



Hall County Regional Planning Commission

**Wednesday, June 5, 2013
Regular Meeting Packet**

Commission Members:

John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Dennis McCarty	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

**6:00 PM
City Hall**

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.



Hall County Regional Planning Commission

Wednesday, June 5, 2013

Regular Meeting

Item -1

Hazard Mitigation Process

Staff Contact: Chad Nabity

Hazard Mitigation Planning Process

The Disaster Mitigation Act of 2000 (Public Law 106-390) provides the legal basis for FEMA mitigation planning requirements for State, local and Indian Tribal governments as a condition of mitigation grant assistance. DMA 2000 established a new set of requirements that emphasize the need for State, local, and Indian Tribal entities to closely coordinate mitigation planning and implementation efforts. DMA 2000 established a new requirement for development of State, local, and Indian Tribal mitigation plans.

Preliminary Steps

1. Establish FEMA & NEMA coordination with local officials
2. Establish planning team
 - a. Emergency Mgt.
 - b. Planning Department
 - c. Planning Commission
 - d. NWS-Hastings
 - e. NRD
 - f. Public Involvement

Data Collection

1. Hall County Assessor
2. NWS
 - a. Climate information, past event data
3. FEMA
 - a. Repetitive Loss Properties
4. NRD
 - a. Flood mitigation project updates

Public Participation

1. First public meeting: hazard identification and project survey
2. Second public meeting; public hearing with City of Grand Island City Council

Formal Adoption by all participating agencies and organizations.

Recommendations

HIGHER PRIORITY PROJECTS

Emergency Backup Power Inventory for Critical Facilities

Many of the critical facilities in Hall County have emergency backup power capability. However, an inventory is needed to determine which emergency shelters, emergency responder facilities, vulnerable populations, and other critical facilities are in need of emergency backup capability.

Potential funding sources: Hall County Emergency Management Agency – staff time.

Emergency Backup Power

As witnessed in the major ice storm disaster of December, 2006, entire communities can be left without power for weeks. When a severe winter storm knocks out power, this is also a time when people – especially vulnerable populations – need access to heat and when critical facilities like hospitals need to be able to meet any critical care needs. Large emergency generators can be used to supply power directly to a community's electric grid until outside power can be restored. Also, critical facilities should have emergency backup power capability of their own, not only to ensure they are able to operate as intended, but also to function as emergency warming centers in extreme cases.

Potential funding sources: The Hazard Mitigation Grant Program (HMGP) is a post-disaster funding program from FEMA. Projects must be identified in this mitigation plan, and these funds will supply up to 75% of the total project cost.

Drainage Improvements

Stormwater problems are common in the flat portions of Hall County, especially in the developed areas of Grand Island. The City and Central Platte NRD have been working to reduce the stormwater problems by constructing detention basins west of the City. The flooding dynamics will continue to change as additional construction occurs around the fringes of existing development.

Potential funding sources:

1. Community Development Block Grant (CDBG) funds are available through the Nebraska Department of Economic Development for planning. Drainage studies and improvements are eligible for funding as long as the City meets low-to-moderate income requirements. Applications are always open, but there are two funding cycles each year.
2. The Central Platte Natural Resources District has funded drainage improvements in the County.
3. The Flood Mitigation Assistance (FMA) program and Pre-Disaster Mitigation program through the Federal Emergency Management Agency (FEMA) receives annual allocations for projects. The Hazard Mitigation Grant Program (HMGP) is a post-disaster funding program, also from FEMA. For all of these programs, projects must be identified in this mitigation plan, and these funds will supply up to 75% of the total project cost.

Floodplain Management

Although not commonly viewed as mitigation, effective floodplain management is the most powerful tool in preventing unwise development in floodprone areas. Every community in Hall County – including Hall County – already participates in the National Flood Insurance Program. These communities will continue to participate and will be able to turn to the Nebraska Department of Natural Resources for technical assistance with specific problems and issues. The main responsibility for the administration of the local floodplain management ordinance has to do with the various aspects of reviewing and issuing floodplain development permits. If there is no or very little floodplain area in a community's jurisdiction or if there is no or very little growth, a community's administration responsibilities in the NFIP will be extremely easy.

Also in the floodplain management category, downstream zoning of dams is an idea whose time has come. As a result of the Safety of Dams and Reservoirs Act passed by the Nebraska Unicameral in 2005, zoning of areas downstream of low and significant hazard dams is now possible. The intent is to allow development to be regulated and restricted in these areas since population moving in below a low hazard dam will cause it to be reclassified as a high hazard dam. When this happens, the dam owner would be responsible to undertake costly construction actions to raise the height of the dam, improve the dam to high-hazard specifications, and to ensure regular maintenance and inspections.

Potential funding sources: There is no expense to communities to participate in the NFIP program other than personnel time to administer the program at the local level. Communities are also encouraged to pass zoning regulations for areas downstream of low-hazard and significant-hazard dams.

Flood Control

Flood control and flood damage reduction is one of the primary responsibilities of the Central Platte NRD. Since the NRD was created in 1972, it has constructed numerous flood damage reduction projects in the Hall County. As the population of the County – especially in and around Grand Island – continues to increase and the area of development expands, the need for flood damage reduction measures also increases. The Wood River Diversion project is an example of a completed flood control project and the Prairie/Moores/Silver Creek project is one currently being worked on.

Potential funding sources: Corps of Engineers, Central Platte Natural Resources District, Natural Resources Development Fund through the Nebraska Department of Natural Resources.

Reverse 9-1-1 or New Technology for Warning Dissemination

Reverse 9-1-1 is a system which allows a central location like the 9-1-1 call center or Emergency Operations Center to automatically dial a pre-set list of telephone numbers and issue a recorded warning message. In addition, new technologies are being developed which allow this type of reverse warning system to be put in place with cellular telephone customers, targeted personnel, and geographically targeted populations. These types of warning systems have been implemented on many university and college campuses in light of shootings. In these reverse warning situations, students were informed not to come to the campus or to stay where they were until the situation had been resolved. Essentially, these warning systems would be used when

there is an immediate need for a warning when there is not enough time for people to get to a television or radio.

Potential funding sources: US Department of Homeland Security, Hazard Mitigation Grant Program set-aside funds, Hall County Emergency Management Agency, private through telephone companies.

Purchase NOAA Weather Radio for Critical Facilities

Weather radios are inexpensive enough that communities could purchase them for public critical facilities, such as schools and hospitals. Communities can encourage local businesses to purchase radios, especially elderly care facilities and noisy manufacturing plants which either need to be sure to receive warnings or may not be able to hear outdoor warning sirens.

Potential funding sources: A brief online search of sites which offer NOAA Weather Radios for sale show several options with the average price being about \$30-50. Depending on how many radios communities would need for critical public facilities, they might be able to purchase them. Some of Nebraska's emergency management agencies have acquired weather radios at a discounted cost and have distributed them in interested communities. The Hall County Emergency Management Agency could perform a similar service. They are also eligible for FEMA's Hazard Mitigation Grant Program set-aside funds if they are purchased for critical facilities.

NOAA Weather Radio Public Education

The public may not be aware that weather warnings are available to them by purchasing an inexpensive weather radio. The cost for new radios is about \$30 and they have the capability to weed out warnings for unneeded counties. The Hall County Emergency Management Agency can educate the public about these radios in their educational/outreach programs. Grand Island was a Project Impact community in the late 1990s, and they used those grant funds to purchase and hand out several thousand weather radios.

Potential funding sources: Hall County Emergency Management, no cost for education. Homeowners.

Public Tornado Shelters

Given Hall County's history with tornadoes, public tornado shelters should be considered. They are fundable under FEMA's non-flood mitigation programs, and most states in FEMA Region VII (Nebraska, Iowa, Missouri, Kansas) have successfully implemented them. However, Nebraska currently has only funded one public tornado shelter: a community building in Cortland after the devastating Hallam Tornado of 2004. Shelters can be built in as new construction or as a retrofit – retrofits are more expensive. The most popular public shelters have been public schools and in areas of large concentrations of population in the summer months such as fairgrounds and parks.

Potential funding sources: The Hazard Mitigation Grant Program (HMGP) and Pre-Disaster Mitigation (PDM) programs from FEMA. The Community Development Block Grant (CDBG)

program can also be used to assist with the funding of public tornado shelters if the community meets certain federal income guidelines.

Information about Tornado Safe Rooms

Tornado safe rooms are areas built into existing or new construction which offer safety from severe weather events. The information about these safe rooms exists and is available, so it would be a matter of educating the availability of this information and encouraging property owners and construction firms to consider building or retrofitting a safe room in their developments.

Potential funding sources: Federal Emergency Management Agency (publications), Hall County Emergency Management Agency, property owners – no cost for education.

Tornado Shelter Assessment

Identify and designate tornado shelters. Any shelters that are identified should be entered into a GIS coverage for spatial analysis of shelter distribution and needs. Publicize the locations of all public tornado shelters to increase public awareness – perhaps with a sign on the building. The Hall County Emergency Management Agency should be the project leader for this activity.

Potential funding sources: Hall County Emergency Management Agency, consultants

Requiring Power Line Burial

Communities can require new developments to bury power lines. Most communities already currently have this as standard building code.

Potential funding sources: No cost to implement, but staff training and enforcement

Power Line Burial Projects

For stretches of exposed transmission, distribution, and service lines which routinely experience problems – whether by ice, wind, or other natural hazard – line burial is an option. Burying power line is more expensive up-front, but essentially eliminates the potential for future line outages.

Potential funding sources: FEMA's non-flood mitigation programs, Southern Public Power District, City of Grand Island, homeowners

Warning Siren for New Development

As development takes place, it can be easy to forget about the need for warning siren coverage. Communities should explore options available to them to increase warning siren coverage as they expand.

Potential funding sources: Hall County Emergency Management Agency, communities, Hazard Mitigation Grant Program set-aside funds.

Urban Tree Management Plan

For all communities in Hall County, it would be beneficial to develop a comprehensive urban forest management plan, especially for public areas and in areas of communities which experience tree-related problems. Smaller communities should request a tree inventory from the Nebraska Forest Service which would give recommended actions to local tree boards. A common misconception is that a tree management plan will mean that the community is liable for damages if they do not take action based on the inventory's findings. In reality, each community is already liable for tree-related damages on public property. An inventory can be completed which stipulates that only trees in public areas will be assessed. Outside of an inventory or urban forest plan, homeowners should also know how to maintain trees on their property since they are responsible for them.

Potential funding sources: Instead of assessing the need for financial assistance, interested communities should send a letter to the Nebraska Forest Service, requesting a community tree inventory. Tree inventories are a free service from the NFS and are beneficial in determining tree-related activities which should be taken immediately or in the near future. Even in communities that have had a tree inventory completed in the last ten years, an updated inventory would be beneficial for local tree boards or other tree-related groups to assess required actions to reduce vulnerability.

Severe Weather Awareness Education

For awareness, severe weather safety tips could be made public by newspaper or other media outlets. Such a campaign should include practical tips like staying indoors when lightning is around and could be combined with awareness campaigns from other disasters, and could take place during Severe Weather Awareness week every March.

Potential funding sources: This is another activity which would not need to require financial resources other than staff time. Severe weather awareness campaigns can be done through various media, in cooperation with the National Weather Service, Hall County Emergency Management Agency, Central Platte Natural Resources District, Nebraska Emergency Management Agency, Nebraska Department of Natural Resources, Federal Emergency Management Agency, U.S. Army Corps of Engineers, and other agencies at all levels.

Flood Awareness Education

A flood awareness program would require the commitment of staff time from each interested community. Agencies such as the Central Platte NRD, Nebraska Department of Natural Resources, Nebraska Emergency Management Agency, Federal Emergency Management Agency, and US Army Corps of Engineers could provide assistance and educational materials. An on-going flood awareness education program might attract interested members of the public to assist as volunteers.

Potential funding sources:

Most education and outreach programs would not require funding. The only commitment would be staff time, time and money spent advertising meetings, and the cost of printing materials.

MEDIUM PRIORITY PROJECTS

Since these projects are not of a high priority, potential funding sources are not as important to identify at this stage.

Provide Tree Planting/Selection Information to Citizens

This information is already available from multiple sources. It would be a question of having communities receive the informational brochures and to have the information available in an accessible location.

Water Supply Augmentation

The Village of Alda and Village of Wood River both have water supply issues which could make their citizens more vulnerable to drought than communities which have an adequate water supply. The State has some revolving loan programs which could be tapped to expand their water supply.

Local Demand Reduction/Conservation Programs

When communities face a water shortage, it is important to reduce the demand on the limited water supply. These programs could be as simple as restricting lawn watering or could get more drastic depending on need. No matter what, a pipeline for disseminating the restrictions is needed.

LOWER PRIORITY PROJECTS

Since these projects are not of a high priority, potential funding sources are not as important to identify at this stage.

Acquisition and Demolition of Floodprone Structures

Some natural resources districts in Nebraska have existing floodway acquisition programs. The Central Platte NRD could initiate a similar program. One of the benefits of a countywide hazard mitigation plan is that all properties in the County will be eligible for FEMA funding from its annually-funded mitigation programs. The City of Grand Island would be an excellent sponsor for the repetitive loss property within its jurisdiction. This alternative was put in the "Lower" category due to the low number of targetable buyout candidates in Hall County.

Specific areas targeted for acquisition projects are:

- Repetitive loss properties listed for Grand Island and Hall County
- All floodprone areas in the County will be considered for buyouts, as requested

Emergency Backup Power for Critical Facilities

This was rated in the Lower category not because it is not needed, but because an inventory should first be completed to know where there is a need.

Become a Tree City USA

Grand Island and Doniphan are already Tree City USA communities. Other communities in Hall County can receive the benefits of becoming a Tree City USA.

Hail Education

Some of the most damaging natural hazards events in Hall County have been severe hail storms. There is not a lot that can be done to prevent hail damage to existing homes, but there are things that can be done to reduce future damage to new homes and to vehicles. For new homes, building options would be metal roofs instead of wood shake or traditional asphalt shingles. Another building improvement would be metal siding instead of vinyl or wood, which can be destroyed by hail strikes. Improved warning times would allow owners to move their vehicles to a protected location.

Secure At-Risk Development like Manufactured Homes

Mobile home tie-downs are an easy way to prevent them from rolling during high winds. However, implementing a mitigation project for these types of buildings is problematic since they are often rented and the owners lack the financial capability to install them. Under the Project Impact program in the late 1990s, Grand Island offered these tie-downs as a project and received no takers.

Flood Insurance Education for Homeowners

Information on how to obtain flood insurance should be provided to private property owners – it would be at their discretion to actually purchase the insurance coverage. Since the passage of the National Flood Insurance Reform Act of 1994, lenders have been required to determine if the property to be insured is in a floodplain. If it is, lenders will require flood insurance as a condition of protecting their loan. This is only for loans which are federally-backed such as mortgages or home improvements. For this potential project, “education” could mean something as easy as having FEMA flood insurance brochures available at city/village halls and public libraries to inform the public.

Emergency Snow Route Development and Signage

The City of Grand Island already has this in place, which is the highest priority based on population concentration, and the State takes care of clearing highways. Other communities have a general snow removal plan, but do not have a route identified.

Water Supply Emergency Response Programs/Drought Contingency Plans

Develop contingency plans, including worst case scenarios, in case of an emergency water supply shortfall which cannot be met by voluntary restrictions to reduce demand.

Plan Evaluation

Future plan monitoring, evaluating, and updating will follow this process:

1. Unless otherwise designated by the Hall County Board, Hall County Regional Planning Commission (HCRPC) staff will oversee the plan evaluation and revision process. Alternate staff could be from the Hall County Emergency Management Agency.
2. To assist with the monitoring of the plan, as a recommended project is completed, a detailed timeline of how that project was completed will be written and attached to the plan in a format selected by HCRPC staff. Items to be included will be: timelines, agencies involved, area(s) benefited, total funding (if complete), etc.

3. At the discretion of the HCRPC, a local task force may be used to review the original draft of the mitigation plan and to recommend changes.
4. The persons overseeing the evaluation process will review the goals and objectives of the previous plan and evaluate them to see that they are still pertinent and current. Among other questions, they may want to ask themselves:
 - Do the goals and objective address current and expected conditions?
 - If any of the recommended projects have been completed, did they have the desired impact on the goal for which they were identified? If not, what was the reason it was not successful (lack of funds/resources, lack of political/popular support, underestimation of the amount of time needed, etc.)?
 - Have the nature, magnitude, and/or type of risks changed?
 - Have there been implementation problems?
 - Are current resources appropriate to implement the plan?
 - Were the outcomes as expected?
 - Are there other agencies which should be included in the revision process?
5. Any projects that have been completed since the previous plan will be noted in a "Previous Mitigation Projects" section and removed from further consideration for new projects.
6. If no further action has been made on the recommended projects of the previous version of the plan, HCRPC staff will document this fact.
7. Before incorporating the changes to the plan that are identified as necessary as a part of the monitoring and evaluating portions, the public will be invited to comment through the same process used in the development of the original plan: public notification through newspaper article/public notice, public meetings, and by letter of invitation to relevant stakeholders.
8. At its discretion, the HCRPC may opt to use the plan evaluation, update, and revision worksheets given in this plan in **Appendix B**.

For future reviews, the following minimum procedures must be followed:

Task A: Evaluate the effectiveness of the planning process.

1. Reconvene a Planning Team
2. Review your Planning Process
 - Items to Discuss:
 - a. Building the Planning Team
 - b. Engaging the Public
 - c. Data Gathering and Analysis
 - d. Coordinating with other Agencies

Task B: Evaluate the effectiveness of your actions.

1. What were the results of the implemented action? Did the results achieve the goals/objectives outlined in the plan? Did the actions have the intended results?
2. Were the actions cost-effective? Did (or would) the project result in the reduction of potential losses?
3. Document actions that were slow to get started or not implemented

Task C: Determine why the actions worked (or did not work)

1. Lack of available resources
2. The political or popular support for or against the action

3. The availability of funds
4. The workloads of the responsible parties
5. The actual time necessary to implement the actions

Incorporation into Existing Planning Mechanisms

There is a lack of regional planning documents into which this countywide plan could be incorporated. At the discretion of the participating communities, this plan could be incorporated into the comprehensive plans of these communities. This would ensure that the mitigation component of the comprehensive plan would be consistently revisited and reviewed. However, care must be taken so that this mitigation plan is reviewed and updated every five years.

Upon the local adoption of the mitigation plan, each participating community will make sure that it adopts, and is enforcing, the minimum standards established in the building code used in the State of Nebraska. This is to ensure that life/safety criteria are met for new construction.

Any capital improvement planning that occurs in the future will also contribute to the goals in this hazard mitigation plan. This is another item which may be administered at the local level and is not necessarily overseen by the County. However, the County may be able to work with capital improvement planners to secure high-hazard areas for low risk uses.

Hall County All-Hazard Mitigation Survey

June 2013

Name: _____

Community: _____

Please follow the instructions given to complete the boxes below. Complete the form with your own community in mind.

Hazard Type	Likely to Happen (Yes/No)	Risk (High, Medium, Low)	Impact to Community (5=Full, 0=None, UKN=Unknown)
Flood			
Earthquake			
Tornado			
Landslide			
Wildfire			
Severe Winter Storm			
Severe Summer Storm			
Dam Failure			
Major Crime/Terrorism			
Other			

Evaluate Current Mitigation Efforts:

Considering projects identified in the previous All-Hazards Mitigation Plan (2007),

Potential Mitigation Projects

Please list potential mitigation projects you would like considered for your community. Be thinking about specific infrastructure-related problems, recent and historic events:

List your local Critical facilities and infrastructure:

1/2/12



Hall County Regional Planning Commission

Wednesday, June 5, 2013
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, June 5, 2013

6:00 p.m.

City Hall Council Chambers — Grand Island

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 who would like to find out what those are is welcome to read through them.

2. Minutes of May 1, 2013.

3. Request Time to Speak

4. Public Hearing – Concerning a Redevelopment Plan for an area known as Redevelopment Area No. 11 in the City of Grand Island, Nebraska. The property is located south of Capital Ave., between Broadwell Ave. and Wheeler Ave. in Grand Island, Hall County, Nebraska, Resolution # 2013-05. (C-14-2013GI)

5. Public Hearing – Concerning a Redevelopment Plan for an area known as Redevelopment Area No. 12 in the City of Grand Island, Nebraska. The property is located south of Old Potash Hwy., east of Engleman Rd., and west of North Road, in Grand Island, Hall County, Nebraska, Resolution # 2013-06. (C-15-2013GI)

6. Council Referral – Concerning the formation of a new business improvement district in and around the Downtown Grand Island to replace BID 8. (C-16-2013GI)

Consent Agenda

7. Final Plat - Sterling Estates Third Subdivision – located south of Capital Avenue and west of US Hwy 281, in Grand Island, Hall County, Nebraska. Consisting of 1.40 acres and 8 Lots.

8. Final Plat - Sterling Estates Fourth Subdivision – located south of Capital Avenue and west of US Hwy 281, in Grand Island, Hall County, Nebraska. Consisting of 5.01 acres and 24 Lots.

9. Final Plat – A & A Woit Subdivision – located north of Schimmer Drive and west of 90th Road, in Hall County, Nebraska. Consisting of 2.06 acres and 1 lot.

10. Final Plat – Boroff Subdivision – located north of Old Potash and west of Bluff Center Road, in Hall County, Nebraska. Consisting of 5.122 acres and 1 lot.

11. Hazard Mitigation Plan

12. Planning Director's Report

13. Next Meeting July 3, 2013

14. Adjourn

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.



Hall County Regional Planning Commission

Wednesday, June 5, 2013

Regular Meeting

Item F1

Redevelopment Plan Area 11

Staff Contact: Chad Nabity

**Redevelopment Plan Amendment
Grand Island CRA Area #11
April 2013**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to approve a Redevelopment Plan for Area #11 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #11.

**Executive Summary:
Project Description**

THE INITIAL CONSTRUCTION OF 26 UNITS OF APARTMENTS (ALONG WITH THE SUBSEQUENT CONSTRUCTION OF 52 MORE UNITS IN AT LEAST 2 PHASES) TARGETED TOWARDS VETERANS AND THEIR FAMILIES ON THE CAMPUS OF THE VETERANS MEDICAL CENTER IN GRAND ISLAND, NEBRASKA, SOUTH OF CAPITAL AVENUE BETWEEN BROADWELL AVENUE AND WHEELER AVENUE AND THE SUBSEQUENT SITE WORK, UTILITY, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY AT THIS LOCATION. ADDITIONAL APARTMENT UNITS MAY BE CONSTRUCTED IN FUTURE PHASES DEPENDING ON FUNDING AND MARKET DEMAND.

The developer intends to use Tax Increment Financing to aid in site development, for apartments to be located on property to the north of the Veterans Medical Center. The developer will be building 26 units of apartments in the initial phase of the project. The developer plans to build and is contracted with the US Department of Veterans Affairs to build a total of 78 units. While the property is owned by the United States Government, and not subject to property taxes, this project will be leased by the developer and they will be responsible for all local taxes. The increment from the new construction will be used to make necessary site improvements and utility extensions to support this development. This project would not be possible in an affordable manner without the use of TIF. TIF is just one part of the financing package planned for this project. It will also likely include the use of LIHTC funding if approved.

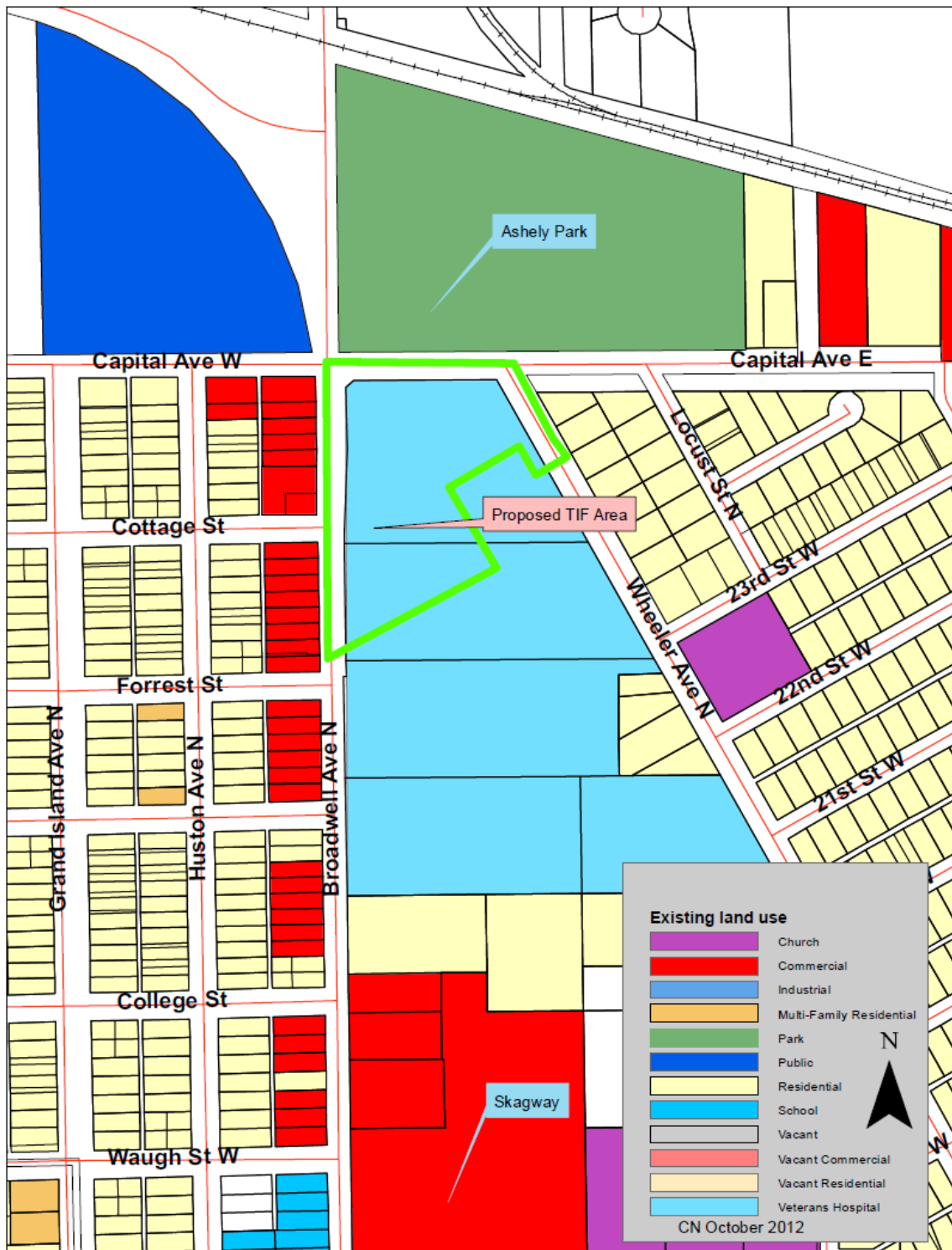
The site is owned by the U.S. Department of Veterans Affairs. All site work, demolition and utilities will be paid for by the developer. The developer is responsible for and will provide evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2015 towards the allowable costs and associated financing for the acquisition and site work.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

This property is located just north of the Veteran’s Medical Center between Broadwell Avenue and Wheeler Street and south of Capital Avenue in northern Grand Island. The attached map identifies the subject property and the surrounding land uses:

Legal Descriptions Lot 1 and Lot 2 of Home Subdivision, in the City of Grand Island, Hall County Nebraska.



The tax increment will be captured for the tax years the payments for which become delinquent in years 2015 through 2029 inclusive.

The increase will come from the development apartments on this property. Increases are anticipated from at least 3 phases of this development. The anticipated taxable valuation of this project at completion of the first phase is \$1,597,086. At final completion of this project, with 78 units of apartments the valuation should be at least \$4,500,000

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2015.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on August 14, 2012. [§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate an existing conforming use on this property.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

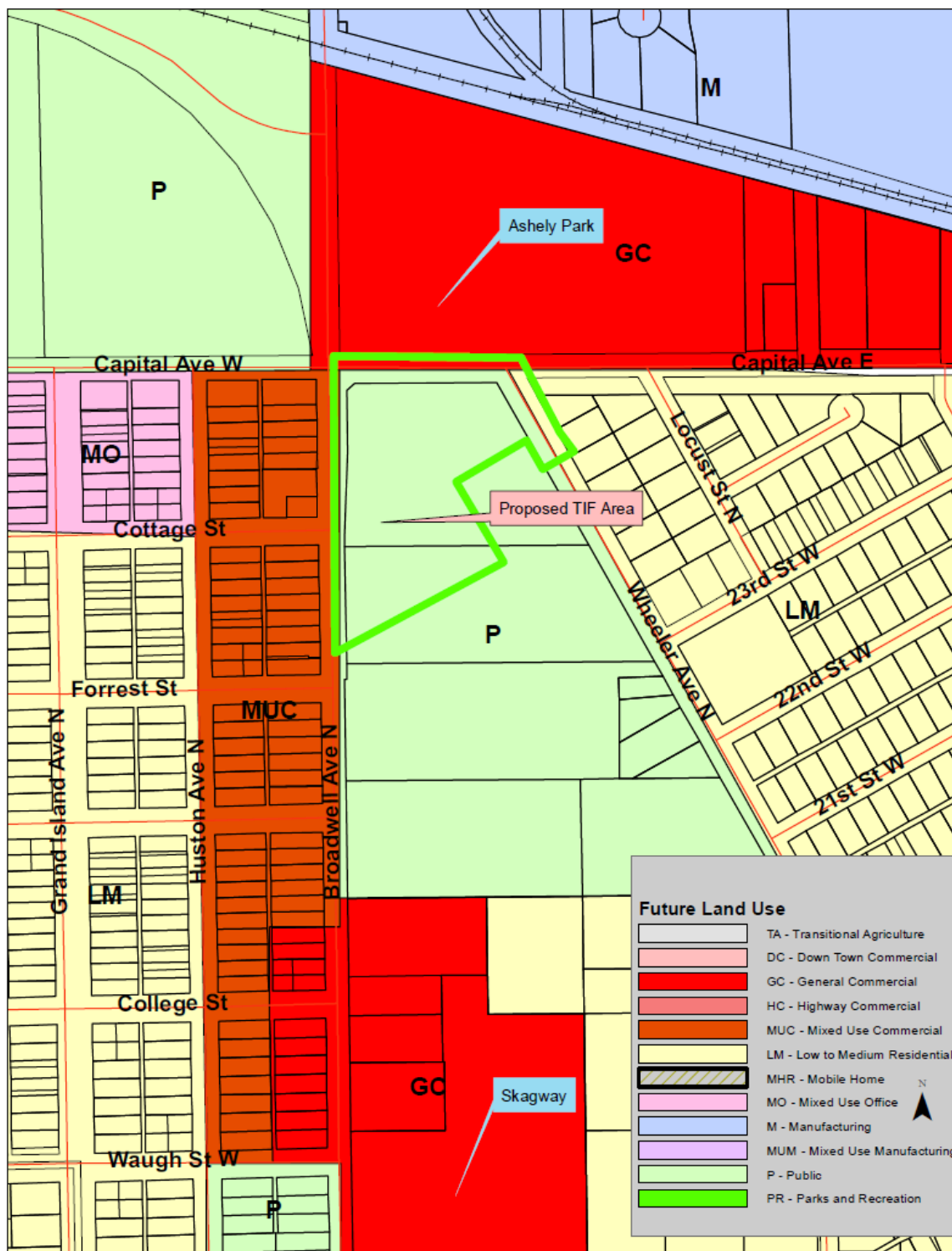
This Redevelopment Plan Area #11 provides for real property acquisition. There is no proposed acquisition by the authority. The developer is proposing to lease property for improvements.

b. Demolition and Removal of Structures:

The project to be implemented with this plan amendment does not call for the demolition and removal of any existing structures.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for public use consistent with veteran's services and the surrounding property with Broadwell Avenue frontage is planned for mixed use commercial and general commercial which would include multifamily residential uses. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned RO Residential Office. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. The proposed uses for residential apartment units are consistent with the Veterans Medical Center Campus and the development along Broadwell Avenue. The multi-family residential is permitted in the current zoning district. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The RO zoning district allows for the development of as many dwelling units as will fit on the property with a minimum of 2 parking spaces per dwelling unit. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

This site has full service to municipal utilities. No utilities would be impacted by the development. Water and sewer will need to be extended throughout the site to serve the new buildings.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.

This property is owned by the U.S. Department of Veterans Affairs. It is used as open space on the hospital campus. No individuals or families will be relocated as a result of this project. Additional housing will be created by the project. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer has secured a lease from the U.S. Department of Veterans Affairs and won the contract to build veteran's housing at this site. The developer is estimating the costs TIF eligible activities as shown below:

Cost for Tax Increment Financing Eligible Activities: Victory Apartments	
Site Preparation	\$46,546
Utility Extensions	\$79,254
Streets, Sidewalks, Parking and Landscaping	\$62,360
Engineering	\$39,000
Architecture	\$115,000
Environment Review	\$24,000
Legal	\$6,000
City Notice Fees (Blight Study and TIF)	\$1000
Blight Study	\$2500
Interest on Associated Eligible Activities	\$283,206
Total Eligible Expenses	\$658,866

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$658,866 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2015 through December 31, 2029.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the

healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for in fill development consistent with the existing and historic use of this and surrounding properties. This will not significantly impact traffic near the site. The development of multi-family residential on this property is consistent with the property development along Broadwell Avenue and will provide a buffer between the commercial space and the single family residential east to the east. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

Development of this project (including site preparation and new construction) is anticipated to be completed between September 2013 and November of 2014. Excess valuation should be available for this project for 15 years beginning with the 2015 tax year.

9. Justification of Project

The Broadwell Corridor is a major entrance for the City of Grand Island from northern Nebraska. Significant development has occurred along this corridor at the 5-Points area. The State of Nebraska is currently considering redevelopment of the Nebraska Veteran's Home (Soldiers and Sailors Home) west of this site on the north side of Capital Avenue. The development of additional Veteran's services at this location may encourage the redevelopment of that site as well. This is a gateway to the community and for many people from outside the area is what they will use to judge our City.

Grand Island is always in need of additional quality housing units. The development of 26 rental units, and possibly more in the future, will provide a buffer between the commercial space and the existing single family residential. This is infill development with all necessary utilities and public improvements needed to support the development.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently is not currently valued for property tax assessment as it is owned by the U.S. Government and not subject to property taxes. The

proposed development of these apartments will result in an estimated additional \$1,597,086 of taxable valuation based on an analysis by the Hall County Assessor's office. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities for up to 60 years after the end of the TIF contract. After 75 years the project may be owned by the U.S. Department of Veterans Affairs and no longer be subject to property taxes.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will need to be extended through the site but have sufficient capacity to support the development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. Fire and police protection are available and should not be impacted by this development. The Veterans Medical Center/US Department of Veteran's Affairs maintains their own federal police force and they will continue to be primary responders at these apartments. City police will provide support and back up as necessary.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

The proposed facility will provide jobs for persons employed by the contractors that will be involved with the project along with long term support services jobs to benefit the residents of the apartments. The project will also provide housing for homeless or near homeless veterans that will be able to and expected to enter the employment market.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This should not have any measurable negative impacts on other employers or employees in the city.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This will provide housing for Veterans of the U.S. armed services and their families as they transition from active duty to civilian life. Services will be provided at this location to make that transition as smooth as possible.

Time Frame for Development

Development of this project is anticipated to be completed between September of 2013 and November of 2014. The base tax year should be calculated on the value of the property as of January 1, 2014. Excess valuation should be available for this project for

15 years beginning in 2015. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$658,866 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the cost of renovation, site preparation, engineering, expenses and fees reimbursed to the City and CRA, and financing fees the developer will spend at least \$658,866 on TIF eligible activities.

See Attached Building Plans (with TIF application)

Resolution Number 2013-05

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;
AND APPROVAL OF RELATED ACTIONS**

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred that certain Redevelopment Plan to the Hall County Regional Planning Commission, (the “**Commission**”) a copy of which is attached hereto as Exhibit “A” for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: _____ 2013.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

EXHIBIT A

FORM OF REDEVELOPMENT PLAN



Hall County Regional Planning Commission

**Wednesday, June 5, 2013
Regular Meeting**

Item F2

Redevelopment Plan Area 12

Staff Contact: Chad Nabity

**Redevelopment Plan Amendment
Grand Island CRA Area #12
May 2013**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to approve a Redevelopment Plan for Area #12 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #12.

**Executive Summary:
Project Description**

THE INITIAL CONSTRUCTION OF 25 UNITS OF SINGLE FAMILY HOMES (ALONG WITH THE SUBSEQUENT CONSTRUCTION OF A TOTAL OF APPROXIMATELY 620 UNITS AT A RATE OF BETWEEN 15 AND 30 UNITS PER YEAR UNTIL THE PROJECT IS COMPLETE). THE HOMES TO BE CONSTRUCTED WILL HAVE AN INTIAL SALE PRICE FROM \$140,000 - \$145,000, IN 2013 AND 2014 AND MEET THESE MINIMUM SPECIFICATIONS:

1150 SQUARE FEET FINISHED FIRST FLOOR, FULL UNFINISHED BASEMENT, 2 CAR ATTACHED GARAGE, KITCHEN APPLIANCES, CENTRAL HEATING AND AIR CONDITIONING, LANDSCAPING AND SPRINKLED LAWN.

THE HOUSES WILL BE CONSTRUCTED WITHIN THE COPPER CREEK SUBDIVISION LOCATED SOUTH OF OLD POTASH HIGHWAY AND EAST OF ENGLEMAN ROAD. THE PROJECT WILL INCLUDE THE PUBLIC IMPROVEMENTS NECESSARY TO SUPPORT THIS DEVELOPMENT INCLUDING BUT NOT LIMITED TO INSTALLATION OF STREET, STORMWATER FACILITIES, WATER AND SANITARY SEWER UTILITIES, ENGINEERING, SURVENYING, LANDSCAPING AND OTHER IMPROVEMENTS AS NECESSARY. THE CONSTRUCTION OF ADDITIONAL UNITS AND ANY AD VALORUM REVENUE GENERATED BY THOSE ADDITIONAL UNITS SHALL BE SUBJECT TO SUBSEQUENT CONTRACTS BETWEEN THE CRA AND THE DEVELOPER.

The developer intends to use Tax Increment Financing to aid in site development including the purchase of the property, necessary site work, installation of streets, storm sewer, sanitary sewer, water, other utilities and engineering, surveying and other consultant costs associated with and necessary for the redevelopment of this property. The developer intends to build single family homes ranging from 1150 to 1350 square feet with an attached garage on each lot. The 2013 sale price of these homes will be limited to between \$140,000 and \$145,000. The developer has presented 20 floor plans each with 3 alternate exterior elevations. The developer will be building 25 units with initial phase of the project and completing the infrastructure for the Copper Creek First and Second Subdivisions. The property has been approved with a preliminary plat for

620 units. The developer intends to install the infrastructure for this subdivision in at least 2 phases with the first phase completing the infrastructure for the northern section of the development, serving approximately 250 lots. The tax increment from the new home construction will be used to purchase the property and make necessary site improvements and utility extensions to support this development. This project would not be possible in an affordable manner without the use of TIF.

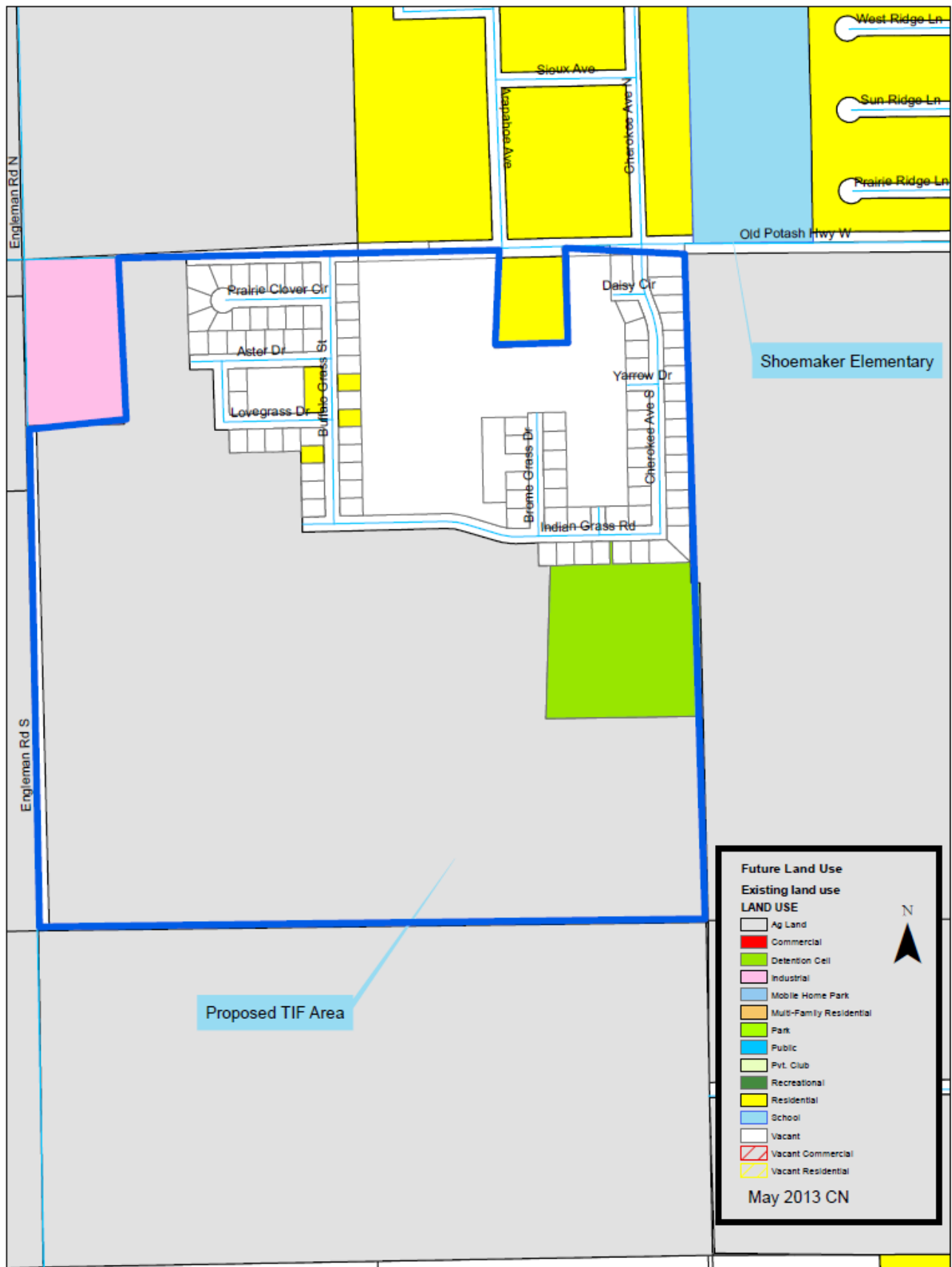
The site has been optioned by Guarantee Group, LLC, subject to the approval of the use of TIF for this development. All site work, demolition, streets and utilities will be paid for by the developer. The developer is responsible for and will provide evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work, engineering, surveying and utility and street infrastructure. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated beginning January 1, 2015 towards the allowable costs and associated financing for the acquisition, site work, streets and utility infrastructure. The CRA also intends to continue pledging ad valorem taxes generated by future phases of this development in future contracts for Tax Increment Financing during the life of this project.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

This property is located south of Old Potash Highway and east of Engleman Road in northwest Grand Island. The attached map identifies the subject property and the surrounding land uses:

Legal Descriptions *ALL OF THE NW1/4, SECTION 23, TOWNSHIP 11, NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, LESS AND EXCEPT MEYER'S SUBDIVISION, M AND M SUBDIVISION AND THE EAST 35 FEET OF THE NW 1/4.*



The tax increment will be captured for the tax years the payments for which become delinquent beginning in years 2015 and ending upon expiration of the final contract for construction of affordable housing.

The increase will come from the development single family homes on this property. Increases are anticipated from at least 10 phases of this development and potentially from as many as 40 phases depending on the number of housing units included in each contract. The anticipated taxable valuation of this project at completion of the first phase of 25 units is \$3,500,000. The final valuation of this project with 620 housing units at \$140,000 per unit would be \$86,800,000. The actual final valuation will be subject to appreciation and inflationary forces over the course of the development timeframe.

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2015 and the effective date of each subsequent contract associated with this redevelopment plan.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on May 14, 2013. [§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to purchase the property and install the required public infrastructure needed to develop the property in a manner consistent with the comprehensive plan and previously approved development plans.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

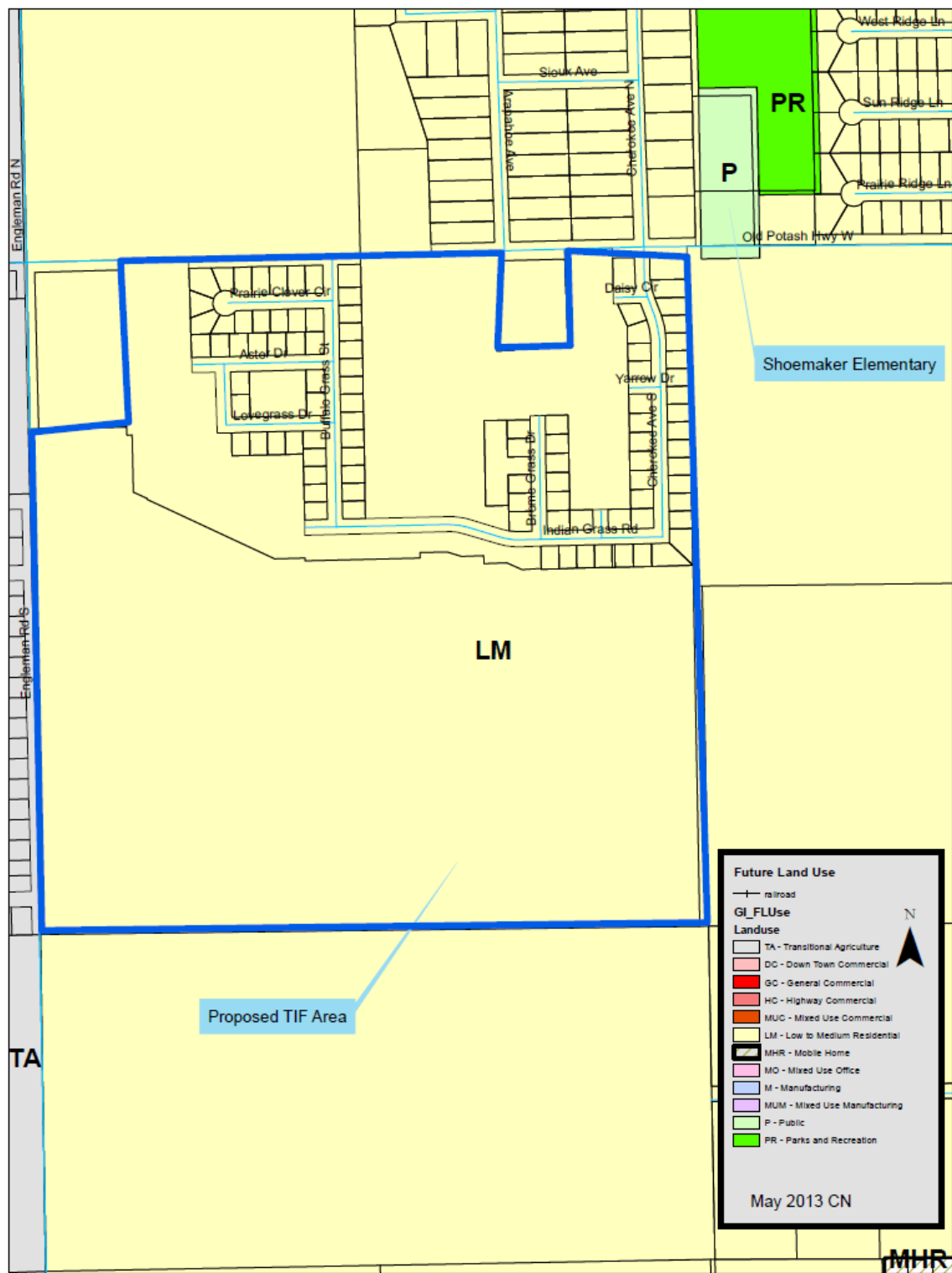
This Redevelopment Plan Area #12 provides for real property acquisition. There is no proposed acquisition by the authority. The developer is proposing acquire the property subject to the approval of this redevelopment plan and the approval of the first TIF contract.

b. Demolition and Removal of Structures:

The project to be implemented with this plan amendment does not call for the demolition and removal of any existing structures.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for residential use consistent with R2 zoning district and the approved preliminary and final plats for this site. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned R2 Low Density Residential. No zoning changes are anticipated with this project. Additional streets will be constructed in a manner consistent with the approved preliminary and final plats for the property. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. The single family residential is permitted in the current zoning district. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The R2 zoning district allows for the development of 1 dwelling unit per 6000 square foot of lot area. The platted and proposed lots are more than 6000 square feet in size but less than the 12,000 square feet that would be required for a 2 family dwelling. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

This site has full service to municipal utilities. No utilities would be impacted by the development. Water and sewer will need to be extended throughout the site. Extension of utilities is one of the planned uses for Tax Increment Financing.

Electric, gas, phone and cable utilities will be extended through the site as necessary to serve the development through agreements between those providers and the developer.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.

This property is in private ownership. Most of it is vacant property used for farming or with vacant residential lots in place. No individuals or families will be relocated as a result of this project. Additional housing will be created by the project. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

Barry Sandstrom and Tom Gdowski, members of the CRA Board do not hold any interest in this property but work for Home Federal Bank and Equitable Bank in Grand Island and may be involved in the financing of this project or houses sold within the project.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer has secured options on the entire site with the exception of the 5 lots that are currently occupied with houses from the first developer. The developer is estimating the costs TIF eligible activities as shown below:

Cost for Tax Increment Financing Eligible Activities		
Architecture and Engineering		225,000
Financing		2,645,377
land		2,650,000
Legal		125,000
Contingency		185,176
Finish Existing Paving & Storm		46,487
Move Electric Service Line		10,000
Private Park		
Paved and Fenced Parking/Storage		325,000
Infrastructure Phase 1		
Sanitary Sewer	515,700	
Watermain	415,558	
Paving and Storm	1,999,877	
Storm Sewer to North Road	363,693	
Subtotal		3,294,827
Total Eligible Expenses		9,506,867

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting an estimated sum of \$9,495,000 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2015 for a period that may extend through 15 years from the date of the final contract for this project. This project will be phased with multiple contracts. It is anticipated that 1 or 2 contracts for continued work will be approve annually by the CRA.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for development consistent with the future land use plan for the City of Grand Island and the previously approved development of this site. The development of single family residential on this property is consistent with the property development along the north side of Old Potash Highway. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions such as incomplete infrastructure.

8. Time Frame for Development

Development of this project is anticipated to begin in September 2013. Infrastructure for phase 1 of the development, including finishing the original platted subdivision and completing streets and utilities for the first 239 lots is expected to be complete by January 1, 2015. The developer expects to complete between 15 and 30 affordable single family dwelling units each year until completion of the subdivision. Expected completion of this project will occur sometime between 2034 and 2054. Excess valuation should be available for this project beginning with the 2015 tax year.

9. Justification of Project

The housing vacancy rate in Grand Island has been hovering between 2% and 3% since at least 2000. Since the late 1980's, every housing study done in Grand Island has indicated a lack of housing and housing options in Grand Island. The market is providing for houses in the \$200,000 plus price range and 210 market rate apartments are currently

under construction with plans for upwards of 450 new market rate apartments. Providers of elderly housing supported by Low Income Housing Tax Credits all have waiting lists and applications for new projects are submitted to NIFA every year.

As of today (May 20, 2013), there are less than 135 housing units (single family and condominium) on the market based on the Multiple Listing Service, at all price ranges. Grand Island has almost 13,000 single family housing units, so approximately 1% of the total units are currently available.

The projected price range of the houses to be built with this project puts them within the reach of people earning a family income of \$16 an hour and above. This price puts these houses within reach of people working at JBS Swift, many of the retail stores in the community, incoming teacher and many others that have trouble finding housing in Grand Island. A family at or even below the 2011 household income in Grand Island could afford to buy one of these houses while they could not afford the new construction that is happening at market rate. The cost to develop lots in Grand Island, even the smaller lots that are proposed in this subdivision makes the development and sale of houses in this price range prohibitive without some kind of public private partnership.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently is not currently valued for property tax assessment as it is owned by the U.S. Government and not subject to property taxes. The proposed development of these houses will result in an estimated additional \$86,800,000 of taxable valuation based on an initial 2013 sale price of homes at \$140,000. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities for life of those homes after the completion of the TIF contract.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will need to be extended through the site but have sufficient capacity to support the development. The electric utility has sufficient capacity to support the development. This development will have an impact on the Grand Island School system as it will likely result in increased attendance at all grade levels. The Grand Island Public School system has indicated that they can absorb the anticipated increase in student population if the development occurs at a rate that does not exceed 25 to 30 dwelling units per year. Fire and police protection are available and should not be impacted by this development.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

The proposed facility will provide jobs for persons employed by the contractors that will be involved with the project. In 2008 the National Association of Home Builders estimated the impacts of each single family home built in a community at 3.05 FTE's. (Emrath, 2008). Using that number and an estimated construction schedule of between 15 and 30 units per year, this project is the equivalent of a manufacturing facility planned to be in operation for between 20 and 40 years with an employee base of between 45.75 FTE's to 96.5 FTE's. This project will also supply housing at a price point that is affordable to those at or below the median income in Grand Island. The median income in Grand Island for 2011 according to the U.S. Census is \$50,695.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This should not have any measurable negative impacts on other employers or employees in the city.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This will provide housing for residents of Grand Island in a much needed price range that is not being provided by the housing market. The average price of new homes constructed in Grand Island in 2011 was \$209,970, in 2012 it was \$222,593 and so far in 2013 the average selling price of a new home is \$232,900. In order to purchase a home for \$232,900 a household income of \$63,502 is required based on a 4% loan with a 5% down payment and 30% housing to income ratio. The proposed project will positively impact persons at or below the median income level within the City of Grand Island.

Time Frame for Development

Development of this project is anticipated to begin in September 2013. Infrastructure for phase 1 of the development, including finishing the original platted subdivision and completing streets and utilities for the first 239 lots is expected to be complete by January 1, 2015. The base tax year should be calculated beginning in 2014 and each subsequent contract should be set in the year during which it is anticipated construction on the houses will begin. The developer expects to complete between 15 and 30 affordable single family dwelling units each year until completion of the subdivision. Expected completion of this project will occur sometime between 2034 and 2054. Excess valuation should be available for this project beginning with the 2015 tax year. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per each contract between the CRA. Contract periods shall not exceed 15 years. The amount of TIF excess distributed shall not exceed the actual cost of the TIF eligible expenses incurred for this project including acquisition, streets, storm sewer, sanitary sewer, water, other necessary

utilities, engineering, architecture and surveying, legal fees and interest on money borrowed for those expenses.

See Attached Building Plans (with TIF application)

Resolution Number 2013-06

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;
AND APPROVAL OF RELATED ACTIONS**

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred that certain Redevelopment Plan to the Hall County Regional Planning Commission, (the “**Commission**”) a copy of which is attached hereto as Exhibit “A” for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: _____ 2013.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

EXHIBIT A

FORM OF REDEVELOPMENT PLAN



Hall County Regional Planning Commission

Wednesday, June 5, 2013

Regular Meeting

Item J1

Final Plats

Staff Contact: Chad Nabity

May 22, 2013

Dear Members of the Board:

RE: Final Plat – Sterling Estates Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sterling Estates Third Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 8 lots on a tract of land in part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island Hall County, Nebraska, said tract containing 1.40 acres.

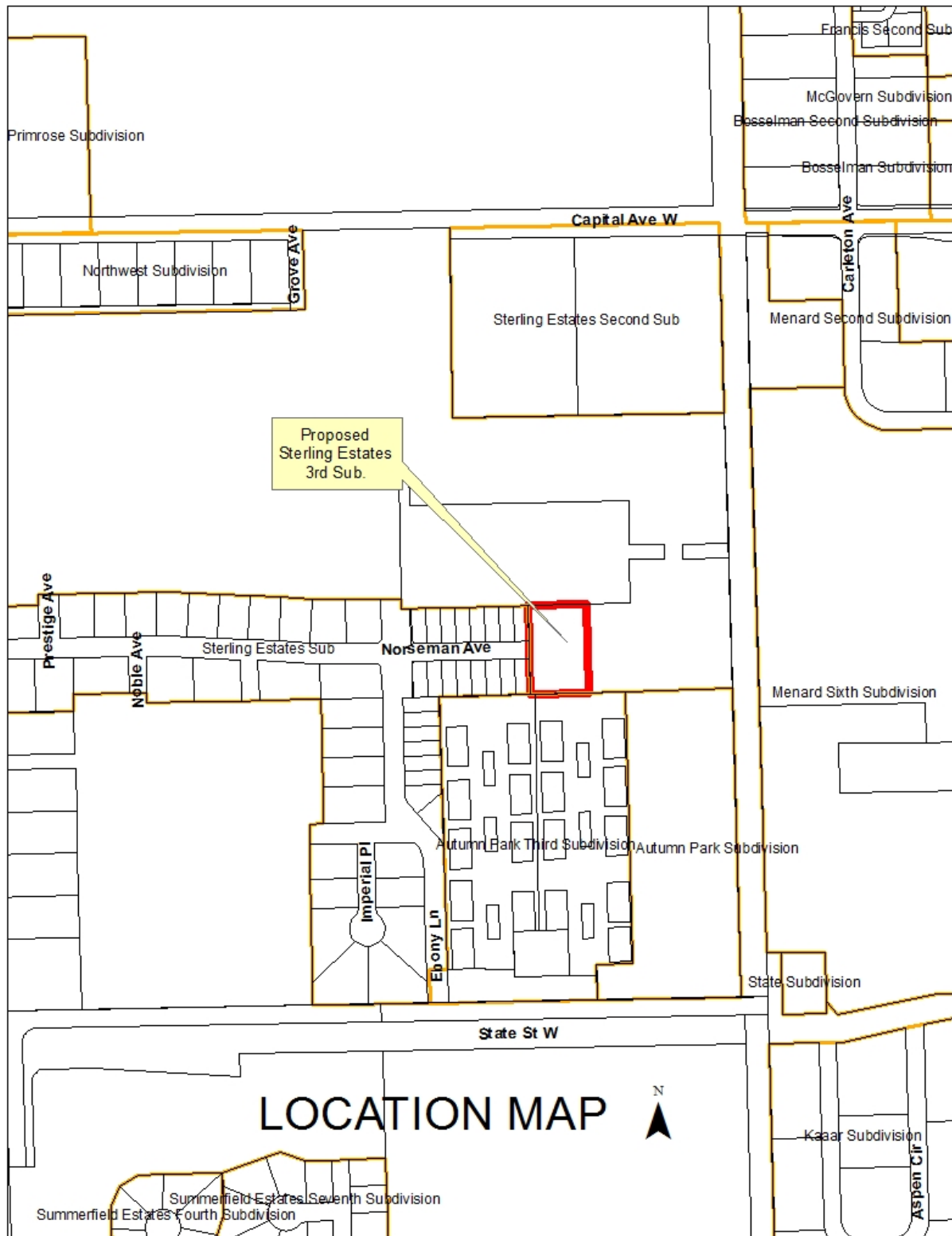
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 5, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



May 22, 2013

Dear Members of the Board:

RE: Final Plat – Sterling Estates Fourth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sterling Estates Fourth Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 24 lots on a tract of land in part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island Hall County, Nebraska, said tract containing 5.01 acres.

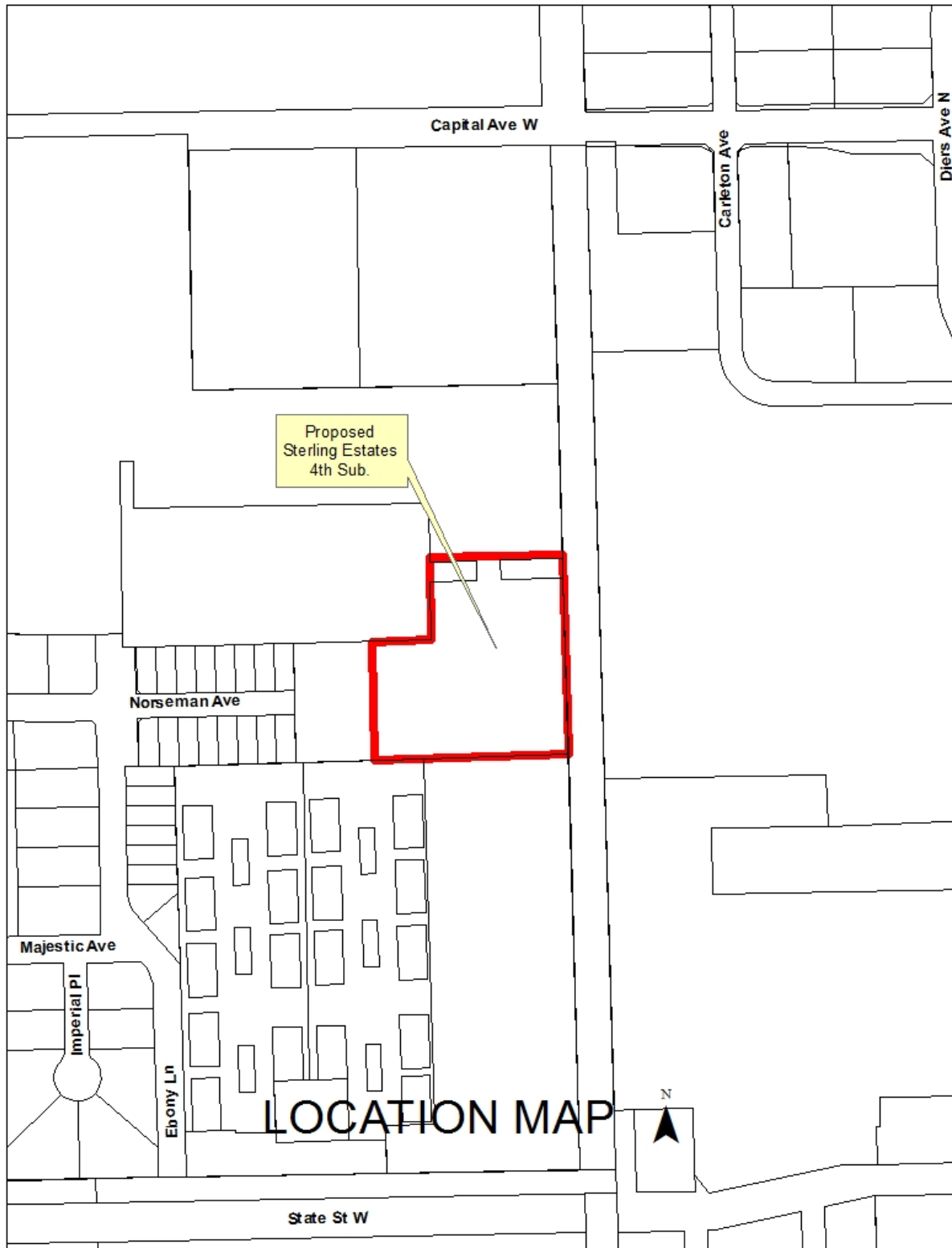
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 5, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



May 22, 2013

Dear Members of the Board:

RE: Final Plat – A & A Woit Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of A & A Woit Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 Lot on a tract of land comprising in part of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Thirty-Five (35), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., in Hall County, Nebraska, said tract containing 2.06 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 5, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



May 22, 2013

Dear Members of the Board:

RE: Final Plat – Boroff Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Boroff Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 Lot on a tract of land comprising a part of the Southeast Quarter (SE1/4), Section Seventeen (17), Township Eleven (11) North, Range Twelve (12) West of the 6th P.M., in Hall County, Nebraska, said tract containing 5.122 acres.

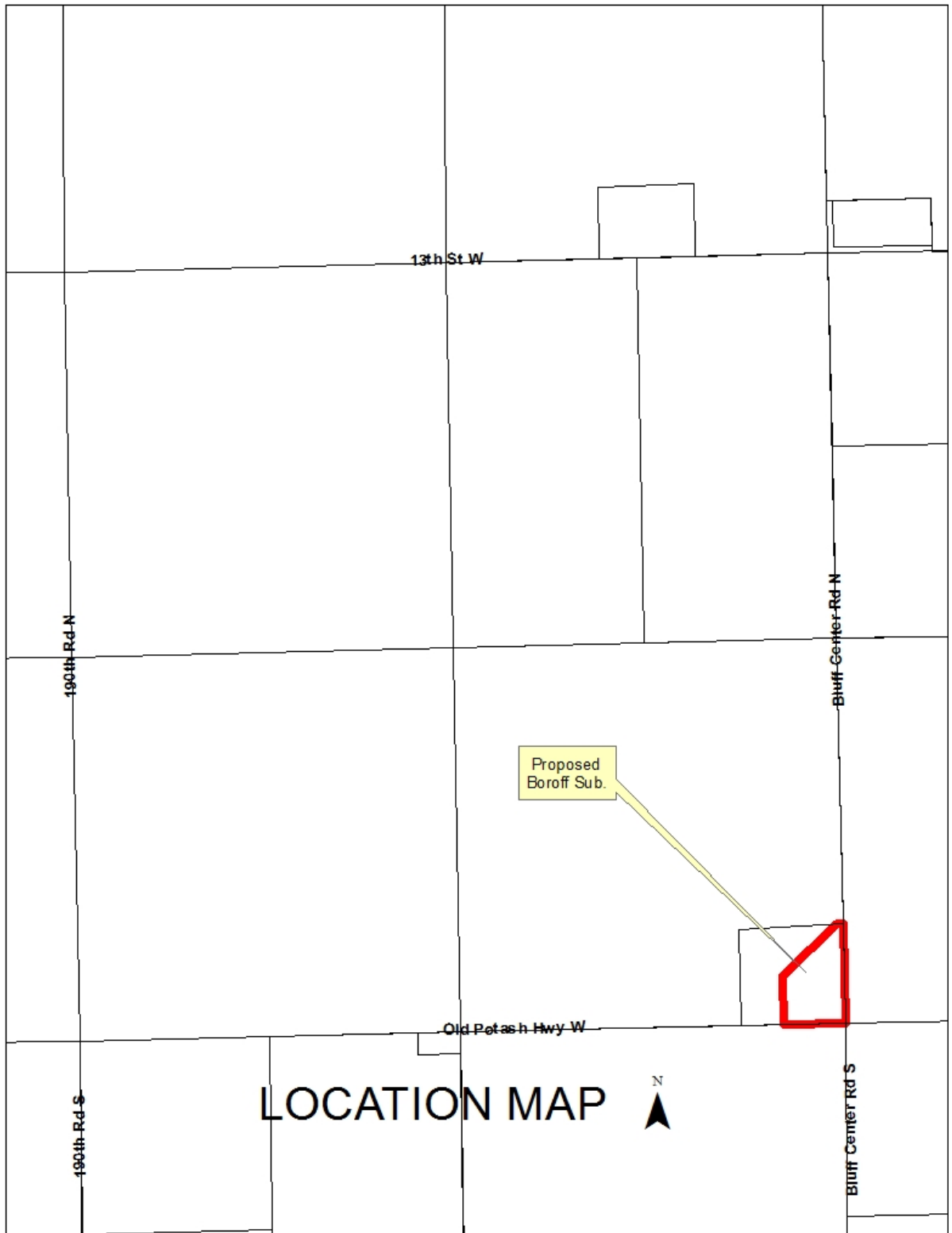
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 5, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Rockwell & Associates, INC

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, June 5, 2013

Regular Meeting

Item Q1

Council Referral - BID 13

Staff Contact: Chad Nabity

Budget Proposal
Downtown Business Improvement District 13
Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

May 14, 2013

By

Downtown Business Improvement District 2013 Board of Directors:

Tom Ziller, Chair
Amos Anson
Craig Hand
Dave Wetherilt
Dee Johnson
Eric Edwards
Kris Jerke
Kurt Haecker
Mark Stelk

Proposed Budget and Purposes for Downtown Business Improvement District 2013

The board members of Downtown Business Improvement District 2013 have completed a thorough and disciplined process to identify their mission and prioritize the work to be accomplished over the next five years – the life of Downtown Business Improvement District 13 in downtown Grand Island.

While many resources will be employed in the achievement of our mission, including the talent and efforts of downtown stakeholders and collaborative projects with area businesses and other organizations, this proposal requests a total of \$90,000 in each of the next five years for a total of \$450,000 over the life of this Business Improvement District, to complete essential work in three broad categories:

Retention and Recruitment

Encouraging a vibrant and welcoming downtown requires the presence of businesses, active shoppers and visitors, downtown residents, offices and a welcoming atmosphere. Downtown Business Improvement District 13 will encourage these results in downtown Grand Island through the planning and implementation of Downtown promotions, continued Main Street commitments and downtown investments to attract the attention of people looking for vibrant and welcoming places to dine, shop, live, work and play.

Twenty-one percent of the proposed budget is designated for Retention and Recruitment, or \$95,000 over the next five years (see Table 1).

Downtown Beautification

Creating an atmosphere that is bright, beautiful and safe is essential to the attraction of people to downtown, regardless of whether they come to visit, live, dine, shop or simply enjoy the downtown. This category of work will include completion of projects in Kaufmann Cummings Park, enhanced foliage and flowers in the downtown, preparing and maintaining clean and safe pedestrian areas, streetscape investments, signage improvements and other items to help downtown Grand Island become a destination for local residents and visitors to this community.

Twenty-eight percent of the proposed budget is designated for Downtown Beautification or a total of \$124,000 over the next five years (see Table 1).

Implementation and Maintenance

Finally, all the resources and talent vested in Downtown Business Improvement District 13 rely upon the successful completion of each project and careful maintenance of the downtown area to ensure the best possible results from the careful planning and investments of downtown stakeholders, including Downtown Business Improvement District 13. To accomplish many of the duties inherent in this proposal, we must secure the necessary human resources, using contracts with existing organizations, to implement the work and maintenance pursuant to the mission of Downtown Business Improvement District 13.

Fifty-one percent of the proposed budget is designated for Implementation and Maintenance, or a total of \$231,000 over the next five years (see Table 1).

Table 1.

Downtown Business Improvement District 2013 <i>Five-Year Financial Plan</i>							
	Fiscal years beginning October 1,					Total	
	2013	2014	2015	2016	2017		
BID #8 Revenue	90,000	90,000	90,000	90,000	90,000	450,000	100.00%
Retention and Recruitment Main Street Promotions, Advertising, Retention and Recruitment	18,000	19,000	19,000	19,000	20,000	95,000	21%
Downtown Beautification Kaufmann Cummings Park, Green Spaces, Historical Lighting, Pedestrian Areas, Streetscape, Signage and Wayfinding	27,000	25,000	25,000	24,000	23,000	124,000	28%
Implementation and Maintenance Support Staff, Green Team, City Finance, and Planning	45,000	46,000	46,000	47,000	47,000	231,000	51%

