



Community Redevelopment Authority (CRA)

**Wednesday, February 12, 2014
Regular Meeting Packet**

Board Members:

Michelle Fitzke

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

4:00 PM

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.



Community Redevelopment Authority (CRA)

Wednesday, February 12, 2014
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday February 12, 2014
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

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 that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of January 15, 2014 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Consideration of a Resolution to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Habitat for Humanity, for property located along 8th & Superior Street.
7. Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for Habitat for Humanity, for property located along 8th & Superior Street.
8. Consideration of a Resolution to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Legacy Hospitality LLC for 3051 S Locust Street.
9. Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for Legacy Hospitality LLC for 3051 S Locust Street.
10. Discussion on window façade.
11. Discussion on Committed Project funds.

12. Discussion concerning Purchase/Sale of Real Estate of property.
13. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
14. Directors Report
15. Adjournment

Next Meeting March 12, 2014

The CRA may go into closed session for any agenda item as allowed by state law.



Community Redevelopment Authority (CRA)

**Wednesday, February 12, 2014
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF January 15, 2014

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on January 15, 2014 at City Hall 100 E First Street. Notice of the meeting was given in the January 8, 2014 Grand Island Independent.

1. CALL TO ORDER. Chairman Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, Tom Gdowski, and Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Legal Counsel, Duane Burns; Finance Director, Jaye Monter and Senior Accountant, William Clingman, Council Liaison, Vaughn Minton; Mayor, Jay Vavricek, Terry Galloway, Amos Anson, Charles Anson, Brent Linder, Tonya Carey, Tami Brunk and Kurt Packer.

Sandstrom stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of Minutes for the December 18, 2013 meeting was made by Gdowski and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Monter reviewed the financial reports for the period of December 1, 2013 through December 31, 2013. Motion was made by Murray and seconded by Pirnie to approve the financial reports. Upon roll call vote all present voted aye. Motion carried unanimously.
4. APPROVAL OF BILLS. The bills were reviewed by Sandstrom. Motion made by Gdowski and seconded by Pirnie to approve the bills in the amount of \$2013.39. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$2013.39.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.
6. AUDIT REVIEW.

Terry Galloway presented the CRA Audit. A motion was made by Gdowski to approve the audit as presented and submitted and seconded Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

7. MAYOR REQUEST BLIGHT & SUBSTANDARD STUDY. Grand Island Mayor Jay Vavricek requested the study as a way to potentially assist redevelopment at the home. The mayor told CRA members the blighted and substandard designation could help “bolster the alternative vets’ home proposal” that local veterans have submitted to officials in Washington. A motion was made by Gdowski and seconded by Pirnie to authorize a request for proposals to be drafted to hire a consultant to conduct a blighted and substandard study on the Grand Island Veterans Home land. Upon roll call vote all present voted aye. Motion carried unanimously.
8. GRANT REQUEST. Downtown Grand Island board members, Amos Anson and Tami Brunk asked the CRA for a grant of \$50,000. A motion was made by Murray and seconded by Pirnie to approve the grant contingent on final design plans being submitted to the CRA. Upon roll call vote Murray, Pirnie and Sandstrom voted aye. Gdowski abstained. Motion carried.
9. GRANT REQUEST. Amos Anson requested a grant for Tower 217 (formally known as the Masonic Temple) in the amount of \$291,581. This will be paid out over three fiscal years. A motion was made by Murray to approve the Tower 217 grant request in the amount of \$291,581 subject to approval by the Grand Island Building and Fire Department. The motion was seconded by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously.
10. DISCUSSION. Window Façade. This was postponed until the February meeting.
11. ELECTION OF OFFICERS. Gdowski made the motion to retain the current slate of officers. Sandstrom as chair and Murray as vice-chair. Pirnie seconded the motion. Upon roll call vote all present voted aye. Motion carried unanimously.
12. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE. None
13. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL REAL ESTATE. None
14. DIRECTOR’S REPORT. Nabity reported there will be two upcoming TIF projects.

15. ADJOURNMENT. Sandstrom adjourned the meeting at 5:30 p.m.

The next meeting is scheduled for February 12, 2014 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, February 12, 2014
Regular Meeting

Item C1

January Financials

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2014

	<u>MONTH ENDED</u> <u>JANUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CONSOLIDATED					
Beginning Cash	214,230	414,485	414,485		
REVENUE:					
Property Taxes - CRA	46,125	81,659	474,384	392,725	17.21%
Property Taxes - Lincoln Pool	2,744	19,185	195,000	175,815	9.84%
Property Taxes -TIF's	1,941	88,206	575,124	486,918	15.34%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Interest Income - CRA	5	45	1,000	955	4.50%
Interest Income - TIF'S	0	23	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	-	-	22,000	22,000	0.00%
Other Revenue - TIF's	-	4,515	-	-	
TOTAL REVENUE	50,815	193,633	1,372,508	1,183,413	14.11%
TOTAL RESOURCES	265,045	608,118	1,786,993	1,183,413	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	90	3,000	2,910	3.00%
Consulting Services	-	-	10,000	10,000	0.00%
Contract Services	42	10,026	65,000	54,974	15.42%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,072	16,000	7,928	50.45%
General Liability Insurance	-	-	250	250	0.00%
Postage	14	68	200	132	33.92%
Legal Notices	16	64	2,500	2,436	2.56%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	-	300	300	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	80,000	80,000	0.00%
Bond Principal - Lincoln Pool	-	170,000	170,000	-	100.00%
Bond Interest	-	12,084	23,828	11,744	
Façade Improvement	-	-	200,000	200,000	0.00%
Lincoln Pool Project	-	-	170,000	170,000	0.00%
Blank Project	-	-	-	-	
Other Projects	-	-	265,000	265,000	0.00%
Bond Principal-TIF's	1,941	92,241	541,944	449,703	17.02%
Bond Interest-TIF's	-	4,687	33,179	28,492	14.13%
Other Expenditures	-	47,373	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	2,013	345,230	1,588,501	1,291,168	21.73%
INCREASE(DECREASE) IN CASH	48,802	(151,597)	(215,993)		
ENDING CASH	263,032	262,888	198,492	-	
CRA CASH	162,136				
Lincoln Pool Tax Income Balance	100,896				
TIF CASH	-				
Total Cash	263,032				

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2014**

	<u>MONTH ENDED</u> <u>JANUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	46,125	81,659	474,384	392,725	17.21%
Property Taxes - Lincoln Pool	2,744	19,185	195,000	175,815	9.84%
Interest Income	5	45	1,000	955	4.50%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	-	-	22,000	22,000	0.00%
TOTAL	48,874	100,889	797,384	696,495	12.65%
CHERRY PARK LTD II					
Property Taxes	-	28,803	29,588	785	97.35%
Interest Income	-	22	-	-	
TOTAL	-	28,825	29,588	785	97.42%
GENTLE DENTAL					
Property Taxes	-	-	4,202	4,202	0.00%
Interest Income	0	0	-	-	
TOTAL	0	0	4,202	4,202	0.00%
PROCON TIF					
Property Taxes	-	9,307	19,162	9,855	48.57%
Interest Income	-	0	-	-	
TOTAL	-	9,307	19,162	9,855	48.57%
WALNUT HOUSING PROJECT					
Property Taxes	-	32,720	74,472	41,752	43.94%
Interest Income	-	1	-	-	
Other Revenue	-	4,515	-	-	
TOTAL	-	37,236	74,472	41,752	50.00%
BRUNS PET GROOMING					
Property Taxes	-	6,615	13,500	6,885	49.00%
TOTAL	-	6,615	13,500	6,885	49.00%
GIRARD VET CLINIC					
Property Taxes	-	-	14,500	14,500	0.00%
TOTAL	-	-	14,500	14,500	0.00%
GEDDES ST APTS-PROCON					
Property Taxes	-	-	30,000	30,000	0.00%
TOTAL	-	-	30,000	30,000	0.00%
SOUTHEAST CROSSING					
Property Taxes	1,941	1,941	12,000	10,059	16.18%
TOTAL	1,941	1,941	12,000	10,059	16.18%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2014

	<u>MONTH ENDED</u> <u>JANUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
Poplar Street Water					
Property Taxes	-	-	2,500	2,500	0.00%
TOTAL	-	-	2,500	2,500	0.00%
CASEY'S @ FIVE POINTS					
Property Taxes	-	-	10,000	10,000	0.00%
TOTAL	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Property Taxes	-	-	90,000	90,000	0.00%
TOTAL	-	-	90,000	90,000	0.00%
TODD ENCK PROJECT					
Property Taxes	-	-	3,200	3,200	0.00%
TOTAL	-	-	3,200	3,200	0.00%
SKAGWAY					
Property Taxes	-	8,820	55,000	46,180	16.04%
TOTAL	-	8,820	55,000	46,180	16.04%
JOHN SCHULTE CONSTRUCTION					
Property Taxes	-	-	6,000	6,000	0.00%
TOTAL	-	-	6,000	6,000	0.00%
PHARMACY PROPERTIES INC					
Property Taxes	-	-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Property Taxes	-	-	34,000	34,000	0.00%
TOTAL	-	-	34,000	34,000	0.00%
COUNTY FUND 8598					
Property Taxes	-	-	-	-	0.00%
TOTAL	-	-	-	-	0.00%
FUTURE TIF'S					
Property Taxes	-	-	166,000	166,000	0.00%
TOTAL	-	-	166,000	166,000	
TOTAL REVENUE	50,815	193,633	1,372,508	1,183,413	14.11%

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2014**

	MONTH ENDED JANUARY 2014	2013-2014 YEAR TO DATE	2014 BUDGET	REMAINING BALANCE	% OF BUDGET USED
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	90	3,000	2,910	3.00%
Consulting Services	-	-	10,000	10,000	0.00%
Contract Services	42	10,026	65,000	54,974	15.42%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,072	16,000	7,928	50.45%
General Liability Insurance	-	-	250	250	0.00%
Postage	14	68	200	132	33.92%
Legal Notices	16	64	2,500	2,436	2.56%
Licenses & Fees	-	525	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	-	300	300	
Supplies	-	-	300	300	0.00%
Land	-	-	80,000	80,000	0.00%
Bond Principal - Lincoln Pool	-	170,000	170,000	-	100.00%
Bond Interest - Lincoln Pool	-	12,084	23,828	11,744	
PROJECTS					
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	-	170,000	170,000	0.00%
Alleyway Improvement	-	-	-	-	
Other Projects	-	-	265,000	265,000	0.00%
TOTAL CRA EXPENSES	72	200,929	1,013,378	812,974	19.83%
CHERRY PARK LTD II					
Bond Principal	-	29,496	28,486	-	103.55%
Bond Interest	-	1,138	1,102	-	103.30%
Other Expenditures	-	47,373	-	-	
TOTAL CHERRY PARK EXPENSES	-	78,007	29,588	-	263.65%
GENTLE DENTAL					
Bond Principal	-	1,571	3,195	1,624	49.16%
Bond Interest	-	530	1,007	477	52.67%
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101	50.00%
PROCON TIF					
Bond Principal	-	6,562	13,355	6,793	49.14%
Bond Interest	-	3,019	5,807	2,788	51.98%
TOTAL PROCON TIF	-	9,581	19,162	9,581	50.00%
WALNUT HOUSING PROJECT					
Bond Principal	-	37,236	49,209	11,973	75.67%
Bond Interest	-	-	25,263	25,263	0.00%
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236	50.00%
BRUNS PET GROOMING					
Bond Principal	-	6,615	13,500	6,885	49.00%
Bond Interest	-	-	-	-	
TOTAL BRUNS PET GROOMING	-	6,615	13,500	6,885	49.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2014

	<u>MONTH ENDED</u> <u>JANUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GIRARD VET CLINIC					
Bond Principal	-	-	14,500	14,500	0.00%
Bond Interest	-	-	-	-	
TOTAL GIRARD VET CLINIC	-	-	14,500	14,500	0.00%
GEDDES ST APTS - PROCON					
Bond Principal	-	-	30,000	30,000	0.00%
Bond Interest	-	-	-	-	
TOTAL GEDDES ST APTS - PROCON	-	-	30,000	30,000	0.00%
SOUTHEAST CROSSINGS					
Bond Principal	1,941	1,941	12,000	10,059	16.18%
Bond Interest	-	-	-	-	
TOTAL SOUTHEAST CROSSINGS	1,941	1,941	12,000	10,059	16.18%
POPLAR STREET WATER					
Bond Principal	-	-	2,500	2,500	0.00%
Bond Interest	-	-	-	-	
TOTAL POPLAR STREET WATER	-	-	2,500	2,500	0.00%
CASEY'S @ FIVE POINTS					
Bond Principal	-	-	10,000	10,000	0.00%
Bond Interest	-	-	-	-	
TOTAL CASEY'S @ FIVE POINTS	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	-	-	90,000	90,000	0.00%
Bond Interest	-	-	-	-	
TOTAL SOUTH POINTE HOTEL PROJECT	-	-	90,000	90,000	0.00%
TODD ENCK PROJECT					
Bond Principal	-	-	3,200	3,200	0.00%
Bond Interest	-	-	-	-	
TOTAL TODD ENCK PROJECT	-	-	3,200	3,200	0.00%
SKAGWAY					
Bond Principal	-	8,820	55,000	46,180	16.04%
Bond Interest	-	-	-	-	
TOTAL SKAGWAY	-	8,820	55,000	46,180	16.04%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	-	-	6,000	6,000	0.00%
Bond Interest	-	-	-	-	
TOTAL JOHN SCHULTE CONSTRUCITON	-	-	6,000	6,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2014

	<u>MONTH ENDED</u> <u>JANUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
PHARMACY PROPERTIES INC					
Bond Principal	-	-	11,000	11,000	0.00%
Bond Interest	-	-	-	-	
TOTAL PHARMACH PROPERTIES INC	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Bond Principal	-	-	34,000	34,000	0.00%
Bond Interest	-	-	-	-	
TOTAL KEN-RAY LLC	-	-	34,000	34,000	0.00%
COUNTY FUND #8598					
Bond Principal	-	-	-	-	
Bond Interest	-	-	-	-	
TOTAL COUNTY FUND #8598	-	-	-	-	
FUTURE TIF'S					
Bond Principal	-	-	165,999	165,999	
Bond Interest	-	-	-	-	
TOTAL FUTURE TIF'S	-	-	165,999	165,999	
TOTAL EXPENSES	2,013	345,230	1,588,501	1,292,215	



Community Redevelopment Authority (CRA)

Wednesday, February 12, 2014
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

12-Feb-14

TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island

Administration Fees	December & January	\$ 7,509.19
Accounting	Jan., Feb., March	\$ 450.00
Officenet Inc.		
Postage		\$ 17.50

Lawnscape

Almquist Maltazahn Galloway & Luth		\$ 4,175.00
------------------------------------	--	-------------

Grand Island Independent	monthly notices	\$ 16.01
--------------------------	-----------------	----------

Mayer, Burns, Koenig & Janulewicz Legal Services		\$ 210.00
--	--	-----------

Total:

\$ 12,377.70



Community Redevelopment Authority (CRA)

**Wednesday, February 12, 2014
Regular Meeting**

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2014 FISCAL YR	2015 FISCAL YR	2016 FISCAL YR	ESTIMATED COMP
Downtown BID					
Historic Lighting Projects	\$ 30,000.00	\$ 30,000.00			2014
2222 W 2nd St - Ryan Waing	\$92,608.00	\$ 46,304.00	\$ 46,304.00		2014
Housing Study (EDC)	\$ 10,000.00	\$10,000			2014
Downtown Kaufman -Cummings Plaza	\$50,000	\$ 50,000.00			Fall 2014
2014 Wayside Horns (Custer/Blaine)	\$ 100,000.00			\$ 100,000.00	Winter 2016
Tower 217 (Amos Investment & Development)	\$ 291,581.00	\$ 97,193.67	\$ 97,193.67	\$ 97,193.67	
Total Committed	\$ 574,189.00	\$ 233,497.67	\$ 143,497.67	\$ 197,193.67	

Facade Budget \$ Remaining	\$ 200,000.00
Other Projects	\$ 265,000.00
Land - Budget \$ Remaining	\$ 80,000.00
Land Sales	(\$100,000.00)
Subtotal	\$ 445,000.00
Less committed	(\$233,497.67)
Balance remaining	<u>\$ 211,502.33</u>

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 nd St	\$4,869	11/11/2005	\$7,500	Surplus
3235 S Locust	\$450,000	4/2/2010	\$39,764	Surplus

January 31, 2014



Community Redevelopment Authority (CRA)

**Wednesday, February 12, 2014
Regular Meeting**

Item H1

Habitat TIF

Staff Contact: Chad Nabity



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

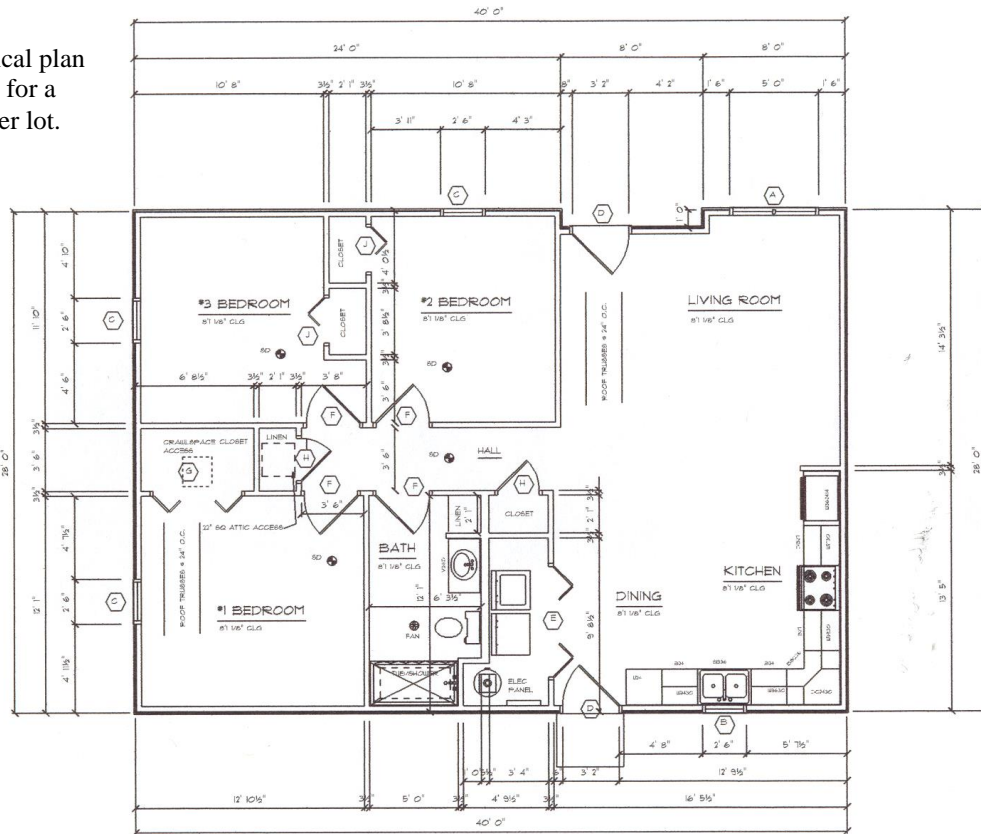
The chart below shows estimated project costs as submitted to Habitat by the property owner. Estimates were obtained from reputable businesses.

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

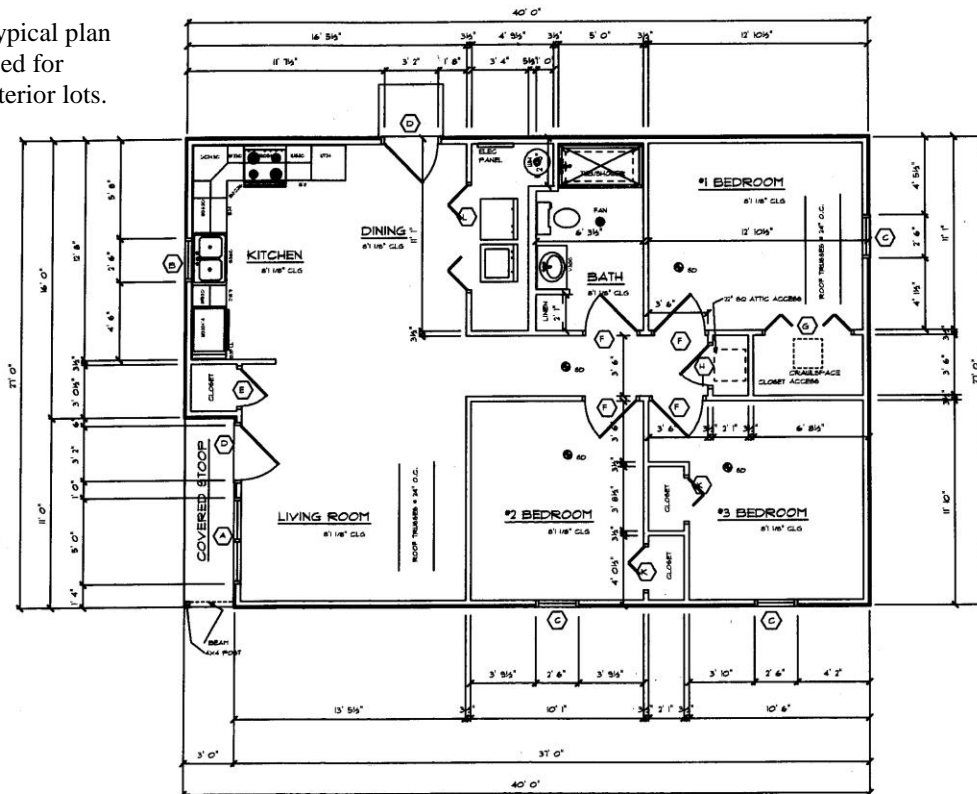
The budget below represents construction costs for a standard three bedroom home built in 2013. The number of bedrooms is based on the number of people in the household. Since families for the homes have not yet been selected, there is the chance that one or more of the homes may need to be larger. Costs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



**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.

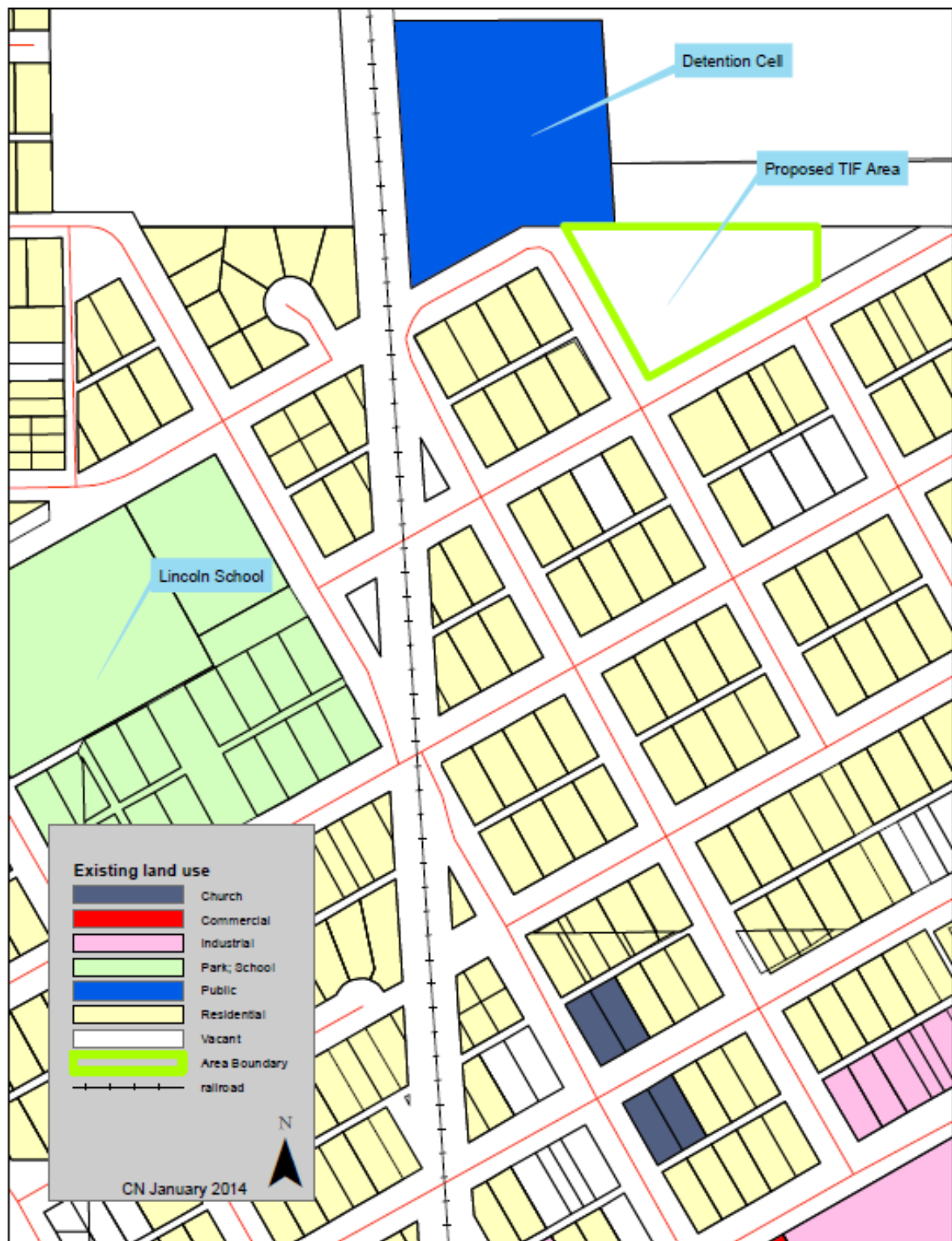
TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:

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:

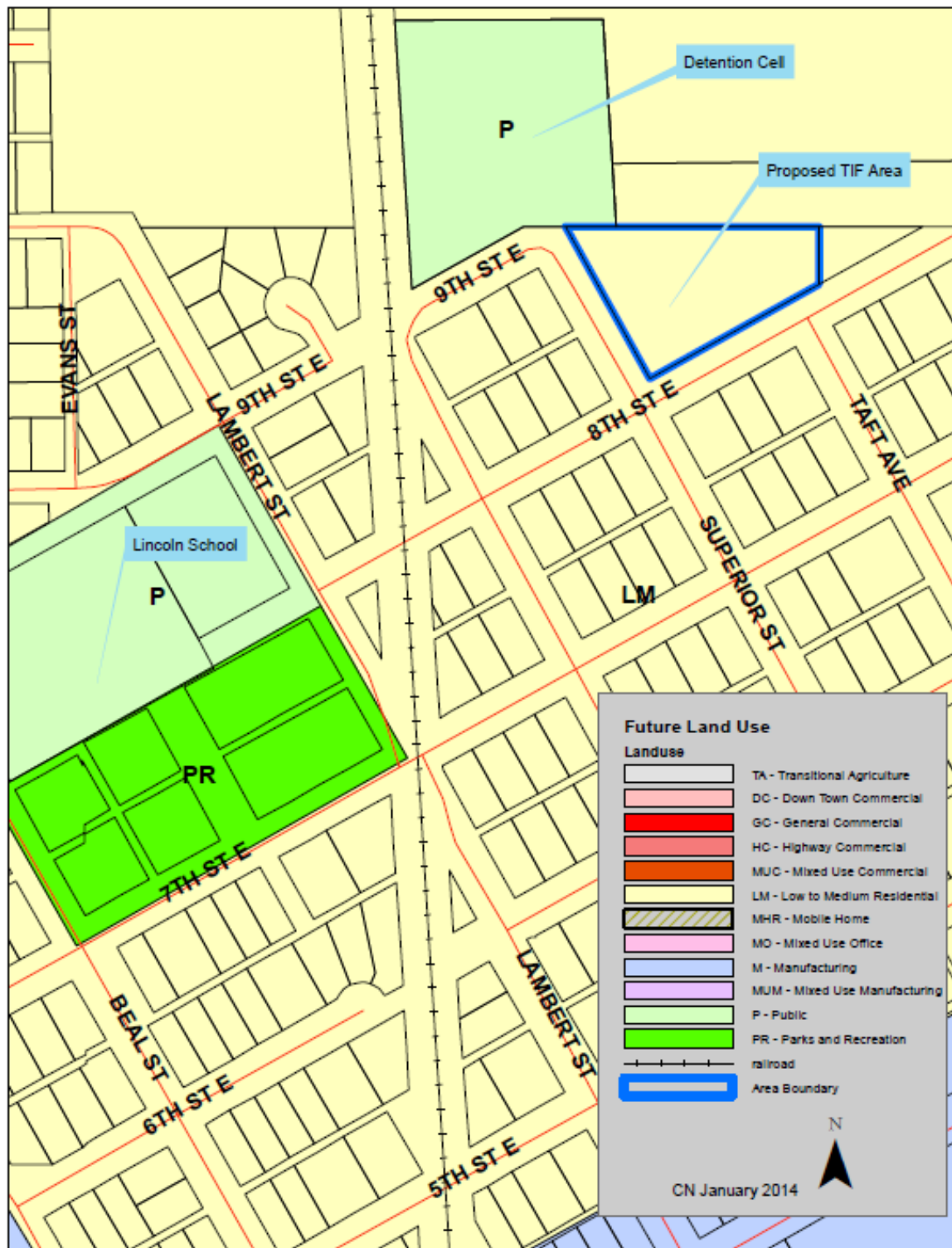
The Redevelopment Plan for Area #1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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.

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

RESOLUTION NO. 167

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 ____ day of _____, 2014.

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

By _____
Chairperson

ATTEST:

Secretary

EXHIBIT 1

REDEVELOPMENT PLAN AMENDMENT

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

RESOLUTION NO. 168

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PROVIDING NOTICE OF INTENT TO ENTER INTO A REDEVELOPMENT AFTER THE PASSAGE OF 30 DAYS AND OTHER MATTERS

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within redevelopment area #1, from Grand Island Area Habitat for Humanity, (The "Developer") for redevelopment of an area within the city limits of the City of Grand Island as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within redevelopment area #1;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. In compliance with section 18-2114 of the Act, the Authority hereby gives the governing body of the City notice that it intends to enter into the Redevelopment Contract, attached as Exhibit 1, with such changes as are deemed appropriate by the Authority, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.

Section 2. The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this ____ day of _____, 2014.

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

By _____
Chairperson

ATTEST:

Secretary

Exhibit 1

Attach a copy of the Redevelopment Contract



Community Redevelopment Authority (CRA)

Wednesday, February 12, 2014
Regular Meeting

Item H2

Mainstays TIF

Staff Contact: Chad Nabity

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:	<u>\$4,373,613.00</u>
---	-----------------------

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

**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.

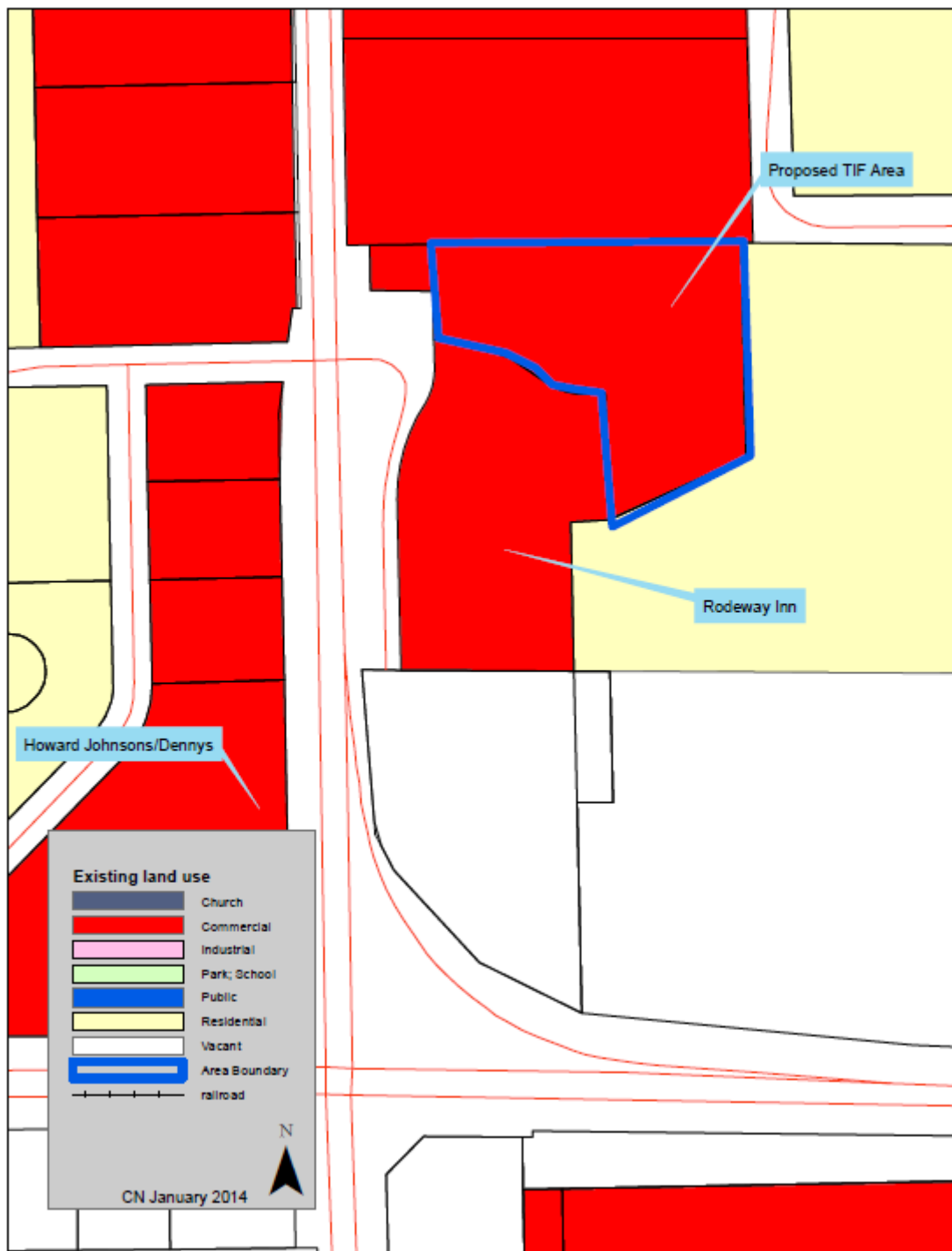
The site has been acquired by the developer. All site work, demolition and utilities will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and necessary infrastructure. 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:

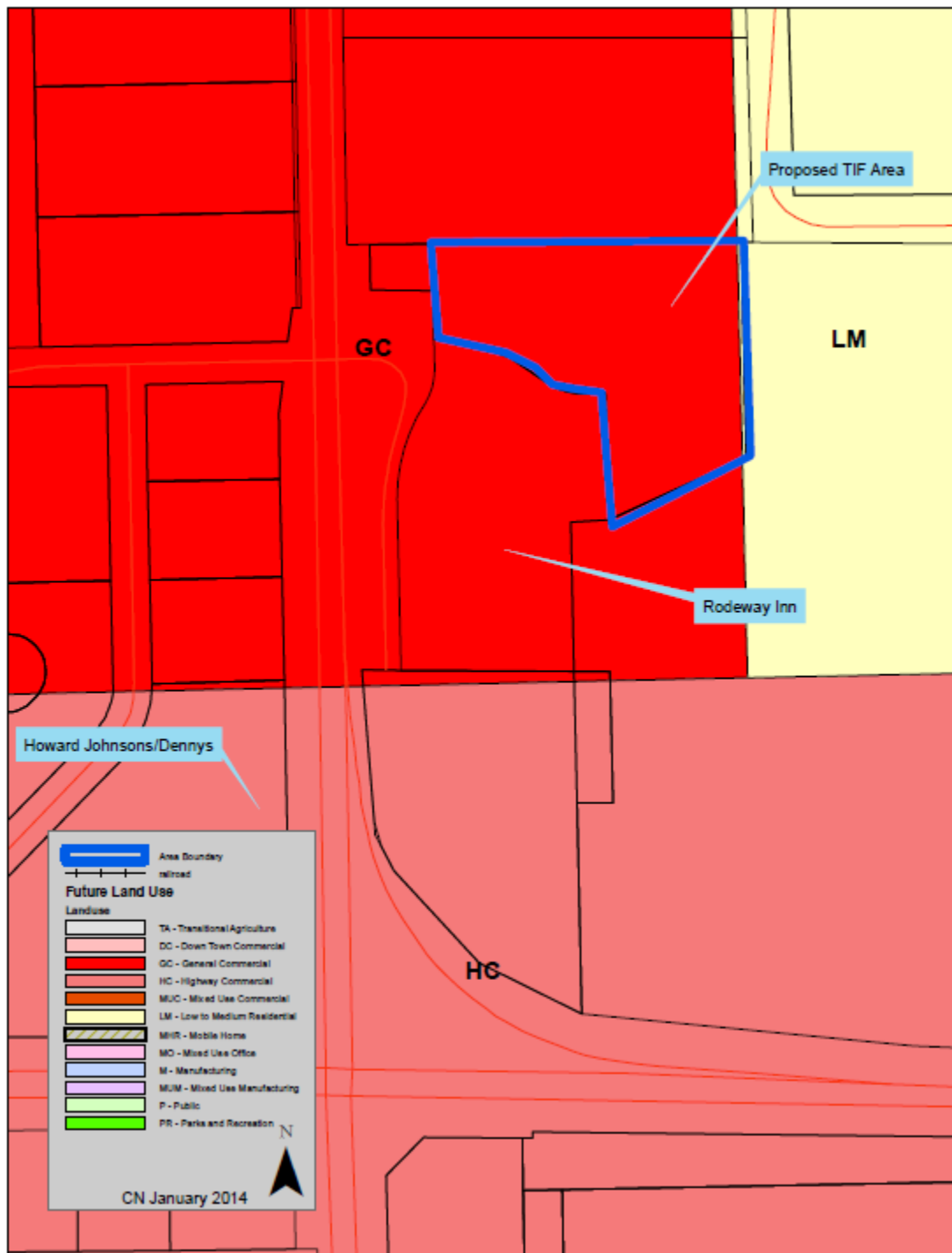
The Redevelopment Plan for Area #2 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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.

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 was purchased by Legacy Hospitality for \$208,000. Costs for site work and architectural and engineering services, financing, legal services, studies and appraisals is

estimated at \$554,716.3. Fees and reimbursement to the City and the CRA of \$6,600 are included as a TIF eligible expense.

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 \$769,316.30 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.

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 \$769,316.30 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the cost of renovation, site preparation, engineering, expenses and fees reimbursed to the City and CRA, and financing fees the developer will spend over \$770,000 on TIF eligible activities.

Building Plans are available in the CRA file

**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 ____ day of _____, 2014.

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

By _____
Chairperson

ATTEST:

Secretary

EXHIBIT 1

REDEVELOPMENT PLAN AMENDMENT

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

RESOLUTION NO. 170

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PROVIDING NOTICE OF INTENT TO ENTER INTO A REDEVELOPMENT AFTER THE PASSAGE OF 30 DAYS AND OTHER MATTERS

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within redevelopment area #2, from Legal Hospitality LLC, (The "Developer") for redevelopment of an area within the city limits of the City of Grand Island as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within redevelopment area #2;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. In compliance with section 18-2114 of the Act, the Authority hereby gives the governing body of the City notice that it intends to enter into the Redevelopment Contract, attached as Exhibit 1, with such changes as are deemed appropriate by the Authority, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.

Section 2. The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this ____ day of _____, 2014.

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

By _____
Chairperson

ATTEST:

Secretary

Exhibit 1

Attach a copy of the Redevelopment Contract