



# Community Redevelopment Authority (CRA)

**Wednesday, March 12, 2014  
Regular Meeting**

## **Item H1**

**Special TIF request Copper Creek Estates**

Staff Contact: Chad Nabity



March 5, 2014

Mr. Chad Nabity  
Regional Planning Director  
City of Grand Island/Hall County  
100 East First Street  
Grand Island, NE 68801

Dear Chad,

Please let this letter serve as an official request to exempt the pricing of one (1) and only one (1) lot from the pricing range that was established for the Copper Creek Sub Division CRA project in Grand Island, NE.

The request is being made as the developer, The Guarantee Group L.L.C. has decided to sell the proposed model homes due to the extremely high demand that has occurred since this project for affordable housing was originated. One model home was built to serve as the office for the developer and real estate broker representing this project. The basement of this model was fully finished to accommodate this office thus the value of this home exceeded the restricted maximum sale price of \$145,990 to the sale price of \$170,000.00. A contract for this model home is in place if this exemption is granted. Future models will not be built with a finished basement thus this is a one (1) time ask for an exemption.

I sincerely appreciate your consideration in evaluating this request.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Raymond O'Connor".

Raymond O'Connor  
Agent for The Guarantee Group, L.L.C.