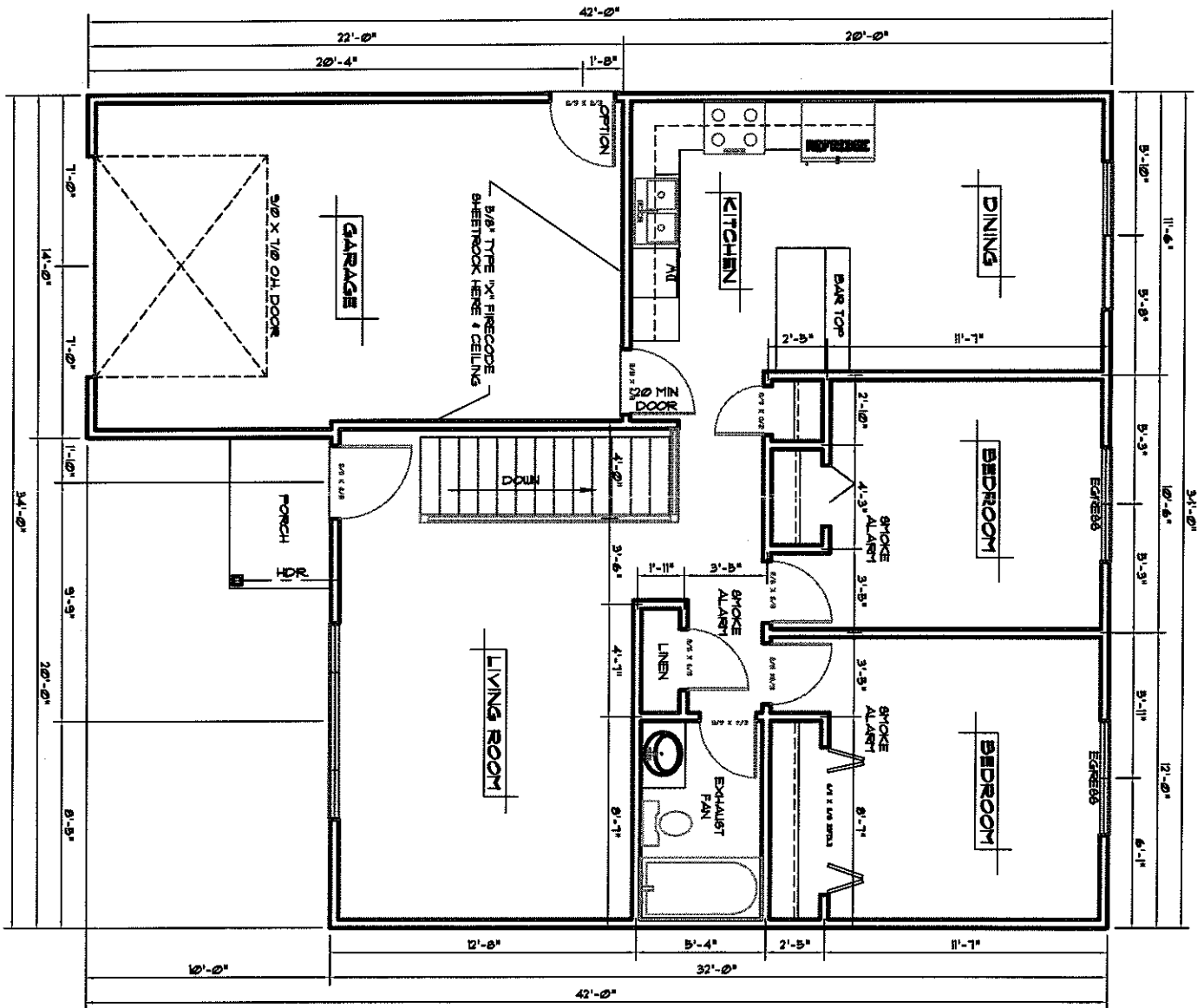


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
 508 SQ. FT.
 SCALE: 1/4" = 1'-0"





FLOOR PLAN
 528 SQ. FT. SCALE: 1/4" = 1'-0"

PROJECTED CASH FLOW FOR 1822 W. 13TH STREET

Cash Flow Analysis		Cash Flow Analysis	
Annual est. revenues @700/mo	\$16,800.00	Annual est. revenues @700/mo	\$16,800.00
5% vacancy	\$840.00	5% vacancy	\$840.00
Taxes	\$3500.00 <i>4,000</i>	Taxes	\$200 <i>Base Increment</i>
Maintenance	\$420.00	Maintenance	\$420.00
Miscellaneous/Mngt	\$150.00	Miscellaneous/Mngt	\$150.00
Insurance	\$600.00	Insurance	\$600.00
Net Income	\$11,290.00	Net Income	\$14,790.00
30 yrs (without TIF) @ 7%**	\$12,374.64	30 yrs (with TIF) @ 7%**	\$12,374.64
Property DSCR	.91	Property DSCR	1.2
15 yrs (without TIF) @ 7%**	\$16,718.16	15 yrs (with TIF) @ 7%**	\$16,718.16
Property DSCR	.68	Property DSCR	.88

DSCR=Debt Service Coverage Ratio **Financing of \$155,000.00

0.*

Lt 267 19,180.00+
Lt 268 11,263.00+
30,443.00*

30,443.00+
Old Hse 10,610.00-
19,833.00*

19,833.00+
160,360.00+
Total Project 180,193.00*

	180,193.00+
Base	30,443.00-
Excess	149,750.00*

WENN CONSTRUCTION

Construction costs projected for duplex at 1822 W. 13th 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	\$136,472.13

Total project cost includes building costs only.

HALL COUNTY ASSESSOR'S OFFICE



Residential Property Record Card -Inactive Record



Data Provided By: JANET L. PELLAND County Assessor. Printed on 06/24/2011 at 02:51:35P

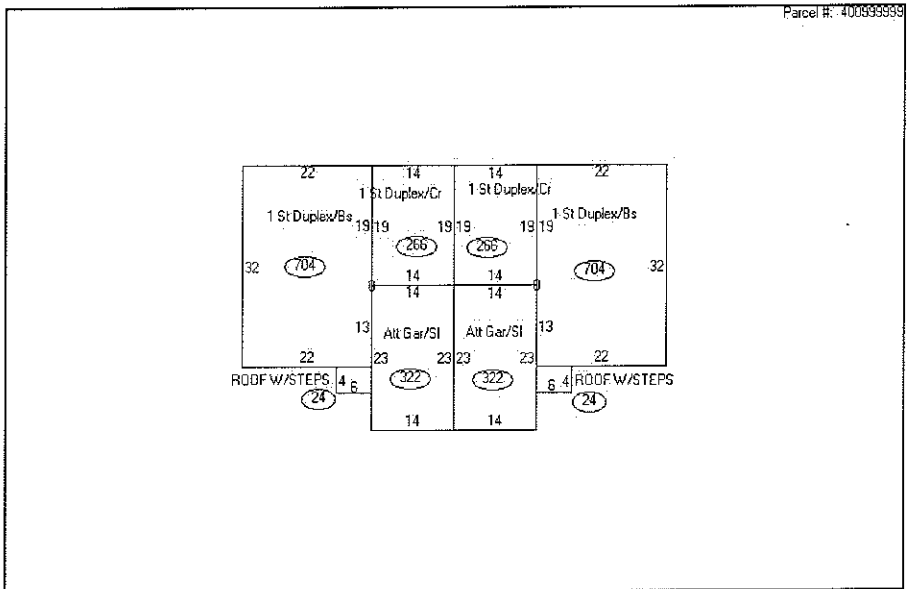
Parcel Information		Ownership Information	
Parcel Number	400999999	Current Owner	
Map Number		Address	
Situs		City St. Zip	
Legal		Cadastral #	

Property Data			
Neighborhood	660	Topography	# of Units
Lot Width		Street	Unit Value
Lot Depth		Utilities	Adjustment
Units/Lots		Amenities 1	Lot Value
Value Method		Amenities 2	

Building Data							
Condition	Good	Base Area	1,940	Foundation		Fixtures	16
Type	Townhouse/Duplex	Total Area	1,940	Slab Area		Bedrooms	4
Quality	Average+	Style 1	One Story 100%	Crawl Area	532	Bathrooms	3
Arch. Type	DUPLEX HOUSE	Style 2		Basement Area	1408	Garage Type	Attached
Ext. Wall 1	100% VINYL	Roofing	Comp-Shingle	Min Finish		Garage Area	322
Ext. Wall 2		HVAC 1	100% WARM & COOLED AIR	Rec Finish		No. of Stalls	
		HVAC 2		Part Finish			

Miscellaneous Improvements						Building Data (cont.)		
Description	Year	Size	Cost	Depr %	Value	Year Built	2011	
SLAB W/ROOF & STEPS		24	32.30		775	Actual Age		
ATTACHED GARAGE		322	20.19		6,500	Remodel Year		
SLAB W/ROOF & STEPS		24	32.30		775	Remodel Type		
						Effective Age		
						Physical Depr.		
						Functional Depr.		
						Economic Depr.		
						Total Depreciation		

Cost Approach From Marshall & Swift	
Land Value	
Adjusted Square Foot Cost	75.16
Total Area Value	145,810
Miscellaneous Improvements	8,050
Garage Cost	6,500
Total Replacement Cost New	160,360
Less Depreciation	
Replacement Cost New Less Depreciation	160,360
Lump Sums	
Estimate of Value	160,360
Value Per Square Foot	83.00
Valuation From Comparable Sales Analysis	
Adjustment Model	1
Subject Area	1,940
Factor	NA
Adjusted	
Valuation Not Available	
Model Number	NA
Description : NA	
Calculation	NA
Value	NA



*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



MEMBER FDIC

P.O. Box 1507, Grand Island, NE 68802

Main Bank at 2015 N. Broadwell South Bank at 3111 W. Stolley Park Road West Bank at 2009 N. Diers Downtown Bank at 518 N. Eddy St.

308-384-5350

STARPHONE 308-384-5315

May 26, 2011

Community Redevelopment Authority
PO Box 1968
101 East 1st St
Grand Island NE 68802-1968

RE: Arnold Wenn
1822 W 13th St
Grand Island NE 68803

Dear Members:

Five Points Bank ha agreed to do financing in the amount of \$194,000.00 as a 1st Mortgage loan for project located at 1822 W 13th St, Grand Island, NE 68803. The commitment is contingent on a written commitment from your agency to support this project with tax increment financing.

In the event you have any questions feel free to contact me at 308-389-8743.

Sincerely,

A handwritten signature in black ink, appearing to read "David Cunningham", written over a horizontal line.

David Cunningham
VP/ Loan Officer

DC/tjf



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: TOKEN, LLC (proposed)

Address: 511 Fleetwood Circle Grand Island, NE 68803

Telephone No.: 308-380-1041

Fax No.: 308-382-7054

Contact: Todd Enck

Brief Description of Applicant's Business: _____

TOKEN, LLC is a real estate holding company formed by Todd and Kelly Enck

Todd Enck is a General Contractor, owner of T.C. Enck Builders, Inc. Kelly

Enck is a business banking officer for Platte Valley State Bank & Trust.

Present Ownership Proposed Project Site: 213 N Ruby Grand Island, NE 68803

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

Energy Efficient duplex with attached garages. 2 units are 980 sq ft each. Yards landscaped and sprinklers installed.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land \$24,377.55

Purchase, Taxes, Interest

B. Building \$11,200.00

Demo, Tree Removal

Construction Costs:

A. Renovation or Building Costs: \$150,326.02

B. On-Site Improvements: \$ 7,672.00

Sidewalk, landscaping, sprinklers, sewer taps/water, survey, lot pins

Soft Costs:

A. Architectural & Engineering Fees: \$ 1,400.00

B. Financing Fees: \$ 2,000.00

Appraisal, closing costs (no interest)

C. Legal/Developer/Audit Fees: \$

D. Contingency Reserves:	\$ 2,500.00
<hr/>	
E. Other (Please Specify)	\$ 2,750.00
<u>TIF financing fees</u>	
TOTAL	\$ 201,975.57

Total Estimated Market Value at Completion: \$ 150,316.00

Source of Financing:

A. Developer Equity:	\$
<hr/>	
B. Commercial Bank Loan:	\$144,500.00
Tax Credits:	
1. N.I.F.A.	\$
<hr/>	
2. Historic Tax Credits	\$
1 <hr/>	
D. Industrial Revenue Bonds:	\$
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E. Tax Increment Assistance:	\$ 51,339.55
F. Other	\$
<hr/>	

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

T.C. Enck Builders, Inc. – General Contractor

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

(\$150,316 x .90) x (.0211) - (\$296.60) = \$2,559.26 90% of estimated value x
Expected Annual Mil Levy less Current taxes being paid on real estate

Project Construction Schedule:

Construction Start Date: September 2011

Construction Completion Date: September 2012

If Phased Project:

_____ Year _____ %

Complete

_____ Year _____ %

Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

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

PROJECTED CASH FLOW FOR 213 N Ruby

Cash Flow Analysis	
Annual est. revenues @ 700/mo/unit	\$ 16,800.00
5% vacancy	\$ 840.00
Taxes	\$ 3,060.00
Maintenance	\$ 840.00
Miscellaneous/Mngt	\$ 300.00
Insurance	\$ 600.00
Net Income	\$ 11,160.00

Cash Flow Analysis	
Annual est. revenues @ 700/mo	\$ 16,800.00
5% vacancy	\$ 840.00
Taxes	TIF
Maintenance	\$ 840.00
Miscellaneous/Mngt	\$ 300.00
Insurance	\$ 600.00
Net Income	\$ 14,220.00

5/30 Debt Service (without TIF) @ 7.5%	\$ 12,120.00
Property DSCR	0.92

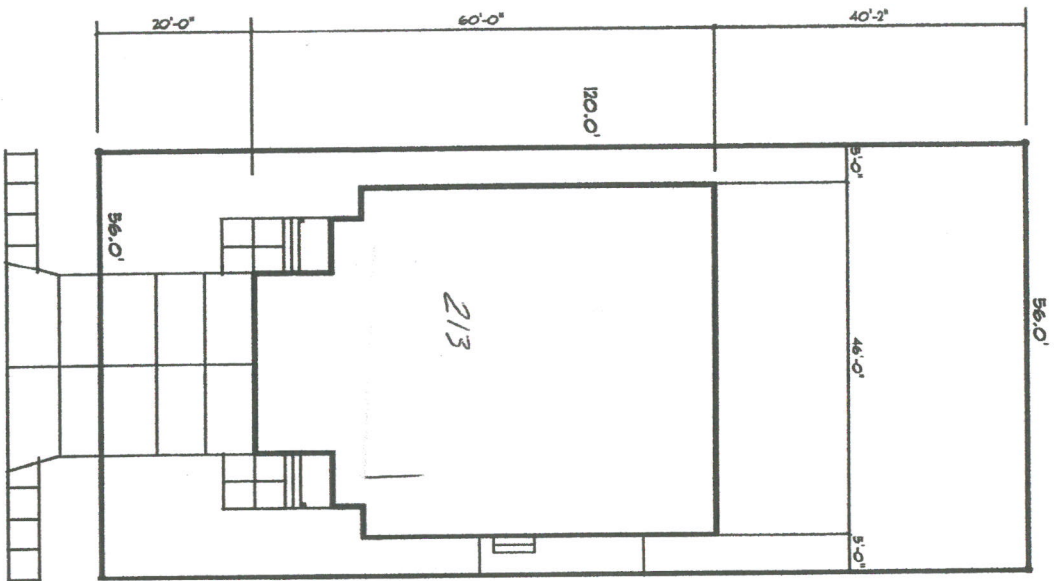
5/30 Debt Service (with TIF) @	\$ 12,120.00
Property DSCR	\$ 1.17

5/15 Debt Service (without TIF) @ 7.5%	\$ 16,080.00
Property DSCR	0.69

5/15 Debt Service (with TIF) @	\$ 16,080.00
Property DSCR	\$ 0.88

*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



ALLEY

RUBY ST

SITE PLAN

1" = 10.0'



FRONT ELEVATION

