



Community Redevelopment Authority (CRA)

Wednesday, May 9, 2012
Regular Meeting

Item H1

TIF Request

Staff Contact: Chad Nabity



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

EIG Grand Island, LLC

Address:

111 E. Wayne Street, Ste 500, Fort Wayne, IN 46802

Telephone No.: 260-426-4704 Fax No.: 260-242-3615

Contact:

George Huber or Todd Jacobs

Brief Description of Applicant's

Business: Own and Lease The Shops at Northwest

Crossings, a 87,079 square foot shopping center

located at the corner of US Highway 281 and

West State Street.

Present Ownership Proposed Project Site: EIG Grand Island, LLC

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

The renovation and re-tenanting of the
87,079 sq.ft. shopping center using brick, tile
and stucco.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land \$

B. Building \$

Construction Costs:

A. Renovation or Building Costs: \$ 2,290,533

B. On-Site Improvements: \$ 106,060

Soft Costs:

A. Architectural & Engineering Fees: \$ 100,000

B. Financing Fees: \$

C. Legal/Developer/Audit Fees: \$ 250,000

D. Contingency Reserves: \$

E. Other (Please Specify) \$

TOTAL \$2,746,593

Total Estimated Market Value at Completion: \$ 6,872,758

Source of Financing:

A. Developer Equity: \$1,848,243

B. Commercial Bank Loan: \$

Tax Credits:

1. N.I.F.A. \$

2. Historic Tax Credits \$

D. Industrial Revenue Bonds: \$

E. Tax Increment Assistance: \$ 898,350

F. Other \$

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

Architect: Patrick Morgan, Slaggie Architects, Inc.

14710 West Dodge Road, Ste 160, Omaha, NE 68154

888-756-1958

General Contractor: Kelly Rafferty, Integrated Construction

Services, Inc., 717 West Anne Street, Grand Island,

NE 68801 p 308-382-1977 / f 308-382-1978

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

See Attached

Project Construction Schedule:

Construction Start Date:

July 2012

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)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

See Attached

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing
for Proposed Project: Without Tax Incremental Financing
assistance as outlined herein, it will not be
possible to proceed with the improvements. The age
and condition of the building and the magnitude
of the renovations requires redevelopment assistance
to revitalize the property and contribute to the
ongoing revitalization of the Shopping Center.

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

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

Currently the Shops at Northwest Crossing has a vacant anchor space totaling 59,956 square feet which is impacting the leasing, appearance and value of the shopping center. The Tax Increment Financing funds are needed and will be used to divide the 59,956 square foot space into four smaller spaces that can be leased to nationally recognized retailers (GAP, Shoe Carnival, Dress Barn and Bed Bath & Beyond). A total of over \$2,700,000 will be spent on the re-development of the center which includes splitting the large space into four smaller spaces and creating completely new high end store fronts for the tenants using brick, glass and stucco. In addition, funds will be used to improve the parking and sidewalk areas. With the use of the TIF funds we will be able to take the center from its current condition and renovate it into a class A shopping center with national retailers. See attached contractor bid for complete list of work being done.

EQUITY INVESTMENT GROUP

PROJECT: Shoppes of Northwest Crossing-Redevelopment
LOCATION: Grand Island, NE
DATE: April 04, 2012

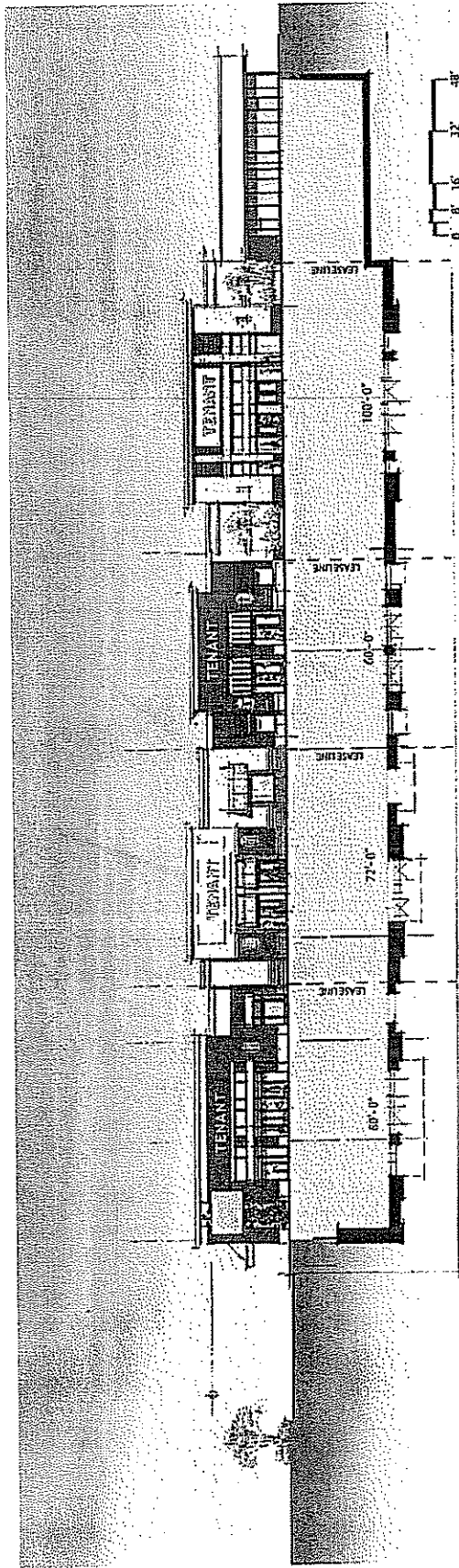
TENANTS	SQUARE FEET LEASED	RENT PER SF	START DATE	END DATE	OPTIONS	% OF GLA	MONTHLY RENT	ANNUAL RENT	CAM	TAX	INS	% RENT	TOTAL INCOME
ANCHORS													
1 Bed Bath&Beyond	20,000	\$8.00	9/1/2012	8/30/2022	3-5 yr	27.03%	\$13,333	\$160,000	\$19,400	\$24,200	\$4,000	\$0	\$207,600
2 Shoe Carnival	12,000	\$12.00	9/1/2012	8/30/2022	3-5 yr	16.22%	\$12,000	\$144,000	\$11,640	\$14,520	\$2,400	\$0	\$172,560
3 Gap	8,500	\$12.00	9/1/2012	8/30/2019	3-5 yr	11.49%	\$8,500	\$102,000	\$8,245	\$10,285	\$1,700	\$0	\$122,230
2 Dress Barn	8,000	\$12.00	9/1/2012	8/30/2017	2-5 yr	10.81%	\$8,000	\$96,000	\$7,760	\$9,680	\$1,600	\$0	\$115,040
SUB TOTALS	48,500	\$44.00				65.55%	\$41,833	\$502,000	\$47,045	\$59,585	\$9,700	\$0	\$617,430
SHOPS													
5 Prospect	1,125	\$12.00				1.52%	\$1,125	\$13,500	\$1,091	\$1,361	\$225	\$0	\$16,176
6 Prospect	2,048	\$12.00				2.77%	\$2,048	\$24,576	\$1,987	\$2,478	\$410	\$0	\$29,450
7 Prospect	1,400	\$12.00				1.89%	\$1,400	\$16,800	\$1,358	\$1,694	\$280	\$0	\$20,132
8 Prospect	1,400	\$12.00				1.89%	\$1,400	\$16,800	\$1,358	\$1,694	\$280	\$0	\$20,132
9 Prospect	2,800	\$8.00				3.89%	\$1,920	\$23,040	\$2,784	\$3,485	\$576	\$0	\$28,064
10 Prospect	2,800	\$8.00				3.78%	\$1,867	\$22,400	\$2,716	\$3,368	\$560	\$0	\$28,064
11 Prospect	3,400	\$8.00				4.60%	\$2,267	\$27,200	\$3,298	\$4,114	\$680	\$0	\$35,292
12 Prospect	1,072	\$8.00				1.45%	\$715	\$8,576	\$1,040	\$1,297	\$214	\$0	\$11,127
13 Prospect	6,252	\$8.00				8.45%	\$3,126	\$37,512	\$6,064	\$7,565	\$1,250	\$0	\$52,392
7 Prospect	1,803	\$8.00				2.44%	\$1,202	\$14,424	\$1,749	\$2,182	\$361	\$0	\$18,715
8 Prospect	1,300	\$8.00				1.76%	\$867	\$10,400	\$1,261	\$1,573	\$260	\$0	\$13,494
TO BE LEASED	0					0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB TOTALS	26,480	\$102.00				34.44%	\$17,936	\$215,228	\$24,716	\$30,831	\$5,096	\$0	\$275,870
TOTALS	73,980	\$146.00				100.00%	\$59,769	\$717,228	\$71,761	\$89,516	\$14,796	\$0	\$893,300

% RECOVERED
100% 100% 100%

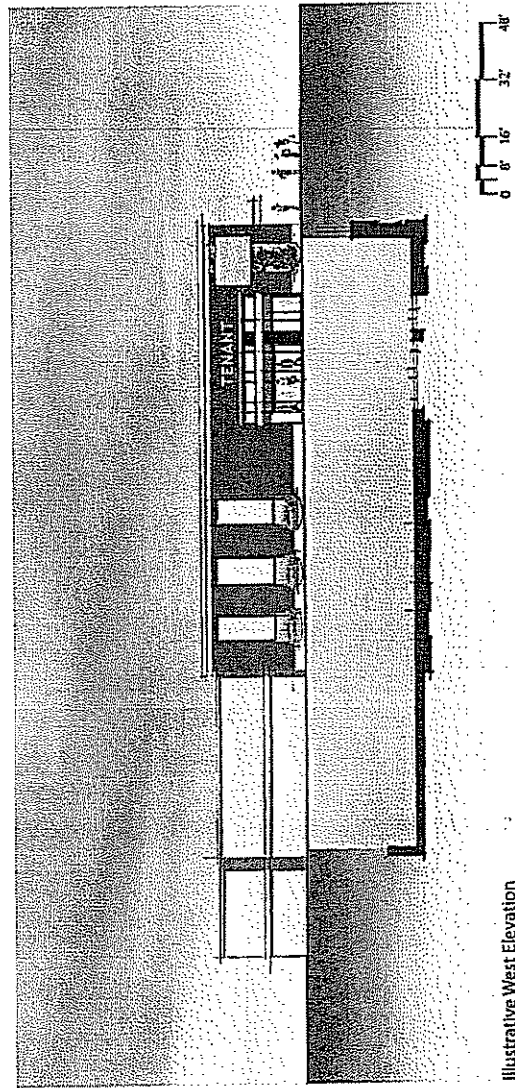
GROSS INCOME: \$893,300
SHOP VACANCY: 10.00%
ADJUSTED INCOME: \$795,713

EXPENSE SUMMARY	SF TOTALS	TOTALS
COMMON AREA MAINT.	\$0.87	\$71,761
TAXES	\$1.21	\$88,516
INSURANCE	\$0.20	\$14,786
RESERVES	\$0.15	\$11,087
MANAGEMENT	4.00%	\$34,629
TOTAL EXPENSES		\$221,789
NET OPERATING INCOME:		\$643,915

NET OPERATING INCOME: \$643,915
ANNUAL DEBT SERVICE: 0
ANNUAL CASH FLOW: \$643,915



Illustrative South Elevation

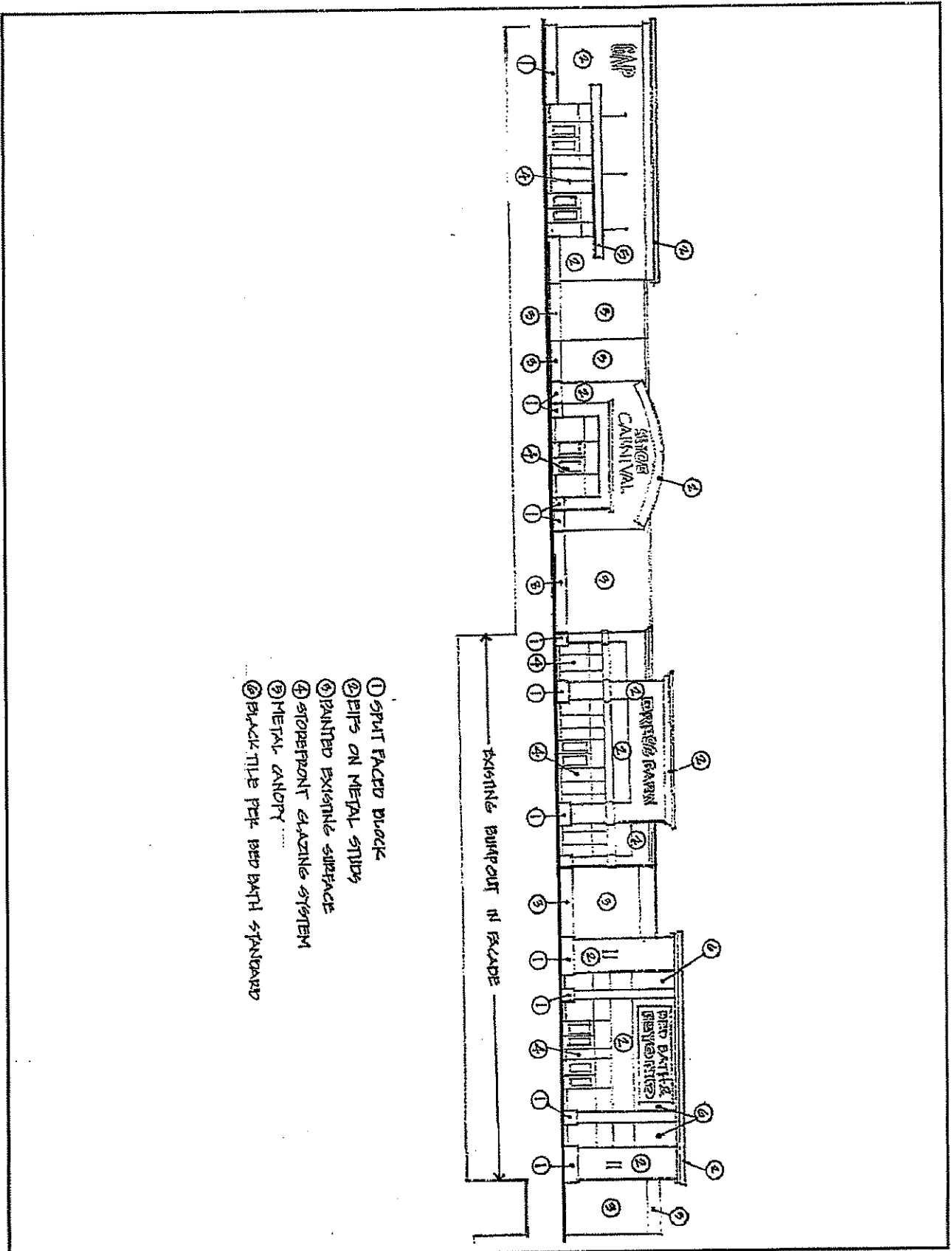


Illustrative West Elevation

The Shoppes at Northwest Crossing

Grand Island, NE

10-28-2011



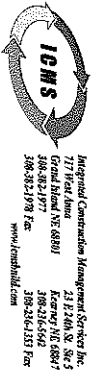
The Shoppes at
Northwest Crossing
 Grand Island, Nebraska

SLAGGIE ARCHITECTS, INC. © 2012

SLAGGIE
 ARCHITECTS, INC.
 Kansas City, Missouri
 Omaha, Nebraska
 www.slaggie.com

DATE: 2-2-2012
 PROJECT NO: 110907
 DRAWING TITLE: OPTION 1 ELEVATIONS
 SHEET NO:

1 EV



PROJECT BUDGET

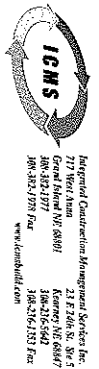
DATE: 2/16/2012

SHEET

EXHIBIT "A"

JOB # Preliminary		JOB NAME:								
COST CODE #	COST CODE DESCRIPTION	BUILDING WHITE BOX	TENANT	TENANT	TENANT	TENANT	TENANT	EXTERIOR	ACTUAL COST	NOTES
01.000	GENERAL CONDITIONS									
01.001	ARCHITECTURAL FEES									
01.005	PERMITS									
01.020	TEMP CONSTRUCTION	\$2,680.00								
01.065	CLEAN UP	\$6,820.00	\$2,980.00	\$1,500.00	\$1,975.00	\$2,000.00				
01.665	TRASH HAUL FEES	\$3,600.00	\$2,250.00	\$800.00	\$1,420.00	\$950.00				
01.630	EQUIPMENT RENTAL	\$5,000.00	\$1,500.00	\$500.00	\$1,000.00	\$500.00				
01.720	PROJECT DOCUMENTS	\$400.00	\$700.00	\$250.00	\$380.00	\$300.00				
01.820	SUPERINTENDENT	\$12,500.00	\$14,750.00	\$3,500.00	\$10,500.00	\$4,000.00				
01.880	GENERAL LABOR	\$4,000.00	\$3,000.00	\$1,000.00	\$2,500.00	\$1,500.00				
01.984	CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
01.650	TRAVEL/FUEL	\$1,300.00	\$850.00	\$500.00	\$500.00	\$800.00				
	TOTALS	\$36,200.00	\$28,070.00	\$8,050.00	\$18,275.00	\$9,850.00				
02.000	SITEMORK									
02.052	EXTERIOR DEMOLITION	\$30,500.00								
02.062	EXTERIOR DEMO - SITE							\$16,500.00		
02.063	INTERIOR DEMOLITION	\$34,000.00								
02.520	PAVING/CURBS/IDEWALKS							\$78,480.00		
02.720	LANDSCAPING	\$22,000.00								
	TOTALS	\$86,500.00	\$0.00	\$0.00	\$0.00	\$0.00		\$94,980.00		
03.000	CONCRETE									
03.310	PATCHING	\$1,500.00								
03.318	FOUNDATIONS/FOOTINGS/SLAB	\$4,080.00								
	TOTALS	\$5,580.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		
04.000	MASONRY									
04.210	CMU	\$15,200.00								
	TOTALS	\$15,200.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		
05.000	METALS									
05.060	BOLLARD POSTS	\$2,200.00								
05.120	STRUCTURAL STEEL	\$32,980.00								
	TOTALS	\$35,090.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		
06.000	WOOD & PLASTIC									
06.110	FRAMING/METAL STUD	\$94,300.00	\$19,720.00		\$8,920.00					
06.410	CASEWORK		\$25,000.00		\$18,900.00					
06.410	TRIM		\$21,000.00		\$6,500.00					
	TOTALS	\$94,300.00	\$65,720.00	\$0.00	\$34,320.00	\$0.00		\$0.00		

THERMAL & MOISTURE									
07.000	PROTECTION								
07.660	EIFS	\$45,845.00							
07.820	SEALANTS & CAULKING	\$1,432.00	\$800.00						
	TOTALS	\$47,077.00	\$800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
08.000 DOORS/WINDOWS									
08.100	HM DOORS	\$5,400.00	\$3,500.00			\$3,540.00			
08.800	STOREFRONT SYSTEM	\$67,600.00	\$18,900.00			\$0.00			
08.810	AUTO STOREFRONT DOORS	\$42,000.00	\$14,000.00			\$0.00			
	TOTALS	\$104,900.00	\$36,400.00	\$0.00	\$3,540.00	\$0.00	\$0.00	\$0.00	
09.000 FINISHES									
09.260	DRYWALL	\$78,500.00	\$21,980.00			\$9,500.00			
09.310	FLOOR TILE		\$36,000.00			\$16,000.00			
09.320	WALL TILE	\$16,700.00	\$16,200.00			\$0.00			
09.510	ACOUSTICAL CEILINGS					\$16,000.00			
09.685	CARPET		\$22,000.00			\$16,000.00			
09.920	INTERIOR PAINTING		\$16,200.00			\$6,000.00			
09.900	EXTERIOR PAINTING	\$19,620.00							
09.980	AWNINGS	\$15,000.00							
	TOTALS	\$128,820.00	\$183,180.00	\$0.00	\$61,500.00	\$0.00	\$0.00	\$0.00	
15.000 MECHANICAL									
15.350	FIRE SPRINKLER SYSTEM	\$91,000.00	\$11,000.00			\$8,500.00			
15.400	PLUMBING	\$22,000.00	\$66,200.00			\$21,200.00			
15.500	HVAC	\$116,869.00	\$164,000.00			\$63,500.00			
	TOTALS	\$229,869.00	\$239,200.00	\$20,700.00	\$93,200.00	\$26,500.00	\$0.00	\$0.00	
16.000 ELECTRICAL									
16.001	ELECTRICAL	\$202,000.00	\$318,000.00			\$79,200.00			
	TOTALS	\$202,000.00	\$318,000.00	\$79,000.00	\$79,200.00	\$20,000.00	\$6,200.00	\$5,200.00	
TOTALS DIVISIONS		\$986,628.00	\$686,570.00	\$106,760.00	\$290,035.00	\$29,860.00	\$100,180.00		
18.000	PROJECT MGMT FEE	\$68,697.34	\$61,773.30			\$9,607.60			
	TOTALS	\$1,074,223.34	\$748,143.30	\$116,367.60	\$316,138.15	\$32,636.50	\$109,186.20	\$0.00	Grand Total \$2,396,694.99



PROJECT BUDGET

DATE: 2/15/2012

SHEET

JOB #: Preliminary

JOB NAME:

EXHIBIT "A"

COST CODE #	COST CODE DESCRIPTION	BUILDING WHITE BOX	BED BATH & BEYOND	DRESS BARN	SHOE CARNIVAL	GAP	EXTERIOR	ACTUAL COST	NOTES
01.000	GENERAL CONDITIONS								
01.001	ARCHITECTURAL FEES								
01.065	PERMITS								
01.520	TEMP CONSTRUCTION	\$2,580.00							
01.565	CLEAN UP	\$6,820.00	\$2,980.00	\$1,500.00	\$1,975.00	\$2,000.00			
01.565	TRASH HAUL FEES	\$3,600.00	\$2,290.00	\$800.00	\$1,420.00	\$550.00			
01.630	EQUIPMENT RENTAL	\$5,000.00	\$1,500.00	\$500.00	\$1,000.00	\$500.00			
01.720	PROJECT DOCUMENTS	\$400.00	\$700.00	\$250.00	\$380.00	\$900.00			
01.820	SUPERINTENDENT	\$12,500.00	\$14,750.00	\$3,500.00	\$10,500.00	\$4,000.00			
01.880	GENERAL LABOR	\$4,000.00	\$3,000.00	\$1,000.00	\$2,500.00	\$1,500.00			
01.994	CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
01.950	TRAVEL/FUEL	\$1,300.00	\$850.00	\$500.00	\$500.00	\$500.00			
	TOTALS	\$36,200.00	\$26,070.00	\$9,050.00	\$18,275.00	\$9,850.00			
02.000	SITEWORK								
02.052	EXTERIOR DEMOLITION	\$30,500.00							
02.052	EXTERIOR DEMO - SITE						\$16,500.00		
02.053	INTERIOR DEMOLITION	\$34,000.00							
02.520	PAVING/CURBS/DEWALKS						\$78,480.00		
02.720	LANDSCAPING	\$22,000.00							
	TOTALS	\$86,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94,980.00		
03.000	CONCRETE								
03.310	PATCHING	\$1,500.00							
03.318	FOUNDATIONS/FOOTINGS/SLAB	\$4,050.00							
	TOTALS	\$5,550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
04.000	MASONRY								
04.210	CMU	\$15,200.00							
	TOTALS	\$15,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
05.000	METALS								
05.050	BOLLARD POSTS	\$2,200.00							
05.120	STRUCTURAL STEEL	\$32,890.00							
	TOTALS	\$35,090.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
06.000	WOOD & PLASTIC								
06.110	FRAMING/METAL STUD	\$94,200.00							
06.410	CASEWORK		\$19,720.00						
06.410	TRIM		\$25,000.00						
	TOTALS		\$21,000.00						
	TOTALS	\$94,300.00	\$65,720.00	\$0.00	\$34,320.00	\$0.00	\$0.00		

Increment
\$ 2,746,593

Tax Entity	Bond	2011 Levy	2011 Taxes	2011 Levy	2011 Taxes
City Levy	City Bond		\$0	0.271749	\$7,464
			\$0	0.052351	\$1,438
CRA			\$0	0.026	\$714
Hall County		0.434182	\$17,915	0.430957	\$11,837
Rural Fire	Fire Bond*	0.046754	\$1,929		\$0
					\$0
GIPS School	2nd Bond	1.073327	\$44,287	1.073327	\$29,480
	4th Bond	0.082099	\$3,388	0.082099	\$2,255
		0.043192	\$1,782	0.043192	\$1,186
NW School					\$0
	6th Bond				\$0
ESU 10		0.015	\$619	0.015	\$412
CCC		0.116248	\$4,797	0.112023	\$3,077
CPNRD		0.052507	\$2,167	0.04733	\$1,300
Ag Society		0.004042	\$167	0.004168	\$114
Airport		0.011467	\$29.67	0.011825	\$325
	Airport Bond	0.010175	\$420	0.010493	\$288
Total Combined		1.888993	\$77,943	2.180514	\$59,890

Base Value
\$ 4,126,165

Finished Value
\$ 6,872,758

Tax Entity	Bond	2011 Levy	2011 Taxes	2011 Levy	2011 Taxes
City Levy	City Bond		\$0	0.271749	\$11,213
			\$0	0.052351	\$2,160
CRA			\$0	0.026	\$1,073
Hall County		0.434182	\$17,915	0.430957	\$17,782
Rural Fire	Fire Bond*	0.046754	\$1,929		\$0
					\$0
GIPS School	2nd Bond	1.073327	\$44,287	1.073327	\$44,287
	4th Bond	0.082099	\$3,388	0.082099	\$3,388
		0.043192	\$1,782	0.043192	\$1,782
NW School					\$0
	6th Bond				\$0
ESU 10		0.015	\$619	0.015	\$619
CCC		0.116248	\$4,797	0.112023	\$4,622
CPNRD		0.052507	\$2,167	0.04733	\$1,953
Ag Society		0.004042	\$167	0.004168	\$172
Airport		0.011467	\$29.67	0.011825	\$488
	Airport Bond	0.010175	\$420	0.010493	\$433
Total Combined		1.888993	\$77,943	2.180514	\$89,972