



Hall County Regional Planning Commission

Wednesday, March 5, 2014
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Craig Vincent	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Dennis McCarty	Grand Island	
Richard Heckman	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Planning Secretary:
Rose Rhoads

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, March 5, 2014
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, March 5, 2014

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 February 5, 2014.

3. Request Time to Speak.

4. Public Hearing - Concerning an amendment to the redevelopment plan for CRA, Area 1, for a Site Specific Redevelopment Plan for 8th & Superior Street, in Grand Island, Hall County, Nebraska. Resolution No. 2014-04. (C-04-2014GI)

5. Public Hearing - Concerning an amendment to the redevelopment plan for CRA, Area 2, for a Site Specific Redevelopment Plan for 3051 S Locust, in Grand Island, Hall County, Nebraska. Resolution No. 2014-05. (C-05-2014GI)

6. Public Hearing – Concerning proposed changes to the Alda Comprehensive Development Plan specifically concerning the Future Land Use Map and designating a site located north of 4th Street and east of South Alda Road and south of Schimmer Drive as planned for Light Industry. (C-08-2014Alda)

7. Public Hearing - Rezone - A request to rezone property from R-6 Multiple Family Residential to I-1 Light Industrial District, located north of 4th Street and east of South Alda Road and south of Schimmer Drive in the Village of Alda, in Hall County, Nebraska. (C-06-2014Alda)

8. Public Hearing – Subdivision Regulations, Chapter 33 Street design standards. Concerning amendments to the Subdivision Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. (C-07-2014GI)

Consent Agenda

9. Final Plat – Baxter Acres Subdivision – located west of Engleman Rd and south of Capital Ave., in the City Of Grand Island, in Hall County, Nebraska, consisting of 20.00 acres and (2 Lots).

10. Final Plat – Westgate Industrial Park 2nd Subdivision – located east of North Road and north of Westgate Rd., in the City of Grand Island 2 mile

jurisdiction, in Hall County, Nebraska, consisting of 27.46 acres and (13 Lots).

11. Next Meeting April 2, 2014

12. 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.



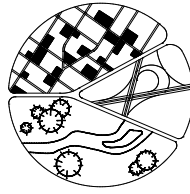
Hall County Regional Planning Commission

Wednesday, March 5, 2014
Regular Meeting

Item E1

Meeting Minutes

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
February 5, 2014

The meeting of the Regional Planning Commission was held Wednesday, February 5, 2014, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 25, 2014.

Present: Pat O'Neill Dennis McCarty
 Deb Reynolds Richard Heckman
 Mark Haskins Karen Bredthauer
 Craig Vincent

Absent: Julie Connelly, Les Ruge, Terry Connick and Bill Hayes

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of January 8, 2014 meeting.

A motion was made by Bredthauer and seconded by McCartney to approve the Minutes of the January 8, 2014 meeting with the noted correction.

The motion carried with 7 members present and 6 voting in favor (O'Neill, Haskins, Bredthauer, Heckman, Vincent and McCarty) and 1 member present abstaining (Reynolds).

3. Request Time to Speak.

4. Public Hearing - Concerning adoption of the Grand Island 1 & 6 Year Street Improvement Plan. (C-03-2014GI)

Collins briefed members on: 2014 Projects, which included street construction, street resurfacing, drainage & flood control and other projects.

A motion was made by McCarty and seconded by Reynolds, to recommend approval of the Grand Island 1 & 6 Year Street Improvement Plan as submitted.

A roll call vote was taken and the motion passed with 7 members present and all voting in favor (McCarty, O'Neill, Vincent, Haskins, Bredthauer, Heckman and Reynolds) and no member present voting against.

Consent Agenda

- 5. Final Plat – ALR Subdivision** – located east of Webb Rd. and south of west North Front Street, in the City of Grand Island, in Hall County, Nebraska, consisting of 2.077 acres and (2 Lots).
- 6. Final Plat – Copper Creek Estates Sixth Subdivision** – located west of North Road and south of Old Potash Highway in the city of Grand Island, in Hall County, Nebraska, consisting of 15.224 acres and (53 Lots).
- 7. Final Plat – Hochstetler Subdivision** – located south of Oasis Street and west of Nebraska State Highway 11, in the Village of Cairo, in Hall County, Nebraska, consisting of 4.048 acres and (2 Lots).

A motion was made to approve the three plats as presented by Bredthauer and seconded by Reynolds.

The motion carried with 7 members present and all voting in favor (O'Neill, Haskins, Bredthauer, Heckman, Reynolds, Vincent and McCarty) and no member present voting against.

8. Planning Director's Report

9. Next Meeting March 5, 2014

10. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:18 p.m.

Leslie Ruge, Secretary

By Rose Rhoads



Hall County Regional Planning Commission

**Wednesday, March 5, 2014
Regular Meeting**

Item F1

Redevelopment Plan Area 1 - Habitat for Humanity

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 24, 2014

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area #1 north of 8th Street and west of Superior Street in Grand Island Nebraska to support this development. (C-04-2014GI)

PROPOSAL:

Habitat for Humanity is proposing to purchase and redevelop property located north of 8th street and west of Superior Street in northeast Grand Island. They will purchase the property, borrow material from the north portion of the lot increasing the size of the public detention cell and extend the sewer main from the west to serve six lots on this property fronting onto 8th street. They will build six habitat houses on the property over the course of the next two years.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide residential development in a location that is intended for these uses.

Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evidenced by the fact that the property is zoned R2 Low Density Residential. The proposed development is within the allowed parameters for the existing zoning districts.

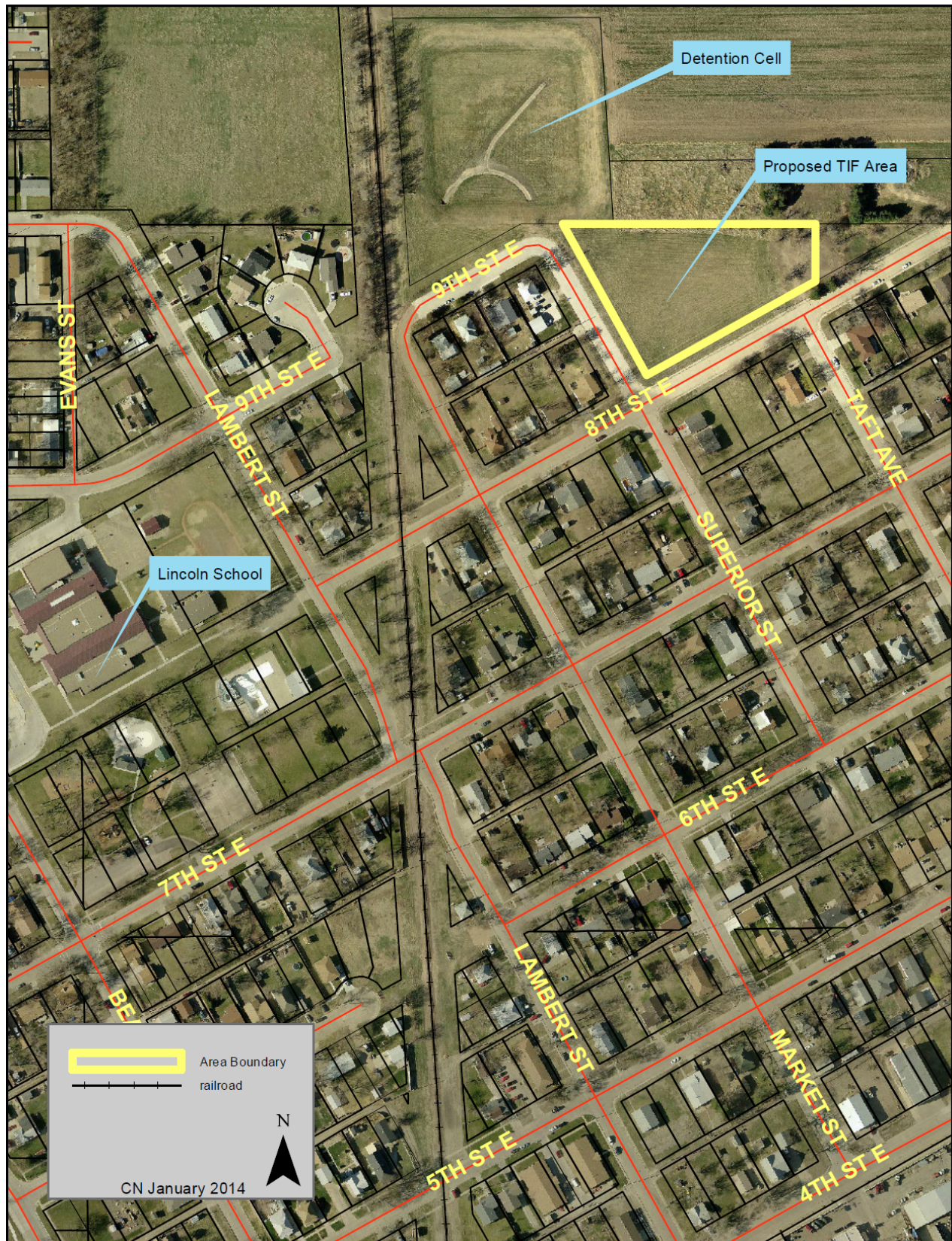
The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for residential development at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for residential units at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director





BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Grand Island Area Habitat for Humanity
Address: 502 W. 2nd St., P.O. Box 1001, Grand Island, NE 68802
Telephone No.: 308-385-5510
Fax No.: 308-385-5511
Contact: Dana Jelinek

Brief Description of Applicant's Business:

Grand Island Area Habitat for Humanity (GIAHFH) is a non-profit housing organization working to help low-income households into safe, decent affordable homes they will own. Through community assistance, homes are built in partnership with qualifying households, then sold at the cost to build and with no interest loans.

Present Ownership Proposed Project Site: Miscellaneous tracts 10-11-9 pt NE ¼ SW ¼ South of east 8th and west of Taft 1.73AC.

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

Attached is a proposed site plan which will accommodate six Habitat homes. Typical Habitat homes are energy efficient, 1070 sq. ft., three bedroom homes on

a crawlspace. More bedrooms are added when necessary. Homes have hardi-plank siding, covered entries, architectural shingles, and a sodded yard.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 68,940
B. Building	\$ 0

Construction Costs:

A. Renovation or Building Costs:	\$
B. On-Site Improvements:	\$ 34,365
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$ 4,300
B. Financing Fees:	\$
Closing costs, filing fees	
C. Legal/Developer/Audit Fees:	\$ 10,000
D. Contingency Reserves:	\$ 5,380
E. Other (Please Specify)	\$
TIF fees	

TOTAL \$ 122,985

Total Estimated Market Value at Completion: \$ 480,000

Source of Financing:

A. Developer Equity: from GIAHFH reserves	\$ 122,985
B. Commercial Bank Loan:	\$ 0

Tax Credits:

1. N.I.F.A.	\$ 0
-------------	------

2. Historic Tax Credits	\$ 0
D. Industrial Revenue Bonds:	\$ 0
E. Tax Increment Assistance:	\$ 122,985
F. Other	\$ 0

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

Dana Jelinek, Executive Director
Grand Island Area Habitat for Humanity
502 W. 2nd St., PO Box 1001
Grand Island, NE 68802
Phone: 308-385-5510/Fax: 308-385-5511

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

(Please Show Calculations)

The estimated value on the homes upon completion will be \$480,000. \$480,000-
\$35,000 base = \$445,000 x 2.201353 = \$9,796 per year after building has been
completed.

Project Construction Schedule:

Construction Start Date: Spring 2015 (weather dependent)

Construction Completion Date: Summer 2016 (weather dependent)

If Phased Project:

2015 Year 50% Complete

2016 Year 100% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

Amount of Incremental Prospective Annual real Estate Taxes over 2014 Real Estate Taxes on the subject property for 14 years beginning in 2015 will be used to redevelop the property.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project: Grants for lot acquisition through Habitat for Humanity and HUD are no longer structured for Habitat affiliates of our size. With grants for land acquisition gone and difficulty in finding affordable land on which to build, GIAHFH is seeking other partnerships. Land costs, plus development on the proposed properties is far beyond what we can afford on our own. TIF funding for the purchase of the property allows us to acquire not just land on which to build, but also allows us to develop the land so it is suitable for building. The purchase of this property is contingent upon TIF approval. The added value of six proposed new homes benefits the community and the neighborhood, not to mention the low-income families who will partner on the projects. With fewer private entities building small houses (limited/no profit margin), Habitat fills that gap.

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:

Since 1992, GIAHFH has completed 74 homes, 64 of which have been in Grand Island. Another Grand Island home is currently under construction. Over \$80,000 in property taxes are paid each year on GIAHFH homes. Most of those homes stand on once vacant lots, while a few replaced deteriorated structures. In over 20 years, GIAHFH has partnered with various volunteer groups, sub-contractors and suppliers, plus donors, to make safe, affordable housing a reality for qualifying low-income households. Families selected must meet income

requirements (30-60% of median income), have the ability to pay a no-interest home loan based on the cost to build, and contribute 500 hours of sweat equity (including 20 hours of home-ownership education). A thorough selection process looks at applications, tax returns, pay stubs, debt to income ratios, credit reports, and background reports, plus families participate in meetings, interviews and home visits. In the last five years, both the CRA and City of Grand Island (NSP) provided funds for demolition of deteriorated properties or land where those properties once stood. Both partnerships made way for Habitat home construction. The CRA also provided water lines to an area where we completed four homes.

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

Audited financial statements are available upon request.

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

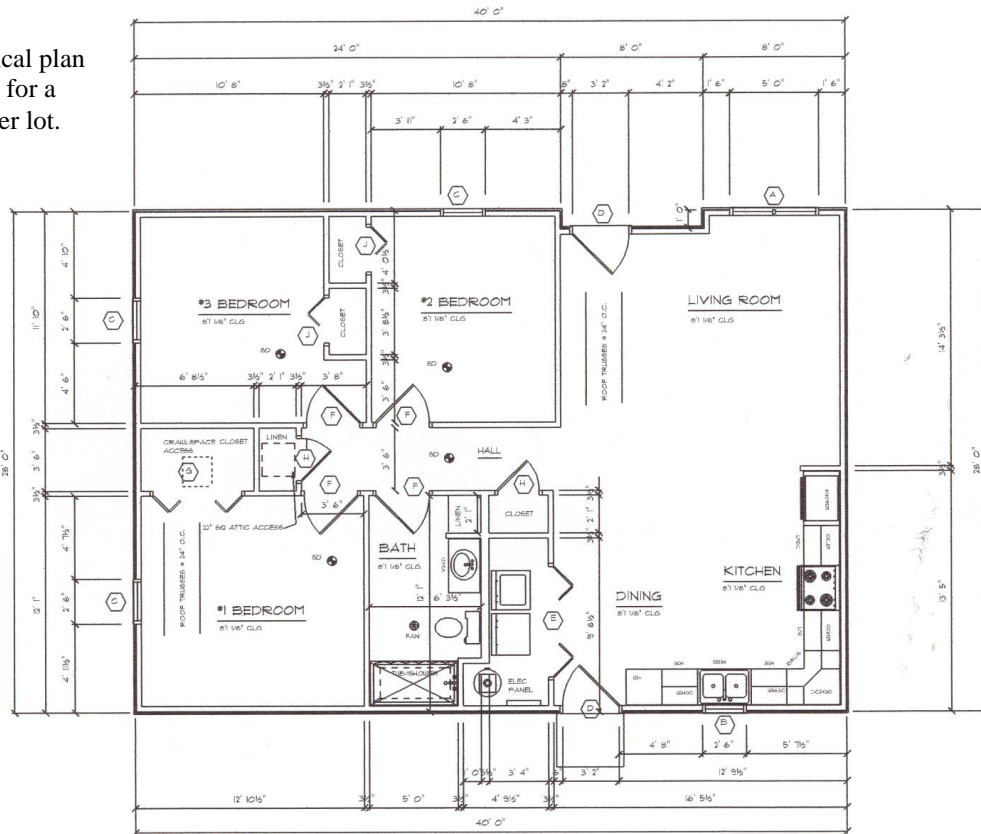
The chart below shows estimated project costs as submitted to Habitat by the property owner. Estimates were obtained from reputable businesses.

COST ESTIMATE	11/25/2013
Superior and 8th Street Lots	
LAND	
Land Cost	\$ 68,000.00
Plat Fees	\$ 940.00
INFRASTRUCTURE	
Sanitary Sewer	\$ 18,600.00
Grading	\$ 12,000.00
Seeding	\$ 2,000.00
Silt Fence	\$ 500.00
Tree Removal	\$ 1,000.00
TV Fees	\$ 265.00
Construction Services	\$ 3,000.00
Setting Lot Pins	\$ 500.00
Staking	\$ 800.00
Subtotal	\$ 107,605.00
Contingency	\$ 5,380.25
Total	\$ 112,985.25

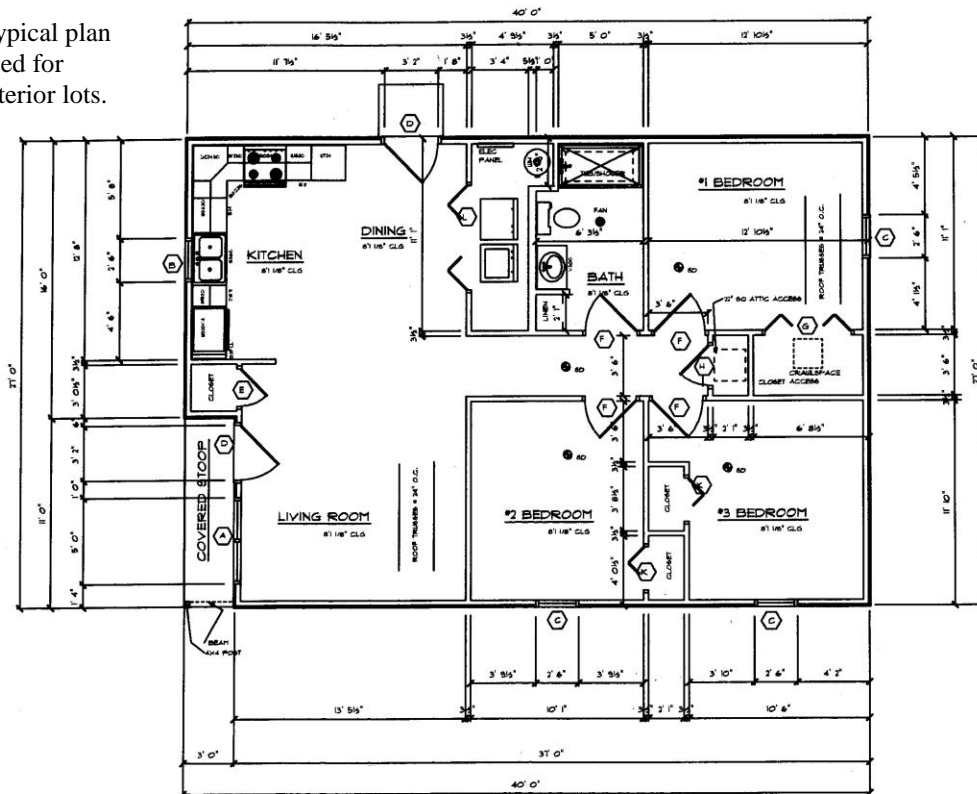
The budget below represents construction costs for a standard three bedroom home built in 2013. The number of bedrooms is based on the number of people in the household. Since families for the homes have not yet been selected, there is the chance that one or more of the homes may need to be larger. Costs to build would increase over time, as would construction costs and property values on a larger home.

Construction Budget	Cost
Three-Bedroom Habitat for Humanity Home	
Permits/Curb Cut/Site Prep	950
Pre-construction Total	950
Contract Labor	
Drywall Finishing	1200
Gutters	700
Floor Covering	2300
Heating/Venting	4200
Plumbing	6000
Termite Control	325
Construction Supervisor/Manager Stipends	3100
Electrical	1250
Landscaping	2400
Contract Labor (other)	375
Contract Labor Total	21850
Materials/Supplies	
Lumber & Building Materials	18000
Insulation	1200
Electrical Supplies/Lights	4000
Masonry/Concrete	4200
Paint	400
Doors, Trim & Cabinets	5850
Windows	1500
Appliances	1500
Materials/Supply Total	36650
Indirect Construction Costs	
Administration	4000
Public Works	200
Sanitation/Garbage	500
Utilities during construction	150
Indirect Costs Total	4850
Total Costs	64300

Typical plan
used for a
corner lot.



Typical plan
used for
interior lots.





Above: Typical three bedroom home on a corner lot.

Right: Typical three bedroom home on an interior lot. Note – NSP funds were used to tear down the garage in the background to make way for the home next door.



Bottom: A four bedroom home on a corner lot where CRA provided water lines.



Resolution Number 2014-04

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: _____ 2014.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

**Redevelopment Plan Amendment
Grand Island CRA Area #1
February 2014**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #1 with in the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #1.

**Executive Summary:
Project Description**

THE DEVELOPMENT OF SIX RESIDENTIAL LOTS NORTH OF 8TH STREET AND EAST OF SUPERIOR STREET IN GRAND ISLAND, NEBRASKA INCLUDING ACQUISITION, SITE WORK, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR BUILDING SIX HOUSES AT THIS LOCATION.

The use of Tax Increment Financing to aid in acquisition of the property and extension of utilities associated with redevelopment of this site with six new single family homes. The use of Tax Increment Finance makes it affordable to provide additional housing in Grand Island at this location for families that qualify to purchase a Habitat Home. This project would not be possible in an affordable manner without the use of TIF.

Habitat for Humanity has a contract to purchase the property at this location. This vacant property can be developed with necessary urban infrastructure including water, storm sewer and waste water connections for the new lots. All site work, demolition and utilities will be paid for by the Habitat for Humanity. The developer is responsible for and has provided 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.

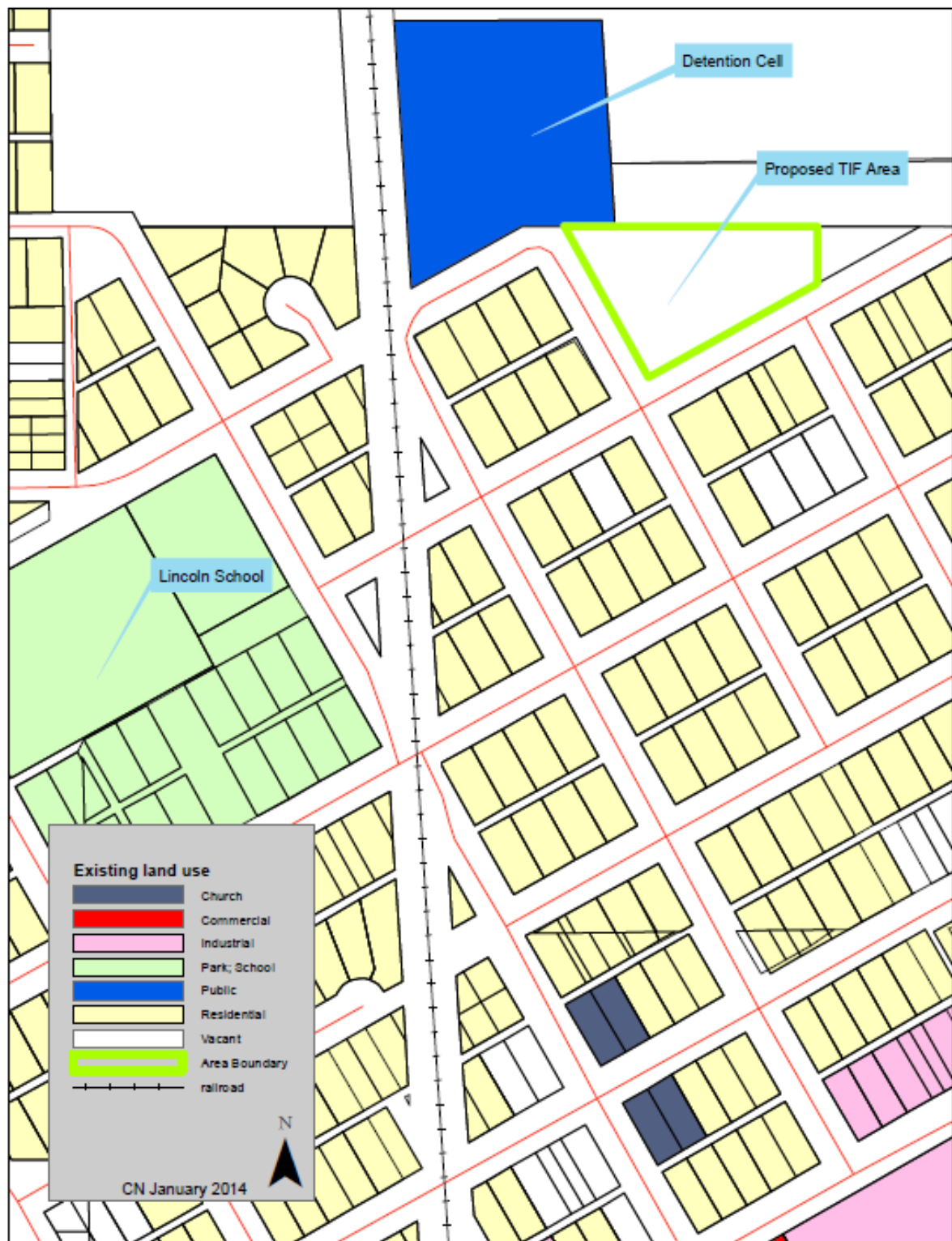
TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

This property is located at north of 8th street and east of Superior Street in northeast Grand Island. The attached map identifies the subject property and the surrounding land uses:

Legal Descriptions: A TRACT OF LAND IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4, SW1/4) AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION TEN (10), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°35'03"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 19.87 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE RIGHT OF WAY LINE OF TAFT STREET (IF EXTENDED); THENCE S28°33'58"E, ALONG THE EASTERLY RIGHT OF WAY LINE OF TAFT STREET (IF EXTENDED) A DISTANCE OF 106.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 8TH STREET; THENCE S60°44'09"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF 8TH STREET, A DISTANCE OF 56.75 FEET; THENCE S60°41'13"W, CONTINUING ON THE NORTHERLY RIGHT OF WAY LINE OF 8TH STREET, A DISTANCE OF 287.73 FEET TO THE POINT OF INTERSECTION ON THE EASTERLY RIGHT OF WAY LINE OF SUPERIOR STREET; THENCE N30°05'03"W, ON THE EASTERLY RIGHT OF WAY LINE OF SUPERIOR STREET, A DISTANCE OF 322.82 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°42'44"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 100.54 FEET; THENCE N89°39'42"E, CONTINUING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 310.74 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 78,393 SQUARE FEET OR 1.80 ACRES MORE OR LESS.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2016 through 2030 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of a six single family housing units at this location.

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 December 19, 2000.[§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 acquire the necessary property and provide the necessary site work for the construction of a permitted use on this property.

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

a. Land Acquisition:

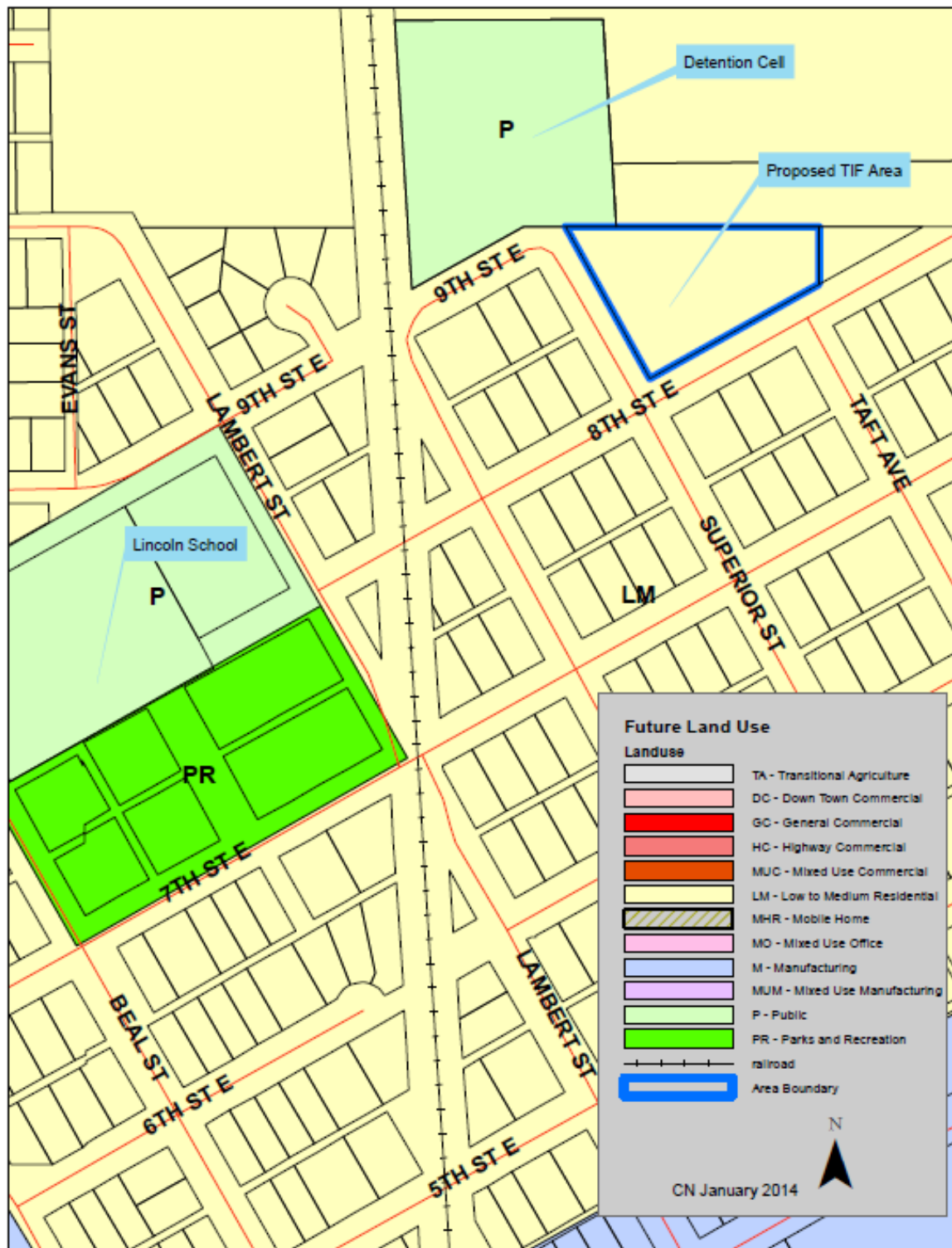
The Redevelopment Plan for Area #1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for low to medium density residential development; this includes housing of densities up to 14 units per acre. This property is in private ownership. [§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 zone. 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. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing excavate fill from the northern portion of the property and move it to the southern portion of the property along 8th Street. The resulting hole will be configured to provide storm water containment enlarging the city owned detention cell to the north and east of the subject property. The fill on the south portion of the property will allow the developer to extend a sanitary sewer line from the west to serve all six new lots. The R2 zoning district allows 1 dwelling unit per 6000 square feet of property the size of each lot is approximately 6360 square feet; enough to legally accommodate a single family housing unit on each lot. The property is zoned R2 and could accommodate a building of up to 35% of the property area; allowable coverage would be about 2,226 square feet. The proposed units including detached sheds will cover less than 1,200 square feet, well within the allowable coverage. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. New water services may be required for this building on these lots. A sanitary sewer line must be extended from the west to accommodate this development.

Electric utilities will need to be extended to serve these lots. That will be done consistent with the Grand Island Utilities Department policy on extension of services to residential subdivisions.

No other utilities would be impacted by the development.

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, owned by the developer is currently vacant, no relocation is contemplated or necessary. [§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 a contract to purchase the property for \$68,940. The \$68,940 is included as a TIF eligible expense. Costs for site preparation, utilities and contingencies of \$39,475 are included as a TIF eligible expense. Architectural and Engineering fees of \$4,300 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$2,750 are included as a \$10,000 TIF eligible expense. The total of eligible expenses for this project is \$122,985.

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 \$123,000 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 through December 2030.

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. 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 demolition, site preparation and new construction) is anticipated to be completed between May 2014 and December of 2016. Excess valuation should be available for this project for 15 years beginning with the 2015 tax year. It is anticipated that 3 of the houses will be built by December 31 of 2015 and that the other houses will be built in 2016.

9. Justification of Project

This is a residential neighborhood characterized by single family dwellings on smaller lots. The property has been considered for development by a number of individuals of the years but the question of how to extend sanitary sewer to serve property was not answered until recently. By creating a larger detention cell and moving the dirt from north part of the property the lots can be raised enough to support the extension of sewer to serve the six properties. This is infill development in an area with all city services available. This project does not propose to tear down any buildings with historic value.

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 has an estimated valuation of \$35,000. The proposed extension of sanitary sewer and subsequent construction of single family homes at this location will result in approximately \$445,000 of additional taxable valuation based on the current valuation of other Habitat houses in the area. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

(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 not be impacted by this 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.

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

The proposed project will have no impact on other firms locating or expanding in the area.

(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 project will not have a negative impact on other employers and will result in additional housing choices for employees within 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 project will increase the quantity of available quality housing in Grand Island by a net of six single family homes. These types of smaller projects spread throughout the city will have a less drastic impact on neighborhoods and schools than a centralized larger housing project.

This is a neighborhood that has benefited extensively from development by the Grand Island Habitat for Humanity Affiliate. This project will continue that investment and commitment.

Time Frame for Development

Development of this project is anticipated to be completed during between May of 2014 and December 31 of 2016. 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 with taxes due in 2016. 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 \$123,000 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 demolition, site preparation, engineering, expenses and fees reimbursed to the City and CRA, and financing fees the developer will spend at least \$123,000 on TIF eligible activities.

See Attached Building Plans and Photos included with application.



Hall County Regional Planning Commission

**Wednesday, March 5, 2014
Regular Meeting**

Item F2

Redevelopment Plan Area 2 - Mainstays Suites

Staff Contact: Chad Nabity

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 24, 2014

SUBJECT:

Redevelopment plan amendment for the property located in Blight and Substandard Area #2 this for the acquisition of property and construction of a 59 room Mainstay Suites Extended Stay Hotel at 3051 South Locust Street in Grand Island, NE to and the subsequent site work, utility, engineering, landscaping and parking improvements necessary for the construction of a hotel at this location. (C-05-2014GI)

PROPOSAL:

The Developer is proposing to acquire the property and build a 59 unit Mainstay Suites Extended Stay Hotel. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, necessary site work, and planning activities.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evidenced by the fact that the property is zoned B2 General Commercial. The proposed development is within the allowed parameters for the existing zoning districts.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for commercial development at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for a hotel at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director



Project Redeveloper Information

Business name: Legacy Hospitality doing business as Mainstay Suites

Address: 3051 S. Locust Street, Grand Island, NE 68801

Telephone: 308-384-1333 Fax No: 308-384-3109

Brief Description of Applicants Business: Grand Island's Mainstay Suites will be an upscale, 59 room extended stay hotel. Mainstay Suites pride themselves in being welcoming, spacious, and equipped and offer full functioning kitchenette's which give our guests the opportunity to enjoy a home away from home atmosphere.

Present Ownership Proposed Project Site: 3051 S. Locust Street, Grand Island, NE 68801.

Proposed Project: Building square footage, size of property, description of building's-materials, etc. Please attach site plan if available. Our facility will consist of a total building area of 32, 712 square feet sitting on 3.005 acres. The building itself will be a three story facility with eifs siding in attractive amber,beige, and mulberry colors with ice cube trim and slate shingles. Please see attached site plan for additional building and material information.

If Property is to be Subdivided, Show Division Planned: N/A

Estimated Project Costs:

Acquisition Costs:

A. Land: <u>(purchased)</u>	<u>\$208,000.00</u>
B. Building: <u>(N/A)</u>	\$

Construction Costs:

A. Renovation or Building Costs:	<u>\$2,500,000.00</u>
B. On-Site Improvements:	\$

Soft Costs:

A. Architectural & Engineering Fees:	<u>\$60,725.00</u>
B. Financing Fees:	<u>\$75,500.00</u>
C. Legal/Developer/Audit Fees:	<u>\$7,901.86</u>
D. Contingency Reserves:	<u>\$125,000.00</u>
E. Other (Please Specify)-	
a. General Conditions (See Attached)	<u>\$235,443.94</u>
b. Site Work	<u>\$169,195.00</u>
c. Franchise Fee	<u>\$20,000.00</u>

d. Market Study/Performance	<u>\$6,550.50</u>
e. Appraisal	<u>\$6,000.00</u>
Total	<u>\$706,316.30</u>

Total Estimated Market Value at Completion: \$4,373,613.00

Source of Financing:

A. Developer Equity:	<u>\$656,042.003</u>
B. Commercial Bank Loan:	<u>\$3,600,000.00</u>
C. Tax Credits:	
1. N.I.F.A.	\$
2. Historic Tax Credits	\$
D. Industrial Revenue Bonds:	\$
E. Tax Incremental Assistance:	\$
F. Other:	\$

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

Architect- Leon K. Lauver & Associates: 2802 Westview Drives, PO. Box 1207, Norfolk, NE 68702-1207 (p) (402)-371-3333.

General Contractor- Mehring Construction, 3421 State Street, Ste 4, Grand Island, NE 68803 (p) (308)380-0444.

Engineer- Tim Hamilton with Concrete Design: 3858 S. State Highway, Republic, MO 65738 (p) (417)-732-2845.

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

Project Construction Schedule:

Construction Start Date: Approximately April 1, 2014.

Construction Completion Date: Approximately April 1, 2015.

If Phased Project:

<u>2014</u> Year	<u>75</u> % Complete
<u>2015</u> Year	<u>25</u> % 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:

Legacy Hospitality is requesting \$769,316.30 to be utilized for general conditions work, site work, franchise fees, Market Study Performa, the appraisal, NEDCO fee's, Lawyer fee's, and accounting fee's related to the startup of this project. See attached for more information.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project:

Tax Increment Financing is necessary for our business to complete the project of bringing the Mainstay Suites into Grand Island at our South Locust Street Location. Our business will contribute to the City of Grand Island's goal of revitalizing the South Locust Street Corridor and will not be feasible without this financing.

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:

Milton Motels,LLC, Sandy Milton, 109 E. Ashton Ave, Grand Island,NE, 68801, (p) 308-383-7595, (f) 308-384-3109.

IV. Please Attach Applicants 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: cnabilty@grand-island.com

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 169

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED
REDEVELOPMENT PLAN TO THE HALL COUNTY REGIONAL PLANNING
COMMISSION FOR ITS RECOMMENDATION**

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

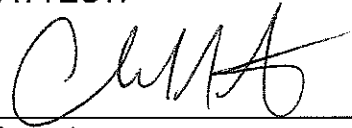
The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 12 day of February, 2014.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA.

By Alan A. Murray
Chairperson

ATTEST:


Secretary

Resolution Number 2014-04

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: _____ 2014.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

**Redevelopment Plan Amendment
Grand Island CRA Area #2
February 2014**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #2 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 #2.

**Executive Summary:
Project Description**

THE ACQUISITION OF PROPERTY AND CONSTRUCTION OF A 59 ROOM MAINSTAY SUITES EXTENDED STAY HOTEL AT 3051 SOUTH LOCUST STREET AND THE SUBSEQUENT SITE WORK, UTILITY, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR THE CONSTRUCTION OF A HOTEL AT THIS LOCATION.

The developer intends to use Tax Increment Financing to aid in acquisition of property and necessary site and public infrastructure improvements to construct a hotel on this site.

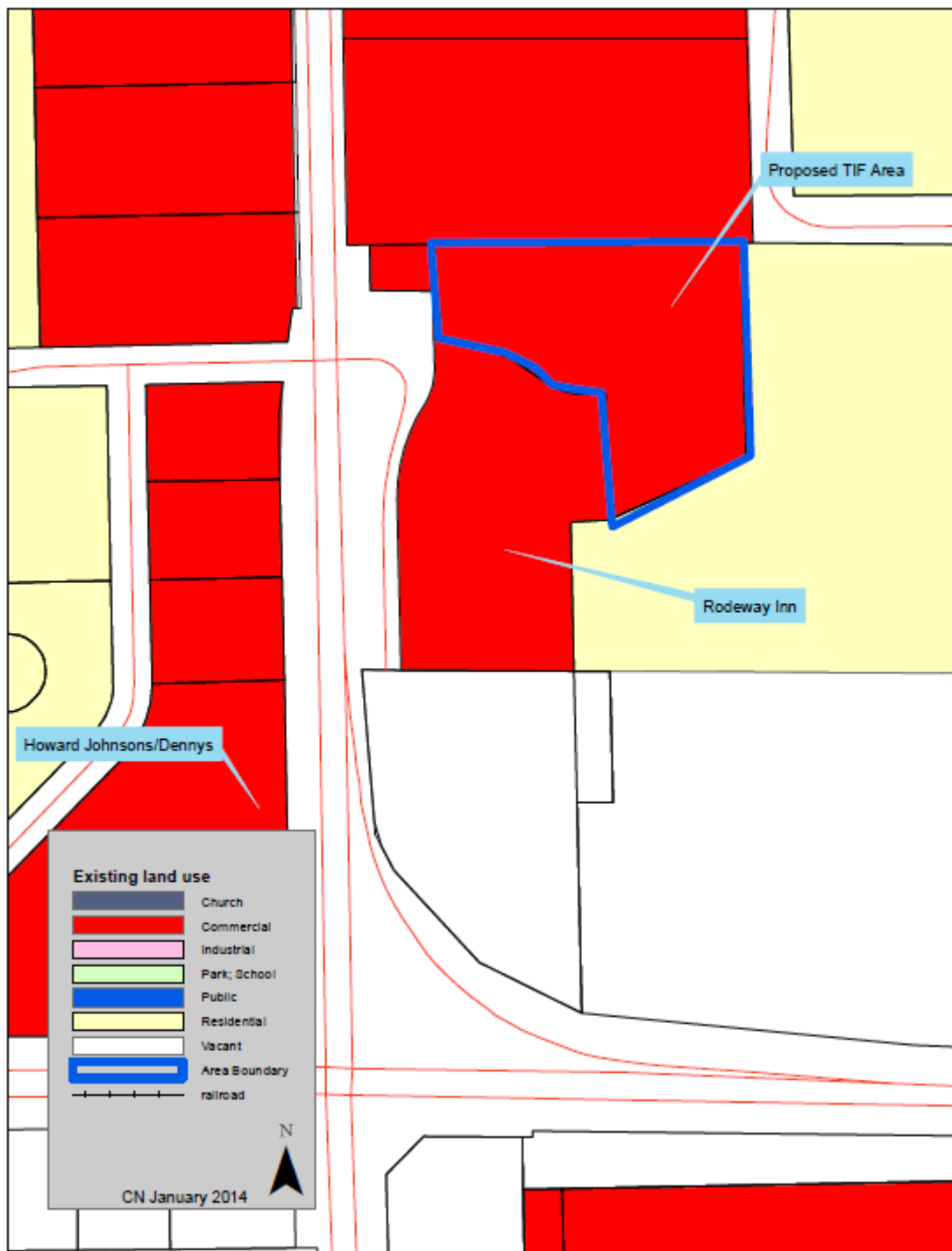
The site has been acquired by the developer. All site work, demolition and utilities will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and necessary infrastructure. 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 north and east of the intersection of South Locust Avenue and U.S. Highway 34 (Husker Highway) in southern Grand Island. The attached map identifies the subject property and the surrounding land uses:

- **Legal Description:** Lot 1 of Vanosdall Subdivision in Grand Island, Hall County Nebraska.



Existing Land Use Map

The tax increment will be captured for the tax years the payments for which become delinquent in years 2016 through 2030 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of a new hotel at this location.

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 September 13, 1999. [§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:

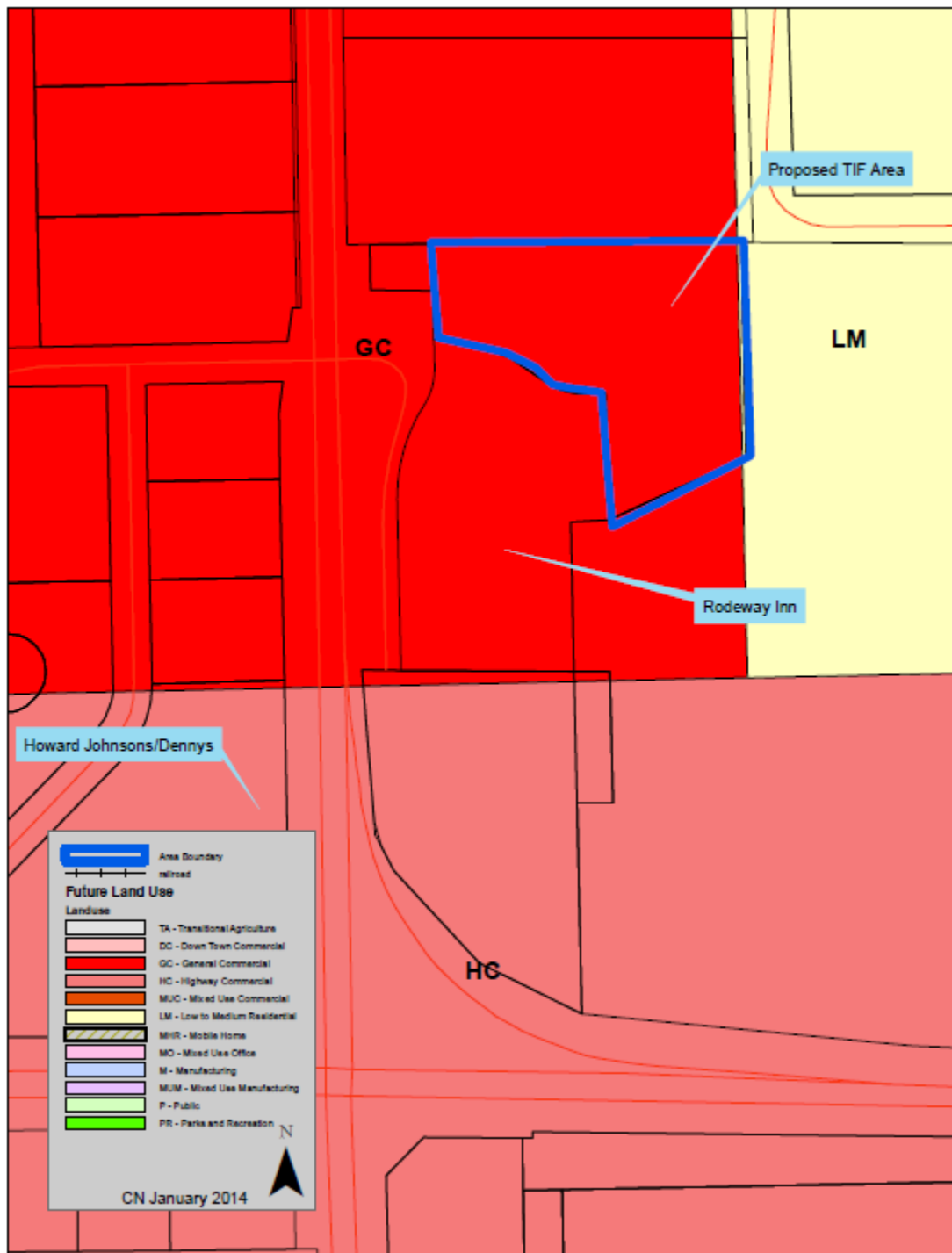
The Redevelopment Plan for Area #2 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The Applicant for the Tax Increment Financing will be acquiring the property for \$208,000

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 highway commercial development. [§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 B2-AC General Business zone with an Arterial Commercial Overlay. 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 use as a hotel is permitted in the B2-AC zoning district. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing construct a new hotel as a conforming structure and use in the B2-AC zoning district. [§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.

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 currently vacant with no structures. No individuals or families will be relocated as a result of this 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]

Tom Gdowski a member of the Grand Island Community Redevelopment Authority is President of Equitable Bank of Grand Island. Equitable Bank is providing the financing for this project and Mr. Gdowski could benefit from this transaction. Barry Sandstrom a member of the Grand Island Community Redevelopment Authority is President of Home Federal Bank of Grand Island. Home Federal will likely enter into a participation agreement with Equitable bank for this 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 property will be purchased for \$208,000. Costs for site work and preparation is estimated at \$169,195. Planning activities related to this development are estimated at \$94,588. Legal fees and City fees are estimated at \$7,902. The total estimated costs of eligible activities are \$479,685.

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 \$479,685 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, 2030.

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 the utilization of and redevelopment of commercial lots. This will not significantly impact traffic on at the intersection of South Locust and U.S. Highway 34. New commercial development will raise property values and provide a stimulus to keep surrounding properties properly maintained. 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 demolition, site preparation and new construction) is anticipated to be completed between May 2014 and May of 2015. Excess valuation should be available for this project for 15 years beginning with the 2015 tax year. It is anticipated that the TIF indebtedness for this project will be repaid in a period of less than 10 years.

9. Justification of Project

The South Locust Corridor is a major entrance for the City of Grand Island from Interstate 80. The Heartland Events Center, the State Fair Park and associated buildings and other attractions are all located along South Locust. The South Locust Business Improvement District and City of Grand Island have spent a considerable amount of money on landscaping and aesthetic treatments along this corridor. The City has codified those improvements as development occurs south of the U.S. 34 and Locust. The Grand Island CRA has invested more than \$500,000 in the property located on the east side of South Locust south of this project. This is a gateway to the community and for many people from outside the area is what they will use to judge our City. The opportunity to partner with owners of properties along this corridor as they develop and invest in their projects is important to making those favorable first impressions.

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 has an estimated valuation of \$351,390. The proposed final value of this facility will result in an estimated additional \$3,602,329 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 long after the project is paid off.

(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 not be impacted by this 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.

(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. It will result in a new national chain hotel along the South Locust corridor.

(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 may create additional demand for service employees in the Grand Island area and could impact other hotels.

(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 improve the southern entrance into the City of Grand Island. The additional rooms will provide rental space for people staying here for the State Fair and similar activities. Grand Island does not currently have a modern extended stay hotel so this should meet an existing need within the market place without negatively impacting other hotels that cater to more transitory clientele

Time Frame for Development

Development of this project is anticipated to be completed during between May 1, 2014 and May 1 of 2015. 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 2016 with the taxes due for the 2015 tax year. 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 \$479,685 and the interest accrued on the bonds as issued. 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 over \$479,685 on TIF eligible activities.

Building Plans are available in the CRA file



Hall County Regional Planning Commission

**Wednesday, March 5, 2014
Regular Meeting**

Item F3

Amendment to Future Land Use Map of the Alda Comprehensive Plan

Staff Contact: Chad Nabity

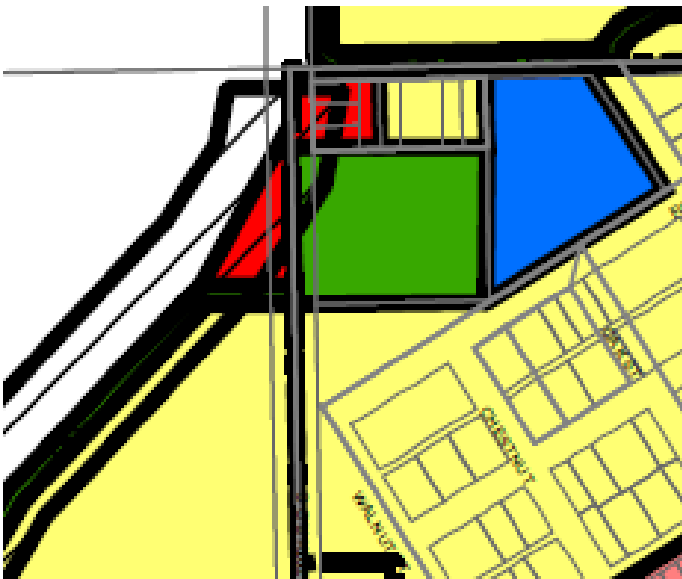
Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 25, 2014

SUBJECT: Concerning proposed amendments to the Future Land Use Map of the Alda Comprehensive Development Plan. (C-08-2014ALDA)

PROPOSAL:

The Village of Alda approved a future land use map as part of their comprehensive development plan on December 2, 2003. Justin Pfenning is requesting that the planning commission consider the following amendment to the future land use map to accommodate a request to rezone certain properties in Alda located east of Alda Road and south of the substation on the south side of Schimmer Drive. The amendment as shown on the attached map would declare the subject property (adjacent to the substation) as planned for light industrial developments.



Future land use map as adopted Dec. 2003

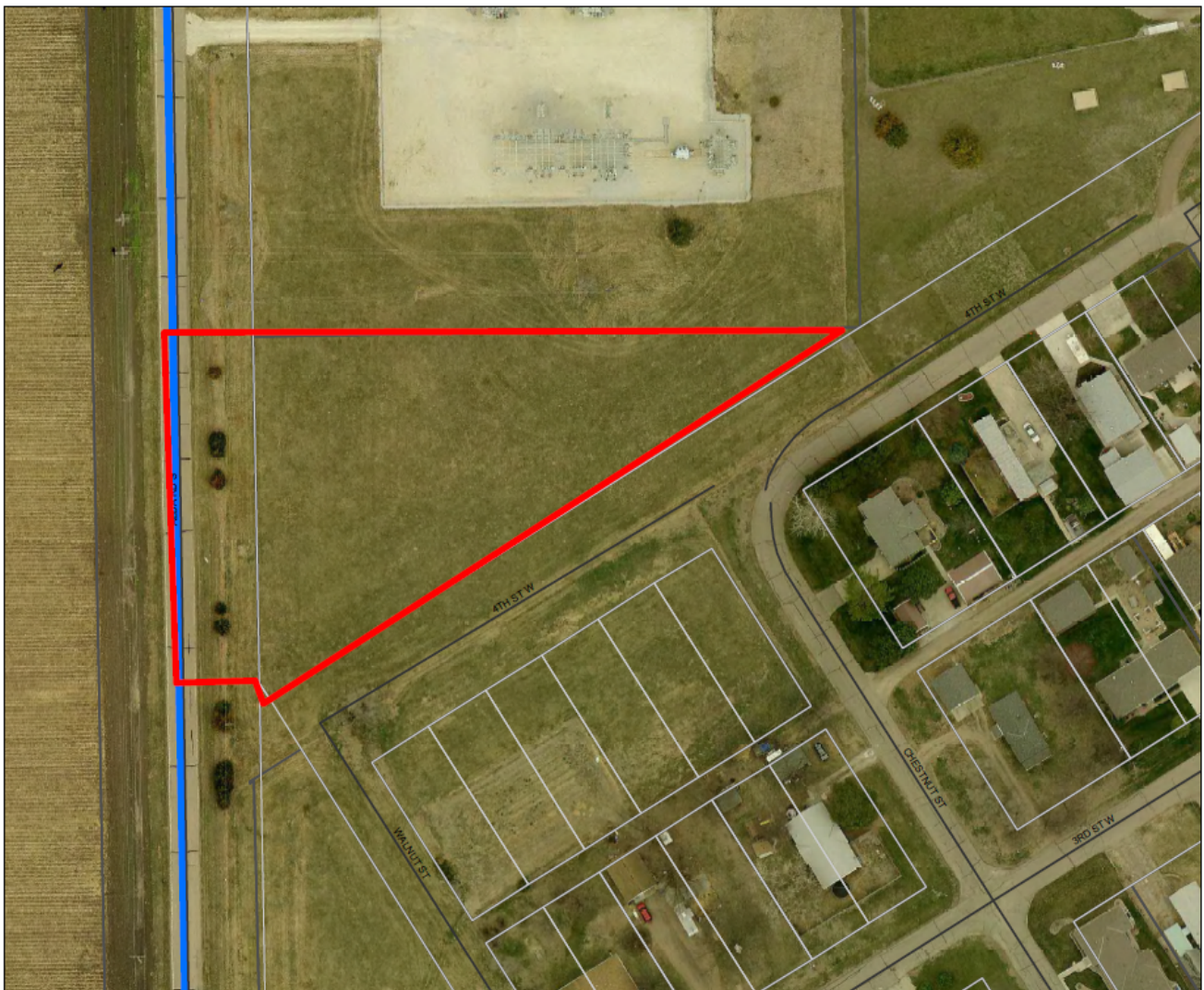
This property was shown as planned for residential development but does not have accessible sanitary sewer and is immediately adjacent to an electrical substation. Given these factors and relatively small size of the property it is sensible to consider alternative uses to the original plan for residential development.

Small scale industrial development would be a good choice as storage especially could be developed without the need for sanitary sewer. Storage would also provide a buffer between the substation and the existing residential development to the south.

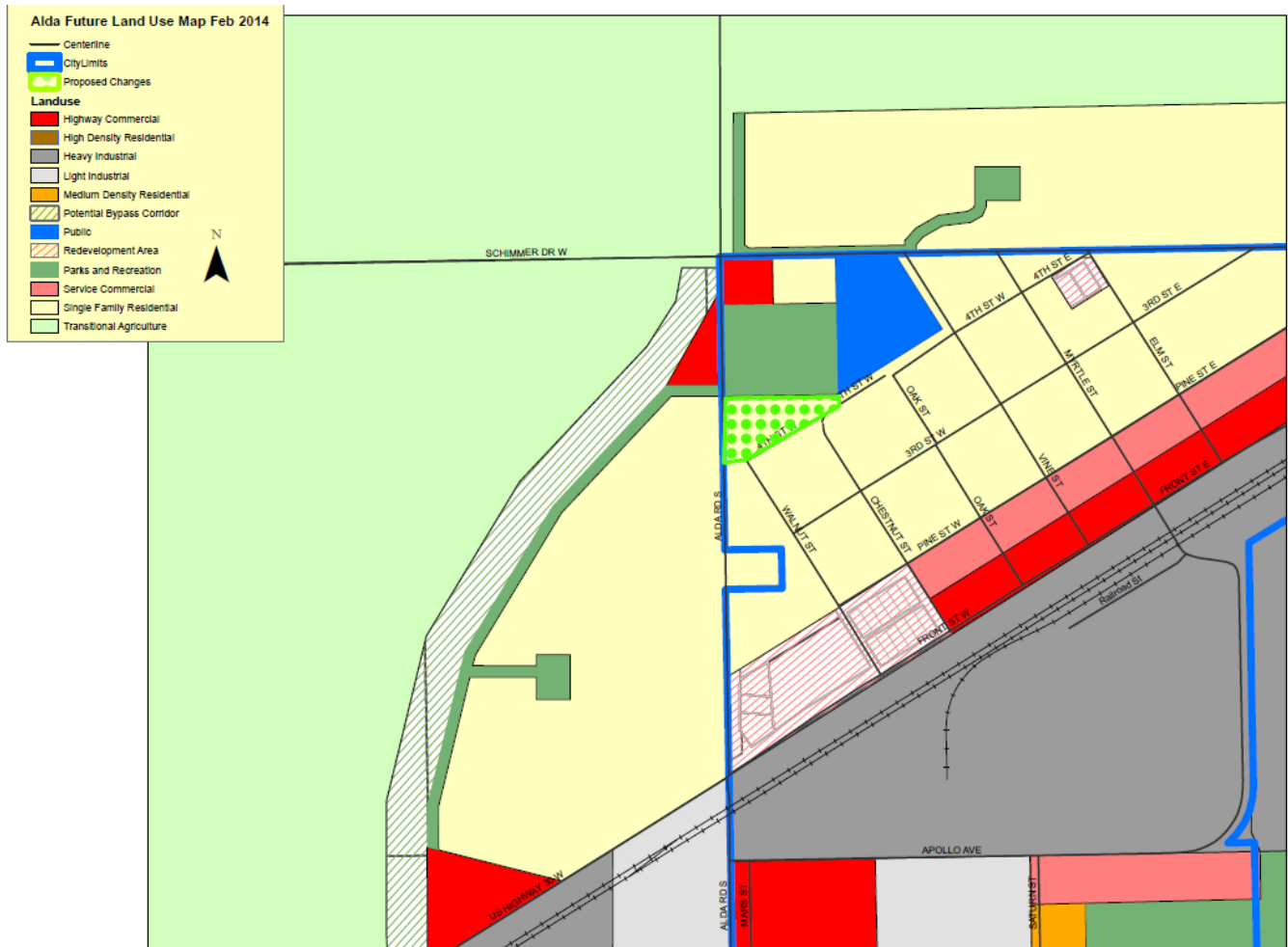
RECOMMENDATION:

That the Regional Planning Commission recommend that the Village Board of Alda amend the Future Land Use Map to show the property immediately south of the substation as planned for light industrial development.

Chad Nabity AICP, Planning Director



2013 Aerial view of the property.



Proposed changes to the Alda Future Land Use Map



Hall County Regional Planning Commission

Wednesday, March 5, 2014
Regular Meeting

Item F4

Zoning - Alda

Staff Contact: Chad Nabity

Agenda Item #7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 24, 2014

SUBJECT: *Zoning Change* (C-06-2014Alda)

PROPOSAL: To rezone property in northwest Alda east of Alda Road and south Schimmer Drive (south of the electric substation) from R6-Multi Family Residential District to I1-Light Industrial District, in the Village of Alda.

OVERVIEW:

Site Analysis

Current zoning designation:

R6-Multiple Family Residential

Permitted and conditional uses:

R6 – Residential uses on lots of at least 6000 square feet with a density of less than 12 units per acre. Parks, hospitals, rest homes schools and churches are also allowed in this district.

Comprehensive Plan Designation:

Designated residential unless changed

Existing land uses.

Vacant property.

Adjacent Properties Analysis

Current zoning designations:

North, South and East: R6-Single Family Residential

West: TA Transitional Agriculture

Permitted and conditional uses: R6 – Residential uses on lots of at least 6000 square feet with a density of less than 12 units per acre. Parks, hospitals, rest homes schools and churches are also allowed in this district. TA – Farming, single family homes, green houses, parks and public service facilities.

Comprehensive Plan Designation:

North, Designated for public use and commercial

East West and South: Designated for residential development.

Existing land uses:

North: Electric Substation

West: Agricultural

East: Residential

South: Residential and vacant

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan (with proposed amendment):* The subject property is proposed for industrial development.
- *Consistent with the existing roads:* Alda Road would both support commercial uses.

- *Supported by existing Infrastructure:* This location is not served by the village sewer lines and it is too expensive to extend the lines to this location. This would allow alternate uses (non-residential) that would not require sewer.
- *Consistent with existing uses:* The substation located immediately to the north is not a use that is compatible with additional residential development in this location.

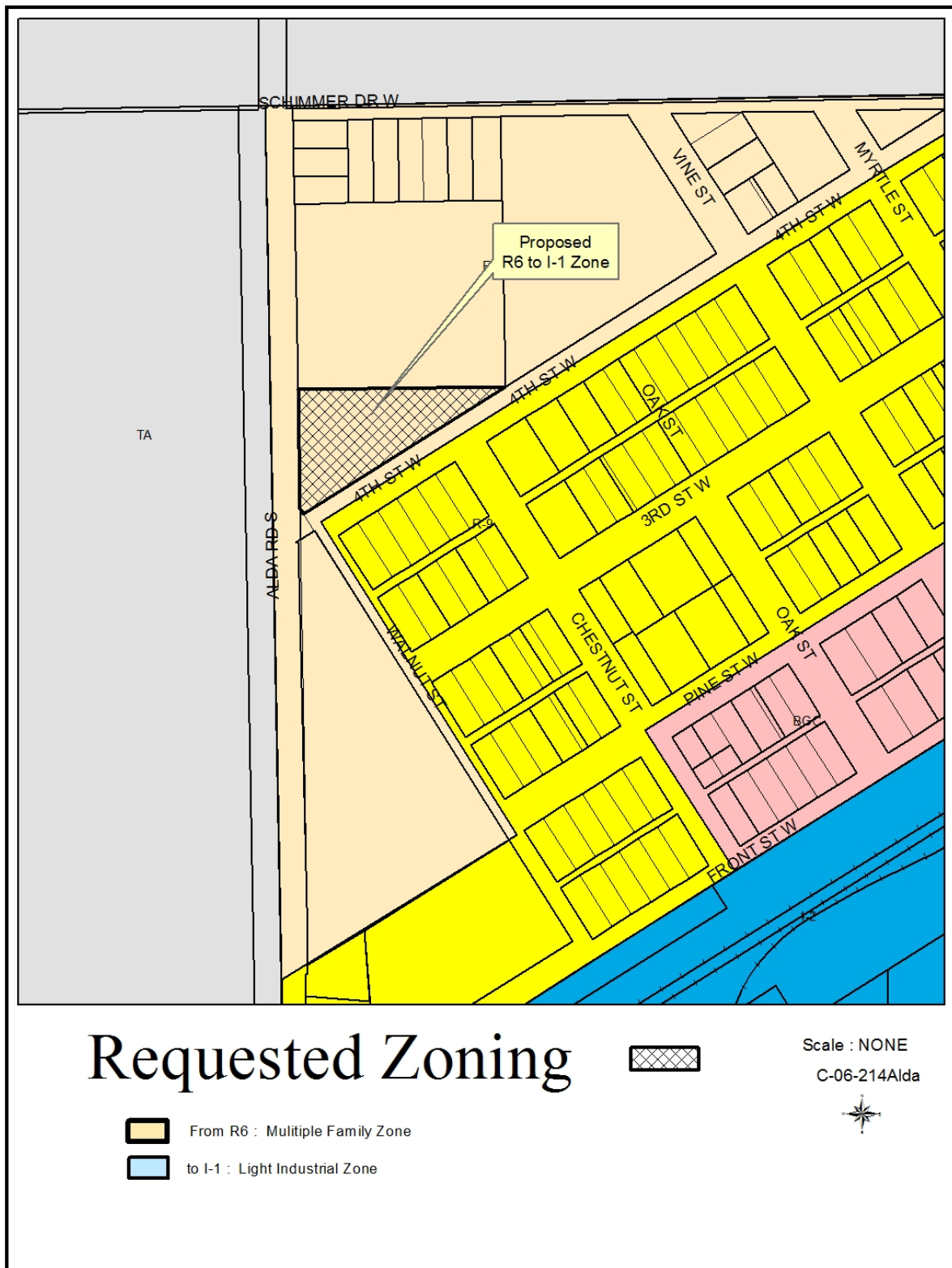
Negative Implications:

- None foreseen.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Village of Alda change the zoning on this site from R6-Multiple Family Residential to L1-Light Industrial District as shown on the attached map.

_____ Chad Nabity AICP, Planning Director





Hall County Regional Planning Commission

**Wednesday, March 5, 2014
Regular Meeting**

Item F5

Amendment change to Chapter 33

Staff Contact: Chad Nabity

Agenda Item #8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

February 24, 2014

SUBJECT:

Concerning amendments to the Subdivision Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered include changes to the Streets and Alleys section of Chapter 33 and the addition of Addendum "C" Street Cross Sections (C-07-2014GI)

PROPOSAL:

The City of Grand Island Public works department has been modernizing the street cross section typical drawings and has reviewed the Right-of-Way and easement needs to accommodate the streets, storm sewer and public and private utilities places in street Right-of-Way. The attached changes and street cross section typical drawings will be added to Chapter 33 of the Grand Island City Code as Addendum C. The chapter will be modified as follows to eliminate standards that might otherwise conflict with the new cross section typicals. Deletions are shown in ~~strike through~~ and additions are underlined.

OVERVIEW:

The changes to the main part of the Chapter 33 are deletions to eliminate potential conflicts with the proposed Addendum C.

The major changes involve Addendum C. These are proposed pavement cross section typicals. These do include changes for the right-of-way for certain streets, specifications for the placement of pavement and utilities within the right-of-way and adjacent easements, the minimum width and the placement of sidewalks within the right-of-way.

The street section typicals were presented to the Planning Commission at their January meeting for discussion purposes only. Staff has made changes recommended at that meeting and held an additional meeting with Central Nebraska Home Builders after they expressed concerns with some of the proposed changes especially the proposed sidewalk widths. Only one person from Central Nebraska Home Builders attended the meeting. Chad Nabity will be speaking at their March meeting on March 4th.

This is the first of a series of changes that staff will be undertaking to modernize the Grand Island Subdivision Regulations. These changes reflect changes in construction techniques and materials, and changes in the concerns and expectation of the citizens of Grand Island.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Subdivision Ordinance as requested.

_____ Chad Nabity AICP, Planning Director

§33-12. Streets and Alleys

(1) The arrangement of streets shall conform as nearly as possible to the street plan of the General Development Plan with provisions for the extension of arterial and collector streets. Streets in the subdivision, normally shall connect with streets already dedicated in adjoining or adjacent subdivisions, and provisions may be required for future connections to adjoining unsubdivided tracts.

(2) Local streets should be so planned as to discourage through traffic. Cul-de-sacs should normally not be longer than five hundred feet and shall terminate with right-of-way turn-around having a diameter of not less than one hundred feet, and an outside curb diameter of not less than eighty feet for residential areas. Cul-de-sacs within industrial or commercial areas shall have a right-of-way diameter of not less than 120 feet and an outside curb diameter of not less than 100 feet.

(3) Collector and Arterial streets should be planned with minimal local street and driveway accesses. Residential subdivisions should be designed with street patterns that provide driveway access from local streets.

(4) Whenever a proposed subdivision is adjacent to or contains a portion of an existing or proposed federal or state highway, provision in such subdivision shall be made for one of the following methods of development:

(a) If the highway is either a non-access or controlled access thoroughfare, one of the following two methods of development shall be required:

(i) A frontage street adjacent and parallel to such thoroughfare shall be provided; or

(ii) Lots shall back or side to such thoroughfare and have access to another street. Lots in commercial or industrial zoning districts shall have a landscaped area averaging thirty feet in width, or other approved landscaping, adjacent to such thoroughfare, and outside storage of unassembled or unfinished materials or products and inoperable equipment or motor vehicles shall be suitably screened by a sight-obscuring fence, foliage, or other screening material. Lots in residential zoning districts shall have a sight-obscuring fence, foliage, or other screening material adjacent to such thoroughfare. The sight-obscuring fence shall not be metal strips or slats in a chain link fence.

(b) If the highway is not a non-access or controlled access thoroughfare, one of the following methods of development shall be required:

(i) Either method required for a non-access or controlled access thoroughfare may be applied; or

(ii) Lots may have frontage directly on such thoroughfare, provided, that the minimum setback for any new building in any zoning district shall be thirty feet, and shall be landscaped except for approved driveways.

(5) Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, or where it is found to be practicable to require the dedication of the other half when adjoining property is subdivided.

(6) Under normal conditions streets shall be laid out as to intersect as nearly as possible at right angles, except where topography or other conditions justify variations. More than four approaches to any intersection shall be prohibited. Street jogs at intersections with centerline offsets of less than 75 feet should be avoided.

(7) Alleys may be provided in commercial and industrial districts. Alleys shall be avoided in residential districts except to extend existing alleys to a street.

(8) The right-of-way widths, improvements, and grades for streets and alleys included in any subdivision shall not be less than the minimum right-of-way and outside curb dimensions or less than the minimum grade for each classification as follows shown on the street cross sections as recommended by the Grand Island Public Works Department and approved by the Grand Island City council attached as addendum C-Approved Street Cross Sections.

Residential Areas			
	R.O.W.	Improved	Grade
Arterial Street Five Lane Design	100'	65'*	0.3%
Arterial Street	80	47'*	0.3%
Collector Street	60'	41'*	0.3%
Local Street	60'	37'	0.3%

(parking on one side)	60'	31'***	0.3%
(no parking either side)	60'	26'***	0.3%
Cul-de-sac Street	60'	37'	0.3%
(parking on one side)	60'	31'	0.3%
(no parking either side)	60'	26'	0.3%
Frontage Street	40'	29'	0.3%
Alley	16'	16'	0.3%

-

Commercial or Industrial Areas

	R.O.W.	Improved	Grade
Arterial Street-Five Lane Design	100'	65'**	0.3%
Arterial Street	80'	47'**	0.3%
Collector Street	60'	45'**	0.3%
Local Street	60'	41'	0.3%
(parking on one side)	60'	41'	0.3%
(no parking either side)	60'	41'	0.3%
Cul-de-sac Street	60'	41'	0.3%
(parking on one side)	60'	41'	0.3%
(no parking either side)	60'	41'	0.3%
Frontage Street	65'	41'	0.3%
Alley	24'	22'	0.3%

Medians

Location: Medians may be located within streets to be dedicated to the public.

Lane width: A minimum unobstructed lane width of twenty (20.0) feet (improved 21' back of curb to back of curb) is required between the median curb and the street curb.

Landscaping: Medians within the public right-of-way may be landscaped, maintenance of landscaped medians shall be the responsibility of a property owners association created at or before filing the final plat. The city will maintain concrete medians or bricked medians within the public right-of-way.

All streets shall be designed and graded to the full right-of-way widths stated.

~~_____ * The developer shall not be responsible for providing improvements wider than 37 feet at his expense.~~

~~_____ ** The developer shall not be responsible for providing improvements wider than 41 feet at developer's sole expense.~~

~~_____ *** A residential local street or cul-de-sac street improvement width of 31 feet (parking on one side); or, a residential local street or cul-de-sac street improvement width of 26 feet (no parking either side) shall normally not be permitted, and shall only be considered under special exceptional circumstances.~~

(9) Drives, streets, or roadways within condominium, townhouse, or planned unit developments shall have a minimum right-of-way, improvement, and grade as determined by agreement between the subdivider, public works director, director of Planning, and approved by the city council.

(10) The horizontal alignment on all streets except in unusual cases shall be as follows:

Radii of Horizontal Curves (Center Line)

Arterial Streets.....	700' minimum
Collector Streets.....	300' minimum
Local Streets.....	100' minimum



Hall County Regional Planning Commission

**Wednesday, March 5, 2014
Regular Meeting**

Item M1

Final Plat

Staff Contact: Chad Nabity

February 18, 2014

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R-6 Multiple-Family Residential to I-1 Light Industrial, located in Hall County.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Hall County Zoning Map from R-6 Multiple-Family Residential To I-1 Light Industrial, a tract of land comprising part of Lot Five (5) of County Subdivision in the Northwest Quarter (NW1/4) and West Half of the Northeast Quarter (W1/2 NE1/4) of Section Five (5), Township Ten (10) West of the 6th P.M. in Hall County. As shown on the enclosed map.

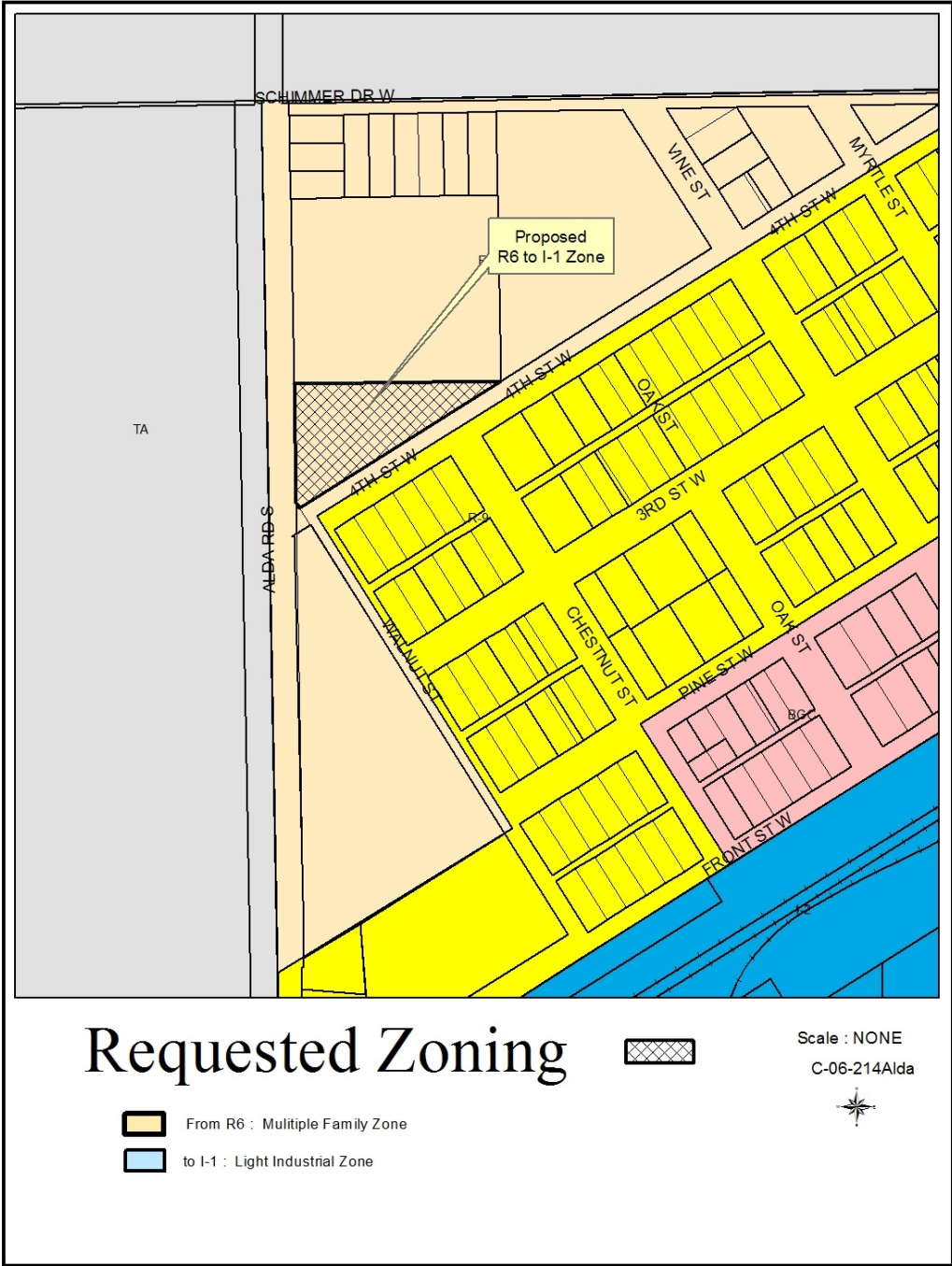
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on March 5, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Alda Clerk
Alda Board
Alda Attorney
Hall County Zoning
Hall County Public Works

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



February 18, 2014

Dear Members of the Board:

RE: Final Plat – Westgate Industrial Park 2nd Subdivision– Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Westgate Industrial Park 2nd Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 13 lots, on a tract of land in part of the Northwest Quarter (NW1/4) of Section Twenty Four (24), Township (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, said tract containing 27.46 acres.

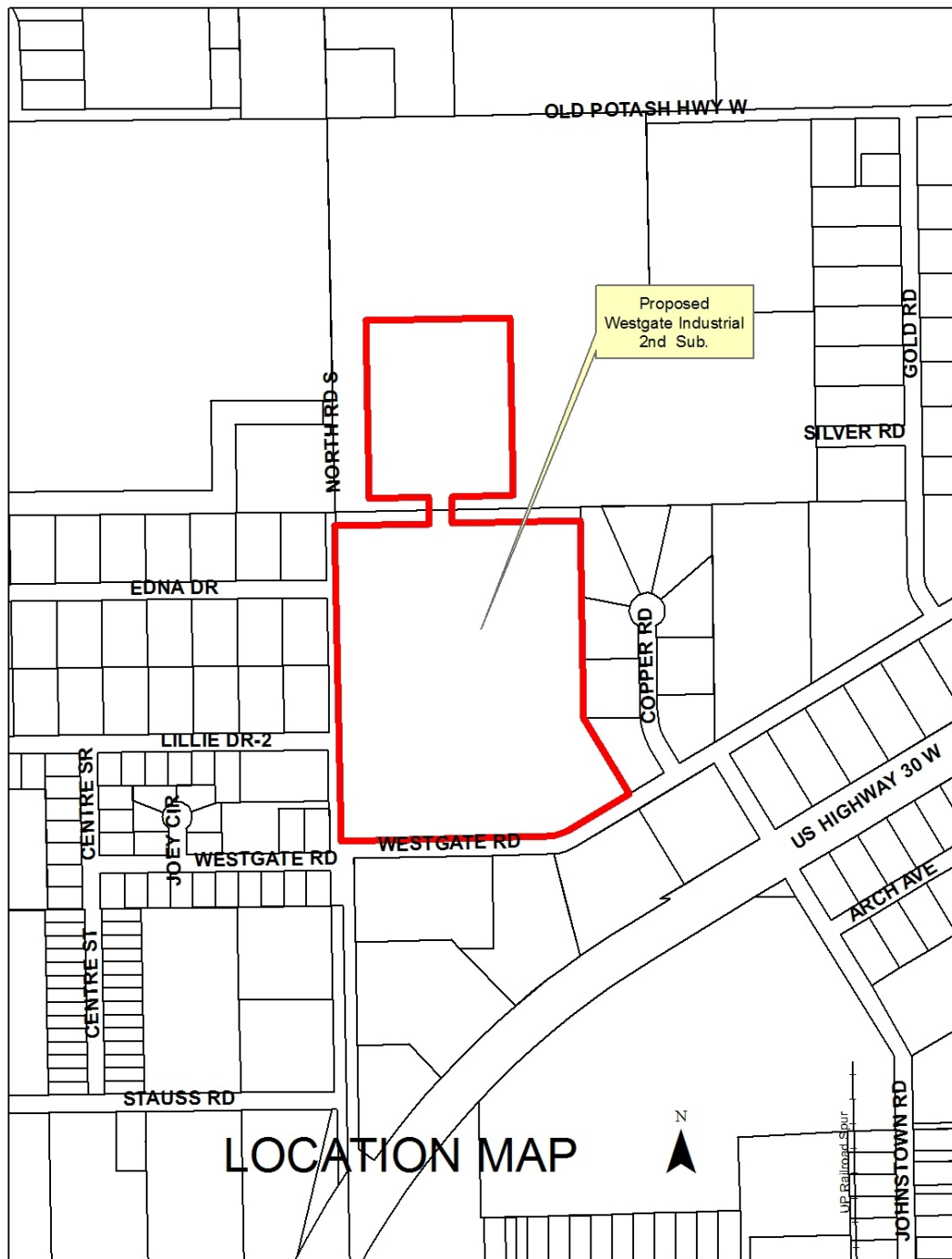
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 5, 2014 in the Council Chambers located in Grand Island's City Hall.

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, 19, 82, 83, 100, 126.



February 18, 2014

Dear Members of the Board:

RE: Final Plat – Baxter 2nd Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Baxter 2nd Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots, on a tract of land in part of the East Half of the Northeast Quarter (E1/2, NE1/4) of Section Ten (10), 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 20 acres.

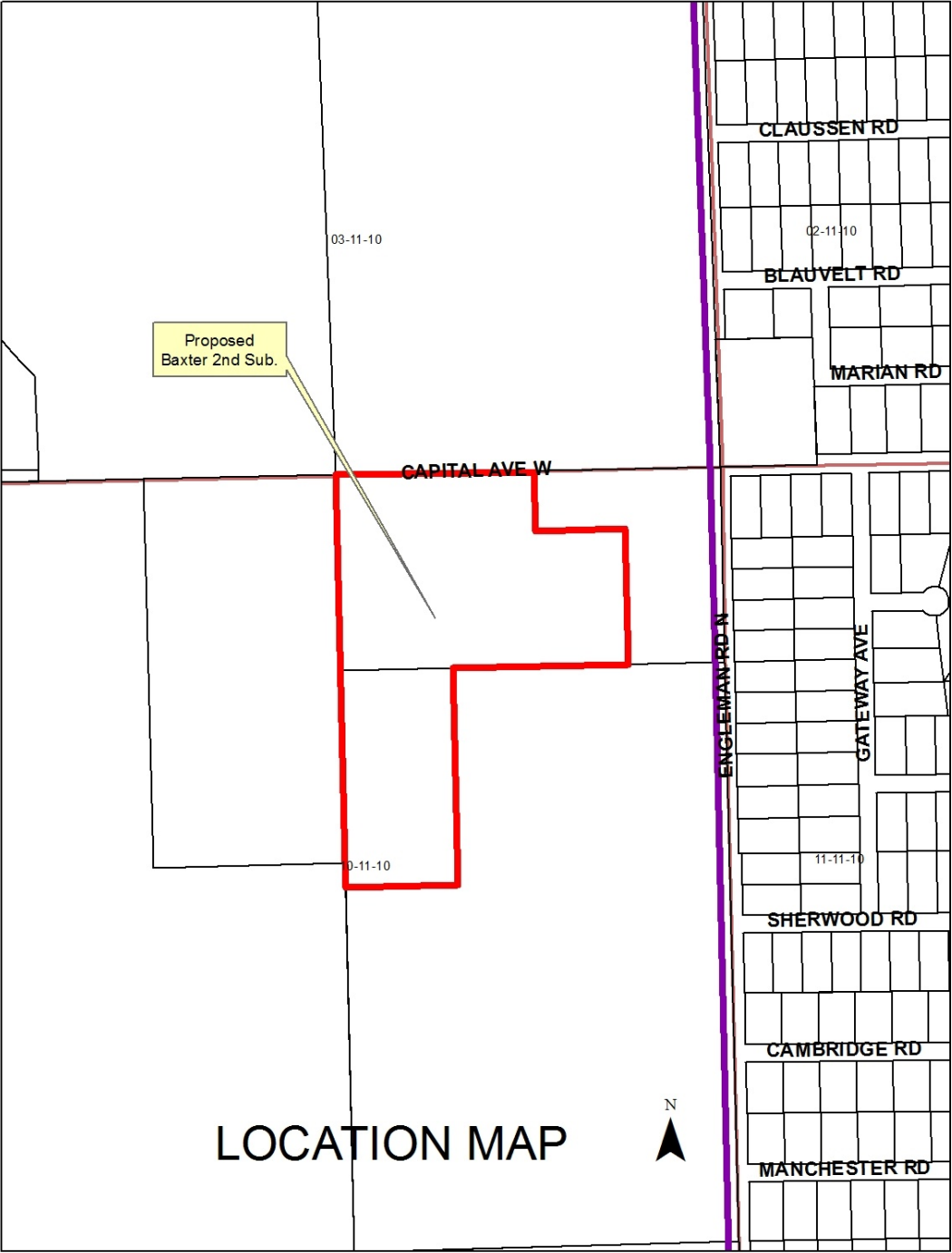
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 5, 2014 in the Council Chambers located in Grand Island's City Hall.

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, 19, 82, 83, 100, 126.



LOCATION MAP