



Hall County Regional Planning Commission

Wednesday, July 1, 2015
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Jerry Huisman	Grand Island	
Mark Haskins	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Richard Heckman	Cairo	
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Planning Secretary:
Rose Rhoads

6:00 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.



Hall County Regional Planning Commission

Wednesday, July 1, 2015
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 1, 2015

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 June 10, 2014.

3. Request Time to Speak.

4. Public Hearing – Redevelopment Plan for 116/118 W 3rd Street, in Grand Island NE. (C-22-2015GI)

5. Budget - 2015-2016 Budget. (C-23-2015GI)

Consent Agenda

6. Final Plat – Starlite Subdivision – final plat proposes to create 2 lots, on a tract of land comprising a part of the East Half of the Southwest (E1/2 SW14) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 19.75 acres.

7. Final Plat – Vanosdall Second Subdivision – final plat proposes to create 3 lots, on a tract of land comprising a part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 28.266 acres.

8. Final Plat – Sandy Beach Third Subdivision – final plat proposes to create 2 lots, on a tract of land comprising all of Lot Five (5), Sandy Beach Subdivision, and all of Lot One (1), Sandy Beach Second Subdivision, West of the 6th P.M., in Hall County, Nebraska, said tract containing 2.277 acres.

9. Directors Report

10. Next Meeting August 12, 2015.

11. 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

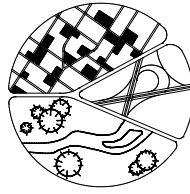
Wednesday, July 1, 2015

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
June 10, 2015

The meeting of the Regional Planning Commission was held Wednesday, June 10, 2015 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 30, 2015.

Present: Pat O'Neill Carla Maurer
 Karen Bredthauer Mark Haskins
 Les Ruge Richard Heckman
 Dean Sears Terry Connick
 Jerry Huismann

Absent: Greg Robb, Dean Kjar, Julie Connelly

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

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

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

2. Minutes of May 6, 2015 meeting.

A motion was made by Bredthauer and seconded by Ruge to approve the Minutes of the May 6 2015 meeting.

The motion carried with 8 members present and 7 voting in favor (O'Neill, Ruge, Maurer, Heckman, Bredthauer, Haskins and Sears) and one member abstaining (Connick).

3. Request Time to Speak.

No one request time to speak.

Huismann joined the meeting at 6:06 p.m.

4. Public Hearing - Concerning adoption of the Hall County 1 & 6 Year Road Improvement Plan.

O'Neill opened the Public Hearing.

Casey Sherlock reviewed the Hall County 1 & 6.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer to approve the adoption of the Hall County 1 & 6 and was seconded by Connick. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

5. Public Hearing – Redevelopment Plan concerning an amendment to the redevelopment plan for CRA Area 1, for a Site Specific Redevelopment Plan for 308-312 W 3rd Street in Grand Island: Lot 7, Block 57, Original Town of Grand Island, Hall County, Nebraska.

O'Neill opened the Public Hearing.

Nabity reviewed the redevelopment plan for 308-312 W 3rd Street.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer to approved Resolution 2015-04 for the Redevelopment Plan for 308-312 W 3rd Street and was seconded by Haskins. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

6. Public Hearing – Rezone request for 604 N Custer Avenue (Lot 222 Part of Lot 221 and Part of the Vacated 6th (Peterson) Street of Belmont Addition) from R2 Low Density Residential to RO Residential Office.

O'Neill opened the Public Hearing.

Nabity reviewed the rezone request for 604 N Custer Ave.

O'Neill closed the Public Hearing.

A motion was made by Connick to approve the rezone request for 304 N Custer and was seconded by Heckman. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

7. **Public Hearing** – Rezone request for 3344 Wildwood Drive, Grand Island, a request to rezone property being platted as Stauffert Subdivision an addition to the City of Grand Island and the adjoining right of way, containing the east 902 feet and the south 400 feet of the E ½ of the SE ¼ of Section 1, Township 10 N, Range 10 W of the 6th P.M. in Hall County Nebraska, located at 3344 Wildwood Drive, from B2 General Business Zone and TA Transitional Agriculture Zone to B2 General Business Zone.

O'Neill opened the Public Hearing.

Nabity reviewed the rezone request for 3344 Wildwood Drive.

O'Neill closed the Public Hearing.

A motion was made by Haskins to approve the rezone request for 3344 Wildwood Drive and was seconded by Bredthauer. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

8. **Public Hearing** – Rezone request for Wood River Industrial Park, in Wood River, NE, a request to rezone property described as the N ½ of the SW ¼ of the SE ¼ of Section 19, Township 10 N, Range 11 W of the 6th P.M. in the City of Wood River, Hall County Nebraska from TA Transitional Agriculture to I1 Light Industrial.

O'Neill opened the Public Hearing.

Nabity reviewed the rezone request for Wood River Industrial Park.

O'Neill closed the Public Hearing.

A motion was made by Ruge to approve the rezone request for Wood River Industrial Park and was seconded by Heckman. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

Consent Agenda

9. **Preliminary Plat – Starlite Subdivision** – located south of State Street and north of 13th Street, in the City of Grand Island, in Hall County, Nebraska, consisting of 69.346 acres and (2 Lots).
10. **Final Plat – Stauffer Subdivision** – located west of US Highway 281 and north of

Wildwood Drive, in the City of Grand Island, in Hall County, Nebraska, consisting of 5.662 acres and (1 Lot).

- 11. Final Plat – Landell Subdivision** – located north of Capital Avenue and west of Gunbarrel Road, in the 2 mile extra territorial jurisdiction of the City Of Grand Island, in Hall County, Nebraska, consisting of 3.002 acres and (1 Lots).
- 12. Final Plat – MAC Subdivision** – located north of Guenther Road and west of Alda Road, in Hall County, Nebraska, consisting of 25.225 acres and (2 Lots).
- 13. Final Plat – Wood River Industrial Park** – located east of Walnut Street and south of Railroad Street, in Wood River, Hall County, Nebraska, consisting of 17.8 acres and (11 Lots).
- 14. Final Plat – C.A. A. P. West Railroad Subdivision** – located north of Old Potash Hwy and east of 90th Rd., in Hall County, Nebraska, consisting of 10.9549 acres and (1 Lot).
- 15. Final Plat – C. A. A. P. North Railroad Subdivision** – located north of 13th Street and west of 80th Rd., in Hall County, Nebraska, consisting of 3.7629 acres and (1 Lot).
- 16. Final Plat – C. A. A. P. East Railroad Subdivision** – located north of Old Potash Hwy and east of 80th Rd., in Hall County, Nebraska, consisting of 18.3048 acres and (3 Lots).

A motion was made by Ruge and seconded by Bredthauer to approve the consent agenda.

The motion carried with 9 members present and 9 voting in favor for items 9, 10, 11, 12, 13, 14, and 15 (O'Neill, Ruge, Maurer, Heckman, Bredthauer, Huismann, Connick, Haskins and Sears) and no member abstaining.

On item 16 the motion carried with 9 members present and 8 voting in favor (Ruge, Maurer, Heckman, Bredthauer, Huismann, Connick, Haskins and Sears) and 1 member (O'Neill) abstaining.

A motion was made by Bredethauer and seconded by Maurer to move the August 5, 2015 planning meeting to August 12, 2015. This includes moving the deadline for submissions out until July 23, 2015. The motion carried with 9 members present and 9 members voting in favor (Ruge, Maurer, Heckman, Bredthauer, Huismann, Connick, Haskins and Sears) no member abstaining.

17. Next Meeting July 1, 2015

18. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:49 p.m.

Leslie Ruge, Secretary
By Rose Rhoads



Hall County Regional Planning Commission

**Wednesday, July 1, 2015
Regular Meeting**

Item F1

Redevelopment Plan Amendment

Staff Contact: Chad Nabity

Agenda Item 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 18, 2015

SUBJECT:

Redevelopment plan amendment to support the redevelopment of property located in Blight and Substandard Area 1, Chocolate Bar at 116/118 W 3rd Street in Downtown Grand Island Nebraska (C-15-2015GI)

PROPOSAL:

FAmos Construction Inc. is proposing to redevelop the west side main floor and second floor of the entire building at 116/118 W 3rd Street into commercial meeting space and restaurant use and upper story residential. They are the current owners of this historic building. The Chocolate Bar occupies the east side of the building on the main floor and basement. The west side of the building and upper floor are unoccupied. At full build out this development will support the current restaurant operation, meeting space for up to 250 people and 5 apartments in the downtown area.

OVERVIEW:

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

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

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evidenced by the fact that the property is zoned B3 Heavy Business District. The proposed development is within the allowed parameters for the existing zoning district.

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

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

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area #1
May 2015**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #1 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 #1.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE 116/118 W 3RD STREET FOR FIRST FLOOR COMMERCIAL AND UPPER STORY RESIDENTIAL USES INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the second side of the Chocolate Bar building and the upper level space above both sides of the building. The use of Tax Increment Finance is an integral part of the development plan and necessary to make this project affordable. The project will result in renovated commercial meeting/restaurant space and an increased number of downtown residential units. This project would not be possible without the use of TIF.

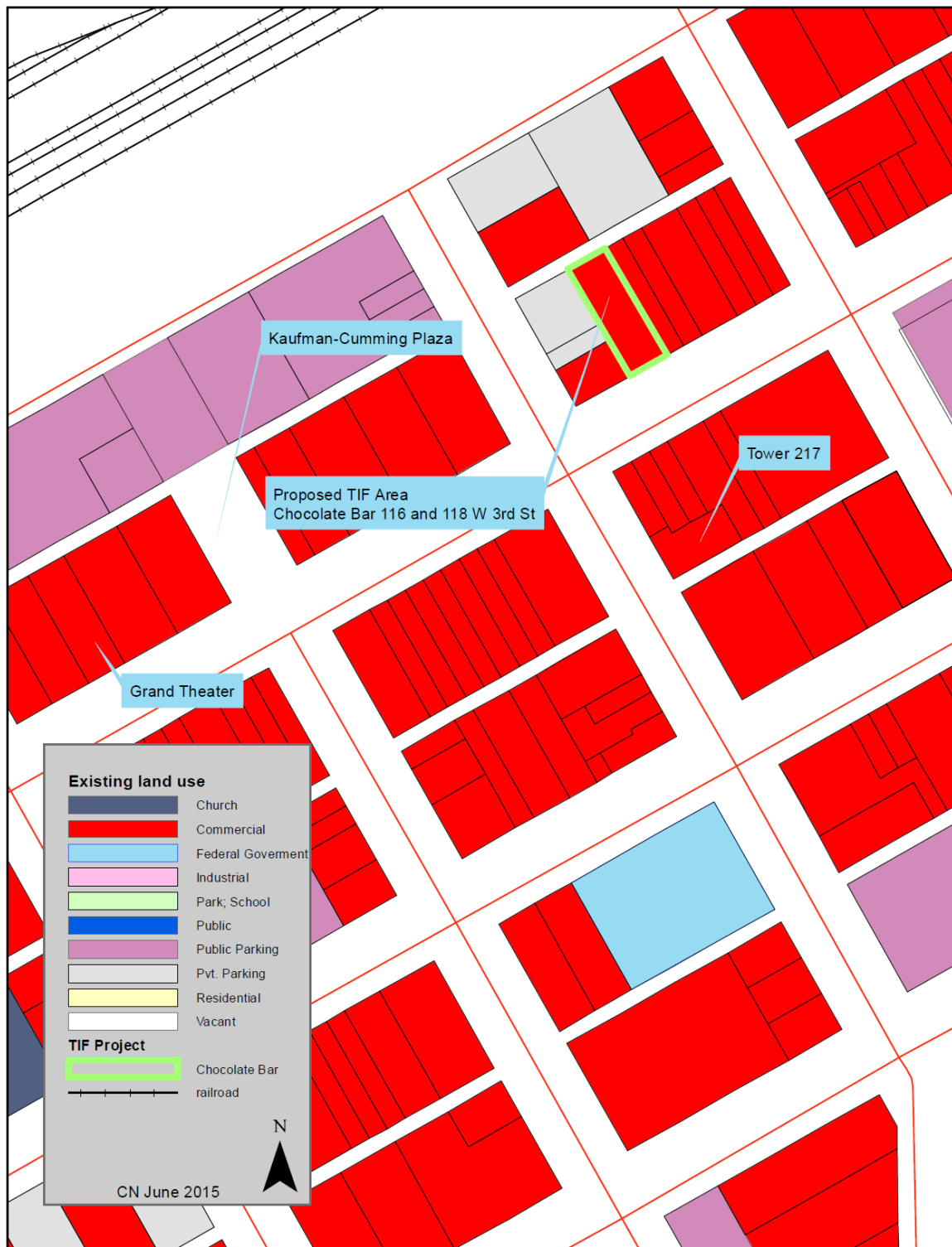
FAMOS Construction Inc. is the owner of the property. They have owned this property since 2006. The purchase price is not included as an eligible TIF activity. The first floor and basement of the east half of the building is currently occupied by The Chocolate Bar. The west half of the building and upper floors are undeveloped and in need of substantial renovation prior to being available to the public or residents. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the site work and remodeling. The owners have received a Community Development Block Grant in the form of a forgivable loan to cover \$159,339 of the costs of renovation of the first floor. The owners will also be seeking \$80,000 from the upper story residential grant program from the CRA. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2017 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”)

116 and 118 W 3rd Street in Grand Island Nebraska

Legal Descriptions: The west 44 feet of Lot 6, Block 56, Original Town of 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 the vacant portions of this historic building for commercial meeting space and upper story residential uses as permitted in the B3 Heavy Business Zoning District.

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, 2017.

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:

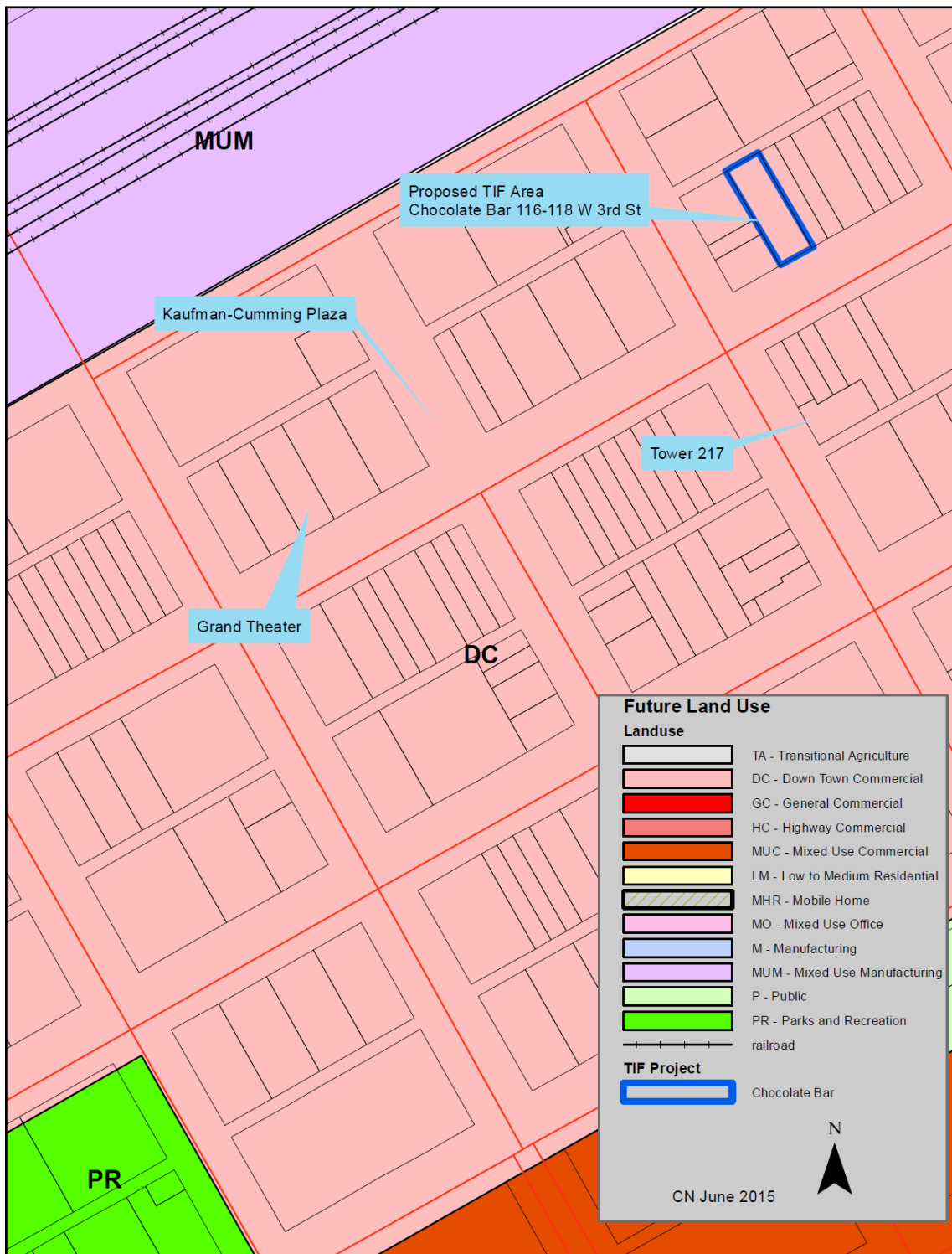
The Redevelopment Plan for Area #1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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. 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 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]

No member of the Authority holds any interest in this project.

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

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

The 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 \$578,000. Planning related expenses for Architectural and Engineering services of \$15,000 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 approximately \$600,000.

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 \$317,000 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, 2017 through December 2032.

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 September 2015 and December of 2016. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. This project will provide needed gathering space and increase the number of residential units in the downtown. This will allow and encourage greater utilization of the downtown and hopefully will result in increased property values throughout the area.

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.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Grand Island Mall Redevelopment Project, including:

Project Sources and Uses. Approximately \$317,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage an additional private sector and grant fund investment of \$467,208 added to the initial investment of \$444,333 for building purchase, equipment purchases and completed renovations; representing an investment of \$2.87 for every TIF dollar investment.¹

Description	Use of Funds.			
	TIF Funds	Grant Funds	Private Funds	Total
Site Acquisition			\$40,000	\$40,000
Site preparation			\$10,564	\$10,564
Completed Improvements			\$200,000	\$200,000
Façade Imp.		\$154,333		\$154,333
Legal and Plan			\$195,126	\$195,126
Building Costs				
Renovation	\$317,000	\$159,339	\$11,379	\$487,718
Life/Safety		\$80,000		\$80,000
Personal Property			\$50,000	\$50,000
Soft Costs			\$10,800	\$10,800
TOTALS	\$317,000	\$393,672	\$517,869	\$1,228,541

¹ This does not include any investment in personal property at this time.

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$118,222. Based on the 2013 levy this would result in a real property tax of approximately \$2600. It is anticipated that the assessed value will increase by \$960,855 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$21,160 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2016 assessed value:	\$ 118,222
Estimated value after completion	\$ 1,079,077
Increment value	\$ 960,855
Annual TIF generated (estimated)	\$ 21,160
TIF bond issue	\$ 317,000

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

The redevelopment project area currently has an estimated valuation of \$118,222. The proposed redevelopment will create additional valuation of \$960,855. 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 negative impact on other firms locating or expanding in the area. This project may provide housing for young professionals working at businesses that have relocated to downtown in the last few years including Glx Logistics, Cannon Moss Brygger Architects and Dana F. Cole and Company.

(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 in any manner different from any other expanding business within the Grand Island area. The Grand Island labor market is tight but this will create additional full time jobs in the region. This will allow a local company to expand in our community and create additional housing 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 available venues for downtown events and provide a size of space that is not currently available within the market. It will also increase the number of downtown residential units consistent with the redevelopment plan adopted by the Grand Island City Council.

Time Frame for Development

Development of this project is anticipated to be completed during between August of 2015 and December 31 of 2016. The base tax year should be calculated on the value of the property as of January 1, 2016. Excess valuation should be available for this project for 15 years beginning in 2017 with taxes due in 2018. 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 \$317,000 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 \$560,000 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.

Resolution Number 2015-05

HALL COUNTY REGIONAL PLANNING COMMISSION

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

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

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

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

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

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

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

DATED: _____ 2015.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

116/118 W 3rd

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

116/118 W 3rd



Hall County Regional Planning Commission

Wednesday, July 1, 2015

Regular Meeting

Item M1

Final Plats

Staff Contact: Chad Nabity

June 23, 2015

Dear Members of the Board:

RE: Final Plat – Starlite Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Starlite 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 a part of the East Half of the Southwest (E1/2 SW14) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 19.75 acres.

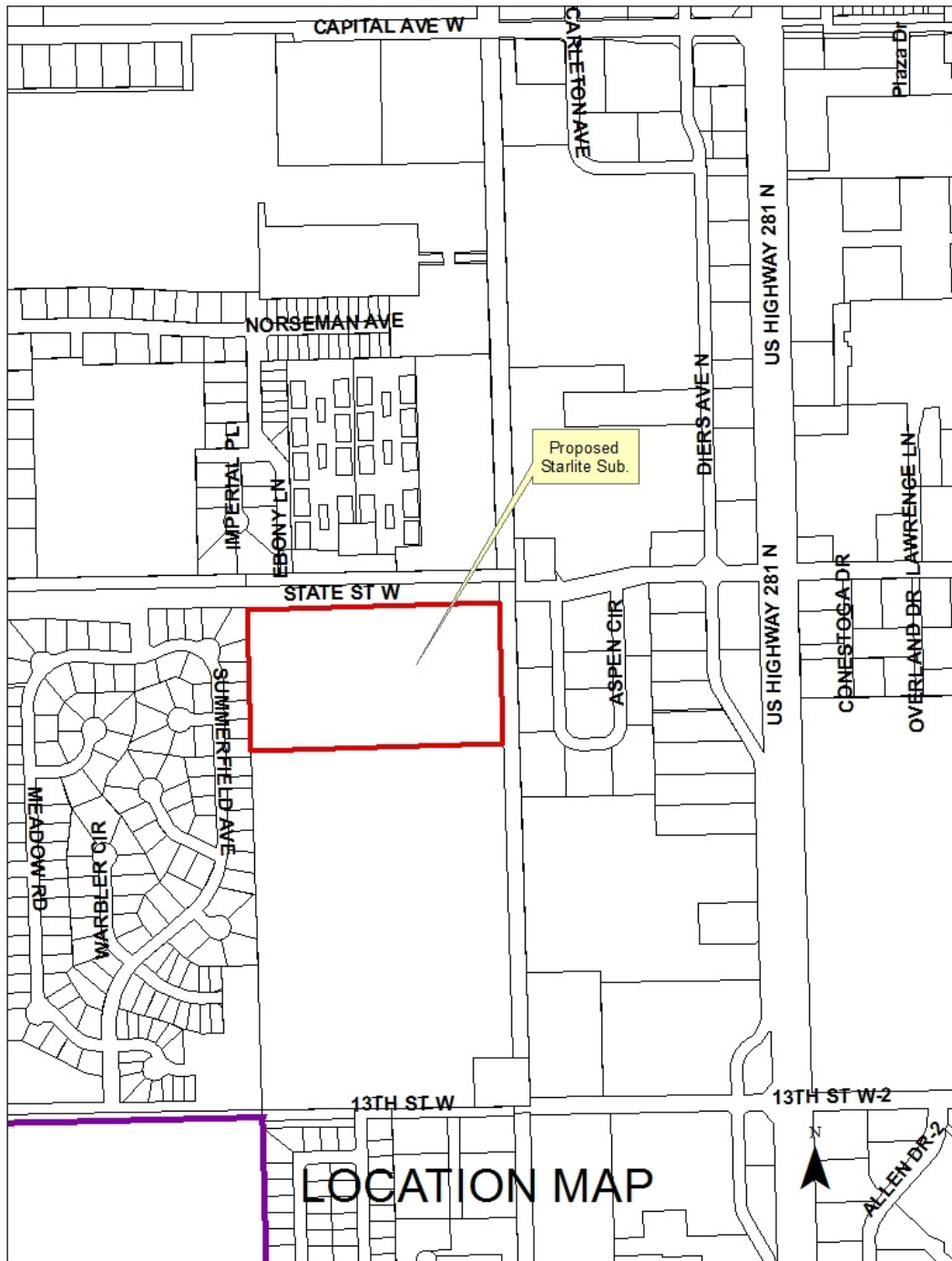
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 1, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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

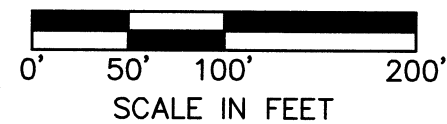


Starlike

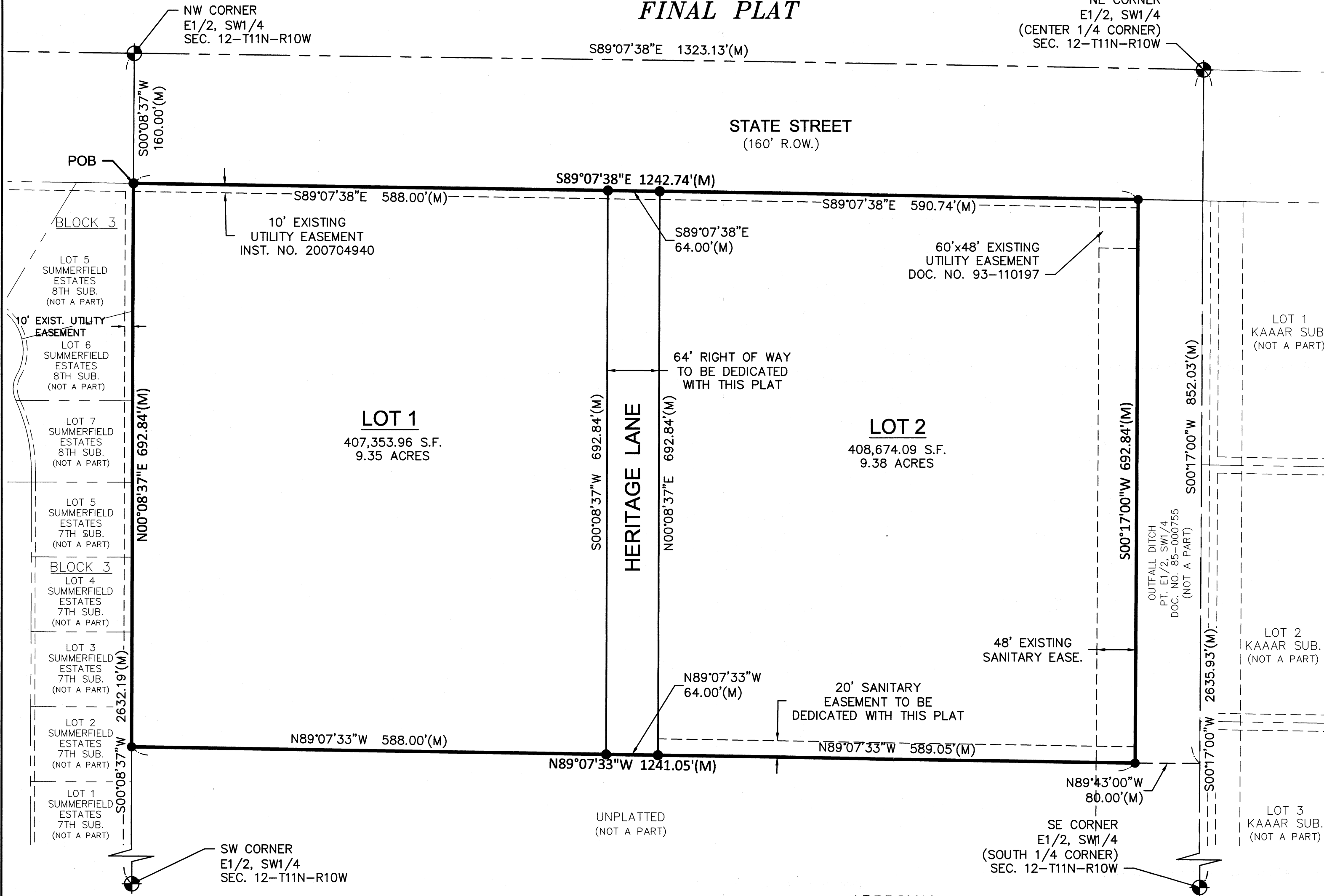
HERITAGE SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



N



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE E 1/2, SW 1/4; THENCE ON AN ASSUMED BEARING OF S00°08'37"W, ALONG THE WEST LINE OF SAID E 1/2, SW1/4, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION OF SAID WEST LINE AND THE SOUTH RIGHT-OF-WAY LINE ON STATE STREET, POINT ALSO BEING THE NORTHEAST CORNER OF SUMMERFIELD ESTATES 8TH SUBDIVISION AND THE POINT OF BEGINNING; THENCE S89°07'38"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1242.74 FEET TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST LINE OF OUTFALL DITCH DOC. NO. 85-000755 FILED FEB. 13, 1985; THENCE S00°17'00"W, ALONG SAID WEST LINE OF OUTFALL DITCH, A DISTANCE OF 692.84 FEET; THENCE N89°07'33"W A DISTANCE OF 1241.05 FEET TO A POINT ON SAID WEST LINE OF THE E 1/2, SW1/4, POINT ALSO BEING ON THE EAST LINE OF SAID SUMMERFIELD ESTATES 8TH SUBDIVISION; THENCE N00°08'37"E, ALONG SAID WEST LINE, A DISTANCE OF 692.84 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 860,366.46 SQUARE FEET OR 19.75 ACRES MORE OR LESS OF WHICH 1.02 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2015, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT ZELLA LLC, A NEBRASKA CORPORATION BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**HERITAGE SUBDIVISION**" IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2015.

FARHAN KHAN - CEO

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS
ON THIS ____ DAY OF _____, 2015, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED FARHAN KHAN, CEO, ZELLA LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

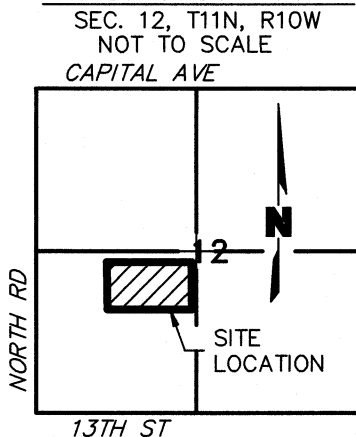
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR w/LS 630 CAP)
- PROPOSED PROPERTY LINE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- M MEASURED DISTANCE

LOCATION MAP



APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2015.

MAYOR _____

CITY CLERK _____

OWNERS: ZELLA LLC
SUBDIVIDER: ZELLA LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

DWG: F:\projects\015-1159\40-Design\Survey\SRV\Sheets\SRV1_LP_015-1159.dwg
DATE: Jun 11, 2015 4:28pm
USER: jramirez
XREFS: SRV1_XTOPO_015-1159 0122807_ROW 051061_row

OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2015-1159
SLAGGIE HERITAGE
ASSISTED LIVING SURVEY
FB GI 2015 1

June 23, 2015

Dear Members of the Board:

RE: Final Plat – Vanosdall Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Vanosdall 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 a part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 28.266 acres.

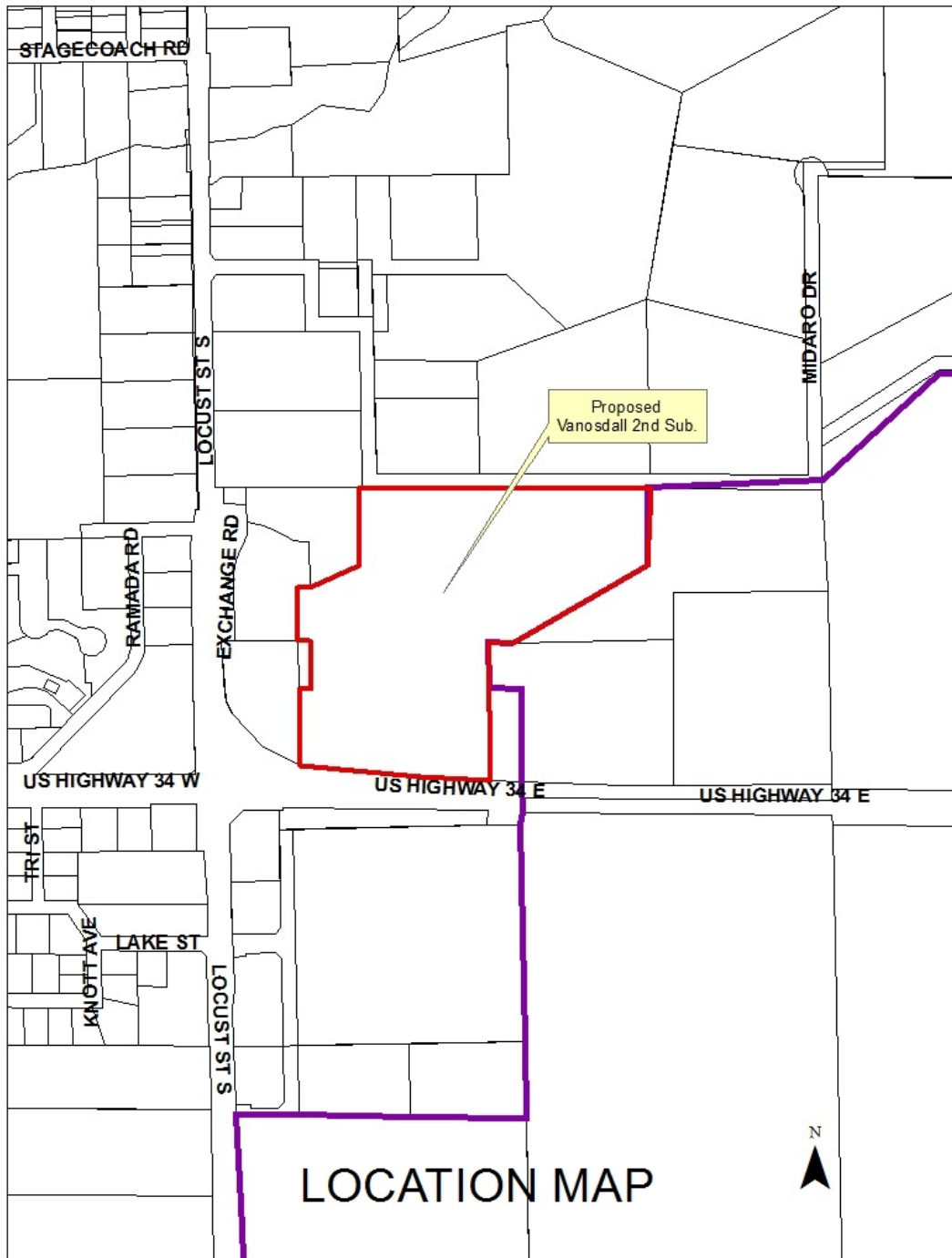
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 1, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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



June 23, 2015

Dear Members of the Board:

RE: Final Plat – Sandy Beach Third Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sandy Beach Third Subdivision, located in the 2 mile extra territorial jurisdiction of 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 Five (5), Sandy Beach Subdivision, and all of Lot One (1), Sandy Beach Second Subdivision, West of the 6th P.M., in Hall County, Nebraska, said tract containing 2.277 acres.

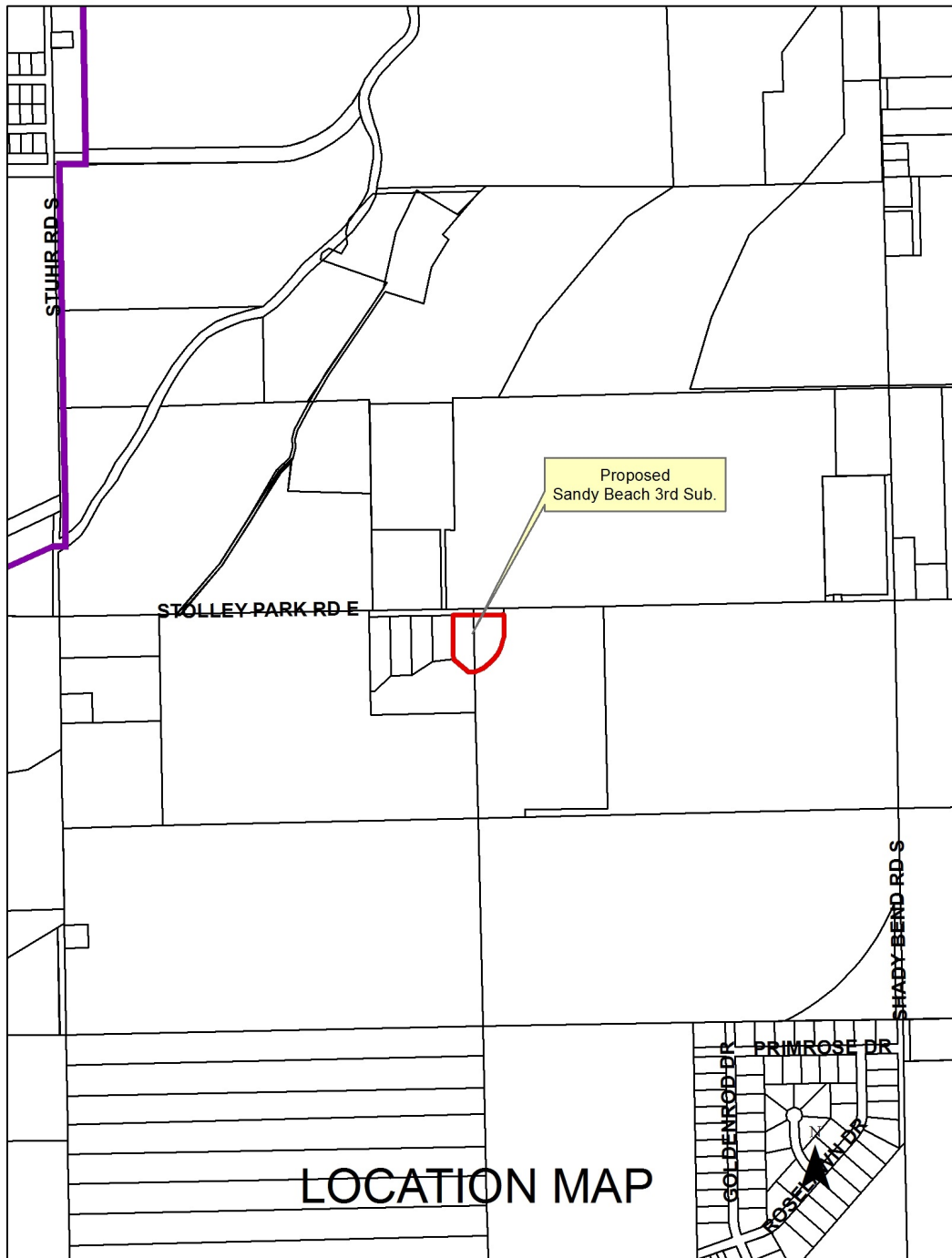
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 1, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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

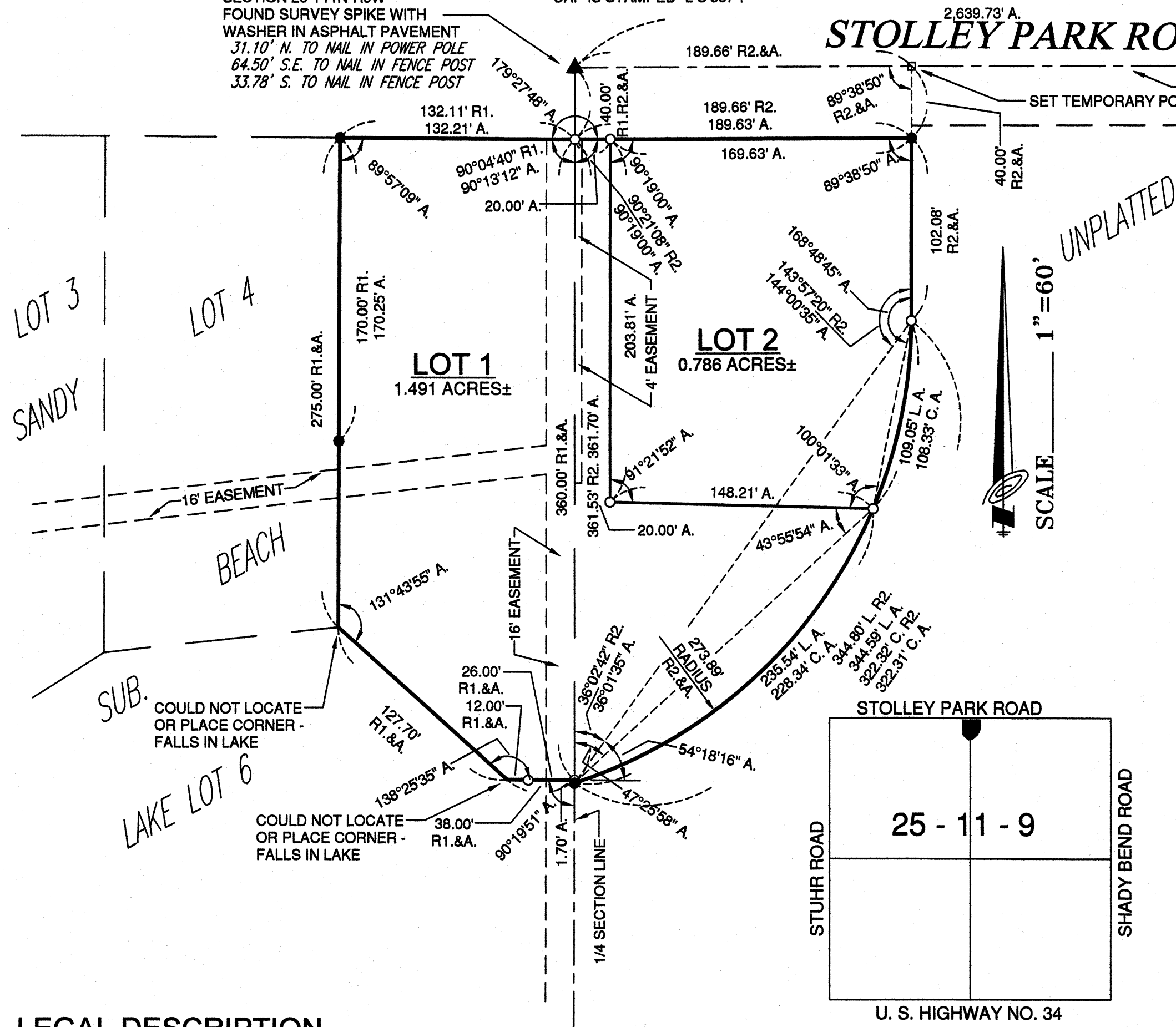


N.W. CORNER NE1/4
SECTION 26-T11N-R9W
FOUND SURVEY SPIKE WITH
WASHER IN ASPHALT PAVEMENT
31.10' N. TO NAIL IN POWER POLE
64.50' S.E. TO NAIL IN FENCE POST
33.78' S. TO NAIL IN FENCE POST

● - INDICATES 1/2" IRON PIPE FOUND
○ - INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED.
CAP IS STAMPED "L S 557".

N.E. CORNER NE1/4
SECTION 26-T11N-R9W
FOUND SURVEY SPIKE WITH
WASHER IN ASPHALT PAVEMENT
46.60' N.W. TO NAIL IN POWER POLE
45.30' N.E. TO NAIL IN POWER POLE
57.42' S.W. TO NAIL IN POWER POLE

R1. = RECORDED DISTANCE AND/OR ANGLE ON PLAT OF SANDY
BEACH SUBDIVISION
R2. = RECORDED DISTANCE AND/OR ANGLE ON PLAT OF SANDY
BEACH SECOND SUBDIVISION
A. = ACTUAL DISTANCE AND/OR ANGLE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that John C. Hoffman, a widower, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "SANDY BEACH THIRD SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska,
this _____ day of _____, 2015.

John C. Hoffman, a widower

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall

On the _____ day of _____, 2015, before me, _____, a Notary Public within and for said County, personally appeared John C. Hoffman, a widower, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, Nebraska, on the date last above written.

My commission expires _____.

Notary Public

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2015.

Mayor

City Clerk

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2015.

Chairman of the Board

County Clerk

Lee D. Wagner, Registered Land Surveyor No. 557

SANDY BEACH THIRD SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



Hall County Regional Planning Commission

Wednesday, July 1, 2015

Regular Meeting

Item N1

Budget

Staff Contact: Chad Nabity

Date: June 12, 2015

To: Hall County Board of Supervisors
From: Chad Nabity, Planning Director
Re: 2015-2016 Budget and Fees

Enclosed you will find the budget for the Hall County Regional Planning Commission. The budget submitted this year assumes the three positions in the Planning Department will be funded as follows:

Position	Planning %	CRA %	Utilities %	Building %	Total
Director	80%	20%			100%
Secretary	70%	20%		10% ¹	100%
Technician	62%		38%		100%

The Regional Planning Department has had a history of cooperation with other city departments and agencies for funding since 1990 when the budget was amended to transfer the planning technician position to the Grand Island Utilities Department for 10 pay periods every year. This has been a beneficial partnership that has kept the costs of maintaining the planning department lower than it would have been without the partnership and increased the efficiency and communication between the utilities department and the planning department. The partnership with the CRA was formed in 2005 and has resulted in increased efficiency and effectiveness for both agencies. The funding from the Grand Island Building Department may be extended into the 2015-16 fiscal year. The Building Department had planned to fill their vacant position in the latter part of the 2011-12 fiscal year but the position is not likely to be filled until well into the 2015-16 fiscal year, it is likely that they will continue to subsidize the planning department secretary position for the 2015-16 fiscal year.

Based on the proposed budget Regional Planning Commission is requesting \$270,838 in budget authority for fiscal year 2015-2016 from both Hall County and the City of Grand Island. The budget as submitted to the County last year was \$254,766; \$238,310 in 2013, and \$216,761 in 2012. This included \$127,383 from both Hall County and Grand Island. Once again the Planning Department is requesting no funding for Capital equipment this year from the County though the City of Grand Island will budget \$10,000 for the possible replacement of the large format printer used by the planning department. The proposed changes to the budget will cover increased personnel costs. These are estimated costs for personnel. Final salaries and personnel cost will not be approved until later in the city budget process.

Operating expenses have been reviewed and were kept at the same levels as last year. Operating expenses cannot be reduced without impacting the ability of the department to function. Overall

¹ It appears that the Grand Island Building Department will cover 10% of the Planning Department Secretary expenses for the 2015-16 fiscal year but the budget as presented shows the impact to the planning budget both with and without this input.

personnel expenses will increase by between \$16,072 and \$7,999. This is all due to personnel costs. Employees pay 16% of the cost of the policy through a payroll deduction.

Decreasing expenses or holding line items constant within the department is one piece of the budget puzzle. The other piece is looking at fees and the possibilities available for revenue generation. The current fees have been reviewed as have the services provided by the planning department for which we do not currently charge a fee. No fee changes are suggested for this year. In the past several years we have aggressively reviewed our fee schedule and brought it into line with the cost of each application. It is anticipated that we will have some incremental increases again next year. The County receives the revenue for all zoning and subdivision activities outside of Grand Island and its extra territorial zoning jurisdiction. These funds are received by the County Treasurer and deposited into the County General Fund.

Hall County Regional Planning Dept. 2015-2016 Budget

		2014-15	2015-16	% Change	2015-16**	% Change
Salaries	5105	\$ 164,877	\$ 178,986	8.56	\$ 173,937	5.50
Employer Social Security	5115	\$ 12,613	\$ 13,692	8.56	\$ 13,306	5.49
Employee Insurance-Health*	5120	\$ 45,412	\$ 45,412	0.00	\$ 43,157	-4.97
Employee Insurance-Life	5125	\$ 194	\$ 194	-0.15	\$ 185	-4.64
Employee Insurance-Disab.	5130	\$ 297	\$ 323	8.80	\$ 314	5.72
Tuition Reimbursement	5135	\$ -	\$ -		\$ -	0.00
General Pension	5145	\$ 9,893	\$ 10,739	8.55	\$ 10,436	5.49
Workers Compensation	5150	\$ 230	\$ 242	5.28	\$ 234	1.74
Other Employee Benefits	5160	\$ 340	\$ 340	0.13	\$ 325	-4.41
VEBA	5161	\$ 1,178	\$ 1,178	0.00	\$ 1,139	-3.31
Total Personnel**		\$ 235,034	\$ 251,106	6.84	\$ 243,033	3.40
Contract Services	5213	0	0		0	0.00
Administrative Services	5221	1200	1200	0.00	1200	0.00
Computer Services	5241	7768	7768	0.00	7768	0.00
Printing and Duplicating	5245	192	192	0.00	192	0.00
Repair/Maint.-Off Furn & Equip	5330	280	280	0.00	280	0.00
Insurance Premiums	5405	350	350	0.00	350	0.00
Telephone	5410	210	210	0.00	210	0.00
Postage	5413	982	982	0.00	982	0.00
Legal Notices/ Advert.	5419	750	750	0.00	750	0.00
Dues and Subscriptions	5422	800	800	0.00	800	0.00
Books	5425	100	100	0.00	100	0.00
Travel and Training	5428	4245	4245	0.00	4245	0.00
Other Expenditures	5490					
Office Supplies	5505	1605	1605	0.00	1605	0.00
Other General Supplies	5590					
Non Capital Office Equipment	5540	1250	1250	0.00	1250	0.00
Capital Improvement	5620					
Total Operating		\$ 19,732	\$ 19,732	0.00	\$ 19,732	0.00
Total		\$ 254,766	\$ 270,838	6.31	\$ 262,765	3.14

	2014-14	2015-16	2015-16**	
City and County Shares	\$ 127,383	\$ 135,419	6.31	\$ 131,383 3.14
Projected Increase		\$ 8,036	Possible Increase**	\$ 4,000

*Expected insurance costs. These may change before the final city budget.

20% of Director Secretary Expenses are paid by Grand Island CRA

** If 10% of Secretary Expenses are paid by Grand Island Building Department for this year and 38% of Planning Technician Expenses continue to be paid by Grand Island Utilities

REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2015

<i>Service or Product</i>	<i>Fee</i>
Category 1. Zoning	
a. Zoning Map Amendment (general)	\$800.00
b. Zoning Ordinance Text Amendment	\$800.00
c. CD or RD Comprehensive Rezoning (Grand Island and 2 mile limit)	\$800.00
d. P.U.D. Rezoning (5 or more lots)(Hall County)	\$800.00 + \$10 per lot
Category 2. Subdivision	
a. Preliminary Plat	\$ 400.00 + \$15/lot
b. Final Plat - (Grand Island and 2 mile limit)	\$ 420.00 + \$10.00/lot
(Elsewhere in region)	\$ 420.00 + \$10.00/lot
c. Plat Vacation	\$ 250.00
d. Administrative Subdivisions	\$ 50.00
Category 3. Comprehensive Plan:	
a. Map Amendment	\$800.00
b. Text Amendment	\$800.00
Category 4. Planning Publications:	
A. G.I. Street Directory	\$15.00
b. Zoning Ordinances - (Grand Island)	\$30.00
(All other communities)	\$30.00
c. Subdivision Regulations – (Grand Island)	\$30.00
(All other communities)	\$30.00
d. Comprehensive Plans - (Grand Island)	\$85.00
(All other communities)	\$60.00
Category 5. Maps:	
Grand Island	
800 scale zoning map unassembled	\$125.00
Generalized zoning map	\$60.00
Future Land Use Map	\$60.00
Grand Island Street Map	\$15.00

Hall County

Zoning Map Generalized 24 X 30	\$60.00
Zoning Map 2" = 1 Mile	\$90.00
Road Map	\$15.00

Wood River, Cairo, Doniphan, Alda

Basemap	\$10.00
Zoning Map	\$60.00

Other Maps

School District Maps 36 X 36	\$60.00
Election District Maps 36 X 36	\$60.00
Fire District Maps 36 X 36	\$60.00
Custom Printed Maps	\$15.00/sq foot

Electronic Publications

GIS Data CD	\$ 100.00
Aerial Photograph DC (Mr SID format)	\$ 100.00
Comprehensive Plans (all jurisdictions)	\$ 100.00
Zoning & Subdivision Regulations (all jurisdictions)	\$ 50.00
Custom Map PDF	\$ 25.00/ ½ hour
Research & Documentation Fee	\$150/hr Minimum 2 hr

Category 6 Flood Plain

Letter of Map Interpretation	\$20.00
Review and Submission of LOMR	\$ 50.00

Category 7 Redevelopment Plan and Blight Studies

Blight Study Adoption	\$ 600.00
Redevelopment Plan Adoption	\$ 600.00
Redevelopment Plan Amendment	\$ 600.00

** An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk's office
Shaded are amended fees

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	2014-14	2015-16	2015-16**
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