



# Hall County Regional Planning Commission

**Wednesday, May 7, 2014**  
**Regular Meeting Packet**

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## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Edwin Maslonka**

**Planning Secretary:**  
**Rose Rhoads**

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**6:00 PM**  
**City Hall**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, May 7, 2014  
Regular Meeting

## Item A1

### Agenda

Staff Contact: Chad Nabity

## **REGIONAL PLANNING COMMISSION**

### **AGENDA AND NOTICE OF MEETING**

**Wednesday, May 7, 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 April 2, 2014.**

**3. Request Time to Speak.**

**4. Request for Conservation Easement - Concerning a Conservation Easement – Sections 13 and 14 in Township 9 N, Range 11 W. of the 6<sup>th</sup> P.M. (C-11-2014HC)**

**5. Public Hearing - Concerning an amendment to the redevelopment plan for CRA Area 1, for a Site Specific Redevelopment Plan for 217 N. Locust Street in Grand Island Nebraska also known as: Masonic Temple Building or “Tower 217”. Resolution No. 2014-06. (C-12-2014GI)**

#### **Consent Agenda**

**6. Final Plat – Little Angel Subdivision – located west of Congdon Ave., and south of E 7<sup>th</sup> St., in the City Of Grand Island, in Hall County, Nebraska, consisting of .920 acres and (2 Lots).**

**7. Final Plat – Ummelville Second Subdivision – located south of E 4<sup>th</sup> St., and west of Sky Park Road, in the City Of Grand Island, in Hall County, Nebraska, consisting of 10.571 acres and (3 Lots).**

**8. Final Plat – Horizons Second Subdivision – located south of Loup River Rd and west of 130<sup>th</sup> Rd., in Hall County, Nebraska, consisting of 4.8941 acres and (1Lot).**

**9. Next Meeting June 4, 2014.**

**10. 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

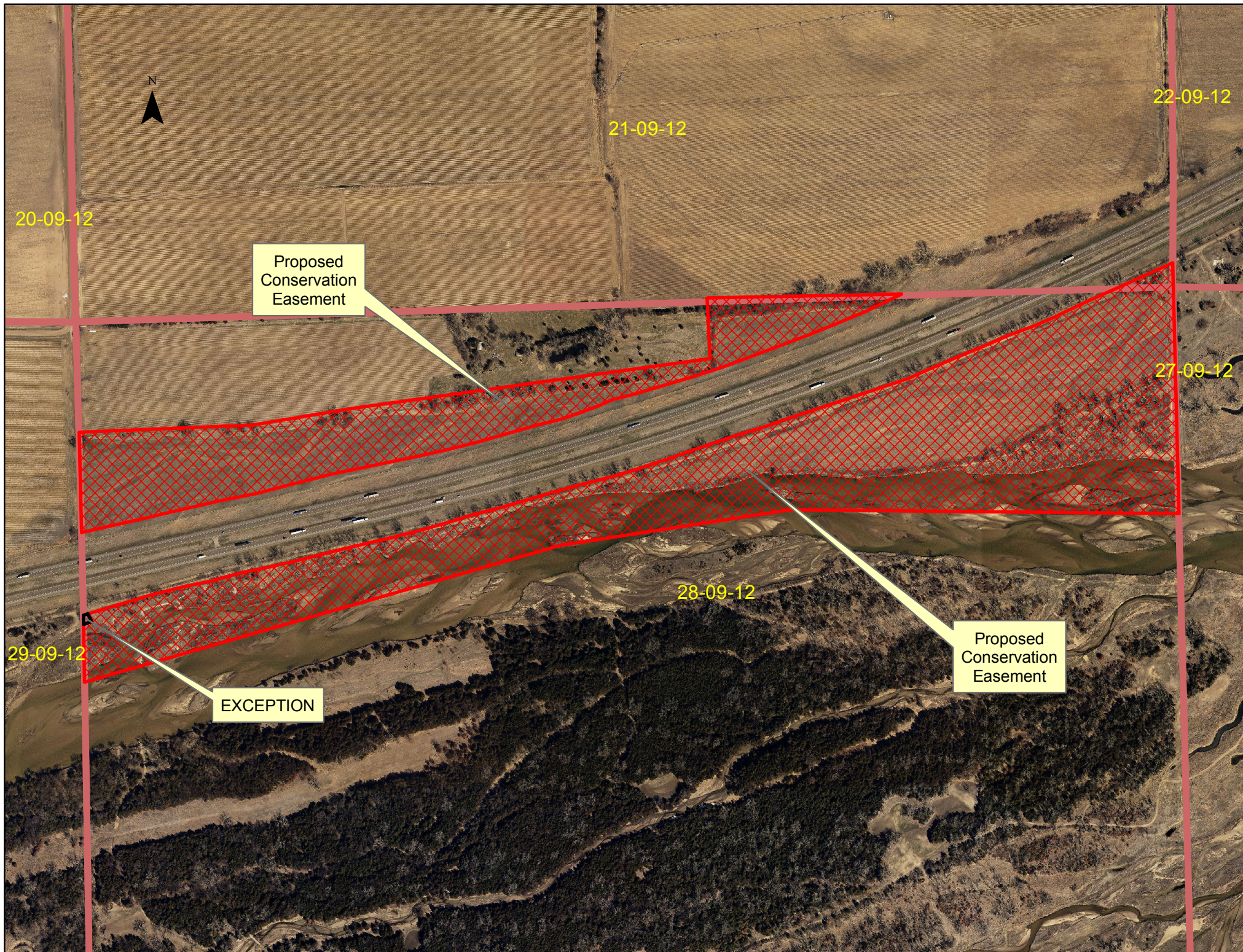
Wednesday, May 7, 2014  
Regular Meeting

## Item 1

### Conservation Easement

Staff Contact: Chad Nabity









# Hall County Regional Planning Commission

Wednesday, May 7, 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  
April 2 2014

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The meeting of the Regional Planning Commission was held Wednesday, April 2, 2014, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 22, 2014.

Present: Pat O'Neill                      Les Ruge  
             Richard Heckman        Terry Connick  
             Mark Haskins                Karen Bredthauer  
             Julie Connelly                Craig Vincent  
             Deb Reynolds

Absent: Dennis McCarty, Bill Hayes and Dean Kjar

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

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**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 March 5, 2014 meeting.**

A motion was made by Bredthauer and seconded by Connelly to approve the Minutes of the March 5, 2014 meeting.

The motion carried with 9 members present and 7 voting in favor (O'Neill, Haskins, Bredthauer, Connick, Ruge, Connelly and Heckman) and 2 members present abstaining (Reynolds & Vincent).

**3. Request Time to Speak.**

No one requested time to speak.

**Consent Agenda**

4. Final Plat – Copper Creek Estates Seventh Subdivision – located west of North Rd. and south of Old Potash Hwy., in the City Of Grand Island, in Hall County, Nebraska, consisting of 5.85 acres and (31 Lots).
5. Final Plat – Bull and Dot's Subdivision – located south of Stolley Park Rd. and west of Cameron Rd., in Hall County, Nebraska, consisting of 3.072 acres and (1Lot).

A motion was made to approve the plats as presented by Ruge and seconded by Vincent.

The motion carried with 9 members present and all voting in favor (O'Neill, Reynolds, Vincent, Haskins, Bredthauer, Heckman, Ruge, Connelly and Connick) and no member present voting against.

McCarty joined the meeting at 6:08 p.m.

**6. Planning Director's Report**

**7. Next Meeting May 7, 2014**

**8. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:12 p.m.

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Leslie Ruge, Secretary

By Rose Rhoads



# **Hall County Regional Planning Commission**

**Wednesday, May 7, 2014  
Regular Meeting**

## **Item F1**

### **Redevelopment Plan Tower 217**

**Staff Contact: Chad Nabity**

**Redevelopment Plan Amendment  
Grand Island CRA Area #1  
April 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 REDEVELOPMENT OF TOWER 217 FORMALLY KNOWN AS THE MASONIC TEMPLE BUILDING INTO A SEVEN STORY MIXED USE BUILDING COMBINING COMMERCIAL AND RESIDENTIAL SPACE IN DOWNTOWN GRAND ISLAND AT 217 N LOCUST STREET IN GRAND ISLAND, NEBRASKA INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION.

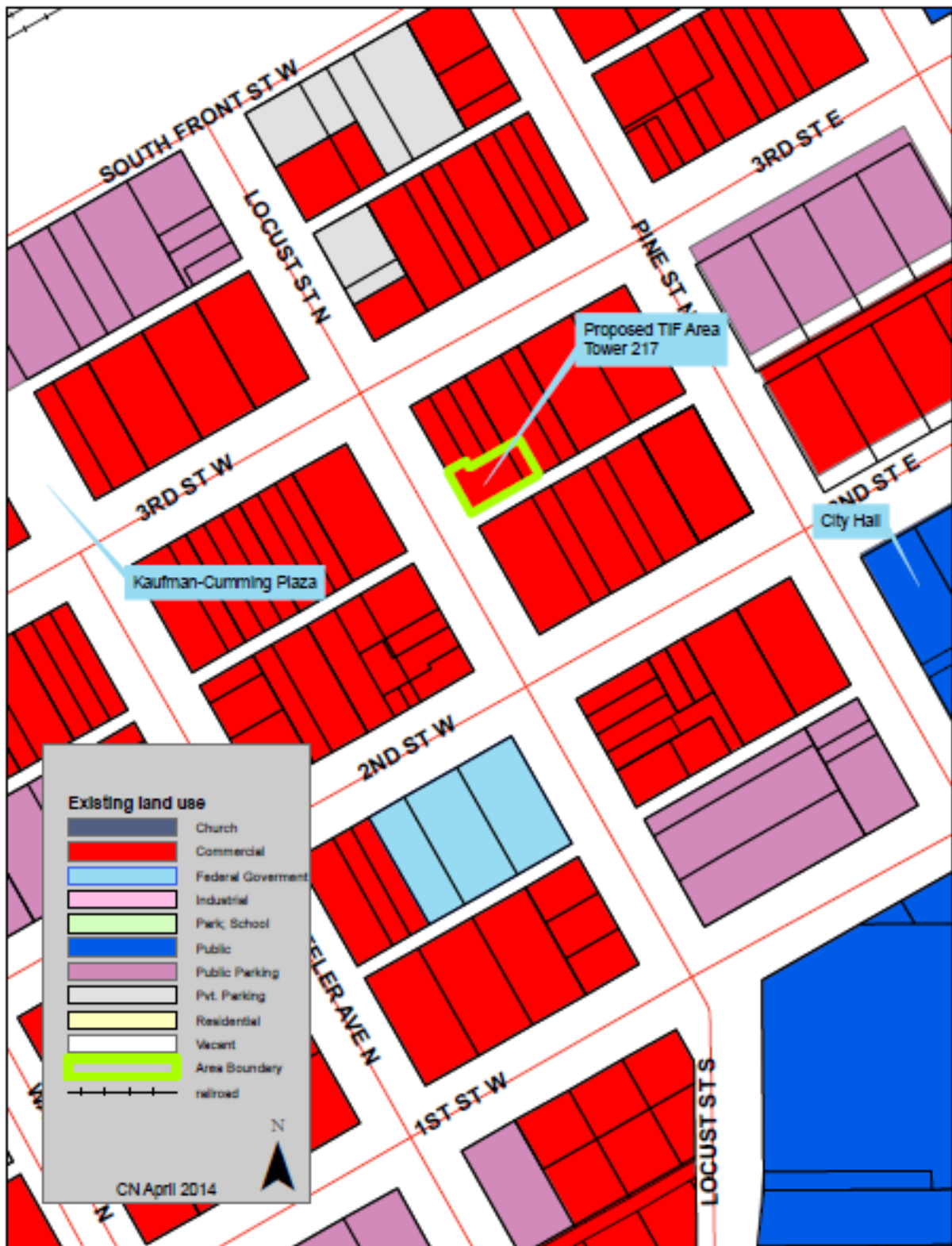
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the Masonic Temple Building into Tower 217. The use of Tax Increment Finance is an integral part of the development plan and necessary to make this project cash flow. The project will result in renovated commercial space and additional market rate residential space in Downtown Grand Island. This project would not be possible without the use of TIF.

Anson Investment and Development is the owner of the property and has been exploring options for the redevelopment of this property since April of 2012. The building is currently vacant. All activities related to the renovation of this building will be paid for by Anson Investment and Development. They will be seeking grants and other funding but will be responsible for all the costs associated with the project. 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, 2016 or 17 towards the allowable costs and associated financing for the acquisition and site work.

**TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:**  
Property Description (the “Redevelopment Project Area”)

217 N. Locust Street in Grand Island Nebraska Masonic Temple Building “Tower 217”

**Legal Descriptions:** The west 17 1/2' of the south 44' Lot 3 and the north 8' of the south 52' of the west 22' and the south 44' of Lot 4 Block 66 of Original Town in Grand Island, Hall County, Nebraska.



**Existing Land Use and Subject Property**



**The tax increment will be captured for the tax years the payments for which become delinquent in years 2017 through 2031 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 rehabilitation of this vacant historic building for mixed commercial and residential uses as permitted in the B3 Heavy Business Zoning District and as encouraged by numerous downtown development plans and studies.**

**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, 2016.

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 rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations.

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

***a. Land Acquisition:***

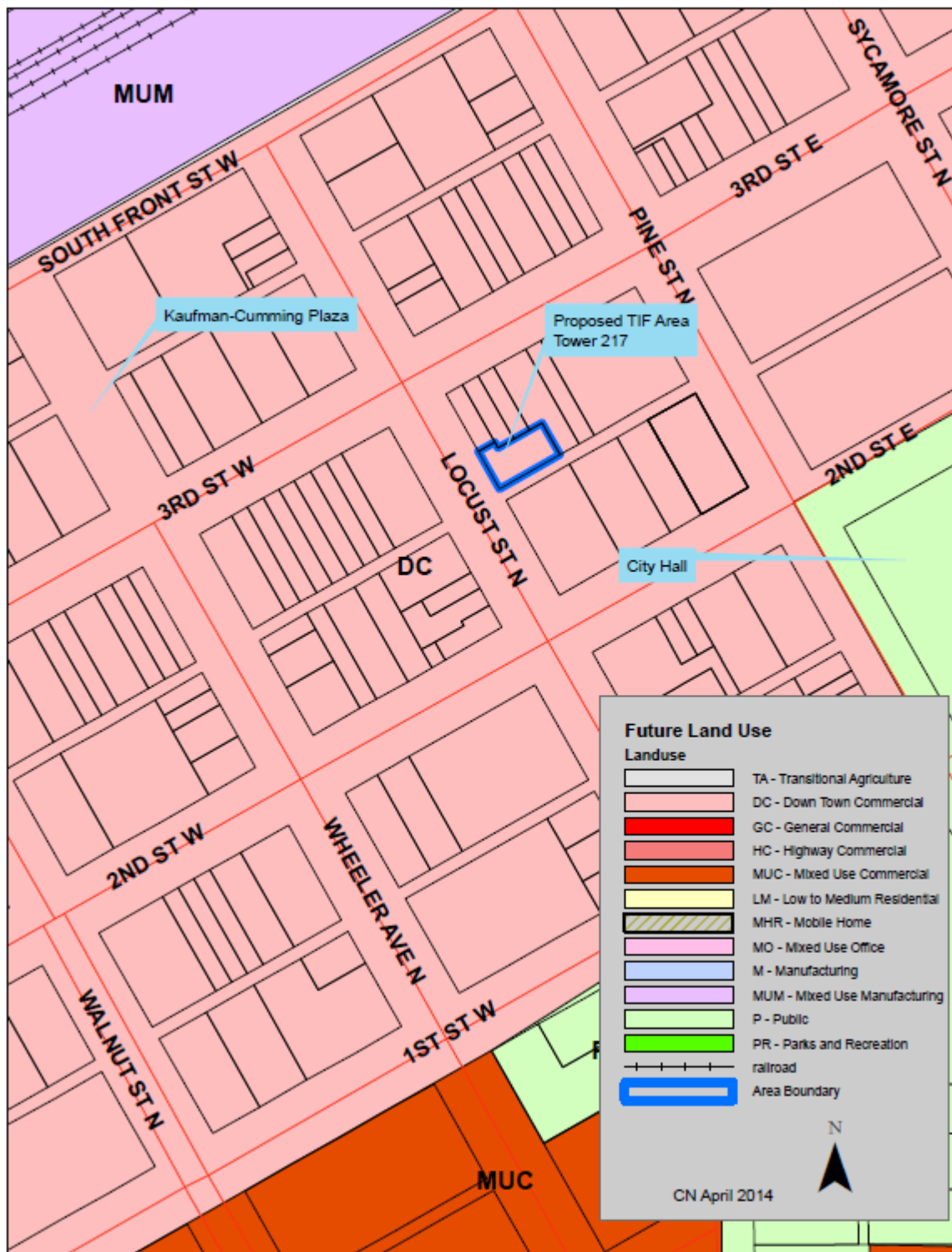
The Redevelopment Plan for Area #1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

***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 Downtown Commercial development; this includes housing and commercial uses within the same structure. 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 B3-Heavy Business 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 rehabilitating the existing building in phases beginning with the basement, first and second floors. Life safety improvements including a second stairway to the top of the building will be included in the first phase. Fire sprinklers added to the building as each phase is completed. Upper floors will be unused until such time as all safety and building code requirements are met to allow occupancy of each floor. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

***f. Additional Public Facilities or Utilities***

Sewer and water are available to support this development. No new services are anticipated with this development.

Electric utilities are sufficient for the proposed use of this building.

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 owns this property and acquisition is not part of the request for tax increment financing. The estimated cost of rehabilitation of this property is has a contract to purchase the property the property for \$1,132,686. Planning related expenses for Architectural and Engineering services of \$48,540 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$6,600 are included as TIF eligible expense. The total of eligible expenses for this project is \$1,187,826.

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 \$236,000 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, 2016 through December 2031.

***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 is anticipated to be completed between June 2014 and December of 2018. Excess valuation should be available for this project for 15 years beginning with the 2016 tax year. It is anticipated that phase 1 of this project including the basement, first and second floors will be completed by December 31 of 2015 and that the other phases will move forward when feasible.

## **9. Justification of Project**

This is an historic building in downtown Grand Island that will be preserved with this project. Downtown redevelopment plans over the past 20 years have all stressed the need to develop additional upper story residential in the downtown area. The current downtown living units are all occupied. This project would add a combination of retail, office, restaurant and residential space within the confines of a single building.

**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 \$99,655. The proposed redevelopment will create additional valuation of between \$466,000 and \$715,000 of additional valuation depending on the final configuration of the space. 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 negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

### ***(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 as well as additional commercial opportunities.

***(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.

### **Time Frame for Development**

Development of this project is anticipated to be completed during between June of 2014 and December 31 of 2018. The base tax year should be calculated on the value of the property as of January 1, 2015. Excess valuation should be available for this project for 15 years beginning in 2016 with taxes due in 2017. 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 \$236,000 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 rehabilitation the developer will spend at least \$1,187,826 on TIF eligible activities. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.



Area 1  
Redevelopment Plan  
Location Map

0 37.5 75 150 Feet

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**Resolution Number 2014-06**

**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:** \_\_\_\_\_ 2014.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

**FORM OF REDEVELOPMENT PLAN**



# Hall County Regional Planning Commission

Wednesday, May 7, 2014  
Regular Meeting

## Item M1

### Final Plat

Staff Contact: Chad Nabity

April 22, 2014

Dear Members of the Board:

**RE: Final Plat – Little Angel Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Little Angel 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 comprising all of Lot Eight (8), Lambert's Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing .920 acres.

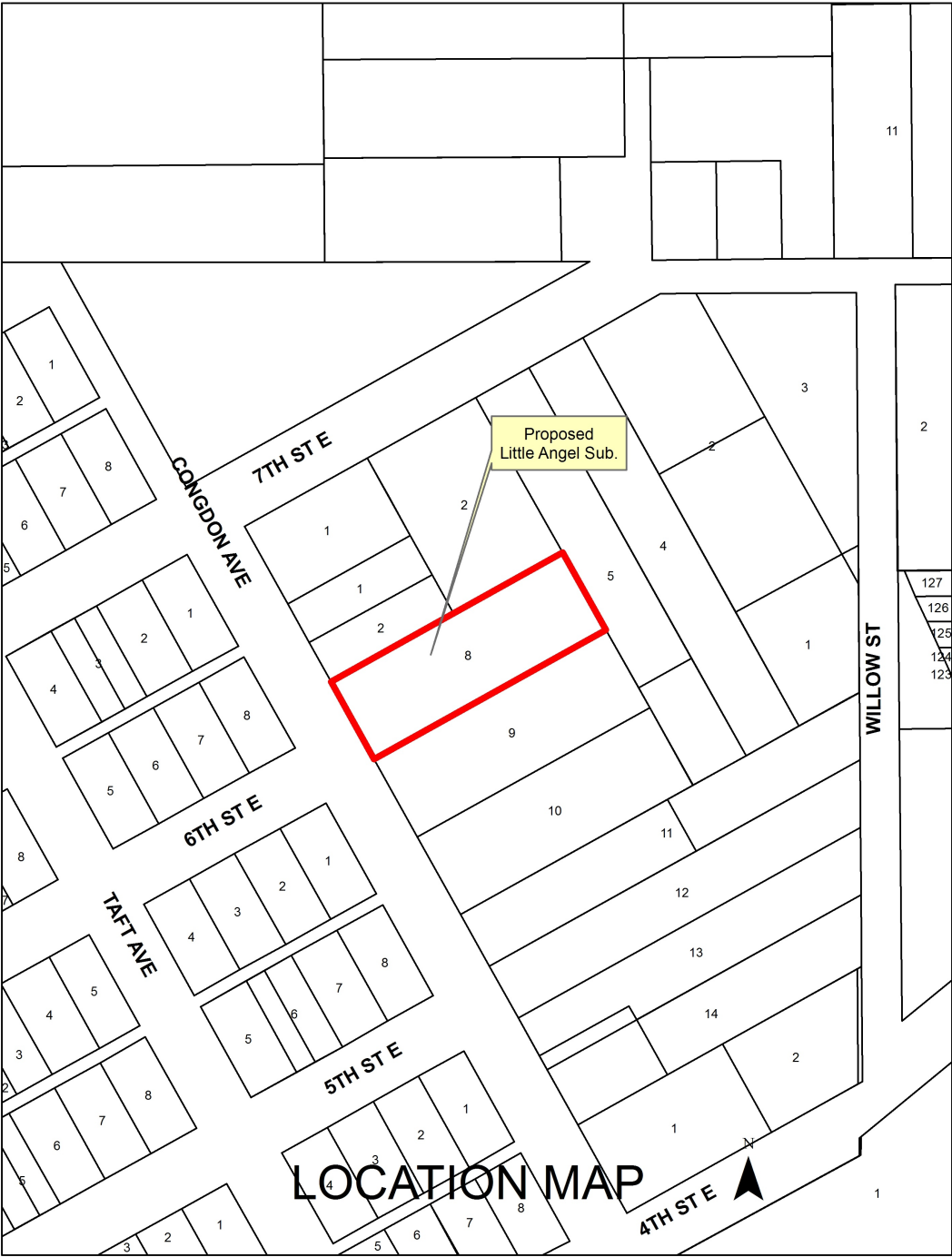
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 7, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

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



April 22, 2014

Dear Members of the Board:

**RE: Final Plat – Ummelville Second Subdivision.**

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

This final plat proposes to create 3 lots, on a tract of land comprising all of Lot One (1), Brodsky Industrial Empire Subdivision and all of Lot One (1), Ummelville Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 10.571 acres.

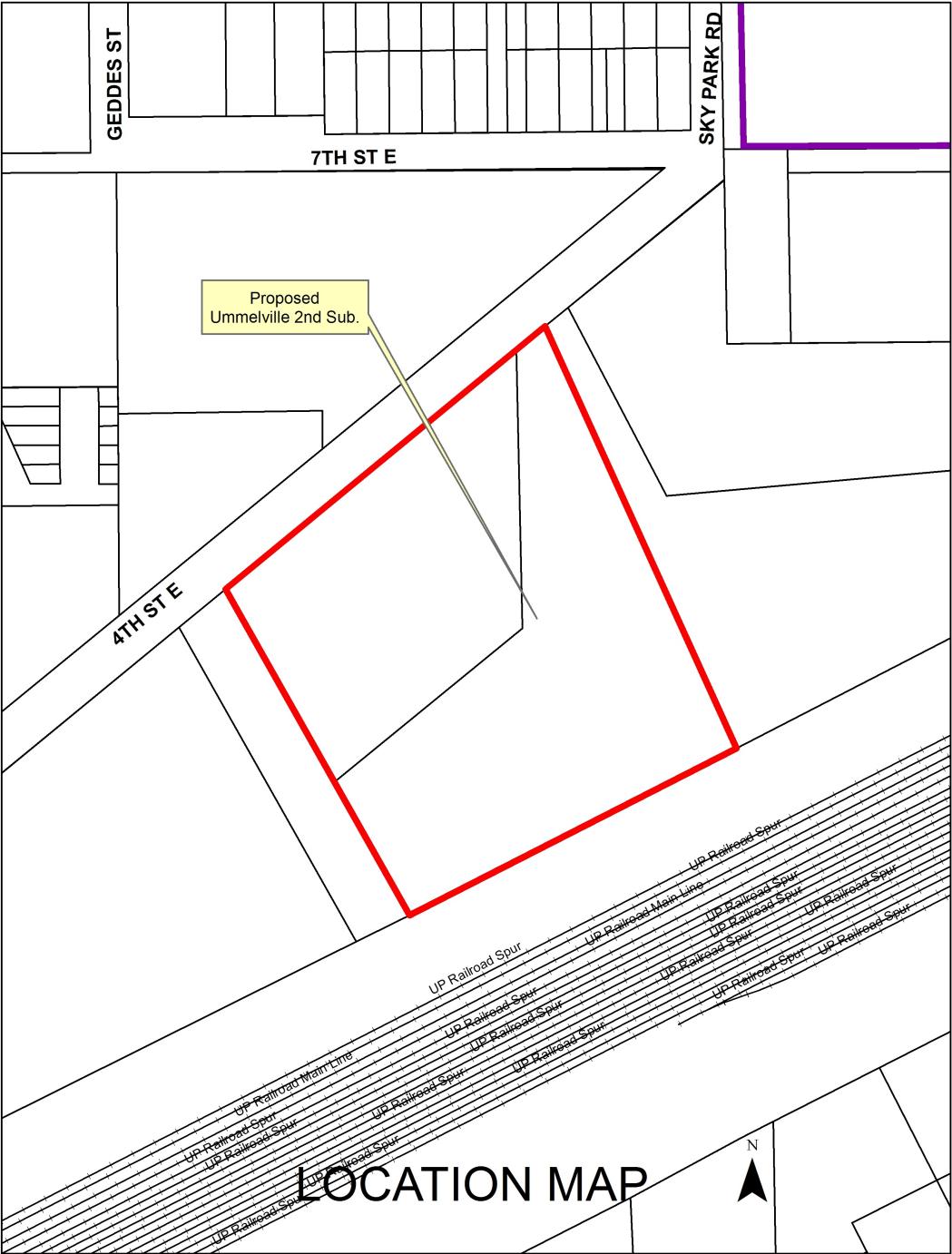
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 7, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

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



LOCATION MAP

April 22, 2014

Dear Members of the Board:

**RE: Final Plat – Horizons Second Subdivision – Final Plat.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Horizons Second Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot, This final plat proposes to create a tract of land comprising a part of Lot One (1), Horizons Subdivision, Hall County, Nebraska (to be vacated), and a part of the Southeast Quarter (SE1/4) of Section Six (6), Township Twelve (12) North, Range Eleven, West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, said tract containing 4.894 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 May 7, 2014 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  
Benjamin & Associates

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



